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Friday 4 November 2005

To: Chairman – Councillor Mrs CAED Murfitt  
Vice-Chairman – Councillor JH Stewart  
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 **TUESDAY, 15 NOVEMBER 2005** at **9.30 a.m.**

Yours faithfully

**GJ HARLOCK**

Finance and Resources Director

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## AGENDA

	<b>PAGES</b>
<b>1. DECLARATIONS OF INTEREST</b> To receive any declarations of interest from Members on matters arising in this agenda.	
<b>2. CORE STRATEGY COUNCIL REPORT NOV 2005</b>	<b>1 - 8</b>
<b>3. APPENDIX A DRAFT CORE STRATEGY REPS RESPONSE REPORT</b>	<b>9 - 138</b>
<b>4. APPENDIX B DRAFT DEVELOPMENT CONTROL POLICIES REPS RESPONSE REPORT</b>	<b>139 - 436</b>
<b>5. APPENDIX C DRAFT SITE SPECIFIC POLICIES REPS RESPONSE REPORT</b>	<b>437 - 526</b>
<b>6. APPENDIX D PRE-SUBMISSION CORE STRATEGY DPD.</b>	<b>527 - 528</b>
<b>7. APPENDIX E SUBMISSION DRAFT CORE STRATEGY TRACK CHANGE VERSION</b>	<b>529 - 618</b>
<b>8. APPENDIX F SUBMISSION DRAFT DEVELOPMENT CONTROL POLICIES TRACK CHANGE VERSION</b>	<b>619 - 814</b>
<b>9. APPENDIX G SUBMISSION DRAFT SITE SPECIFIC POLICIES TRACK CHANGE VERSION</b>	<b>815 - 860</b>
<b>10. APPENDIX H INDEX OF REPRESENTORS</b>	<b>861 - 934</b>

<b>11.</b>	<b>APPENDIX I SUBMISSION DRAFT FINAL SUSTAINABLE REPORT SUSTAINABILITY APPRAISAL APPRAISAL SCOPING REPORT CORE STRATEGY DEVELOPMENT CONTROL POLICIES SITE SPECIFIC POL</b>	<b>935 - 950</b>
<b>12.</b>	<b>APPENDIX J MONITORING STRATEGY REPS RESPONSE REPORT</b>	<b>951 - 960</b>
<b>13.</b>	<b>SUMMARY OF SA SEA CHANGES</b>	<b>961 - 1014</b>
<b>14.</b>	<b>SUSTAINABILITY APPRIASAL TABLES WITH AMENDMENTS</b>	<b>1015 - 1208</b>

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

**REPORT TO:** Council

15 November 2005.

**AUTHOR:** Director of Development Services

**SOUTH CAMBRIDGESHIRE LOCAL DEVELOPMENT FRAMEWORK:**

**CORE STRATEGY DPD, DEVELOPMENT CONTROL POLICIES DPD AND SITE  
SPECIFIC POLICIES DPD: PRE-SUBMISSION DRAFTS**

**RESPONSE TO REPRESENTATIONS AND PROPOSED CHANGES**

**Purpose**

1. For Members to consider representations to the Pre-Submission draft Core Strategy Development Plan Document (DPD), Development Control Policies DPD and Site Specific Policies DPD and agree proposed responses to them. Members are also asked to agree the resulting proposed changes to the draft DPDs and to submit the DPDs to the Secretary of State in January 2006.

**Effect on Corporate Objectives**

- |  |  |  |  |                      |                      |                                      |
|--|--|--|--|----------------------|----------------------|--------------------------------------|
| <ol style="list-style-type: none"> <li>2.</li> </ol> | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; padding: 5px;">High quality, accessible, value for money services</td> <td rowspan="4" style="padding: 5px; vertical-align: top;"> <ul style="list-style-type: none"> <li>Assist the Council's objectives to deliver quality accessible development in the district</li> <li>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</li> <li>Assist the delivery of the Community Strategy</li> <li>Be used by Cambridgeshire Horizons to help the early and sustained development of the necessary services and infrastructure.</li> </ul> </td> </tr> <tr> <td style="padding: 5px;">Quality village life</td> </tr> <tr> <td style="padding: 5px;">A sustainable future</td> </tr> <tr> <td style="padding: 5px;">A better future through Partnerships</td> </tr> </table> | High quality, accessible, value for money services | <ul style="list-style-type: none"> <li>Assist the Council's objectives to deliver quality accessible development in the district</li> <li>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</li> <li>Assist the delivery of the Community Strategy</li> <li>Be used by Cambridgeshire Horizons to help the early and sustained development of the necessary services and infrastructure.</li> </ul> | Quality village life | A sustainable future | A better future through Partnerships |
| High quality, accessible, value for money services   | <ul style="list-style-type: none"> <li>Assist the Council's objectives to deliver quality accessible development in the district</li> <li>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</li> <li>Assist the delivery of the Community Strategy</li> <li>Be used by Cambridgeshire Horizons to help the early and sustained development of the necessary services and infrastructure.</li> </ul>   |  |  |                      |                      |                                      |
| Quality village life                                 |  |  |  |                      |                      |                                      |
| A sustainable future                                 |  |  |  |                      |                      |                                      |
| A better future through Partnerships                 |  |  |  |                      |                      |                                      |

**Background**

3. Initial consultation took place with stakeholders between 14 April and 12 May 2004 on issues for the first tranche of DPDs under the "jumping the gun" regulations. An additional round of public participation took place on the Core Strategy Preferred Options Report between 1 October and 12 November 2004, involving issues and alternative options for the DPDs. The results of these consultations fed into the Pre-Submission draft Core Strategy DPD, Development Control Policies DPD and Site Specific Policies DPD which were subject to six weeks consultation between 17 June and 29 July 2005.

### Results of Pre-Submission Public Participation

4. Around 1900 representations were received during the Pre-Submission public participation period to the three DPDs a very similar number to that received at the Preferred Options Stage. Of these, approaching 21% were in support. This is quite different from the level of representations for each of the Area Action Plans which are significantly fewer than at the Preferred Options stage. The reason appears to be that a large number of representations on the Core Strategy seeking allocations for development in villages are similar to those raised at the Preferred Options stage and which were not accepted because they were not compatible with the overall policy approach and have therefore been repeated or supplemented at this Pre-Submission stage.
5. Officers have prepared proposed responses to representations on the Core Strategy DPD, Development Control Policies DPD and Site Specific Policies DPD for Members' consideration as set out in Appendices A, B and C respectively. The schedules:
  - a. list all the representations in plan order by policy / paragraph,
  - b. identify the respondent where it is an organisation,
  - c. indicate whether the representation objects to or supports the plan,
  - d. summarise the representation,
  - e. give a proposed officer response
  - f. where any changes to the DPD document are considered appropriate in response to the representation, indicate how the DPD should be amended to address the issue.

6. Further Appendices provide other information to assist Members consider the representations and agree the DPDs for Submission:

Appendix D	A set of maps showing the extent of objection sites arising out of the representations
Appendix E	A 'version of the Core Strategy DPD, which highlights the changes arising from the responses to representations in Appendix A, and includes any resulting changes to the Proposals Map
Appendix F	A version of the Development Control Policies DPD, which highlights the changes arising from the responses to representations in Appendix B.
Appendix G	A version of the Site Specific Policies DPD, which highlights the changes arising from the responses to representations in Appendix C, and includes any resulting changes to the Proposals Map
Appendix H	An index of all those making representations to the draft DPDs for reference

7. The proposed changes to the DPDs have been subject to independent sustainability appraisal by the Council's consultants to assess their impact in sustainability terms. In terms of the Sustainability Appraisal and Strategic Environmental Assessment (SA/SEA) the consultants have not identified any significant changes to the previous appraisal of the Pre-Submission documents, although they note some minor improvements in terms of sustainability for some changes and less sustainability benefits in terms of other changes (generally those where environmental requirements have been deleted from policies in response to representations from GO-East that they lie outside the scope of the planning system). New policies proposed have also been subject to appraisal. The consultants have not



recommended any further changes to the Plan. Copies of the SA / SEA schedules are available to view on the Council's website.

8. Officers have prepared proposed responses to representations on the Draft Final Sustainability Report Core Strategy/ Development Control Policies DPD / Site Specific Policies DPDs, and the Sustainability Appraisal Scoping Report.

Appendix I Proposed responses to representations on Sustainability Appraisal Scoping Report, and Draft Final Sustainability Report Core Strategy / DC Policies / Site Specific Policies DPDs

9. Officers have prepared proposed responses to representations on the Local Development Framework Monitoring Strategy.

Appendix J Proposed responses to representations on Local Development Framework Monitoring Strategy.

## Key Issues for Consideration

10. There are a number of changes proposed to the DPDs in response to representations. These are identified in detail in the schedules at Appendices A, B and C and highlighted in the DPDs at Appendices E, F and G. Members should focus their attention on the representations received and the proposed changes to the DPDs (the struck through and underlined text). However, in order to assist Members, some of the main changes arising from the representations to the Draft Development Plan Documents can be summarised as follows:

### Core Strategy DPD

- The housing land supply information has been updated to the end of March 2005 and continues to demonstrate that the Council can meet its housing guidelines for the different stages in the sequence, ie. in and on the edge of Cambridge, a new town at Northstowe, in rural areas. This is set out and highlighted in the Core Strategy DPD at Appendix E.
- It is proposed to re-categorise Bar Hill as a Minor Rural Centre from a Rural Centre for consistency with the approach to other settlements of similar function.
- A new chapter is included on delivery (Chapter 3) in response to representations from GO-East, which sets out the mechanisms for implementing the DPD and includes a housing trajectory, a requirement of the new plan making system which forecasts delivery of housing on an annual basis in order to demonstrate how the policies of the DPDs will be implemented. There are many outside factors that will influence rates of building and the chapter highlights these.
- A new chapter is included on monitoring (Chapter 4) in response to representations from GO-East, which highlights the importance of the plan, monitor and manage approach and sets out the indicators that will be used to monitor delivery of development. These will be assessed each year in the Council's Annual Monitoring Report (AMR), another requirement of the new plan making system, and will include a housing trajectory which assesses actual delivery against the policy based trajectories included in the DPDs and take account of any differences in building rates. The AMRs will also identify any issues surrounding policy implementation and propose that DPDs be revised if necessary.

## Development Control Policies DPD

- In response to several representations from GO-East (concerned that some policies simply repeated Government Guidance – an approach which is contrary to Planning Policy Statement 12: *Local Development Frameworks*) some policies have been deleted, or incorporated into the text of others, or reworded, including policies in the Green Belt and Natural Environment chapters, and policies ET/9: Replacement Buildings in the Countryside, SF/8: Telecommunications, CH/3: Listed Buildings and CH/5: Conservation Areas.
- A review of the Green Belt boundary where it has been extended around Northstowe,
- An extension of the Lord's Bridge Telescope Consultation Area.
- A standard for Strategic Open Space (SOS) is included in response to a representation from the County Council which defines SOS (including publicly accessible, larger open spaces such as country parks), and requires provision of, or contributions to, SOS from new residential development with the aim of ensuring that levels of provision per person is not reduced from current levels.
- Broadening the remit of Policy TR/4: Cycling and Walking Provision to apply to all non-car modes generally, allowing for greater inclusion of horse riders.
- Additional text to explain the application of policies TR/1: Planning For More Sustainable Travel and TR/3: Mitigating Travel Impact in the Travel Chapter, including the additional requirement for a Transport Statement to accompany applications.
- Deletion of Policy TR/6: Eastern Rapid Transit as this infrastructure will be either totally within and serving Cambridge East and has is already incorporated in the AAP or will be within the City Council's area.

## Site Specific Policies DPD

- As part of the update of the housing land supply information and in response to a number of representations, housing allocations rolled forward from Local Plan 2004 were revisited, including site specific investigations relating to the planning situation and landowner intentions. Where sites now have the benefit of planning permission (as at end of March 2005) they can be deleted as allocations as they are now included in the commitments figures. Some other outstanding allocations are proposed to be deleted because either they are in Group or Infill villages and therefore now contrary to the strategy which focuses housing in rural areas at Rural Centres and Minor Rural Centres, or they are considered unlikely to be developed for site specific reasons, such as an unwilling landowner.
- A new policy is proposed to allocate Bayer Crop Science, Hauxton for mixed-use development in response to the existing uses on the site having ceased in order to provide a policy context for considering proposals on this "island" in the Green Belt lying on a key radial into Cambridge and close to the edge of the City.
- Some additional areas of land for recreational use are included in Policy SP/7 in response to representations from Parish Councils and having regard to the Council's recreation study and existing levels of provision.
- The emphasis in Policy SP/11: Papworth Everard West Central site is proposed to be changed from an emphasis on housing, to give a more even mix of housing, employment and community uses, with the aim of continued invigoration of the village centre.

11. Some of the other main themes of representations, where no changes proposed are:

- Several representations raised concerns regarding housing provision, both in terms of delivery, particularly the delivery of the stated housing numbers at the major development locations of Northstowe and on the edge of Cambridge by 2016, and in terms of insufficient allocations to meet the housing need. Many subsequently sought additional allocations within the rural area to compensate for perceived shortfalls.
- A large number of requests for amendments to the Village Frameworks and/or Green Belt boundaries, some of which also requested the allocation of land for housing development to meet perceived shortfalls.
- Several representations sought amendments to the category of villages, particularly those designated Minor Rural Centres which were felt should be Rural Centres.
- Concerns were raised over the level of development permitted in villages, with the smaller categories of villages seen as being too restrictive.
- The approach to prescribing a market housing mix is challenged as contrary to Government Guidance in several consultation documents, which state the market should determine the appropriate market housing mix. The response clarifies that the market has consistently provided high levels of large houses in rural settlements (around 50% being 4 bedroom or more) and not met local housing needs for more smaller properties in the past 10 years, despite policies in the 1993 and 2004 Local Plans, and that there is flexibility to demonstrate an alternative mix is more applicable based on local circumstances. This policy is intended to rectify an imbalance in provision and will be monitored in the Annual Monitoring Report so that the Council can regularly assess whether the policy is still required.
- The affordable housing target is challenged as being unviable and due to concerns on balanced communities. The response clarifies the high level of housing need in the Cambridge area, the wide range in tenure mix that is included within affordable housing and that the issue of viability will be a factor in determining any planning application at which point all the required obligations on the development can be properly assessed and the appropriate affordable housing provision determined within that context.

### **Next Steps**

12. Members are being asked to agree the Core Strategy DPD, Development Control Policies DPD and the Site Specific Policies DPD at this meeting for submission to the Secretary of State. However, if there are any matters arising from this meeting, they will be brought back to Council at its meeting on 9 December for final agreement. The revised DPDs, together with the Area Action Plans that are the subject of separate meetings of Council, will be submitted to the Office of the Deputy Prime Minister in January 2006.
13. It is proposed to submit the DPDs as three separately bound documents to clarify that they are separate statutory documents and to make review of the individual plans easier in the future. This will require new Introductions to be prepared for the Development Control Policies DPD and the Site Specific Policies DPD. Further minor technical updating will also be required and consistency across the plans will need to be checked to ensure any consequential changes as a result of proposed changes are made. In the case of Site Specific Policies DPD it is also proposed to reorder the plan into chapters which broadly follow the structure of the Development Control Policies DPD to make it clearer. Members are asked to delegate this process to the

Portfolio Holder if it involves and matters of policy and to the Development Services Director for purely technical changes.

14. Submission to the Secretary of State will trigger the start of a further statutory six week period during which representations can be made on the DPDs. Once this consultation period has finished public views will also be sought and considered on any "objection" sites. This includes both new and alternative development sites put forward by objectors to the DPDs and will give an opportunity for third parties to make formal representations before objection sites are considered by the Inspector. This is a new stage under the new plan making system. A public examination is then scheduled for July to October 2006 (with a recess in August) to be chaired by an independent Inspector who will test the "soundness" of the DPDs. Finally the Inspector will produce a binding report which is programmed for March 2007 and the Council will then adopt the DPDs.

### **Options**

15. There are no specific options to put before Members at this stage.

### **Community Safety Implications**

16. None

### **Environmental / Sustainability Implications**

17. Key components of the DPDs will consider matters such as landscape and biodiversity, land drainage and water conservation, energy efficiency and managing waste. The Sustainability Appraisal of the proposed changes to the DPDs did not identify any significant issues.

### **Equal Opportunities Implications**

18. None

### **Financial Implications**

19. The additional round of public consultation occasioned by the September 2004 changes in the Regulations for plan-making has had to be funded from the unspent monies for the Public Examination into the 'soundness' of the plans which has now been postponed to the next financial year. Additional budgetary provision will have to be added to the monies which will be rolled over into 2006/07.

### **Legal Implications**

20. None.

### **Risk Management Implications**

21. The effect of any slippage to the timetable could be significant to meeting the Structure Plan development strategy for the Cambridge area.

### **Staffing Implications**

22. Within existing resources.

### **Conclusions**

23. The Pre-Submission Public Participation has resulted in a positive level of support for many of the policies contained in the draft DPDs and many of the objections received were seeking refinement of policies rather than major changes to them. There has been a significant level of objection raised to the development strategy by the development industry, some of which effectively seek to change the strategy set for the Council in the Structure Plan and are therefore clearly contrary to policy. Others sought to demonstrate that the Council would not meet Structure Plan guidelines as support for alternative sites they are promoting. The review of housing land supply confirms that no further allocations are necessary at any stage in the sequence.
24. A number of representations from GO-East questioned the need for and scope of policies in the DPDs and sought a streamlining of plans and increased emphasis on linkages with other plans and strategies and on implementation and monitoring and these have been address through proposed changes to the DPDs. The Sustainability Appraisal of all proposed changes confirms that these do not have any material impacts on the sustainability credentials of the DPDs.
25. The revised DPDs as contained in Appendices E, F and G are considered to be sound plans and ready for submission to the Secretary of State, subject to further refinement as set out in paragraph 11.

### **Recommendations**

26. Members are invited to:
  1. AGREE the responses to representations to the Pre-Submission draft Development Plan Documents (DPDs) as contained in Appendices A, B and C.
  2. AGREE the responses to representations to the Sustainability Appraisal Scoping Report and the Draft Final Sustainability Report as contained in Appendix I.
  3. AGREE the responses to representations to the Monitoring Strategy in Appendix J.
  4. AGREE the proposed changes to the draft DPDs as contained in Appendices A, B and C and incorporated into Appendices E, F and G and that they BE SUBMITTED to the Secretary of State in January 2006.
  5. DELEGATE further minor editing changes to the DPDs to the Planning Portfolio Holder where they involve matters of policy and to the Development Services Director where they are technical matters.

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

Pre-submission Core Strategy, Development Control Policies and Site Specific Policies  
DPDs, June 2005

Representations received in response to the above documents.

Revised Sustainability Appraisal

**Contact Officer:** Keith Miles – Planning Policy Manager  
Telephone: (01954) 713181



## **Appendix A**

### **South Cambridgeshire Local Development Framework**

#### **Pre-Submission Core Strategy DPD Responses to Representations**

**Special Council 15 November 2005**

# Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

## Public Participation Report

INTRODUCTION

1.1

### Representations

### Nature Representation Summary

### Councils' Assessment

### Change to Draft DPD

## INTRODUCTION

### 1.1

9913 - Bayer CropScience Ltd	Object	The plan period to 2016 is too short. A period of circa 10 years will not address the long-term development requirements of this major growth sub-region. Whilst the Structure Plan has an end-date of 2016 the new RSS, the East of England Plan has an end date of 2021 and should be taken into account given that it should be approved during 2006.	RSS6 and the Structure Plan 2003 place emphasis on the early delivery of the development strategy for the Cambridge Sub Region. The Council's first tranche of LDDs are therefore being prepared in accordance with the adopted and saved Structure Plan 2003, and the development strategy in the Core Strategy plans for development up to 2016 in order that plans are in place as soon as possible. The emerging Regional Spatial Strategy (RSS14) covers a longer period to 2021. However, it carries forward the Structure Plan strategy for South Cambs to 2016 and proposes a similar rate of development up to 2021, which will be largely delivered through the major developments that will continue beyond 2016. The Area Action Plans for the major developments provide a policy framework for the developments as a whole. The Core Strategy will be reviewed once RSS14 is adopted.
8375 - Ashwell (Barton Road) Limited	Object	The LDF should be prepared in association with Cambridge City Council's preparation of its LDF, in order to produce an integrated planning framework that recognises the strong geographical inter-relationship between the two authorities' areas.	The two Councils are working closely on cross-boundary issues, such as the review of the Green Belt boundary and planning the Cambridge East urban extension, through the production of the Cambridge East Area Action Plan, a joint Plan being produced by the two local authorities.
9227 - The Fairfield Partnership	Object	The alterations made to the development plan were aimed at simplifying the process in order to aid implementation and delivery. The LDF should comprise a set of comprehensive, concise documents to be read collectively. The South Cambridgeshire LDF pre submission draft does not appear to comply with advice in PSS12 or the Companion Guide, since the DPD's are generally repetitive, with policies reiterated in different DPD's, and are unnecessarily detailed and complex. It is difficult to understand how the documents will help achieve the aims of implementation and delivery. It is also difficult to see how such confusing, lengthy documents will be more accessible to the local community.	Due to the pressure for growth in the Cambridge Sub-Region it was important the Council move forward as quickly as possible to plan for the new development. As a result, the Council felt there was a need for a comprehensive suite of policies. However, in response to some representations received, the Council is proposing to streamline some parts of the LDF, and in future reviews of the LDF documents the Council will seek to produce a more modular plan and simplify the suite of documents.
8484 - Hazardous Installations Inspectorate 8367 - Hazardous Installations Inspectorate	Support	Thank you for the comprehensive suite of documents. I am happy to be consulted either on a CD-rom copy, or ideally by reference to documents on your website.	Noted.



**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9346 - Willingham Parish Council Support The revised LDF document appears to meet all the concerns previously expressed by Willingham Parish Council. I am asked by the Willingham Planning Committee Chairman to convey their appreciation for this.

Support noted.

**1.4**

10949 - Cambridgeshire County Council Object In line 2, add "and Peterborough" after "Cambridgeshire".

Agree.

Amend reference to the "Cambridgeshire Structure Plan" to read "Cambridgeshire and Peterborough Structure Plan."

**1.5**

9881 - Cambridge Preservation Society Object Proposal Maps - draft June 2005 (i.e. both) - What are the highlighted areas using the letters A to D etc - do they relate to the concept diagrams? Cross references / explanatory key needs to be stated.

The areas marked A to D on the Proposals Map relate to the inset maps for the Area Action Plan locations. They are differentiated from the village inset maps, denoted by numbers. The contents page in the Proposals Map lists all of the maps.

Revisit how the inset maps are shown on the Proposals Map to make it clearer.

**1.6**

9533 - GO-East Object The main proposals map should be clearer and consistent in showing the inset areas to be covered by the Area Action Plans. In some cases, the areas covered are not fully clear or consistent with the actual areas shown for the AAP insets.

Noted.

Revisit how the inset maps are shown on the Proposals Map to make it clearer.

**1.8**

10189 - Chancellor, Masters & Scholars of the University of Cambridge Object The University welcomes the intention, at paragraph 2.20 and set out in the Council's Local Development Scheme, to prepare an Area Action Plan (AAP) for the land to be released from the Green Belt, west of the City, between Huntingdon Rd and Maddingley Rd. The University is concerned that the AAP for North West Cambridge is not included in the first tranche Development Plan Documents that South Cambridgeshire intend to produce, since the University has demonstrated a clear need for the early release of land in this location. The early release of land at North West Cambridge is important not just for the benefit of the University, but for the wider benefit, in particular in respect of housing for key workers and others. The University wishes to see the AAP for the land between Huntingdon and Maddingley Roads brought forward and included in the first tranche of development documents listed in Paragraph 1.8. We understand that the District Council have, since publication of this consultation, agreed to bring forward the AAP. The list should be amended to reflect that decision.

The Council has agreed to amend the Local Development Scheme to bring forward the programme for the Cambridge North West AAP, and for it to be a joint AAP with Cambridge City Council. It is clearly not possible to include it in the first tranche of documents which are well advanced. However, the timetable for the AAP will seek to bring it forward as quickly as practicable.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****1.9**

8750 - The Cambourne Consortium Object Paragraph 1.9 should be re-worded to reflect the urban form, scale and character of Cambourne as a small town.

Cambourne, even once it is fully developed, will not be considered of a scale or character to warrant status as a town. The new town of Northstowe will have an ultimate size of around 8,000 dwellings, more than twice the size of Cambourne, and this is considered to be a small town.

9531 - GO-East Object We consider therefore that the submission DPDs will need to say more than they presently do about how regard has been had to other plans and strategies, that will have a bearing on the delivery of the development proposed - including for example other local authority strategies, such as housing strategies or local transport plans; and those of outside agencies, such as utilities bodies and in relation to health and education.

The Council has consulted all key stakeholders at three stages in the preparation of the DPDs and it is for them to advise the Council how their own strategies affect the South Cambs LDF. Where such information has been received, this has been taken into account in preparing the DPDs. Where organisations did not advise the Council of their delivery plans, it will be for Cambridgeshire Horizons, as the delivery vehicle for the Cambridge Sub Region, to draw together the delivery plans for all aspects of the major developments as part of the negotiations on the planning obligations agreements. A statement of this position will be included in the Introduction.

Include new section in Core Strategy to follow paragraph 1.16 as follows:

**"RELATIONSHIP WITH OTHER PLANS AND STRATEGIES**

1.16A The Council has consulted all key stakeholders at three stages in the preparation of the DPDs and it is for them to advise the Council how their own strategies affect the South Cambs LDF. Where such information has been received, this has been taken into account in preparing the DPDs. Where organisations did not advise the Council of their delivery plans, it will be for Cambridgeshire Horizons, as the delivery vehicle for the Cambridge Sub Region, to draw together the delivery plans for all aspects of the major developments as part of the negotiations on the planning obligations agreements."

**1.13**

10032 - 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 dwelling requirement between 2001-2021 in the East of England Plan which may be adopted by the time this Development Plan Inquiry ends. Particularly given that other policies in the Council's LDF Documents refer directly to the content of the East of England Plan (RSS14). Furthermore, the Government's proposed changes to PPG3 (July 2005) now advocate provision for 15 years housing land supply in Development Plans.

The plan period to 2016 is too short. A period of circa 10 years will not address the long-term development requirements of this major growth sub-region. Whilst the Structure Plan has an end-date of 2016 the new RSS, the East of England Plan has an end date of 2021 and should be taken into account given that it should be approved during 2006.

***Change to Draft DPD***

***Councils' Assessment***

***Nature Representation Summary***

***Representations***

10950 - Cambridgeshire County Council  
Object 1st line, also add "and Peterborough".

Agree.

Amend reference to the "Cambridgeshire Structure Plan" to read "Cambridgeshire and Peterborough Structure Plan."



**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9532 - GO-East

Object

Again as noted previously, the Planning and Compulsory Purchase Act requires local planning authorities to have regard to the relevant Community Strategy or Strategies in preparing DPDs. We note that the Introduction to the LDF does refer to the Community Strategy and makes some broad connections between this and the spatial strategy. However, we think that each of the submission DPD(s) will need to make more explicit links with the Community Strategy, wherever possible, throughout the document(s). We acknowledge that this may only be possible in respect of some of the strategic objectives rather than detailed or site-specific matters but whatever the implications of the connections are between the two strategies we think that it is important to be clear about these (even if it is to state clearly that the relationship is limited).

It is agreed to amplify the text in the Introduction relating to the Community Strategy to highlight the vision and key objectives contained in the Community Strategy. However, it is not considered necessary or appropriate to insert references throughout the documents in the interests of a succinct plan. This is also more appropriate in the context of the first Community Strategy in which planning related issues very much respond to and reflect the agreed development strategy contained in the Structure Plan rather than guiding it. Whilst the Community Strategy contains actions to deliver its objectives and some of these are relevant to the LDF, they are identified for a specific 3 year period it is not appropriate to highlight these in the LDF which covers a longer timespan.

Insert the following after paragraph 1.16:

1.16A The Community Strategy's vision is split into 6 aims as set out below.

1. ACTIVE, SAFE AND HEALTHY COMMUNITIES where residents can play a full part in community life, with a structure of thriving voluntary and community organisations.

2. BUILDING SUCCESSFUL NEW COMMUNITIES where large scale developments have created attractive places with their own identity, supported by a range of quality services.

3. A PROSPEROUS DISTRICT where jobs, skills and learning are developed and sustained to benefit everyone.

4. GOOD ACCESS TO SERVICES for all sections of the community, including older people, children and families, through better transport links and improved local services.

5. QUALITY HOMES FOR ALL with new affordable homes developed to meet local needs and assistance provided for those needing help.

6. A HIGH QUALITY ENVIRONMENT with better access to a more bio-diverse countryside, which is protected and improved, and sustainable measures implemented, minimising waste and tackling climate change.

1.16B The Community Strategy is reviewed regularly and includes actions for the following 3 year period

which focus on meeting key aspects of the vision taking priority at the time and reflecting potential opportunities. Some of these will relate to district wide policies contained in the LDF, including issues such as affordable housing. Others will relate to the major developments in the district, which are addressed in planning terms in Area Action Plans, and which are a key priority for many of the stakeholders and service providers involved in the Local Strategic Partnership.

**1.17**

8376 - Ashwell (Barton Road) Limited

Object

The overall quality of life of residents in South Cambridgeshire is intimately entwined with the quality of life of those residents of the City of Cambridge, given the proximity of the two administrative areas. In taking a sustainable approach to development, SCDC and CCC should jointly plan for the future of both administrative areas to ensure that the sustainable objectives of the Plan are met over both administrative areas.

The two Councils are working closely on cross-boundary issues, such as the review of the Green Belt boundary and planning the Cambridge East urban extension, through the production of the Cambridge East Area Action Plan, a joint Plan being produced by the two local authorities.

**1.21**

10952 - Cambridgeshire County Council

Object

Presume the intention to start a Statement of Community Involvement in mid 2006 is acceptable, although the following statement, that it will set out how the Council intends to involve the community in preparation of the Local Development Documents, appears to indicate it should be prepared at the outset.

The intention is to start preparation of the Statement of Community involvement (SCI) once the first batch of LDF documents are completed. The Local Development Scheme which was amended following the revised LDF timetable, programmes work to now start in early 2007. This programme has been agreed with GO-East as an appropriate approach given the priority to bring forward plans early for the major developments in the district. The plan makes clear that until the SCI is completed the test will be the minimum requirements set out in regulations, but that the COuncil has already gone beyond those requirements. Indeed the COuncil has carried out significantly more public consultation than is required.

Revise 2nd sentence of paragraph 1.21 to read:

"Production is proposed to begin in early 2007."

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9534 - GO-East	Object	In terms of procedure, I should remind you again that because you undertook early work on your LDF before commencement of Part 2 of the new Act, you will be bound by the requirements of Regulation 6 of The Town and Country Planning (Transitional Arrangements)(England) Regulations 2004. This means that you will need to comply with the requirements of Regulation 28 in submitting your DPDs, to demonstrate broadly speaking what work you have undertaken at pre-submission consultation stage, before commencement of the Act, and how this has been reflected in the subsequent preparation of DPDs.	Noted.
<b>1.36</b>			
9527 - GO-East	Object	We would also draw your attention to the value of undertaking a self-assessment of the soundness of the DPDs as you prepare and finalise the submission versions, and of making this available when you formally submit these documents. This has been recommended by the Planning Inspectorate as a good way for local authorities to undertake an audit of how submission DPDs meet each of the soundness criteria against which they will be tested and so aid consultees, the Inspector and the overall examination process.	Noted.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****PART A - CORE STRATEGY DPD****2.1**

8377 - Ashwell (Barton Road) Limited	<p>Object</p> <p>South Cambridgeshire District should play a proper part in the future planning of the Region as a whole, not just the Cambridge Sub-Region.</p> <p>The Green Belt surrounding Cambridge should not be maintained to the extent that it stifles the development of the City to its full potential, and its ability to play a full and proper role within the Sub-Region and the Region. Some development on land that is currently Green Belt may be appropriate and a review of the Green Belt should be provided for.</p>	<p>Draft RSS14 for the East of England plans development across the region as a whole. It contains within it the saved Structure Plan 2003, which sets out the detailed development strategy for the Cambridge sub region. The Structure Plan responded to RSS6 and proposes a review of the Cambridge Green Belt to accommodate the growth pressures of the area, whilst retaining Cambridge as a compact historic city. The Structure Plan carried out this strategic Green Belt review and identified locations around Cambridge where the land could be released from the Green Belt to allow for major urban extensions to the City, such as at Cambridge East. Apart from those strategic releases, the Cambridge Green Belt will be retained in its present extent in accordance with national guidance in PPG2. The remit of the LDF is to plan for development in South Cambridgeshire to 2016, in accordance with the adopted Structure Plan. The extent of the Green Belt releases is addressed in the individual Area Action Plans for the major development areas.</p>	<p>Draft RSS14 for the East of England plans development across the region as a whole. It contains within it the saved Structure Plan 2003, which sets out the detailed development strategy for the Cambridge sub region. The Structure Plan responded to RSS6 and proposes a review of the Cambridge Green Belt to accommodate the growth pressures of the area, whilst retaining Cambridge as a compact historic city. The Structure Plan carried out this strategic Green Belt review and identified locations around Cambridge where the land could be released from the Green Belt to allow for major urban extensions to the City, such as at Cambridge East. Apart from those strategic releases, the Cambridge Green Belt will be retained in its present extent in accordance with national guidance in PPG2. The remit of the LDF is to plan for development in South Cambridgeshire to 2016, in accordance with the adopted Structure Plan. The extent of the Green Belt releases is addressed in the individual Area Action Plans for the major development areas.</p>
9911 - Bayer CropScience Ltd	<p>Object</p> <p>The Local Development Framework in its current edition fails adequately to address brownfield redevelopment opportunities, such as the Bayer CropScience Ltd site, yet alone the specific circumstances of the Hauxton site itself.</p>	<p>A policy is proposed in the Site Specific Policies DPD, to reflect the brownfield land opportunity this site provides.</p>	<p>A policy is proposed in the Site Specific Policies DPD, to reflect the brownfield land opportunity this site provides.</p>
9406 - Jarrow Investments Ltd 10717 - Jarrow Investments Ltd	<p>Object</p> <p>The "vision" needs to be updated to reflect the sustainable communities initiative of the ODPM for the London/Stansted/Cambridge/Peterborough corridor. As a consequence, the reference in paragraph 2.1 to South Cambridgeshire only meeting the needs of the Cambridge sub region should be deleted. In its place, paragraph 2.1 should acknowledge that the London/Stansted/Cambridge/Peterborough growth corridor initiative means that South Cambridgeshire should accommodate an appropriate proportion of the development needs arising in the corridor.</p>	<p>Whilst the first tranche of LDDs are being prepared in accordance with the Structure Plan due to the emphasis on early delivery of RSS6, the emerging Regional Spatial Strategy (RSS14), which covers the period to 2021, carries forward the Structure Plan strategy for South Cambs to 2016 and proposes a similar rate of development up to 2021, which will be largely delivered through the major developments that will continue beyond 2016. The development strategy plans to meet the needs of the Cambridge sub region. This therefore accepts the RSS6/Structure Plan recognition of the importance of the Cambridge sub region to the national economy and the need to protect its special economic role. The Core Strategy will be reviewed once RSS14 is adopted.</p>	<p>Whilst the first tranche of LDDs are being prepared in accordance with the Structure Plan due to the emphasis on early delivery of RSS6, the emerging Regional Spatial Strategy (RSS14), which covers the period to 2021, carries forward the Structure Plan strategy for South Cambs to 2016 and proposes a similar rate of development up to 2021, which will be largely delivered through the major developments that will continue beyond 2016. The development strategy plans to meet the needs of the Cambridge sub region. This therefore accepts the RSS6/Structure Plan recognition of the importance of the Cambridge sub region to the national economy and the need to protect its special economic role. The Core Strategy will be reviewed once RSS14 is adopted.</p>



**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9418 - Anglian Water Services Ltd	Object	<p>Anglian Water Services objects to this Paragraph. The development of Chesterton Sidings should be appropriate to the surrounding land uses, including Milton Wastewater Treatment Works. The Chesterton Sidings area should only be developed as a phased part of the whole of the Cambridge Northern Fringe (East) area. The nature, scale and layout of any development on the Chesterton Sidings site should not prejudice the development of the rest of the Cambridge Northern Fringe (East) area.</p>
9948 - Haslingfield Parish Council	Object	<p>Hospital and health care services, social care services, police and fire services, education services, water and energy provision, all of which at present are stretched to the limit in Cambridgeshire, will be unable to cope with the 33% increase in population envisaged by 2016.</p>
10294 - Huntsman Advanced Materials (Duxford, Land South of Rectory Road)	Object	<p>We maintain our objection to the Council's general approach to the location of new residential development. Whilst the Council may determine it necessary to release Green Belt land to meet the housing requirement, in our view the Council should be looking to minimise the extent of land to be released by maximising housing supply on more appropriate sites, particularly previously developed brownfield sites, including Huntsman/Hexcel Site, Duxford.</p>

Policy SP/3 provides the detail for the development of Chesterton Sidings as a mixed-use site. It also requires the development of a masterplan for the whole site, which will include details of any phasing requirements.

New development will be required to meet the needs of its residents, in accordance with policies DP/1 and DP/3. This may include on-site provision or financial contributions, of a scale and kind to the proposed development. The District Council is working closely with Cambridgeshire Horizons on the provision of the necessary infrastructure to support growth.

The Structure Plan sets the development strategy for the Cambridge area within the framework provided by RSS6 and proposes that in order to ensure a sustainable pattern of development, that land be released from the Green Belt on the edge of Cambridge in order to bring forward urban extensions which would locate significant levels of development at the top of the development sequence and closest to services and facilities. The principle of Green Belt release is therefore already established and the LDF is taking forward the development strategy at the local level.

The rural strategy focuses development within the larger villages with better access to services and facilities in accordance with the Structure Plan. In determining the strategy for the rural area, the Council identified Rural Centres and Minor Rural Centres which are the most sustainable locations for development and undertook an Urban Capacity Study, which provides land supply calculations, including consideration of windfall potential through sites within the village frameworks, and demonstrates that allocation of additional housing outside the Rural Centres is not required. PPG3 makes clear that issues of sustainability and location are also appropriate factors to take into account in considering redevelopment of brownfield sites. Any proposals for development on brownfield sites outside of village frameworks will be considered within this policy framework.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9694 - Royal Society for Protection of Birds	Support	The RSPB supports the strategic vision as outlined in paragraph 2.1. It will be particularly important for the district to plan for new and enhanced greenspace infrastructure to meet the needs of the expanding population. Well planned and designed greenspace can provide access and recreation opportunities for people in a wildlife rich environment. This would be in accordance with structure plan policy 7/3. Provision of new greenspace should be specifically mentioned within the reference to objective ST/f "to provide and enable provision of enhanced infrastructure including greenspace with opportunities for quiet recreation to meet the needs of the expanded population".	Support noted.
8564 - Croxton Parish Council	Support	Croxton PC supports the overall Strategic Vision for South Cambridgeshire with positive support given to Objectives ST/e, ST/i and ST/j which all seek to safeguard the essential character, the environment and the community wellbeing of Croxton and South Cambridgeshire.	Support noted.
10168 - East of England Regional Assembly	Support	The strategic vision for South Cambridgeshire is supported, and is considered to be in general conformity with the emerging Regional Spatial Strategy as set out in the Consultation Draft East of England Plan, December 2004.	Support noted.
10295 - Huntsman Advanced Materials	Support	We support the principle of promoting sustainable development, particularly the need to make the best and most efficient use of land and buildings, and through mixed-use development.	Support noted.
7997 - Kelsshall Parish Council - Clerk	Support	Thank you for keeping us informed but we feel that at this time we are not directly affected.	Noted.
2.2			
9099 - English Partnerships	Object	English Partnerships supports the Strategic Vision but request paragraph 2.2 be reworded to omit the word "small" in relation to the new town to the north west of Cambridge and the phrase "villages will be kept separate from one another and from Cambridge, Northstowe and the Market Towns." Instead, the paragraph should emphasise opportunities for existing communities in South Cambridgeshire, whom as part of the sub regional growth area will be able to 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.	The wording "small town" reflects that in Structure Plan Policy P1/1. The requirement for separation of villages from one another and from Cambridge and Northstowe is necessary for the retention of their separate identities and to prevent settlements merging and creating urban sprawl. Whilst it is acknowledged that there is a need to maximise opportunities for existing residents to access new facilities and services provided by new developments, this can be achieved in a more sustainable way through the provision of improved infrastructure, such as for walking, cycling and improved public transport. This will maximise integration, connecting existing residents to new developments, whilst maintaining their separate identity. This approach is incorporated into the Area Actions Plans for each of the major development sites.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10718 - Jarrow Investments Ltd	Object	<p>In order to accommodate its due share of development in the London/Stansted/Cambridge/ Peterborough growth area, a second new settlement will be required. Jarrow Investments Limited is proposing a second new settlement at Hanley Grange near Hinxton. As a consequence, paragraph 2.2 should be amended to read:</p> <p>a) (4th line) "...and in two small new towns north west and south east of the city".</p> <p>b) (13th line) "...and from Cambridge, Northstowe, Hanley Grange and the Market Towns".</p>
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The adopted RSS6 and Structure Plan propose a new settlement in the period to 2016. The Structure Plan locates this at Longstanton/Oakington. In view of the urgency to bring forward and implement the Cambridge Sub Region strategy, the first tranche of LDF documents implement the adopted strategy. The emerging draft RSS14 does not propose any further new settlements in the sub region to 2016. There is therefore no strategic context for any allocation for a further new town in this plan and this issue would need to be considered further as part of a future review of the development strategy for the Cambridge area. The Council's view is that the priority must be on the delivery of the current strategy and to allow that new development to "bed in" and community identity to become established and to assess the impact of the current planned scale of development on Cambridge and the surrounding area before any consideration of any further new settlements close to Cambridge. Notwithstanding this principle, the Council does not consider that the site of the Hanley Grange proposal close to Duxford represents a suitable option for a new town. The site lies in a sensitive area of landscape which would adversely affect the adjoining Green Belt and would harm the setting of Cambridge in long distance views from the higher land to the south of Cambridge. It is not well served by existing public transport and whilst it is fairly close to Whittlesford Bridge railway station, it is not close enough for this to be a realistic and accessible option for local travel into Cambridge, but is likely to attract commuters to Stansted and London. The policy principle is for development in the Cambridge area to meet the needs of the successful Cambridge Phenomenon and not the needs of areas further to the south which should meet their own needs close to where they arise.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10296 - Huntsman Advanced Materials  
 Object We object to the Council's 'blanket' approach in applying the sequential approach to the location of new residential development, with only limited development within villages. This approach provides no flexibility to facilitate previously developed brownfield sites within village locations to come forward for development as part of a balanced scheme.

The sequence to development detailed in Structure Plan Policies P1/1 and P9/2, which clearly states that development should be accommodated through an expansion of Cambridge, the creation of a small town (Northstowe) and a limited proportion of development at the identified Rural Centres. Policy P1/1 goes on to state that when selecting sites, consideration should be given to the reuse of brownfield sites within settlements, then on other sites within settlements, and only then on the periphery of settlements giving priority to previously developed sites. In determining the strategy for the rural area, the Council undertook an Urban Capacity Study, which provides land supply calculations, including consideration of windfall potential through sites within the village frameworks, and demonstrates that allocation of additional housing outside the Rural Centres is not required. Although there are no further allocations in the rural area, this approach does not preclude the redevelopment of brownfield sites within village frameworks with development of a scale and kind appropriate to its location, as detailed in policies ST/3-ST/6.

9007 - Addenbrooke's Hospital  
 Object Throughout the various documents that comprise the Pre submission participation document the case for the provision of an increased level of Affordable Housing is well made and fully supported. The shortfall in the number of Affordable Housing units is a matter of serious concern throughout the Cambridge Sub Region and reference should be made to this fact in the vision statement. The Trust suggests that a reference is added in paragraph 2.2 and also to objectives pages 11-13

Agree, the issue of meeting local housing needs is an important one, and should be reflected in the Vision.

Amend last sentence to read:  
 "The emphasis will be on providing quality homes for all, including affordable housing to meet local needs, to ensure the creation of sustainable and balanced communities."

10169 - East of England Regional Assembly  
 Support The strategic vision for South Cambridgeshire is supported, and is considered to be in general conformity with the emerging Regional Spatial Strategy as set out in the Consultation Draft East of England Plan, December 2004.

Support noted.

8379 - Ashwell (Barton Road) Limited  
 Support Support the focusing of development in South Cambridgeshire on urban extensions to the City of Cambridge. However these should be located in the most sustainable locations to support sustainable and viable growth of the City and Sub-Region.

Support noted. Structure Plan policies P1/1 and P9/2 detail a sequence to development requiring the bulk of development in the more sustainable locations on the edge of Cambridge and a new town, with limited development in the rural area, which is less sustainable.

**Objectives**

9915 - Bayer CropScience Ltd  
 Object Generally support subject to SCDC agreeing that the Hauxton site redevelopment meets appropriate criteria.

Support noted. The Bayer CropScience site is proposed to be allocated for mixed use development in the Site Specific Policies DPD.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

8444 - English Heritage	Object	It would be appropriate to give greater emphasis to the need for high quality design, given the importance of this in the context of accelerated growth and the major urban extensions to Cambridge. PPS1 gives support for a much more rigorous approach to design, and this is especially relevant here given the sensitive nature of the district, and the historic importance of Cambridge. We note that design is covered by a number of policies, for instance in policy DP/2, but if the environmental gains referred to in para 3.3 are to be achieved, the step-change in development should be accompanied by a step-change in design standards. The Plan could also refer to initiatives such as Shape Cambridge which have been established to help raise design standards.	The need for good design is at the forefront of national policy, similar to sustainability issues, and now forms an integral part of all new development. It is also contained in a number of policies in the LDF, including policies in the Development Principles chapter. To include reference to an initiative such as Shape Cambridge in the reasoned justification would be contrary to PPS12 given that it does not justify the policy. Any references to such initiatives would be more applicable in the Design Guide Supplementary Planning Document.
10966 - Cambridgeshire County Council 10968 - Cambridgeshire County Council	Object	The strategic objectives should include "creating developments which minimise the use of resources and maximise recycling and re-use of resources." The need to reduce pollution to air, land and water and reduce waste are not specifically addressed in the objectives.	Agree, these are important objectives and should be incorporated into Objective ST/g.
9384 - East of England Development Agency	Support	The Local Development Documents for South Cambridgeshire should take account of EEDA's policies for the Cambridge Sub-Region contained in the Regional Economic Strategy 2004 to match labour supply and demand; facilitating development of the R&D cluster of companies; encourage links with other sub-regions; diversify economy of the market towns; establish high quality sustainable new communities; enhance the natural and built environment and support Cambridgeshire Horizons as the local delivery vehicle.	Paragraphs 2.40 - 2.45 and Figure 4 illustrate the employment land supply and demonstrate the LDF has sufficient employment allocations to meet the requirements of the Structure Plan. Policy ET/3 permits cluster development for Research and Development. The remit of the LDF is to meet the needs for development in South Cambridgeshire and not the Market Towns, which lie outside the district. The policies in the LDF will, collectively, ensure the development of sustainable communities and respect and enhance the natural and built environment. The District Council is working closely with Cambridgeshire Horizons on the provision of the necessary infrastructure to support growth.
9623 - Histon & Impington Parish Councils	Support	Elements from the text need to be clearly stressed in the objectives. In addition, some objectives are not clearly identified. Add <input type="checkbox"/> Improve sustainability. <input type="checkbox"/> Ensure that growth does not result in the merging of individual villages or in coalescence with the built-up area of Cambridge. Rural centre development should not be at the expense of local employment opportunities - which are key to the sustainability of communities.	The Strategy Objectives are overarching for the whole LDF. These are amplified in more detail in the Objectives contained in each of the chapters throughout the Development Control Policies DPD. The policies in the LDF seek to ensure the separate identities of settlements and prevent coalescence with each other and Cambridge. The development strategy seeks to ensure the development of sustainable communities, for example, Policies ET/5 and ET/7 permit employment in the rural area.



**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10427 - Harcourt Developments Ltd.  
 10441 - Martin Grant Homes Ltd  
 10416 - Martin Grant Homes Ltd  
 10451 - Centex Strategic Land

Agree in principle with the provision of a set of strategic objectives to guide development and growth during the timeframe of the development plan and for the most part support the sequential approach to the location of development, seeking to encourage sustainable patterns of development.

Support noted.

**ST/a**

10971 - Cambridgeshire County Council

Object

ST/a - A strategic objective should include the need to support housing and employment opportunities, which meet the needs of all sections of the community.

Objective ST/b seeks to locate development where there is the opportunity to satisfy day-to-day needs. Objective ST/f also seeks to provide and enable provision of infrastructure to meet the population's needs. In addition, new development will be required to meet the needs of all sections of the community, in accordance with policies DP/1 and DP/3. This may include on-site provision or financial contributions, of a scale and kind to the proposed development.

8762

Object

The word "adequate" should be stripped out of this policy objective as it has no place here. What is an adequate level of housing is set out in the Structure Plan and in RPG14. The Council needs simply to ensure a continuous supply of housing.

The LDF must demonstrate that it has an adequate supply of land available to meet the total housing and employment needs in the district to 2016, and that there will be a continuous supply across the plan period. These are two separate, but related objectives and should be retained to accord with the requirements of the Structure Plan and emerging RSS14.

10972 - Cambridgeshire County Council

Object

ST/a- requires monitoring of both employment and household population (this is not picked up in the monitoring requirements)

Policy ST/8 and a new monitoring chapter, as well as the Council's Annual Monitoring Report will ensure the policies remain relevant and ensure an adequate and continuous supply of housing and employment land is available throughout the plan period.

10728 - Countryside Properties (Special Projects) Plc

Object

These objections relate to:  
 (a) The failure of the Plan to ensure that strategic objective ST/a (in respect of the provision of an adequate and continuous supply of housing land) can be achieved;

Policy ST/1 and paragraphs 2.4 - 2.29 detail the housing land supply to ensure adequate provision and Policy ST/7 ensures this supply will be phased to provide a continuous supply throughout the plan period.

8336 - The English Courtyard Association (Whittlesford, Walled Garden North of Church Lane)

Object

Please find enclosed draft plan showing the walled garden at Whittlesford. We believe this to be ideal for a site for sheltered housing. This view is based on the needs for elderly housing within the rural area of South Cambs. The absence of such provision in this local plan/LDF needs to be addressed.

Paragraphs 5.23 - 5.27 sets out the approach to housing for the elderly, and explain that applications will be determined in accordance with the policies in the Development Principles chapter on sites within Village Frameworks. The proposed site is outside the Village Framework, within the Cambridge Green Belt and Conservation Area therefore it is not suitable.

8380 - Ashwell (Barton Road) Limited

Object

Support - but policy should make explicit reference to the need to pay full regard to the planning framework provided by the RSS and the Structure Plan, and to the District's Housing Need Survey.

Support noted. The LDF accords with the planning framework in the adopted Structure Plan and the adopted and emerging RSS, and the policies in the Housing Chapter seek to address the housing need identified in the Housing Needs Survey. This is made explicit in the introduction and in the reasoned justification behind many of the policies.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

8526 - The Fairey Family  
9044 - Foregreen Developments  
Ltd

Object The words "adequate and" should be deleted from this objective. The Structure Plan and RPG14 already identify the extent of housing land for which allocations need to be made. It is therefore superfluous to use this wording.

The LDF must demonstrate that it has an adequate supply of land available to meet the total housing and employment needs in the district to 2016, and that there will be a continuous supply across the plan period. These are two separate, but related objectives and should be retained to accord with the requirements of the Structure Plan and emerging RSS14.

7949 - Arlington Development  
Services Ltd

Support Support Strategy Objectives as set out in Part A - Core Strategy DPD section 2.2. In particular Arlington supports the objective to ensure the provision of an adequate and continuous supply of land for housing and employment to meet strategic requirement and contribute towards the further economic development of the area.

Support noted.

**ST/b**

10973 - Cambridgeshire County  
Council

Object ST/b- requires the monitoring of employment. In order to monitor this objective the LDF should consider establishing appropriate consultation and surveys for new settlements etc. This is the only way that they can satisfactorily measure the extent to which 'day to day' needs are met locally.

Policy ST/8 and the Annual Monitoring Report will ensure the policies remain relevant and ensure an adequate and continuous supply of employment land is available throughout the plan period.

10290 - Huntsman Advanced  
Materials

Support We support the objectives in Policy ST/b and Policy ST/k which seeks to locate development where it will ensure the maximum use of previously developed land and minimise the loss of countryside.

Support noted.

**ST/c**

8381 - Ashwell (Barton Road)  
Limited

Support Support the focus of the objective

Support noted.

**ST/d**

9104 - English Partnerships

Object English Partnerships wishes to see rewording to emphasise opportunities for Longstanton and Oakington residents to benefit from Northstowe.

Whilst it is acknowledged that the development of a new town will provide opportunities for existing residents in nearby villages to access a better range of facilities and services, the objective is to create a sustainable new town which serves the needs of the residents who will live there. It is not justifiable in planning terms for new development to meet the needs of existing residents and such a change to the wording of Objective ST/d could imply that Northstowe would fulfil such a function. Notwithstanding, the Northstowe Area Action Plan includes policies to ensure that there is suitable sustainable forms of access for village residents to services and facilities in Northstowe in the form of pedestrian and cycle links.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10719 - Jarrow Investments Ltd      Object      In order to accommodate its due share of development in the London / Stansted / Cambridge / Peterborough growth area, a second new settlement will be required. Jarrow Investments Ltd is proposing a second new settlement at Hanley Grange near Hinxton. As a consequence, an additional sub clause of Policy ST/d is required. This would state:

"To create a sustainable small new town close to but separate from the villages of Hinxton and Duxford connected to Cambridge by a high quality public transport system".

The adopted RSS6 and Structure Plan propose a new settlement in the period to 2016. The Structure Plan locates this at Longstanton/Oakington. In view of the urgency to bring forward and implement the Cambridge Sub Region strategy, the first tranche of LDF documents implement the adopted strategy. The emerging draft RSS14 does not propose any further new settlements in the sub region to 2016. There is therefore no strategic context for any allocation for a further new town in this plan and this issue would need to be considered further as part of a future review of the development strategy for the Cambridge area. The Council's view is that the priority must be on the delivery of the current strategy and to allow that new development to "bed in" and community identity to become established and to assess the impact of the current planned scale of development on Cambridge and the surrounding area before any consideration of any further new settlements close to Cambridge. Notwithstanding this principle, the Council does not consider that the site of the Hanley Grange proposal close to Duxford represents a suitable option for a new town. The site lies in a sensitive area of landscape which would adversely affect the adjoining Green Belt and would harm the setting of Cambridge in long distance views from the higher land to the south of Cambridge. It is not well served by existing public transport and whilst it is fairly close to Whittlesford Bridge railway station, it is not close enough for this to be a realistic and accessible option for local travel into Cambridge, but is likely to attract commuters to Stansted and London. The policy principle is for development in the Cambridge area to meet the needs of the successful Cambridge Phenomenon and not the needs of areas further to the south which should meet their own needs close to where they arise.



**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

8953 - The Fairfield Partnership Object PPG3 provides advice in Annex C that where the footprint of a building only occupies a proportion of the site, and the remainder is open land, redevelopment should not normally occur to the boundary of the curtilage. This is particularly important when the open land already performs a planning function, for example green separation between two settlements. The policy is too simplistic and provides no flexibility for the retention of open land within the curtilage of a previously developed site, such as the former MoD Barracks at Oakington, which serves an existing planning function including green separation.

Objective ST/k seeks to maximise the use of brownfield land in the development of Northstowe to minimise the use of greenfield land in accordance with national guidance in PPG3. PPG3 Annex C is particularly relevant in the context of considering a specific redevelopment proposal for a single brownfield site. In the context of deciding the most appropriate location for a new settlement which will be significantly larger than any available brownfield land, then the emphasis is on making best use of the whole of the brownfield site, compatible with achieving a good development and meeting other planning objectives such as maintaining village character of nearby rural settlements. The Northstowe Area Action Plan includes policies which maximise use of brownfield land at Oakington Airfield, whilst also ensuring adequate separation from nearby villages.

9463 - English Partnerships Object The word 'small' should be deleted from the reference to the new town.

The wording "small town" reflects that in Structure Plan Policy P1/1.

11442 - Bellway Homes Support The high quality Rapid Transit System will improve the sustainability of settlements along its corridor, including Swavesey.

Support noted.

**ST/e**

7950 - Arlington Development Services Ltd Support The general principle of ensuring that development is in keeping with its surrounding environment, however, it should be noted that this desire should not prevent innovation in new design development. We believe that it is very important for development to show progress in design which meets the needs of new generations.

Support noted. Policy DP/2 will ensure all development is of high quality design and provided the development integrates with its surroundings it does not preclude innovative design.

9680 - Foxton Parish Council Support ST/e.

Support noted.

**ST/f**

7954 - Arlington Development Services Ltd Support Continued infrastructure investment should be made to ensure that the necessary infrastructure support is put in place to meet existing and future needs as far as possible.

Support noted. New development will be required to meet the needs of its residents, in accordance with policies DP/1 and DP/3. This may include on-site provision or financial contributions, of a scale and kind to the proposed development, and may benefit existing residents. The District Council is working closely with Cambridgeshire Horizons on the provision of the necessary infrastructure to support growth.

7951 - Arlington Development Services Ltd Support We also recognise the importance of an enhanced infrastructure network and more specifically the need to ensure that continued investment is made to the local infrastructure to meet the needs of the expanded population.

Support noted.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****ST/g**

10034 - Bellway Homes	Object	Policy ST/G should include a definition of 'climate-proofed'.	"Climate proofed" is explained at paragraph 8.2.	Add definition of "climate proofed" to the Glossary.
8952 - The Fairfield Partnership	Object	The policy sets out one of the objectives of the Local Development Framework and in principle is acceptable. However, it is vague in stating that new development should be 'climate proofed' since there is no explanation of what this actually means. Proposed Amendment - The wording after 'issues' should be deleted.	"Climate proofed" is explained at paragraph 8.2.	Add definition of "climate proofed" to the Glossary.

**10974 - Cambridgeshire County Council**

Support ST/g - Welcome strategic consideration of climate change mitigation and adaptation. Strongly support this objective.

Support noted.

**ST/h****7952 - Arlington Development Services Ltd**

Support

Cambridge is a world leader in research and technology based industries, higher education and research. This ensures a constant stream of highly skilled and capable workers which in turn makes a significant contribution to local employment and economic growth within the Cambridge area. Arlington supports the District Council's important commitment to this cause and believes that this and the desire to capture these skilled workers through further office development in the area should remain an important theme for future planning policy.

Support noted.

**9771 - Anglia Polytechnic University Support**

Support noted.

Anglia Polytechnic University (APU) is intent upon improving and expanding its presence in Cambridge as an accessible higher education facility, thereby contributing to the world-wide reputation of Cambridge as an educational centre of excellence.

APU supports Objective ST/h in the context of its expansion plans and the need to overcome the current inadequacies of its East Road Campus.

**10195 - Chancellor, Masters & Scholars of the University of Cambridge**

Support

Support noted.

The University welcomes the inclusion as part of the Strategic Vision and the chapter on the Economy of the 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 of clusters. The University would expect that planning applications which seek to strengthen the Cambridge Area's position as a world leader in these respects will be supported by the Council.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****ST/i**

7868 - Ramblers Association [Cambridge Group]

Object

We are concerned by the apparently low priority given to informal access to recreation and the countryside for a wide variety of reasons and purposes, through the existing and possible network of Rights of Way. Such access has implications for Health; Transportation; Education; as well as Countryside Recreation and Natural Bio-diversity.

Objective ST/i requires increased access to the countryside as an integral part of all new development. This is also incorporated into a number of policies, including TR/4 and the Area Action Plans for the major development locations.

10956 - Cambridgeshire County Council

Object

In general would comment that whilst LDF has certainly attempted to pick up on some of the aspects of countryside access covered in the Cambridgeshire and Peterborough Structure Plan, there is still little express inclusion of policies to protect and improve public rights of way network corresponding to the Structure Plan policies P8/9 and P4/2.

Policies TR/1 and TR/4 require adequate provision for non-car modes, including walking and cycling, and ensures that the rights of way network is not undermined. The Area Action Plans for the major development sites also require provision as an integral part of the development. The policies in the LDF will be read together, so there is no need to duplicate policies.

7870 - Ramblers Association [Cambridge Group]

Object

We welcome the mention of access to the countryside, but would ask that it is seen in a very much wider context than natural Bio-diversity. It is the informal access to the countryside for a variety of purposes and reasons which concerns us, and we believe that it needs and deserves to be a specific objective in its own right.

Improved access to the countryside is an important objective and is covered in Objective ST/i, which states that "opportunities for increased access to the countryside and enjoyment of biodiversity should be viewed as integral requirements of new development." Objective ST/b also refers to meeting needs for recreation, which can also include access to the countryside. Some issues have had to be grouped otherwise this would create a very long list of objectives, contrary to the principles of succinct plans in PPS12. This does not in any way lessen the importance of the objective.

9716 - Royal Society for Protection of Birds

Support

The RSPB support objective ST/i. However, it should be explicit in the objective that new developments will be expected to protect and enhance existing biodiversity and contribute towards creating new areas of habitat capable of supporting biodiversity and also delivering significant additional public benefit through new rights of way provision.

Support noted. This is already explicit in Objective ST/i and amplified in the Natural Environment Chapter of the Development Control Policies DPD.

10975 - Cambridgeshire County Council

Support

ST/i - Welcome inclusion of "increased access to the countryside should be viewed as integral requirements of new development".

Support noted.

**ST/j**

7871 - Ramblers Association [Cambridge Group]

Support

We believe that mention could be made here of enhancing informal access to the countryside landscape, as well as preserving it.

Objective ST/i requires increased access to the countryside as an integral part of all new development.

**Representations**

**Nature Representation Summary**

**Councils' Assessment**

**Change to Draft DPD**

ST/k

7929 - Country Land & Business Association (CLA)

Object

Subject to the provision of adequate development to meet the proper needs of rural communities and businesses (on which we make comments later), the CLA supports the policy to locate development to maximise the use of brownfield land and to minimise the erosion of the countryside.

The development strategy in the LDF is in accordance with the adopted Structure Plan, locating development in the more sustainable locations in the sequence and reusing brownfield sites within the built-up areas. Other than at the urban extensions to Cambridge, the use of greenfield sites will be resisted.

8946 - The Fairfield Partnership

Object

PPG3 states that where the footprint of a building only occupies a proportion of the site, and the remainder is open land, redevelopment should not normally occur to the boundary of the curtilage. This is particularly important when the open land already performs a planning function, for example green separation between two settlements. Policy ST/k is too simplistic since it provides no flexibility to retain open land which serves an existing planning function even though it forms part of the curtilage of a previously developed site.

Objective ST/k seeks to maximise the use of brownfield land to minimise the use of greenfield land in accordance with national guidance in PPG3. The development strategy sets out the location of development in accordance with Structure Plan policies P1/1 and P9/2. The development strategy only permits redevelopment on brownfield sites within village frameworks. Where redevelopment is permitted, policies such as DP/2 will ensure a high quality of design is achieved and the local character is respected. Any proposals for brownfield sites outside frameworks will be considered on their merits against the development strategy and guidance in PPG3, including the appropriate extent of development.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10428 - Harcourt Developments Ltd. 10442 - Martin Grant Homes Ltd 10418 - Martin Grant Homes Ltd 10452 - Centex Strategic Land	<p>Object</p> <p>The Council's housing distribution strategy fails to accord with the sequential approach to housing in PPG3, which establishes the brownfield first principle except where previously developed sites perform so poorly in relation to sustainability criteria so as to preclude their use for housing before a particular greenfield site.</p> <p>On this basis, we propose an amendment to ST/k: "To locate development where it will ensure maximum use of previously developed land in sustainable locations and minimise loss of countryside and the best and most versatile agricultural land, unless greenfield sites are considered more sustainable alternatives when considered against the requirements set out in PPG3".</p>	<p>RSS6 and the Structure Plan set the development strategy for the Cambridge area having taken into account PPG3 and determining that a strategy that focuses large scale development in and on the edge of Cambridge and in a new town close to Cambridge is the most sustainable form of development to best meet the needs of the area. The Structure Plan also identifies a limited proportion of development in South Cambs at identified Rural Centres. Objective ST/k therefore recognises the overarching development strategy but also recognises the parallel objective of making best use of previously developed land. The majority of the major developments include the re-use of previously developed land, such as Oakington Airfield and Cambridge Airport and the North Works site north of Newmarket Road. Structure Plan Policy P1/1 state that when selecting sites, consideration should be given to the reuse of brownfield sites within settlements, then on other sites within settlements, and only then on the periphery of settlements giving priority to previously developed sites. In determining the strategy for the rural area, the Council undertook an Urban Capacity Study, which provides land supply calculations, including consideration of windfall potential through sites within the village frameworks, and demonstrates that allocation of additional housing outside the Rural Centres is not required. Therefore, the Council does not need to consider the redevelopment of brownfield sites outside of the village frameworks, the final stage in the selection process. Any proposals for brownfield sites outside frameworks will be considered on their merits against the development strategy and guidance in PPG3.</p>	<p>Support noted. Paragraphs 2.40 - 2.45 and Figure 4 illustrate the employment land supply and demonstrate the LDF has sufficient employment allocations.</p>
7953 - Arlington Development Services Ltd	<p>Support</p> <p>Support the District Council's desire to maximise the use of previously developed land and minimise loss of countryside and the best and most versatile agricultural land. It is however essential to ensure that there is a constant supply of employment sites to contribute to economic development which may require a review of the existing Green Belt boundary. Arlington would also like to see that existing opportunities on brownfield sites are not overlooked.</p>	<p>Support noted. Paragraphs 2.40 - 2.45 and Figure 4 illustrate the employment land supply and demonstrate the LDF has sufficient employment allocations.</p>	<p>Support noted.</p>
10291 - Huntsman Advanced Materials	<p>Support</p> <p>We support the objectives in Policy ST/b and Policy ST/k which seeks to locate development where it will ensure the maximum use of previously developed land and minimise the loss of countryside.</p>	<p>Support noted.</p>	<p>Support noted.</p>

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****2.3**

9222 - Defence Lands Ops North  
(Waterbeach Barracks)

Object

Land at Waterbeach Barracks. It is considered that in order to highlight the availability of Waterbeach Barracks for development within the plan period and the RSS period up to 2021, a new policy should be included in the plan to state: 'There is potential for 6,000 units, and up to 10,000 by 2021 to be provided at a new settlement at Waterbeach Barracks, in order to meet development needs in the District. The land should be safeguarded for development as a new settlement, which can be extended within the next plan period up to 2021.'

The adopted RSS6 and Structure Plan propose a new settlement in the period to 2016. The Structure Plan locates this at Longstanton/Oakington. In view of the urgency to bring forward and implement the Cambridge Sub Region strategy, the first tranche of LDF documents implement the adopted strategy. The emerging draft RSS14 does not propose any further new settlements in the sub region to 2021. Whilst it is recognised that the Panel at the Structure Plan EIP made comments about the potential suitability of Waterbeach for a new settlement, there is no strategic context for any allocation in this plan and this issue would need to be considered further as part of a future review of the development strategy for the Cambridge area. The Council's view is that the priority must be on the delivery of the current strategy and to allow that new development to "bed in" and community identity to become established and to assess the impact of the current planned scale of development on Cambridge and the surrounding area before any consideration of any further new settlements close to Cambridge.

10033 - 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 dwelling requirement between 2001-2021 in the East of England Plan which may be adopted by the time this Development Plan Inquiry ends. Particularly given that other policies in the Council's LDF Documents refer directly to the content of the East of England Plan (RSS14). Furthermore, the Government's proposed changes to PPG3 (July 2005) now advocate provision for 15 years housing land supply in Development Plans.

The plan period to 2016 is too short. A period of circa 10 years will not address the long-term development requirements of this major growth sub-region. Whilst the Structure Plan has an end-date of 2016 the new RSS, the East of England Plan has an end date of 2021 and should be taken into account given that it should be approved during 2006.



**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10330 - Huntsman Advanced Materials	<p>Object</p> <p>Whilst the Council may determine it necessary to release Green Belt land to meet the housing requirement, in our view the Council should be looking to minimise the extent of land to be released by maximising housing supply on more appropriate sites, particularly previously developed brownfield sites.</p>	<p>The sequence to development detailed in Structure Plan Policies P1/1 and P9/2, which clearly states that development should be accommodated through an expansion of Cambridge, the creation of a small town (Northstowe) and a limited proportion of development at the identified Rural Centres. Policy ST/1 is therefore in accordance with this approach, with the majority of development to be accommodated at the major development sites at Northstowe and the urban extensions to Cambridge. The development of these sites will include the re-use of previously developed land, such as Oakington Airfield and Cambridge Airport and the North Works site north of Newmarket Road. Policy P1/1 goes on to state that when selecting sites, consideration should be given to the reuse of brownfield sites within settlements, then on other sites within settlements, and only then on the periphery of settlements giving priority to previously developed sites. In determining the strategy for the rural area, the Council undertook an Urban Capacity Study, which provides land supply calculations, including consideration of windfall potential through sites within the village frameworks, and demonstrates that allocation of additional housing outside the Rural Centres is not required. Therefore, the Council does not need to consider the redevelopment of brownfield sites outside of the village frameworks, the final stage in the selection process.</p>
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**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****ST/1 Housing Provision**

10329 - Huntsman Advanced Materials

Object

Whilst the Council may determine it necessary to release Green Belt land to meet the housing requirement, in our view the Council should be looking to minimise the extent of land to be released by maximising housing supply on more appropriate sites, particularly previously developed brownfield sites.

The sequence to development detailed in Structure Plan Policies P1/1 and P9/2, which clearly states that development should be accommodated through an expansion of Cambridge, the creation of a small town (Northstowe) and a limited proportion of development at the identified Rural Centres. Policy ST/1 is therefore in accordance with this approach, with the majority of development to be accommodated at the major development sites at Northstowe and the urban extensions to Cambridge. The development of these sites will include the re-use of previously developed land, such as Oakington Airfield and Cambridge Airport and the North Works site north of Newmarket Road. Policy P1/1 goes on to state that when selecting sites, consideration should be given to the reuse of brownfield sites within settlements, then on other sites within settlements, and only then on the periphery of settlements giving priority to previously developed sites. In determining the strategy for the rural area, the Council undertook an Urban Capacity Study, which provides land supply calculations, including consideration of windfall potential through sites within the village frameworks, and demonstrates that allocation of additional housing outside the Rural Centres is not required. Therefore, the Council does not need to consider the redevelopment of brownfield sites outside of the village frameworks, the final stage in the selection process.

10368

Object

The amount of growth included for a minor service village should be increased to at least 50 or more dwellings in line with the services and facilities that the village possesses and to reduce the need for the amount of housing at Northstowe. Indeed if appropriate larger villages are identified for further growth, the need for Northstowe could be substantially reduced, or even rescinded.

The sequence to development detailed in Structure Plan Policies P1/1 and P9/2, which clearly states that development should be accommodated through an expansion of Cambridge, the creation of a small town (Northstowe) and a limited proportion of development at the identified Rural Centres. This distribution accords with the housing sequence in PPG3, emphasising the need to maximise development in the more sustainable locations. Therefore, reallocation of housing down the sequence and down the settlement hierarchy would be contrary to policy. Minor Rural Centres, did not meet the criteria to be designated a Rural Centre as they have a poorer level of services and facilities. As a result, development in Minor Rural Centres would be less sustainable and it is appropriate to limit development to a scale appropriate to the village.



**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10280 - Stannifer	Object	Policy ST/1 does not have regard to the Sustainable Communities Plan and the increase in housing provision emerging from RSS14. Notwithstanding this fact, the housing provision made in the LDD will not be delivered by 2016. The release of the green belt sites around Cambridge is constrained by the need to complete the review of the green belt, the need to complete Masterplans and the need to provide infrastructure. Similarly, the development of Northstowe is being delayed by the RTS proposals and the need to improve the A14.	The development strategy in the LDF plans for development to 2016 in accordance with the adopted and saved Structure Plan 2003. The emerging Regional Spatial Strategy (RSS14) covers a longer period to 2021, and is beyond the scope of this LDF. Policy ST/7 sets out the phasing of housing land to ensure a continuous supply over the plan period. The detail for each of the major development locations is contained in the Area Action Plans, which take into account of factors such as the review of the Green Belt and A14 improvements. Policy ST/8 and the Annual Monitoring Report will ensure the policies remain relevant and ensure an adequate and continuous supply of housing and employment land is available throughout the plan period.
10204 - Chancellor, Masters & Scholars of the University of Cambridge	Object	The University objects to the fact that there is no indicative housing total shown for housing on land to be removed from the Green Belt between Huntingdon Rd and Madingley Rd.  While land will not be released here until the University can demonstrate need, the Masterplanning work that the University has been undertaking suggests that land for up to 1,400 houses in the District could be required and provided up to 2016 and beyond. Figure 1 should be amended to show this indicative figure.	The Cambridge North West Area Action Plan (AAP) is not part of the first tranche of DPDs. As a result, the detail has not been worked up and it is not possible to include housing figures for this site it within the Core Strategy. Once the AAP is produced, the figures will be incorporated into a review of the Core Strategy. This is explained in Note 2 to Figure 1.
10031 - House Builders Federation	Object	The University would also wish the housing totals in Policy ST/1 to reflect the approach outlined in the Barker Report : Recommendation 9 (see over)  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 dwelling requirement between 2001-2021 in the East of England Plan which may be adopted by the time this Development Plan Inquiry ends. Particularly given that other policies in the Council's LDF Documents refer directly to the content of the East of England Plan (RSS14). Furthermore, the Government's proposed changes to PPG3 (July 2005) now advocate provision for 15 years housing land supply in Development Plans.	The development strategy in the LDF plans for development to 2016 in accordance with the adopted and saved Structure Plan 2003. The emerging Regional Spatial Strategy (RSS14) covers a longer period to 2021, and is beyond the scope of this LDF.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10607 - David Wilson Estates      Object      Following an assessment of the Housing Land Supply figures, it is considered that there will be a shortfall for the authority in seeking to meet the local housing requirement figure to 2016. The authority is specifically referred to objections 3 and 5, which detail in full the justification for this objection. In summary, it is considered that there would be a shortfall of some 4,776 dwellings at Northstowe by 2016, together with an outstanding housing requirement of 740 dwellings in relation to the housing allocations in rural areas. Accordingly, a total of 5,516 dwellings are required to be reallocated to more appropriate sites, base on the settlement hierarchy.

Policy P9/1 of the Structure Plan provides a clear indication of the distribution of housing within each of the districts and Policy ST/1 accords with this, and greater detail of the breakdown is provided in Figures 1 to 3. Policy ST/7 sets out the phasing of housing land to ensure a continuous supply over the plan period. The detail for each of the major development locations is contained in the Area Action Plans. Policy ST/8, the housing trajectory and the Annual Monitoring Report will ensure the policies remain relevant and ensure an adequate and continuous supply of housing land is available throughout the plan period. The Council has undertaken further work on the rural housing numbers, including the production of a housing trajectory. As part of this work the Council revisited the housing allocations rolled forward from Local Plan 2004 and deleted the sites with planning permission at March 2005 (as these are now counted as commitments), deleted those allocations in the less sustainable settlements that cannot be relied upon to come forward for development in the plan period, and updated the housing land supply information with data to the end of March 2005. The Council is able to demonstrate sufficient housing land supply to meet the remainder of the requirement in the rural area.

10425 - Harcourt Developments Ltd.      Object      A number of concerns regarding the soundness and appropriateness of the Council's approach to the emerging housing strategy. Particularly concerned as to the ability of the proposed housing allocations to deliver the requisite dwelling numbers during the plan period, and consider that unless additional housing allocations are proposed through the plan process, there is likely to be a material shortfall in housing completions to 2016 in accordance with Structure Plan requirements. Particularly concerned that the major development sites will not deliver and lead to an under provision of 32%, requiring new allocations, such as client's land at Cambourne.

Policy P9/1 of the Structure Plan provides a clear indication of the distribution of housing within each of the districts and Policy ST/1 accords with this and greater detail of the breakdown is provided in Figures 1 to 3. Policy ST/7 sets out the phasing of housing land to ensure a continuous supply over the plan period. The detail for each of the major development locations is contained in the Area Action Plans. Policy ST/8, the housing trajectory and the Annual Monitoring Report will ensure the policies remain relevant and ensure an adequate and continuous supply of housing land is available throughout the plan period.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9342	Object	Further housing allocations in appropriate, sustainable locations, such as Great Abington, need to be made if the District Council is to achieve anywhere near the proposed 20,000 dwelling completions in the District by the year 2016, as required by the Structure Plan.	Policy P9/1 of the Structure Plan provides a clear indication of the distribution of housing within each of the districts and Policy ST/1 accords with this, and greater detail of the breakdown is provided in Figures 1 to 3. Policy ST/7 sets out the phasing of housing land to ensure a continuous supply over the plan period. The detail for each of the major development locations is contained in the Area Action Plans. Policy ST/8, the housing trajectory and the Annual Monitoring Report will ensure the policies remain relevant and ensure an adequate and continuous supply of housing land is available throughout the plan period. The Council has undertaken further work on the rural housing numbers, including the production of a housing trajectory. As part of this work the Council revisited the housing allocations rolled forward from Local Plan 2004 and deleted the sites with planning permission at March 2005 (as these are now counted as commitments), deleted those allocations in the less sustainable settlements that cannot be relied upon to come forward for development in the plan period, and updated the housing land supply information with data to the end of March 2005. The Council is able to demonstrate sufficient housing land supply to meet the remainder of the requirement in the rural area. The detailed housing land supply information is included in the report to Council on 15th November 2005.
10270	Object	The Adopted Structure Plan 2003 identifies a requirement to provide 20,000 additional homes in South Cambridgeshire between 1999 and 2016. Whilst Policy P9/1 on housing distribution does provide an "indicative" distribution, both between districts and within them between urban, green belt review, new settlement and rural areas, it does not follow that "taking a sequential approach to development means that if more development can be located in and on the edge of Cambridge than the Structure Plan envisaged then the amount of development in villages will be correspondingly lower".	Policy P9/1 of the Structure Plan provides a clear indication of the distribution of housing within each of the districts and Policy ST/1 accords with this. This distribution accords with the housing sequence in PPG3, emphasising the need to maximise development in the more sustainable locations. The strategy allocates the single largest proportion of the development (9,600 dwellings), nearly half of the housing requirement of 20,000 dwellings in the period 1999-2016, to the rural area.
10731 - Countryside Properties (Special Projects) Plc	Object	These objections relate to: (b) Policy ST1, in respect of the unrealistic reliance on achieving 6,000 units at Northstowe in the Plan period;	Policy ST/8 the housing trajectory to be included in the submission DPD and the Annual Monitoring Reports will ensure the policies remain relevant and ensure an adequate and continuous supply of housing land is available throughout the plan period. Policy ST/7 sets out the phasing of housing land to ensure a continuous supply over the plan period. The detail for Northstowe is contained in the Area Action Plan.

**Representations**

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10646 - Munro Group Ltd  
 Object We have serious reservations regarding the ability to meet the target of providing 20,000 additional homes in South Cambridgeshire between 1999 -2016, based on unrealistic assumptions regarding the implementation of feasibility and timescale of implanting the large scale urban extensions as outlined in figure 1 of the core strategy. Against this backdrop far greater flexibility is required within the smaller Rural and Minor Rural Centres in allocating land and amending the development frameworks in anticipation of a significant shortfall in the implementation of housing. This includes Waterbeach.

The DPDs make adequate and appropriate housing provision in accordance with the Structure Plan and adopted and emerging RSS. Policy ST/8, the housing trajectory and the Annual Monitoring Reports will ensure the policies remain relevant and ensure an adequate and continuous supply of housing land is available throughout the plan period. The adopted RSS6 and Structure Plan propose a new settlement in the period to 2016. The Structure Plan locates this at Longstanton/Oakington. In view of the urgency to bring forward and implement the Cambridge Sub Region strategy, the first tranche of LDF documents implement the adopted strategy. The emerging draft RSS14 does not propose any further new settlements in the sub region to 2021. Whilst it is recognised that the Panel at the Structure Plan EIP made comments about the potential suitability of Waterbeach for a new settlement, there is no strategic context for any allocation in this plan and this issue would need to be considered further as part of a future review of the development strategy for the Cambridge area. The Council's view is that the priority must be on the delivery of the current strategy and to allow that new development to "bed in" and community identity to become established and to assess the impact of the current planned scale of development on Cambridge and the surrounding area before any consideration of any further new settlements close to Cambridge.

9529 - GO-East  
 Object Also in terms of delivery, we would expect each of the DPDs that have a bearing on housing delivery to include a housing trajectory in accordance with PPS12 (paragraph 4.25).

Agree. A housing trajectory will be included in the Submission LDF.

Include a Housing Trajectory in the Core Strategy DPD that examines delivery of housing numbers in the LDF, and include relevant elements in the Site Specific Policies DPD, and Area Action Plans.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10689 - Cambridgeshire Recycling Object

The Council has not demonstrated that enough land is genuinely available, through the LDF process, to meet the Structure Plan housing requirement to 2016.

Policy P9/1 of the Structure Plan provides a clear indication of the distribution of housing within each of the districts and Policy ST/1 accords with this, and greater detail of the breakdown is provided in Figures 1 to 3. Policy ST/7 sets out the phasing of housing land to ensure a continuous supply over the plan period. The detail for each of the major development locations is contained in the Area Action Plans. Policy ST/8, the housing trajectory and the Annual Monitoring Report will ensure the policies remain relevant and ensure an adequate and continuous supply of housing land is available throughout the plan period. The Council has undertaken further work on the rural housing numbers, including the production of a housing trajectory. As part of this work the Council revisited the housing allocations rolled forward from Local Plan 2004 and deleted the sites with planning permission at March 2005 (as these are now counted as commitments), deleted those allocations in the less sustainable settlements that cannot be relied upon to come forward for development in the plan period, and updated the housing land supply information with data to the end of March 2005. The Council is able to demonstrate sufficient housing land supply to meet the remainder of the requirement in the rural area. The detailed housing land supply information is included in the report to Council on 15th November 2005.

10964 - Mrs A J Johnson and Mr B Moore Object

We do not consider that there is any realistic prospect (see paragraph 2.5) of the draft Core Strategy DPD or the Council's approach resulting in the provision of 'approximately 20,000 new homes' in the period 1999 - 2016. Simply stated, this is partly because the Council is sailing far too close to the wind in terms of the assumptions that it is making on the likely delivery of historic allocations, consents, and windfall sites. There is also, in our opinion, no prospect whatsoever of the 4,400 homes proposed for the edge of Cambridge, or the 6,000 homes proposed at the new town of Northstowe actually coming forward by 2016. In light of this, and in order to secure a 'continuous supply' of housing land, the District Council should make urgent plans to increase significantly the number of housing allocations in a variety of locations around the District, in order to ensure that the Structure Plan figure is - if not met - then at the very least, approached.

Policy P9/1 of the Structure Plan provides a clear indication of the distribution of housing within each of the districts and Policy ST/1 accords with this. This distribution accords with the housing sequence in PPG3, emphasising the need to maximise development in the more sustainable locations. Policy ST/7 sets out the phasing of housing land to ensure a continuous supply over the plan period. The detail for each of the major development locations is contained in the Area Action Plans. Policy ST/8, the new Monitoring chapter and the Annual Monitoring Report will ensure the policies remain relevant and ensure an adequate and continuous supply of housing land is available throughout the plan period. Figure 3 provides housing land supply information demonstrating that the outstanding rural housing requirement between March 2005 and 2016 is 1,087 dwellings. The remaining development at a limited number of housing allocations carried forward from Local Plan 2004 and at Cambourne, to achieve an overall density across the settlement of 30 dph, will more than accommodate this requirement. Therefore, the allocation of additional housing is not required.



**Representations**

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**Councils' Assessment**

**Change to Draft DPD**

11223 - Cambourne Parish Council	Object	There should be clarification as how the average density is pegged at 30 dph and not at a higher rate as defined by PPG3 and within HG/1 & SP/18. If the latter was the case the increase in development would be nearer the 1,500 turned down by the Inspector as premature. Accordingly reference to the review of the Cambourne Masterplan in accordance with the increased density should be incorporated in ST/1. It is of particular importance to clarify this as HG/1 recommends higher average net density of over 40 dph in more sustainable locations; this is the type of location that Cambourne is identified as.	Cambourne was originally planned in the late 1980s/early 1990s and in a very different policy context than that applying today. It is difficult to change approach in the planning of a new village so far through it's implementation in a way that reflects changed policy priorities but without undermining the character and nature of the village as originally planned. The original density of housing development at Cambourne was below the 30dph minimum required by changes in national policy and contained in the Structure Plan. The Council has accepted in its draft LDF documents that it would be appropriate for the remaining areas of Cambourne, within the village frameworks identified as part of the original permission, to be developed at higher densities to reflect that change in national policy such that the average net density of Cambourne as a whole is raised to 30dph. Because this involves a significant increase of around 700 dwellings, it is also essential that any proposals provide for the necessary additional services and facilities to serve the additional population. It is considered that Policy SP/18 in the Site Specific Policies DPD should be revised to clarify the Council's intentions for additional dwellings at Cambourne.	Revise 1st sentence of Policy SP/18 to read:  "Development of the remainder of Cambourne will be at residential densities SUCH THAT THE OVERALL NET DENSITY OF CAMBOURNE AS A WHOLE IS APPROXIMATELY 30DPH....."  Revise paragraph 11.29 by deleting the 2nd and 3rd sentences and replacing to read:  "...At Cambourne the remaining areas within the village frameworks, should be developed at higher densities than the earlier parts of the development to reflect changes in national policy towards higher residential densities, such that the average net density of Cambourne as a whole is raised to 30dph....."
10401	Object	Policy ST/1 should be amended to read as follows: 'Through its housing allocations, the District Council will seek to make provision for approximately 20,000 new homes in South Cambridgeshire during the period 1999 - 2016. This is unlikely to include all of the required 4,400 homes proposed on sites on the edge of Cambridge, or the 6,000 proposal at the new town of Northstowe as provided for in the 2003 Structure Plan. Accordingly, significant additional allocations will be made in the rural area, in rural Centres and other villages, (including Minor Rural Centres) in order to attempt to achieve the Structure Plan target figure of 20,000 new homes.'	Policy P9/1 of the Structure Plan provides a clear indication of the distribution of housing within each of the districts and Policy ST/1 accords with this and greater detail of the breakdown is provided in Figures 1 to 3. Policy ST/7 sets out the phasing of housing land to ensure a continuous supply over the plan period. The detail for each of the major development locations is contained in the Area Action Plans. Policy ST/8, the housing trajectory and the Annual Monitoring Report will ensure the policies remain relevant and ensure an adequate and continuous supply of housing land is available throughout the plan period.	

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10633 - Spicers Ltd  
10658 - Atkins Property  
Development Ltd

Object

By interrogating the Council's housing land supply calculations there appears to be a shortfall of 5,516 dwellings which will need to be reallocated to appropriate sites if these are to be delivered by 2016.

Policy P9/1 of the Structure Plan provides a clear indication of the distribution of housing within each of the districts and Policy ST/1 accords with this, and greater detail of the breakdown is provided in Figures 1 to 3. Policy ST/7 sets out the phasing of housing land to ensure a continuous supply over the plan period. The detail for each of the major development locations is contained in the Area Action Plans. Policy ST/8, the housing trajectory and the Annual Monitoring Report will ensure the policies remain relevant and ensure an adequate and continuous supply of housing land is available throughout the plan period. The Council has undertaken further work on the rural housing numbers, including the production of a housing trajectory. As part of this work the Council revisited the housing allocations rolled forward from Local Plan 2004 and deleted the sites with planning permission at March 2005 (as these are now counted as commitments), deleted those allocations in the less sustainable settlements that cannot be relied upon to come forward for development in the plan period, and updated the housing land supply information with data to the end of March 2005. The Council is able to demonstrate sufficient housing land supply to meet the remainder of the requirement in the rural area.

9528 - GO-East

Object

We think that the Core Strategy and other DPDs will need to include a clearer and more robust implementation and monitoring framework that should set out how delivery will be achieved and measured. Clearly, we recognise that this is not possible in a detailed manner for developments that will be phased towards the end of the Structure Plan period, such as the majority of the Cambridge East development. However, we would expect the Core Strategy to include a commentary on when the sites are expected to come forward for development, the anticipated delivery timescales, as well as some of the main dependencies, risks to delivery and any contingencies. This overall implementation framework should then be built on in further detail in respect of the main sites through the AAPs and allocations DPD.

It is agreed that the submission Core Strategy will include a new phasing and delivery chapter which addresses the mechanisms for delivering the development strategy, including the role of Cambridgeshire Horizons as the delivery vehicle. It will include a housing trajectory which will estimate the potential implementation of development. It will also include a new monitoring chapter which draws from the Monitoring Strategy and includes indicators against which the Council's Annual Monitoring Report will test the implementation of the LDF, as required under the new plan making system.

8382 - Ashwell (Barton Road)  
Limited

Object

The figures promoted within the policy should not be finalised until the emerging RSS Panel has reported.

The plan period to 2016 is too short. A period of circa 10 years will not address the long-term development requirements of this major growth sub-region. Whilst the Structure Plan has an end-date of 2016 the new RSS, the East of England Plan has an end date of 2021 and should be taken into account given that it should be approved during 2006.

Include new chapter 3 Phasing and Delivery, incorporating the existing section Phasing of Housing Land, comprising Policy ST/7 and it's supporting text which should be moved from Chapter 2.

Include new chapter 4 Monitoring to incorporate Policy ST/8 and supporting text and amplified to include a range of indicators drawn from the Monitoring Strategy and provide supporting text.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9049 - Foregreen Developments Ltd  
 Object Further housing allocations in appropriate, sustainable locations, such as Waterbeach, need to be made if the District Council is to achieve anywhere near the proposed 20,000 dwelling completions in the District by the year 2016, as required by the Structure Plan.

The DPDs make adequate and appropriate housing provision in accordance with the Structure Plan and adopted and emerging RSS. Policy ST/8, the housing trajectory and the Annual Monitoring Reports will ensure the policies remain relevant and ensure an adequate and continuous supply of housing land is available throughout the plan period. The adopted RSS6 and Structure Plan propose a new settlement in the period to 2016. The Structure Plan locates this at Longstanton/Oakington. In view of the urgency to bring forward and implement the Cambridge Sub Region strategy, the first tranche of LDF documents implement the adopted strategy. The emerging draft RSS14 does not propose any further new settlements in the sub region to 2021. Whilst it is recognised that the Panel at the Structure Plan EIP made comments about the potential suitability of Waterbeach for a new settlement, there is no strategic context for any allocation in this plan and this issue would need to be considered further as part of a future review of the development strategy for the Cambridge area. The Council's view is that the priority must be on the delivery of the current strategy and to allow that new development to "bed in" and community identity to become established and to assess the impact of the current planned scale of development on Cambridge and the surrounding area before any consideration of any further new settlements close to Cambridge.

9211 - Defence Lands Ops North (Waterbeach Barracks)

Object

Land at Waterbeach Barracks.

On behalf of DE it is considered that Waterbeach Barracks should be recognised, after Northstowe, as a suitable location for substantial housing development. It is previously developed land, and would safeguard other, more sensitive sites in the Cambridge Sub-Region, from development until they are actually required, as well as provide a location for development should the urban extension sites fail to come forward. The Commitment to a new settlement at Northstowe does not preclude consideration being given to a second new settlement to meet RSS growth requirements for Cambridge, nor does it diminish its potential advantages.

The adopted RSS6 and Structure Plan propose a new settlement in the period to 2016. The Structure Plan locates this at Longstanton/Oakington. In view of the urgency to bring forward and implement the Cambridge Sub Region strategy, the first tranche of LDF documents implement the adopted strategy. The emerging draft RSS14 does not propose any further new settlements in the sub region to 2021. Whilst it is recognised that the Panel at the Structure Plan EIP made comments about the potential suitability of Waterbeach for a new settlement, there is no strategic context for any allocation in this plan and this issue would need to be considered further as part of a future review of the development strategy for the Cambridge area. The Council's view is that the priority must be on the delivery of the current strategy and to allow that new development to "bed in" and community identity to become established and to assess the impact of the current planned scale of development on Cambridge and the surrounding area before any consideration of any further new settlements close to Cambridge.



**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

8763

Object

Further housing allocations in appropriate, sustainable locations, such as Willingham, need to be made if the District Council is to achieve anywhere near the proposed 20,000 dwelling completions in the District by the year 2016, as required by the Structure Plan.

Policy P9/1 of the Structure Plan provides a clear indication of the distribution of housing within each of the districts and Policy ST/1 accords with this, and greater detail of the breakdown is provided in Figures 1 to 3. Policy ST/7 sets out the phasing of housing land to ensure a continuous supply over the plan period. The detail for each of the major development locations is contained in the Area Action Plans. Policy ST/8, the housing trajectory and the Annual Monitoring Report will ensure the policies remain relevant and ensure an adequate and continuous supply of housing land is available throughout the plan period. The Council has undertaken further work on the rural housing numbers, including the production of a housing trajectory. As part of this work the Council revisited the housing allocations rolled forward from Local Plan 2004 and deleted the sites with planning permission at March 2005 (as these are now counted as commitments), deleted those allocations in the less sustainable settlements that cannot be relied upon to come forward for development in the plan period, and updated the housing land supply information with data to the end of March 2005. The Council is able to demonstrate sufficient housing land supply to meet the remainder of the requirement in the rural area. The detailed housing land supply information is included in the report to Council on 15th November 2005.

10373 - J W Burgess &amp; Son

Object

It is our view that Swavesey should be promoted in the hierarchy and the amount of land allocated at Northstowe could be reduced. We do not accept that Swavesey and other similar villages are not in sustainable locations. Indeed, the factors in support of this proposal indicate that it is a totally sustainable location and further development can be accommodated within the framework of the village. Indeed if that was applied to other sustainable locations, the concept of the new village of Northstowe could probably be deleted in its entirety.

The sequence to development detailed in Structure Plan Policies P1/1 and P9/2, which clearly states that development should be accommodated through an expansion of Cambridge, the creation of a small town (Northstowe) and a limited proportion of development at the identified Rural Centres. This distribution accords with the housing sequence in PPG3, emphasising the need to maximise development in the more sustainable locations and is a step change away from the dispersal policies in the adopted Local Plan. Swavesey is a Group Village with a poor level of services and facilities and does not warrant elevation up the settlement hierarchy, as it does not meet the criteria for designation as a Rural Centre. Therefore, reallocation of housing down the sequence and down the settlement hierarchy would be contrary to policy.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9110 - English Partnerships	<p>Object</p> <p>English Partnerships would request that this policy be re-worded to reflect Northstowe's ultimate potential size beyond 2016 of at least 10,000 dwellings, supported by a strategic masterplan which articulates long term sustainable development achieved through high quality public realm, services and community provision, higher densities where appropriate and necessary infrastructure.</p>	<p>The Cambridgeshire Structure Plan does not require that 10,000 dwellings be provided at Northstowe, rather in the range of 8,000 to 10,000 dwellings. Three options for the size of Northstowe (8,000, 9,000 and 10,000) were investigated at the Preferred Options stage in 2004. The Examination in Public Panel who heard a lot of evidence on the potential size for Northstowe found no reason to express to favour 10,000 over 8,000 dwellings and commented only that the critical threshold appeared to be 8,000 dwellings. All of the work to date demonstrates that at 8,000 dwellings Northstowe will have a full range of services and facilities required for a small new town, indeed the 'feeder route' for the proposed Guided Bus System will ensure that it has a better public transport system than most comparable sized towns. The analysis of site options also demonstrated that the impacts on surrounding communities and the countryside would be minimised by development at the lower end of the range - a conclusion which was overwhelmingly supported at the Preferred Options consultation stage.</p>
8527 - The Fairey Family	<p>Object</p> <p>Further housing allocations in appropriate, sustainable locations, such as Linton, need to be made if the District Council is to achieve anywhere near the proposed 20,000 dwelling completions in the District by the year 2016, as required by the Structure Plan.</p>	<p>Policy P9/1 of the Structure Plan provides a clear indication of the distribution of housing within each of the districts and Policy ST/1 accords with this, and greater detail of the breakdown is provided in Figures 1 to 3. Policy ST/7 sets out the phasing of housing land to ensure a continuous supply over the plan period. The detail for each of the major development locations is contained in the Area Action Plans. Policy ST/8, the housing trajectory and the Annual Monitoring Report will ensure the policies remain relevant and ensure an adequate and continuous supply of housing land is available throughout the plan period. The Council has undertaken further work on the rural housing numbers, including the production of a housing trajectory. As part of this work the Council revisited the housing allocations rolled forward from Local Plan 2004 and deleted the sites with planning permission at March 2005 (as these are now counted as commitments), deleted those allocations in the less sustainable settlements that cannot be relied upon to come forward for development in the plan period, and updated the housing land supply information with data to the end of March 2005. The Council is able to demonstrate sufficient housing land supply to meet the remainder of the requirement in the rural area. The detailed housing land supply information is included in the report to Council on 15th November 2005.</p>

**Representations**

**Nature Representation Summary**

**Councils' Assessment**

**Change to Draft DPD**

9507 - Fenstanton Parish Council    Object    The effects of future development in South Cambridgeshire may have a 'ripple' effect on our community. The current A14 presents already established problems for our parishioners travelling to work. The current health and education infrastructure is at capacity and any further growth will have a detrimental effect on existing communities.

The A14 is the responsibility of the Highways Authority who are charged with upgrading the route, and have recently undertaken public consultation on the preferred route. New development will be required to meet the needs of its residents, in accordance with policies DP/1 and DP/3, including the provision of necessary infrastructure to serve the development. This may include on-site provision or financial contributions, of a scale and kind to the proposed development. The District Council is also working closely with Cambridgeshire Horizons on the provision of the necessary infrastructure to support growth.

8760 - The Cambourne Consortium    Object    It is submitted that assumed delivery at Northstowe should be reduced in recognition that the assumptions as to the delivery of housing are no longer sound. The Core Strategy should ensure that existing housing land at Cambourne is used more efficiently for housing provision. The opportunity to increase housing provision beyond the assumption of 30 dwellings per hectare would provide a compensatory provision to the housing which will not be completed at Northstowe.

The housing trajectory to be included in the submission DPD will address the delivery of Northstowe. Cambourne was originally planned in the late 1980s/early 1990s and in a very different policy context than that applying today. It is difficult to change approach in the planning of a new village so far through its implementation in a way that reflects changed policy priorities but without undermining the character and nature of the village as originally planned. The original density of housing development at Cambourne was below the 30dph minimum required by changes in national policy and contained in the Structure Plan. The Council has accepted in its draft LDF documents that it would be appropriate for the remaining areas of Cambourne, within the village frameworks identified as part of the original permission, to be developed at higher densities to reflect that change in national policy such that the average net density of Cambourne as a whole is raised to 30dph. Because this involves a significant increase of around 700 dwellings, it is also essential that any proposals provide for the necessary additional services and facilities to serve the additional population. It is considered that Policy SP/18 in the Site Specific Policies DPD should be revised to clarify the Council's intentions for additional dwellings at Cambourne.

Revise 1st sentence of Policy SP/18 to read:  
 "Development of the remainder of Cambourne will be at residential densities SUCH THAT THE OVERALL NET DENSITY OF CAMBOURNE AS A WHOLE IS APPROXIMATELY 30DPH....."

Revise paragraph 11.29 by deleting the 2nd and 3rd sentences and replacing to read:

"...At Cambourne the remaining areas within the village frameworks, should be developed at higher densities than the earlier parts of the development to reflect changes in national policy towards higher residential densities, such that the average net density of Cambourne as a whole is raised to 30dph...."

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

Representation Number	Object	Councils' Assessment	Change to Draft DPD
10647 - Munro Group Ltd	For the reasons detailed in the accompanying representations, it is considered that policy ST/1 should be amended to read as follows: "Through its housing allocations, the District Council will seek to make provision for approximately 20,000 new homes in South Cambridgeshire during the period 1999 - 2016. This is unlikely to include all of the required 4,400 homes proposed on sites on the edge of Cambridge, or the 6,000 proposal at the new town of Northstowe as provided for in the 2003 Structure Plan. Accordingly, significant additional allocations will be made in the rural area, in rural Centres and other villages, (including Minor Rural Centres) in order to attempt to achieve the Structure Plan target figure of 20,000 new homes."	Policy P9/1 of the Structure Plan provides a clear indication of the distribution of housing within each of the districts and Policy ST/1 accords with this. This distribution accords with the housing sequence in PPG3, emphasising the need to maximise development in the more sustainable locations. Policy ST/7 sets out the phasing of housing land to ensure a continuous supply over the plan period. The detail for each of the major development locations is contained in the Area Action Plans. Policy ST/8 and the Annual Monitoring Report will ensure the policies remain relevant and ensure an adequate and continuous supply of housing land is available throughout the plan period.	
10895 - H C Moss (Builders) Ltd			
10498 - Mr. B. Baker, Mr. R Mallandine, The W Scrambler Trust			
10958 - Mrs A J Johnson and Mr B Moore			
10475 - Balsham (Building) Ltd			
11022 - Trustees of the Estate of the Late D L January			
10594			
10524			
10833			
10649			
10619			
10550			
10777			
10510			
10502			
10913			
10592			
10560			
10900			
10960			
10417			
10526			

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10720 - Jarrow Investments Ltd (Hanley Grange New Settlement)  
 Object In order to accommodate its due share of development in the London / Stansted / Cambridge / Peterborough growth area, a higher housing provision than 20,000 units (1999-2016) will be required. Since the higher housing completion rate will continue beyond 2016, it is suggested that this can best be achieved by a second new settlement at Hanley Grange near Hinxton. It is recommended that the 1999 to 2016 housing provision is increased to 23,000 dwellings. The policy should be amended as follows:  
 (a) (1st line) "for approximately 23,000 new homes..."  
 (b) (4th line) "6000 homes at the new town of Northstowe, 2500 dwellings at the new town of Hanley Grange and 9600 ...."

The adopted RSS6 and Structure Plan propose a new settlement in the period to 2016. The Structure Plan locates this at Longstanton/Oakington. In view of the urgency to bring forward and implement the Cambridge Sub Region strategy, the first tranche of LDF documents implement the adopted strategy. The emerging draft RSS14 does not propose any further new settlements in the sub region to 2016. There is therefore no strategic context for any allocation for a further new town in this plan and this issue would need to be considered further as part of a future review of the development strategy for the Cambridge area. The Council's view is that the priority must be on the delivery of the current strategy and to allow that new development to "bed in" and community identity to become established and to assess the impact of the current planned scale of development on Cambridge and the surrounding area before any consideration of any further new settlements close to Cambridge. Notwithstanding this principle, the Council does not consider that the site of the Hanley Grange proposal close to Duxford represents a suitable option for a new town. The site lies in a sensitive area of landscape which would adversely affect the adjoining Green Belt and would harm the setting of Cambridge in long distance views from the higher land to the south of Cambridge. It is not well served by existing public transport and whilst it is fairly close to Whittlesford Bridge railway station, it is not close enough for this to be a realistic and accessible option for local travel into Cambridge, but is likely to attract commuters to Stansted and London. The policy principle is for development in the Cambridge area to meet the needs of the successful Cambridge Phenomenon and not the needs of areas further to the south which should meet their own needs close to where they arise.

10363  
 10357  
 Object The accommodation of significant growth in most of the main villages could reduce the size of Northstowe. Northstowe is partly a "greenfield" development, whilst our client's proposal (for the allocation of 5 acres in the northern part of Swavesey) is "brownfield" and should be given priority in any settlement strategy of the LDF. We therefore object to the Core Strategy of the pre-submission draft document and recommend that Swavesey should be included under Policy ST/3 (or at the very least ST/4 and that Northstowe should be decreased in size.

The sequence to development detailed in Structure Plan Policies P1/1 and P9/2, which clearly states that development should be accommodated through an expansion of Cambridge, the creation of a small town (Northstowe) and a limited proportion of development at the identified Rural Centres. This distribution accords with the housing sequence in PPG3, emphasising the need to maximise development in the more sustainable locations. Swavesey is a Group Village with a poor level of services and facilities and does not warrant elevation up the settlement hierarchy, as it does not meet the criteria for designation as a Rural Centre. Therefore, reallocation of housing to such a location would be contrary to policy.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9457 - Ashwell (Barton Road) Limited	Object	Housing allocations should be revisited, with a view to securing more on the edge of Cambridge and less in the rural areas, in the interests of sustainability.	Policy P9/1 of the Structure Plan provides a clear indication of the distribution of housing within each of the districts and the general location of development on the edge of Cambridge in Policy P9/2c. Policy ST/1 accords with this, and greater detail of the breakdown is provided in Figures 1 to 3. Policy ST/7 sets out the phasing of housing land to ensure a continuous supply over the plan period. The detail for each of the major development locations is contained in the Area Action Plans. Policy ST/8, the housing trajectory and the Annual Monitoring Report will ensure the policies remain relevant and ensure an adequate and continuous supply of housing land is available throughout the plan period. The Council has undertaken further work on the rural housing numbers, including the production of a housing trajectory. As part of this work the Council revisited the housing allocations rolled forward from Local Plan 2004 and deleted the sites with planning permission at March 2005 (as these are now counted as commitments), deleted those allocations in the less sustainable settlements that cannot be relied upon to come forward for development in the plan period, and updated the housing land supply information with data to the end of March 2005. The Council is able to demonstrate sufficient housing land supply to meet the remainder of the requirement in the rural area. The detailed housing land supply information is included in the report to Council on 15th November 2005.
10205 - East of England Regional Assembly	Support	The Assembly supports ST/1 as reflecting both current Structure Plan, and emerging Regional Spatial Strategy.	Support noted.
9912 - Old Road Securities Plc	Support	Support is given to the acknowledgement of the role that Rural Centres and Other Villages can play in bringing forward housing development.	Support noted.
9364 - Network Rail Infrastructure Limited	Support	Network Rail supports the objective to provide an adequate supply of housing land throughout the Structure Plan period 1999-2016.	Support noted.
8329 - The Marshall Group	Support	ST/1 - Housing Provision Marshall welcomes the provision for 4,400 homes on the edge of Cambridge within the plan period to 2016. At North of Newmarket Road and at North of Cherry Hinton, up to 3,500 homes could be accommodated, whilst the airport remains operational.	Support noted.
7872 - Ramblers Association [Cambridge Group]	Support	We would ask that opportunities for and sensitive support of informal recreation, such as walking, should be an integral part of housing development and development: it should not be seen as a last minute add-on.	Support noted. Policies TR/1 and TR/4 require adequate provision for walking and cycling and that it is designed at the outset. The Area Action Plans for the major development sites also require provision as an integral part of the development.



**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9916 - Bayer CropScience Ltd	Support	Support	Support noted.
10977 - Cambridgeshire County Council	Support	Support Policy ST/1 Housing Provision.	Support noted.
10980 - Cambridgeshire County Council			
11001 - Foxton Parish Council			
<b>2.4</b>			
10721 - Jarrow Investments Ltd	Object	<p>In order to accommodate its due share of development in the London / Stansted / Cambridge / Peterborough growth area, a second new settlement will be required. Jarrow Investments Ltd is proposing a second new settlement at Hanley Grange near Hinxton.</p> <p>As a consequential amendment to paragraph 2.4 arising from the recommended changes to Policy ST/1, the paragraph should read</p> <p>(line 6) " .....and new towns at Northstowe and Hanley Grange north west and south east of Cambridge respectively".</p>	<p>The adopted RSS6 and Structure Plan propose a new settlement in the period to 2016. The Structure Plan locates this at Longstanton/Oakington. In view of the urgency to bring forward and implement the Cambridge Sub Region strategy, the first tranche of LDF documents implement the adopted strategy. The emerging draft RSS14 does not propose any further new settlements in the sub region to 2016. There is therefore no strategic context for any allocation for a further new town in this plan and this issue would need to be considered further as part of a future review of the development strategy for the Cambridge area. The Council's view is that the priority must be on the delivery of the current strategy and to allow that new development to "bed in" and community identity to become established and to assess the impact of the current planned scale of development on Cambridge and the surrounding area before any consideration of any further new settlements close to Cambridge.</p> <p>Notwithstanding this principle, the Council does not consider that the site of the Hanley Grange proposal close to Duxford represents a suitable option for a new town. The site lies in a sensitive area of landscape which would adversely affect the adjoining Green Belt and would harm the setting of Cambridge in long distance views from the higher land to the south of Cambridge. It is not well served by existing public transport and whilst it is fairly close to Whittlesford Bridge railway station, it is not close enough for this to be a realistic and accessible option for local travel into Cambridge, but is likely to attract commuters to Stansted and London. The policy principle is for development in the Cambridge area to meet the needs of the successful Cambridge Phenomenon and not the needs of areas further to the south which should meet their own needs close to where they arise.</p>

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****2.5**

10178 - East of England Regional Assembly

**Object** The housing allocations should be broken down to the period 1999-2001, 2001-2016 to enable easier comparison with emerging East of England Plan. Same point applies to Housing land supply figure 1 and figure 3 (separate representation forms not submitted).

Whilst this is not essential, it is recognised that it will assist regional monitoring and it should be possible to present the information in this way as the time frames referred to relate purely to past completions rather than allocations.

Split the housing completions information into two time periods, 1999-2001 and 2001-2005.

**ST/2 Re-Using Previously Developed Land and Buildings**

9365 - Network Rail Infrastructure Limited

**Object** Policy ST/2 sets a target of 37% of new dwellings to be built on previously developed land. Whilst this target has been set to reflect the target set in the Structure Plan, paragraph 23 of PPG3 sets a national target of 60%. Policy H3 of RSS14 promotes the re-use of previously developed land and buildings "as the first priority". Policy SS4 sets a target of at least 60% of all new development in the region on or using previously used land or buildings and encourages local development documents to "energetically pursue" the re-use of previously developed land. Network Rail would therefore encourage the Council to place more emphasis on optimising the use of previously developed land in line with Government guidance set out in PPG3.

Structure Plan Policy P5/2 sets an overall target for at least 50% of new dwellings to be located on previously developed land or utilise existing buildings. A specific target of 37% was established for South Cambridgeshire to reflect the nature of the district and the growth that must be accommodated. Higher targets in other districts counter this. Policy SS4 of RSS14 applies the same principle, requiring 60% across the region as a whole and paragraph 4.23 recognises that the proportion achieved varies in different parts of the region. The target of 37% will be achieved through the redevelopment of brownfield sites in the delivery of urban extensions to Cambridge and the new town of Northstowe. The development strategy also permits the redevelopment of brownfield sites within village frameworks in accordance with Policies ST/3-ST/6.

9721 - Royal Society for Protection of Birds

**Object** The RSPB supports the principle of re-developing brownfield sites. However, it is important to note that existing buildings and brownfield sites may have nature conservation value in their own right. For example, a range of species of birds will nest in derelict buildings or amongst rubble and scrub growth on a brownfield site. Barn owl is a species which is often found in derelict buildings and redevelopment of farm buildings for example, can remove nesting sites for this species. Proposals to redevelop brownfield sites could therefore have nature conservation impacts. Paragraph 2.6 should be amended to reflect the potential nature conservation value of brownfield sites and make explicit that development proposals to re-utilise existing sites will, nonetheless, be expected to undertake appropriate surveys to determine the wildlife value of the site. Development proposals may need to be amended to protect or provide for wildlife already on the site.

Agree, it is important to recognise that brownfield sites could have biodiversity interest. However, this is better incorporated into Policy NE/6 on Biodiversity.

Add a new paragraph to Policy NE/6 after paragraph 4:  
 "Previously Developed Land will not be considered to be devoid of biodiversity. The re-use of such sites must be undertaken carefully with regard to existing features of biodiversity interest. Development proposals will be expected to include measures that maintain and enhance important features whilst incorporating them within any development of the site."



**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9919 - Bayer CropScience Ltd      Object      The previously developed land target of 37% is substantially below the national target of 60% to be achieved by 2008 (during the plan period for the Local Development Framework) and should be improved if possible. This is more likely to be achieved through a more positive approach towards the redevelopment of brownfield sites, such as Bayer CropScience Ltd, Hauxton. A specific 'previously developed land policy' is required elsewhere in the plan, in particular, to reinforce Strategic Objective ST/k

Disagree. The Bayer CropScience site offers a specific opportunity in a relatively sustainable location, and should be addressed through a site specific policy. A general district wide policy would not be appropriate, as the appropriateness of redevelopment is so dependent on site specific circumstances, and would not be consistent with the Structure plan / RSS search sequence.

9230 - Defence Lands Ops North      Object      On behalf of our client Defence Estates, we object to this policy, and recommend that the rate of development on previously-developed land is increased to 60% to comply with the draft RSS14, rather than the current adopted Structure Plan. The policy should state: 'Between 1999 and 2016 at least 60% of new dwellings will either be located on previously developed land or utilise existing buildings.'

Structure Plan Policy P5/2 sets an overall target for at least 50% of new dwellings to be located on previously developed land or utilise existing buildings. A specific target of 37% was established for South Cambridgeshire to reflect the nature of the district and the growth that must be accommodated. Higher targets in other districts counter this. Policy SS4 of RSS14 applies the same principle, requiring 60% across the region as a whole and paragraph 4.23 recognises that the proportion achieved varies in different parts of the region.

9936 - Bayer CropScience Ltd      Object      A new policy should be introduced to facilitate the redevelopment of windfall brownfield sites that are likely to come forward during the course of the Plan period. Emerging government policy out for consultation states that 'local authorities in housing markets identified for growth should consider windfall applications favourably, so long as they are sustainable.' (Planning for Housing Provision, ODPM 2005)

The development strategy permits the redevelopment of brownfield sites within village frameworks in accordance with Policies ST/3-ST/6.

10332 - Huntsman Advanced Materials      Object      We support the principle of Policy ST/2. We note reference in the Sustainability Appraisal that the 'limited stock of brownfield land means new development will inevitably result in the loss of high quality agricultural land'. In our view, this suggests that there may be a shortfall in meeting the 37% policy requirement given the limited stock of brownfield land. There would still be a substantial shortfall in achieving the Government's target of 60. We consider that the Council should be looking to maximise all opportunities to bring forward previously development brownfield sites for development.

Support noted. Structure Plan Policy P5/2 sets an overall target for at least 50% of new dwellings to be located on previously developed land or utilise existing buildings. A specific target of 37% was established for South Cambridgeshire to reflect the nature of the district and the growth that must be accommodated. Higher targets in other districts counter this. Policy SS4 of RSS14 applies the same principle, requiring 60% across the region as a whole and paragraph 4.23 recognises that the proportion achieved varies in different parts of the region. The target of 37% will be achieved through the redevelopment of brownfield sites in the delivery of urban extensions to Cambridge and the new town of Northstowe. The development strategy also permits the redevelopment of brownfield sites within village frameworks in accordance with Policies ST/3-ST/6.

10797 - Jesus College (Cambridge) Support      Policy ST/2 is supported. Brownfield sites can make a sustainable contribution to the delivery of housing requirements.

Support noted.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****KEY DIAGRAM**

8383 - Ashwell (Barton Road) Limited	Object	Land known as Barton Road North and Barton Road South should be defined as 'Major Development Sites' on the framework key diagram. The sites should be promoted elsewhere in the plan for mixed-use development.	(1) The major development sites defined on the Key Diagram are those which form part of the development strategy to meet the required housing provision in the period 1999-2016. The land proposed does not form a part of the development strategy and is not needed to meet the housing target. Policy P9/1 of the Structure Plan provides a clear indication of the distribution of housing within each of the districts and Policy ST/1 accords with this. Figures 1 - 3 demonstrate the housing land supply will meet the requirement, therefore the allocation of additional housing is not required. (2) Development of this objection site would require the land to be removed from the Cambridge Green Belt. As part of the process of determining where the existing Green Belt around Cambridge could be re-drawn to permit development without causing undue harm to the character and setting of Cambridge, the District Council commissioned two landscape character based studies - David Brown Landscape Design dated December 1998 and Landscape Design Associates dated September 2002. Both of these studies which also informed the debate and conclusions of Structure Plan EIP Panel concluded that the existing countryside on the western side of Cambridge, including this objection site, are an important part of the setting of Cambridge and should remain in the Green Belt.
9914 - Old Road Securities Plc	Object	Amend Key Diagram to include Linton and Waterbeach as Rural Centres. Delete these settlements as Minor Rural Centres.	Linton and Waterbeach did not meet the Structure Plan guidelines (in paragraph 1.17) for definition as a Rural Centre. In recognition of the role these villages perform providing services and facilities for a local hinterland, they have been designated Minor Rural Centres. The Key Diagram reflects their status.
11287 - Cambridgeshire County Council	Object	As mentioned in other comments - Maps omit layer showing public rights of way - we see this as a serious omission. South Cambridgeshire DC should have an electronic copy of the Definitive Map already, and we can provide an up to date one.	The Key Diagram is a diagrammatic portrayal of the development strategy and it is not appropriate to show detailed policy areas. However, there is no requirement to show public rights of way on the Proposals Map and it would not be appropriate as there are no policies in the LDF that directly relate to existing public rights of way, which are dealt with under separate legislation.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10724 - Jarrow Investments Ltd      Object      In order to accommodate its due share of development in the London / Stansted / Cambridge / Peterborough growth area, a second new settlement will be required. Jarrow Investments Ltd is proposing a second new settlement at Hanley Grange near Hinxton. As a consequence, the Key Diagram should be amended to show a major development site in the triangle formed by the A11, A505 and A1301 (Hanley Grange).

The adopted RSS6 and Structure Plan propose a new settlement in the period to 2016. The Structure Plan locates this at Longstanton/Oakington. In view of the urgency to bring forward and implement the Cambridge Sub Region strategy, the first tranche of LDF documents implement the adopted strategy. The emerging draft RSS14 does not propose any further new settlements in the sub region to 2016. There is therefore no strategic context for any allocation for a further new town in this plan and this issue would need to be considered further as part of a future review of the development strategy for the Cambridge area. The Council's view is that the priority must be on the delivery of the current strategy and to allow that new development to "bed in" and community identity to become established and to assess the impact of the current planned scale of development on Cambridge and the surrounding area before any consideration of any further new settlements close to Cambridge. Notwithstanding this principle, the Council does not consider that the site of the Hanley Grange proposal close to Duxford represents a suitable option for a new town. The site lies in a sensitive area of landscape which would adversely affect the adjoining Green Belt and would harm the setting of Cambridge in long distance views from the higher land to the south of Cambridge. It is not well served by existing public transport and whilst it is fairly close to Whittlesford Bridge railway station, it is not close enough for this to be a realistic and accessible option for local travel into Cambridge, but is likely to attract commuters to Stansted and London. The policy principle is for development in the Cambridge area to meet the needs of the successful Cambridge Phenomenon and not the needs of areas further to the south which should meet their own needs close to where they arise.

**2.7**

10035 - House Builders Federation      Object      The text refers to the provision of 4,400 dwellings on the edge of Cambridge between 1999-2016. It would seem more appropriate to now instead refer to the dwelling requirement up to 2021 in the East of England Plan, which may be adopted by the time this Development Plan Inquiry ends. Particularly given that other policies in the Council's LDF Documents refer directly to the content of the East of England Plan (RSS14). Furthermore, the Government's proposed changes to PPG3 (July 2005) now advocate provision for 15 years housing land supply in Development Plans.

The plan period to 2016 is too short. A period of circa 10 years will not address the long-term development requirements of this major growth sub-region. Whilst the Structure Plan has an end-date of 2016 the new RSS, the East of England Plan has an end date of 2021 and should be taken into account given that it should be approved during 2006.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10340 - Huntsman Advanced Materials	<p>Object</p> <p>Whilst the Council may determine it necessary to release Green Belt land to meet the housing requirement, in our view the Council should be looking to minimise the extent of land to be released by maximising housing supply on more appropriate sites, particularly previously developed brownfield sites.</p>	<p>The Structure Plan sets the development strategy for the Cambridge area within the framework provided by RSS6 and proposes that in order to ensure a sustainable pattern of development, that land be released from the Green Belt on the edge of Cambridge in order to bring forward urban extensions which would locate significant levels of development at the top of the development sequence and closest to services and facilities. The principle of Green Belt release is therefore already established and the LDF is taking forward the development strategy at the local level.</p>	<p>The rural strategy focuses development within the larger villages with better access to services and facilities in accordance with the Structure Plan. In determining the strategy for the rural area, the Council identified Rural Centres and Minor Rural Centres which are the most sustainable locations for development and undertook an Urban Capacity Study, which provides land supply calculations, including consideration of windfall potential through sites within the village frameworks, and demonstrates that allocation of additional housing outside the Rural Centres is not required. PPG3 makes clear that issues of sustainability and location are also appropriate factors to take into account in considering redevelopment of brownfield sites. Any proposals for development on brownfield sites outside of village frameworks will be considered within this policy framework.</p>
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**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****Figure 1**

10443 - Martin Grant Homes Ltd  
10453 - Centex Strategic Land

Object

Whilst the Council considers that some 4,480 dwellings could come forward from the Cambridge urban extensions, our assessment identifies a more realistic assessment of 2,230 dwellings. This results in a shortfall of 2,250 dwellings against the Council's assessment. The housing land supply strategy should be amended with the deletion of those sites that are unlikely to come forward for development during the plan period and their substitution with more realistic allocations, including that proposed by our clients at Histon.

Policy P9/1 of the Structure Plan provides a clear indication of the distribution of housing within each of the districts and Policy ST/1 accords with this. This distribution accords with the housing sequence in PPG3, emphasising the need to maximise development in the more sustainable locations. Policy ST/7 sets out the phasing of housing land to ensure a continuous supply over the plan period. The detail for each of the major development locations is contained in the Area Action Plans. Policy ST/8, the new Monitoring chapter and the Annual Monitoring Report will ensure the policies remain relevant and ensure an adequate and continuous supply of housing land is available throughout the plan period. Figure 3 provides housing land supply information demonstrating that the outstanding rural housing requirement between March 2005 and 2016 is 1,087 dwellings. The remaining development at a limited number of housing allocations carried forward from Local Plan 2004 and at Cambourne, to achieve an overall density across the settlement of 30 dph, will more than accommodate this requirement. Therefore, the allocation of additional housing is not required.

10429 - Harcourt Developments Ltd.  
10419 - Martin Grant Homes Ltd

Object

Whilst the Council considers that some 4,480 dwellings could come forward from the Cambridge urban extensions, our assessment identifies a more realistic assessment of 2,230 dwellings. This results in a shortfall of 2,250 dwellings against the Council's assessment. The housing land supply strategy should be amended with the deletion of those sites that are unlikely to come forward for development during the plan period and their substitution with more realistic allocations, including that proposed by our clients at North Cambourne.

Policy P9/1 of the Structure Plan provides a clear indication of the distribution of housing within each of the districts and Policy ST/1 accords with this. This distribution accords with the housing sequence in PPG3, emphasising the need to maximise development in the more sustainable locations. Policy ST/7 sets out the phasing of housing land to ensure a continuous supply over the plan period. The detail for each of the major development locations is contained in the Area Action Plans. Policy ST/8, the new Monitoring chapter and the Annual Monitoring Report will ensure the policies remain relevant and ensure an adequate and continuous supply of housing land is available throughout the plan period. Figure 3 provides housing land supply information demonstrating that the outstanding rural housing requirement between March 2005 and 2016 is 1,087 dwellings. The remaining development at a limited number of housing allocations carried forward from Local Plan 2004 and at Cambourne, to achieve an overall density across the settlement of 30 dph, will more than accommodate this requirement. Therefore, the allocation of additional housing is not required.

**Representations**

**Nature Representation Summary**

**Councils' Assessment**

**Change to Draft DPD**

10832

Object

We have serious reservations regarding the ability to meet the target of providing 10,000 additional homes in South Cambridgeshire between 1999 -2016, based on unrealistic assumptions regarding the implementation of feasibility and timescale of implanting the large scale urban extensions as outlined in figure 1 of the core strategy. far greater flexibility is required within the smaller Rural and Minor Rural Centres in allocating land and amending the development frameworks in anticipation of a significant shortfall in the implementation of housing. This includes Waterbeach.

The DPDs make adequate and appropriate housing provision in accordance with the Structure Plan and adopted and emerging RSS. Policy ST/8, the housing trajectory and the Annual Monitoring Reports will ensure the policies remain relevant and ensure an adequate and continuous supply of housing land is available throughout the plan period. The adopted RSS6 and Structure Plan propose a new settlement in the period to 2016. The Structure Plan locates this at Longstanton/Oakington. In view of the urgency to bring forward and implement the Cambridge Sub Region strategy, the first tranche of LDF documents implement the adopted strategy. The emerging draft RSS14 does not propose any further new settlements in the sub region to 2021. Whilst it is recognised that the Panel at the Structure Plan EIP made comments about the potential suitability of Waterbeach for a new settlement, there is no strategic context for any allocation in this plan and this issue would need to be considered further as part of a future review of the development strategy for the Cambridge area. The Council's view is that the priority must be on the delivery of the current strategy and to allow that new development to "bed in" and community identity to become established and to assess the impact of the current planned scale of development on Cambridge and the surrounding area before any consideration of any further new settlements close to Cambridge.

10297 - Huntsman Advanced Materials

Object

The Council's fundamental approach to the delivery of new housing fails to consider previously developed sites in village locations.

The development strategy permits the redevelopment of brownfield sites within village frameworks in accordance with Policies ST/3-ST/6.

10206 - Chancellor, Masters & Scholars of the University of Cambridge

Object

The University objects to the fact that there is no indicative housing total shown for housing on land to be removed from the Green Belt between Huntingdon Rd and Maddingley Rd.

The Cambridge North West Area Action Plan (AAP) is not part of the first tranche of DPDs. As a result, the detail has not been worked up and it is not possible to include housing figures for this site it within the Core Strategy. Once the AAP is produced, the figures will be incorporated into a review of the Core Strategy. This is explained in Note 2 to Figure 1.

While land will not be released here until the University can demonstrate need, the Masterplanning work that the University has been undertaking suggests that land for up to 1,400 houses in the District could be required and provided up to 2016 and beyond. Figure 1 should be amended to show this indicative figure.

The University would also wish the housing totals in Policy ST/1 to reflect the approach outlined in the Barker Report : Recommendation 9 (see over)



**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

11345 - Taylor Woodrow Developments Ltd	Object The assumed completions are unlikely to arise in the Plan period.	Policy P9/1 of the Structure Plan provides a clear indication of the distribution of housing within each of the districts and Policy ST/1 accords with this. This distribution accords with the housing sequence in PPG3, emphasising the need to maximise development in the more sustainable locations. Policy ST/7 sets out the phasing of housing land to ensure a continuous supply over the plan period. The detail for each of the major development locations is contained in the Area Action Plans. Policy ST/8, the new Monitoring chapter and the Annual Monitoring Report will ensure the policies remain relevant and ensure an adequate and continuous supply of housing land is available throughout the plan period. Figure 3 provides housing land supply information demonstrating that the outstanding rural housing requirement between March 2005 and 2016 is 1,087 dwellings. The remaining development at a limited number of housing allocations carried forward from Local Plan 2004 and at Cambourne, to achieve an overall density across the settlement of 30 dph, will more than accommodate this requirement. Therefore, the allocation of additional housing is not required.	
11346 - Taylor Woodrow Developments Ltd (Netherhall Farm)	Object Other sites at the edge of Cambridge should be identified in the LDF process. Our clients, Taylor Woodrow Development, content that land at Netherhall Farm, located within Cambridge City, should be allocated for housing in order to ensure that the required number of completions can be achieved.	The site is located outside of the district and therefore cannot be considered in relation to the South Cambridgeshire LDF. Any proposal for redevelopment on this site would need to be considered by Cambridge City Council.	
10244 - Trumpington Meadows Land Company	Object TMLC suggests that Figure 1 could be presented more clearly and explanation is required of how the 70 - 170 shortfall has been derived.	Agreed. Figure 1 has been re-presented taking the mid-points of the figures where forecast housing provisions was shown as a range in the original. The forecast shortfall of housing provision within that part of the urban extensions within South Cambridgeshire is 220 dwellings out of a total of 4,400 dwellings by 2016. This shortfall is insignificant because: (a) the Structure Plan figure is a guideline not a target, (b) the Structure Plan brackets together South Cambridgeshire's and Cambridge City's housing figures for these stages in the sequence and this number can therefore be made up from development within Cambridge; (c) the table does not yet include any housing forecasts for the area to be covered by the North West Cambridge AAP.	Amend Figure 1 by taking the mid-point number for those housing figures presented as a range in the original.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10036 - House Builders Federation Object The text refers to the provision of 4,400 dwellings on the edge of Cambridge between 1999-2016. It would seem more appropriate to now instead refer to the dwelling requirement up to 2021 in the East of England Plan, which may be adopted by the time this Development Plan Inquiry ends. Particularly given that other policies in the Council's LDF Documents refer directly to the content of the East of England Plan (RSS14). Furthermore, the Government's proposed changes to PPG3 (July 2005) now advocate provision for 15 years housing land supply in Development Plans.

**2.10**

9366 - Network Rail Infrastructure Support Network Rail supports the Council's allocation of a high density housing-led mixed-use development at Chesterton Sidings and the recognition that the site should be "brought forward for development at the earliest opportunity".

Support noted.

**2.12**

10341 - Huntsman Advanced Materials Object Whilst the Council may determine it necessary to release Green Belt land to meet the housing requirement, in our view the Council should be looking to minimise the extent of land to be released by maximising housing supply on more appropriate sites, particularly previously developed brownfield sites.

The Structure Plan sets the development strategy for the Cambridge area within the framework provided by RSS6 and proposes that in order to ensure a sustainable pattern of development, that land be released from the Green Belt on the edge of Cambridge in order to bring forward urban extensions which would locate significant levels of development at the top of the development sequence and closest to services and facilities. The principle of Green Belt release is therefore already established and the LDF is taking forward the development strategy at the local level.

The rural strategy focuses development within the larger villages with better access to services and facilities in accordance with the Structure Plan. In determining the strategy for the rural area, the Council identified Rural Centres and Minor Rural Centres which are the most sustainable locations for development and undertook an Urban Capacity Study, which provides land supply calculations, including consideration of windfall potential through sites within the village frameworks, and demonstrates that allocation of additional housing outside the Rural Centres is not required. PPG3 makes clear that issues of sustainability and location are also appropriate factors to take into account in considering redevelopment of brownfield sites. Any proposals for development on brownfield sites outside of village frameworks will be considered within this policy framework.



**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

8225	Object	Closing Marshall's and the airport will result in the loss of thousands of jobs. Where are all the people that you want to house in Cambridge East going to work?
9013 - The Fairfield Partnership	Object	Paragraph 2.12 and 2.14 are premature in that there is no certainty that Cambridge Airport and the associated businesses will relocate. This will impact upon the ability of the site to deliver the full extent of the major housing led mixed use development anticipated during the latter stages of the plan period and beyond 2016.

The development of Cambridge East for housing as part of the wider development strategy is needed to help to redress the existing imbalance between jobs and housing in the Cambridge area.

Policy P9/1 of the Structure Plan provides a clear indication of the distribution of housing within each of the districts and identifies Cambridge East as a major urban extension to Cambridge. This is based on the assumption that Cambridge Airport will relocate. Neither South Cambridgeshire nor Cambridge City Councils are relying on any development on the Airport site itself to come forward by 2016. If for any reason it does not relocate, the development strategy will need to be reviewed in the next Regional Plan.

**2.13**

10342 - Huntsman Advanced Materials	Object	Whilst the Council may determine it necessary to release Green Belt land to meet the housing requirement, in our view the Council should be looking to minimise the extent of land to be released by maximising housing supply on more appropriate sites, particularly previously developed brownfield sites.
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The Structure Plan sets the development strategy for the Cambridge area within the framework provided by RSS6 and proposes that in order to ensure a sustainable pattern of development, that land be released from the Green Belt on the edge of Cambridge in order to bring forward urban extensions which would locate significant levels of development at the top of the development sequence and closest to services and facilities. The principle of Green Belt release is therefore already established and the LDF is taking forward the development strategy at the local level.

The rural strategy focuses development within the larger villages with better access to services and facilities in accordance with the Structure Plan. In determining the strategy for the rural area, the Council identified Rural Centres and Minor Rural Centres which are the most sustainable locations for development and undertook an Urban Capacity Study, which provides land supply calculations, including consideration of windfall potential through sites within the village frameworks, and demonstrates that allocation of additional housing outside the Rural Centres is not required. PPG3 makes clear that issues of sustainability and location are also appropriate factors to take into account in considering redevelopment of brownfield sites. Any proposals for development on brownfield sites outside of village frameworks will be considered within this policy framework.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

8226	Object	Simply 'ensuring that the expanded City does not extend beyond the current alignment of Airport Way' will not prevent the City from 'coalescing with ... Teversham', because Teversham starts immediately to the east of Airport Way. The separation must be at least 500 metres, otherwise Teversham will effectively be part of the Cambridge urban area. This separation area must remain within the Green Belt.
10981 - Cambridgeshire County Council	Support	Note and welcome repeated statement regarding provision of "associated recreation, access and landscape improvements" relating to Area Action Plans.

**2.14**

10343 - Huntsman Advanced Materials	Object	Whilst the Council may determine it necessary to release Green Belt land to meet the housing requirement, in our view the Council should be looking to minimise the extent of land to be released by maximising housing supply on more appropriate sites, particularly previously developed brownfield sites.
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The Cambridge East Area Action Plan provides more detail for the development of this urban quarter. Policy CE/2 (4) states that it will be "physically separate from surrounding villages especially the closest villages of...Teversham where there will be Green Separation to maintain their character..." Policy CE/6 sets out a requirement for a minimum of 200m of Green Separation. It is proposed that the Green Separation will remain within the Green Belt.

Support noted.

The Structure Plan sets the development strategy for the Cambridge area within the framework provided by RSS6 and proposes that in order to ensure a sustainable pattern of development, that land be released from the Green Belt on the edge of Cambridge in order to bring forward urban extensions which would locate significant levels of development at the top of the development sequence and closest to services and facilities. The principle of Green Belt release is therefore already established and the LDF is taking forward the development strategy at the local level.

The rural strategy focuses development within the larger villages with better access to services and facilities in accordance with the Structure Plan. In determining the strategy for the rural area, the Council identified Rural Centres and Minor Rural Centres which are the most sustainable locations for development and undertook an Urban Capacity Study, which provides land supply calculations, including consideration of windfall potential through sites within the village frameworks, and demonstrates that allocation of additional housing outside the Rural Centres is not required. PPG3 makes clear that issues of sustainability and location are also appropriate factors to take into account in considering redevelopment of brownfield sites. Any proposals for development on brownfield sites outside of village frameworks will be considered within this policy framework.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9015 - The Fairfield Partnership      Object      Paragraph 2.12 and 2.14 are premature in that there is no certainty that Cambridge Airport and the associated businesses will relocate. This will impact upon the ability of the site to deliver the full extent of the major housing led mixed use development anticipated during the latter stages of the plan period and beyond 2016.

Policy P9/1 of the Structure Plan provides a clear indication of the distribution of housing within each of the districts and identifies Cambridge East as a major urban extension to Cambridge. This is based on the assumption that Cambridge Airport will relocate. Neither South Cambridgeshire nor Cambridge City Councils are relying on any development on the Airport site itself to come forward by 2016. If for any reason it does not relocate, the development strategy will need to be reviewed in the next Regional Plan.

10982 - Cambridgeshire County Council      Support      Note and welcome repeated statement regarding provision of "associated recreation, access and landscape improvements" relating to Area Action Plans.

Support noted.

**2.15**

10344 - Huntsman Advanced Materials

Object

Whilst the Council may determine it necessary to release Green Belt land to meet the housing requirement, in our view the Council should be looking to minimise the extent of land to be released by maximising housing supply on more appropriate sites, particularly previously developed brownfield sites.

The Structure Plan sets the development strategy for the Cambridge area within the framework provided by RSS6 and proposes that in order to ensure a sustainable pattern of development, that land be released from the Green Belt on the edge of Cambridge in order to bring forward urban extensions which would locate significant levels of development at the top of the development sequence and closest to services and facilities. The principle of Green Belt release is therefore already established and the LDF is taking forward the development strategy at the local level.

The rural strategy focuses development within the larger villages with better access to services and facilities in accordance with the Structure Plan. In determining the strategy for the rural area, the Council identified Rural Centres and Minor Rural Centres which are the most sustainable locations for development and undertook an Urban Capacity Study, which provides land supply calculations, including consideration of windfall potential through sites within the village frameworks, and demonstrates that allocation of additional housing outside the Rural Centres is not required. PPG3 makes clear that issues of sustainability and location are also appropriate factors to take into account in considering redevelopment of brownfield sites. Any proposals for development on brownfield sites outside of village frameworks will be considered within this policy framework.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****2.16**

10345 - Huntsman Advanced Materials

Object

Whilst the Council may determine it necessary to release Green Belt land to meet the housing requirement, in our view the Council should be looking to minimise the extent of land to be released by maximising housing supply on more appropriate sites, particularly previously developed brownfield sites.

The Structure Plan sets the development strategy for the Cambridge area within the framework provided by RSS6 and proposes that in order to ensure a sustainable pattern of development, that land be released from the Green Belt on the edge of Cambridge in order to bring forward urban extensions which would locate significant levels of development at the top of the development sequence and closest to services and facilities. The principle of Green Belt release is therefore already established and the LDF is taking forward the development strategy at the local level.

The rural strategy focuses development within the larger villages with better access to services and facilities in accordance with the Structure Plan. In determining the strategy for the rural area, the Council identified Rural Centres and Minor Rural Centres which are the most sustainable locations for development and undertook an Urban Capacity Study, which provides land supply calculations, including consideration of windfall potential through sites within the village frameworks, and demonstrates that allocation of additional housing outside the Rural Centres is not required. PPG3 makes clear that issues of sustainability and location are also appropriate factors to take into account in considering redevelopment of brownfield sites. Any proposals for development on brownfield sites outside of village frameworks will be considered within this policy framework.

10983 - Cambridgeshire County Council  
Support  
Note and welcome repeated statement regarding provision of "associated recreation, access and landscape improvements" relating to Area Action Plans.

Support noted.

**2.17**

10246 - Trumpington Meadows Land Company

Support

TMLC supports the promotion of the former Monsanto Land for early development. Given the previously developed nature of much of the site and its favourable location adjacent to the existing urban area, the Trumpington Park and Ride facility and the southern terminus of the proposed Guided Busway, the redevelopment of the former Monsanto site offers an excellent opportunity to develop a high quality, mixed-use sustainable urban extension for Cambridge, which is consistent with national, regional and local planning policy objectives. Additionally the previously developed nature and existing road network make to site ideal for early use.

Support noted.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****2.18**

10346 - Huntsman Advanced Materials

Object

Whilst the Council may determine it necessary to release Green Belt land to meet the housing requirement, in our view the Council should be looking to minimise the extent of land to be released by maximising housing supply on more appropriate sites, particularly previously developed brownfield sites.

The Structure Plan sets the development strategy for the Cambridge area within the framework provided by RSS6 and proposes that in order to ensure a sustainable pattern of development, that land be released from the Green Belt on the edge of Cambridge in order to bring forward urban extensions which would locate significant levels of development at the top of the development sequence and closest to services and facilities. The principle of Green Belt release is therefore already established and the LDF is taking forward the development strategy at the local level.

The rural strategy focuses development within the larger villages with better access to services and facilities in accordance with the Structure Plan. In determining the strategy for the rural area, the Council identified Rural Centres and Minor Rural Centres which are the most sustainable locations for development and undertook an Urban Capacity Study, which provides land supply calculations, including consideration of windfall potential through sites within the village frameworks, and demonstrates that allocation of additional housing outside the Rural Centres is not required. PPG3 makes clear that issues of sustainability and location are also appropriate factors to take into account in considering redevelopment of brownfield sites. Any proposals for development on brownfield sites outside of village frameworks will be considered within this policy framework.

10249 - Trumpington Meadows Land Company

Support

TMLC supports the promotion of the former Monsanto Land for early development. Given the previously developed nature of much of the site and its favourable location adjacent to the existing urban area, the Trumpington Park and Ride facility and the southern terminus of the proposed Guided Busway, the redevelopment of the former Monsanto site offers an excellent opportunity to develop a high quality, mixed-use sustainable urban extension for Cambridge, which is consistent with national, regional and local planning policy objectives. Additionally the previously developed nature and existing road network make to site ideal for early use.

Support noted.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****2.19**

10347 - Huntsman Advanced Materials	Object	Whilst the Council may determine it necessary to release Green Belt land to meet the housing requirement, in our view the Council should be looking to minimise the extent of land to be released by maximising housing supply on more appropriate sites, particularly previously developed brownfield sites.	The Structure Plan sets the development strategy for the Cambridge area within the framework provided by RSS6 and proposes that in order to ensure a sustainable pattern of development, that land be released from the Green Belt on the edge of Cambridge in order to bring forward urban extensions which would locate significant levels of development at the top of the development sequence and closest to services and facilities. The principle of Green Belt release is therefore already established and the LDF is taking forward the development strategy at the local level.
10551 - Taylor Woodrow Developments Ltd 10556 - Persimmon Homes	Object	The text infers that only land within Cambridge City's administrative boundary will form part of the north west extension. It is submitted that this assumption cannot be made until the overall development needs have been assessed and Area Action Plan formulated for this area.  We strongly agree with the proposal that "A revised Green Belt will ensure that the expanded City does not coalesce with Girton or Histon Village". However, we propose that further details are required, including minimum dimensions for the green buffer between Girton/Histon and the new Huntingdon Road /Histon Road development in Cambridge city before we can comment satisfactorily.	The rural strategy focuses development within the larger villages with better access to services and facilities in accordance with the Structure Plan. In determining the strategy for the rural area, the Council identified Rural Centres and Minor Rural Centres which are the most sustainable locations for development and undertook an Urban Capacity Study, which provides land supply calculations, including consideration of windfall potential through sites within the village frameworks, and demonstrates that allocation of additional housing outside the Rural Centres is not required. PPG3 makes clear that issues of sustainability and location are also appropriate factors to take into account in considering redevelopment of brownfield sites. Any proposals for development on brownfield sites outside of village frameworks will be considered within this policy framework.
8798 - Windsor Road Residents	Object	The Green Belt between Huntingdon Road and Histon Road is not proposed to be amended. A new policy is proposed to be included in the Submission version of the Site Specific Policies DPD to set out the requirements for landscape, biodiversity, recreation and public access enhancements in this area as part of built development within Cambridge City's administrative area.	Text at Paragraph 2.19 states the area known as north west Cambridge will comprise built development within the city's administrative area and countryside recreation, access and landscape improvements within the Green Belt in South Cambridgeshire's area.



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10614 - David Wilson Estates

Object

Key Diagram, paragraphs 2.19 to 2.21 inclusive.  
To dismiss so briefly at paragraph 2.19 the potential of the A15 Huntingdon Road/Histon Road area to deliver a sustainable residentially-led development on the edge of Cambridge, in accordance with the accepted settlement hierarchy, is fundamentally wrong. A full review of this edge of Cambridge site is therefore required before other locations are identified for development at locations below edge of Cambridge locations in the settlement hierarchy, and as identified additionally through objections 1, 3 and 5.

The Council's approved Local Development Scheme indicates that an Area Action Plan will be prepared for NW Cambridge to include land between Huntingdon Road and Maddingley Road and Huntingdon Road and Histon Road. A Council has subsequently agreed to prepare a joint Area Action Plan with Cambridge City Council for NW Cambridge. However, the preparation of a Project Brief for a Cambridge North West AAP raises questions about the benefits of including any of the land north of Huntingdon Road in the AAP for the following reasons:

1. The Draft Cambridge Local Plan allocates land up to the City boundary for housing development. The City Local Plan will be adopted in June 2006.

2. The South Cambs Local Development Scheme says that the land in South Cambs will be retained as Green Belt/countryside for landscaping and countryside access/recreation, having regard to the significant level of work undertaken by the Council and its consultants during the preparation of the Structure Plan. Two studies were undertaken for the Council. The first study concluded that the open fields between the City boundary, Giron village and the A14 provide an important landscape setting to Cambridge (Landscape Setting Study by David Brown 1998). The second study concluded that while there is potential for some land between the existing edge of Cambridge and the A14 to be sensitively developed it is important that the setting and separation of Giron is to be maintained and similarly views from the A14 to historic landmarks, and the green edge to the city should be enhanced (Cambridge Green Belt Study: LDA 2002). Other work confirms this view stating that the site is clearly visible from the A14 to the north and development would adversely affect the current interface between the edge of the city and surrounding countryside and potentially create coalescence with the city (Buchanan Cambridge Sub Region Study 2001). The Council therefore already has a clear view is that the land allocated in the City is capable of being developed sensitively as an extension to Cambridge but that any further development in South Cambs would encroach into the open countryside in a way that would undermine the landscape setting of the City and separation with Giron. The joint AAP would simply carry forward the policies in the City Local Plan and reflect this Council's view as set out in its LDS.

3. NIAB (the landowner) and David Wilson Homes (development partner) are keen to make a planning application and to start development - even though the AAP process has

Revise paragraph 2.19 to delete reference to land between Huntingdon Road and Maddingley Road in the sub heading and add the following to the end of the paragraph:

"...in accordance with the policy in the Site Specific Policies DPD."

Insert new subheading above paragraph 2.20 "Cambridge North West - between Huntingdon Road and Maddingley Road" and revise the paragraph to read:

"Land will also be removed from the Green Belt NORTH WEST of the City between Huntingdon Road and Maddingley Road which crosses the City and South Cambridgeshire district boundary. A revised Green Belt will ensure that the expanded City does not coalesce with Giron village. THE STRUCTURE PLAN MAKES CLEAR IT will [not be available] ONLY BE BROUGHT FORWARD for development [until] WHEN the University can show A CLEAR NEED FOR THE LAND TO BE RELEASED. THE COUNCIL CONSIDERS THAT IN THE INTERESTS OF USING THIS LAND RESOURCE CAREFULLY LAND SHOULD ONLY BE RELEASED FROM THE GREEN BELT ON AN EXCEPTIONAL BASIS IN VIEW OF THE PARTICULAR AND DEMONSTRATED NEEDS OF THE UNIVERSITY. THIS INCLUDES THE TEST that there is no other suitable University or College land or building available elsewhere in the City."

Add the following to the end of paragraph 2.21:

"... prepared jointly with Cambridge City Council."

been brought forward and work has started, relying on the AAP could delay development in the City if associated landscaping and recreation proposals are to be secured.

4. NIAB/David Wilson Homes representations make clear that they want to develop in South Cambs. The objections to the SCDC Core Strategy seeking development in the District are an appropriate mechanism for addressing this issue without delay and, if repeated at Submission, will be considered by the Inspector who will hold a public examination next summer. This will provide certainty on the extent of development and appropriate land uses much more quickly than an AAP, even under an earlier programme.

5. If there are issues that affect land both sides of Huntingdon Road, such as orbital movements, these can be addressed through informal joint working between the two district Councils and the County Council as highway authority through a non-statutory Area Development Framework, in a similar way to work currently in progress in the Cambridge Southern Fringe.

In the light of all these factors, it is proposed to revise the area of cover of the NW Cambridge AAP to cover only land between Huntingdon Road and Madingley Road. This will be made clear in the Core Strategy DPD. It is also proposed to insert a policy into the SCDC Site Specific Policies DPD proposing that the land in South Cambs north of Huntingdon Road be kept as Green Belt and enhanced through landscape/biodiversity/access/recreation proposals.

Insert new policy and supporting text into the Site Specific Policies DPD to read:

"POLICY SP/x North West Cambridge: Huntingdon Road to Histon Road - Countryside Recreation, Access and Landscape Improvements

1. The countryside bounded by the City edge, A14 and Girton village will be subject to landscape enhancement, habitat creation and provision for recreation adjoining development within Cambridge City between Huntingdon Road and Histon Road.

2. Planning permission for development within Cambridge City between Huntingdon Road and Histon Road will include a planning obligation requirement for contributions to the implementation of a Countryside Enhancement Strategy comprising an integrated landscape, biodiversity, recreation and public access enhancement strategy, which will complement the existing landscape character of the area and protect and enhance the setting of Cambridge and the countryside edge of Girton village.

x.x The Cambridge Local Plan allocates land released from the Green Belt for a new housing-led mixed-use development between Huntingdon Road and Histon Road. No change to the Green Belt boundary is proposed within South Cambridgeshire. The revised Green Belt boundary will ensure that the expanded City does not coalesce with Girton or Histon villages and that the quality of the setting of Cambridge is



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maintained.

x.x This rural area provides an opportunity for improved countryside access and informal recreation to serve both the development proposed in the City and existing development in this sector of Cambridge. There should also be associated landscape and biodiversity enhancements in the area as far north as the A14 trunk road to help enhance the quality of the setting of Cambridge.

x.x Any urban related open uses, such as playing fields, should be carefully located to ensure they do not reduce the effectiveness of the separation in visual terms between these two settlements and therefore should be located away from the area between the new edge of Cambridge and Girton village."

10984 - Cambridgeshire County Council	Support	Note and welcome repeated statement regarding provision of "associated recreation, access and landscape improvements" relating to Area Action Plans.	Support noted.
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**Representations**

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**2.20**

10208 - Chancellor, Masters & Scholars of the University of Cambridge

Object

The University welcomes the preparation of an Area Action Plan (AAP) for the land to be released from the Green Belt west of the City between Huntingdon Rd. and Madingley Rd.

The University wants this AAP to be included in the first tranche of Development Documents and is concerned that any delay will result in the University being unable to meet identified development needs in this location at an early date.

The 'test' for this release of land included in paragraph 2.20 does not reflect that contained in the approved Structure Plan and paragraph 2.20 should be amended to ensure consistency with the Structure Plan.

The Council has agreed to amend the Local Development Scheme to bring forward the programme for the Cambridge North West AAP, and for it to be a joint AAP with Cambridge City Council. It is clearly not possible to include it in the first tranche of documents which are well advanced. However, the timetable for the AAP will seek to bring it forward as quickly as practicable.

Paragraph 2.20 should be amended to make clear what is the policy of the Structure Plan and what is the approach being taken by the District Council.

Delete 3rd sentence onwards in paragraph 2.20 (which starts "That part of this land...") and replace as follows:

"...Land at north west Cambridge is only being released from the Green Belt to provide for the long term development needs of Cambridge University. The Structure Plan makes clear it will only be brought forward for development when the University can show a clear need for the land to be released. The Council considers that in the interests of careful husbandry of this area where land is being released from the Green Belt on an exceptional basis in view of the particular needs of the University, this includes the test that there is no other suitable University or College land or building available elsewhere in the City."

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10348 - Huntsman Advanced Materials	<p>Object</p> <p>Whilst the Council may determine it necessary to release Green Belt land to meet the housing requirement, in our view the Council should be looking to minimise the extent of land to be released by maximising housing supply on more appropriate sites, particularly previously developed brownfield sites.</p>	<p>The Structure Plan sets the development strategy for the Cambridge area within the framework provided by RSS6 and proposes that in order to ensure a sustainable pattern of development, that land be released from the Green Belt on the edge of Cambridge in order to bring forward urban extensions which would locate significant levels of development at the top of the development sequence and closest to services and facilities. The principle of Green Belt release is therefore already established and the LDF is taking forward the development strategy at the local level.</p>
8796 - Windsor Road Residents	<p>Object</p> <p>We strongly support the proposal that "Associated countryside recreation, access and landscape improvements within the Green Belt will be made in South Cambridgeshire as far North as the A14 trunk road.</p> <p>We propose that further details are necessary before we can comment satisfactorily.</p>	<p>The rural strategy focuses development within the larger villages with better access to services and facilities in accordance with the Structure Plan. In determining the strategy for the rural area, the Council identified Rural Centres and Minor Rural Centres which are the most sustainable locations for development and undertook an Urban Capacity Study, which provides land supply calculations, including consideration of windfall potential through sites within the village frameworks, and demonstrates that allocation of additional housing outside the Rural Centres is not required. PPG3 makes clear that issues of sustainability and location are also appropriate factors to take into account in considering redevelopment of brownfield sites. Any proposals for development on brownfield sites outside of village frameworks will be considered within this policy framework.</p>
8796 - Windsor Road Residents	<p>Object</p> <p>We strongly support the proposal that "Associated countryside recreation, access and landscape improvements within the Green Belt will be made in South Cambridgeshire as far North as the A14 trunk road.</p> <p>We propose that further details are necessary before we can comment satisfactorily.</p>	<p>Support noted. A new policy is proposed to be included in the Submission version of the Site Specific Policies DPD to set out the requirements for this area.</p>

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****2.21**

10349 - Huntsman Advanced Materials

Object

Whilst the Council may determine it necessary to release Green Belt land to meet the housing requirement, in our view the Council should be looking to minimise the extent of land to be released by maximising housing supply on more appropriate sites, particularly previously developed brownfield sites.

The Structure Plan sets the development strategy for the Cambridge area within the framework provided by RSS6 and proposes that in order to ensure a sustainable pattern of development, that land be released from the Green Belt on the edge of Cambridge in order to bring forward urban extensions which would locate significant levels of development at the top of the development sequence and closest to services and facilities. The principle of Green Belt release is therefore already established and the LDF is taking forward the development strategy at the local level.

The rural strategy focuses development within the larger villages with better access to services and facilities in accordance with the Structure Plan. In determining the strategy for the rural area, the Council identified Rural Centres and Minor Rural Centres which are the most sustainable locations for development and undertook an Urban Capacity Study, which provides land supply calculations, including consideration of windfall potential through sites within the village frameworks, and demonstrates that allocation of additional housing outside the Rural Centres is not required. PPG3 makes clear that issues of sustainability and location are also appropriate factors to take into account in considering redevelopment of brownfield sites. Any proposals for development on brownfield sites outside of village frameworks will be considered within this policy framework.

**2.22**

10620 - David Wilson Estates  
10678 - Atkins Property Development Ltd

Object

Objection to the ability of the new town of Northstowe to deliver 6,000 new dwellings by 2016 and a likely large shortfall of some 4,776 dwellings.

The development of Northstowe is on course to complete a substantial element of the proposed 6,000 dwellings by 2016, in accordance with Structure Plan Policy P9/1. The developer is currently estimating delivery of 5,300 dwellings by 2016 and the Council will encourage the full provision if at all possible. The Housing Trajectory will set this out. It also makes clear that current assessments do not take account of any provision to 2016 at North West Cambridge pending the preparation of an Area Action Plan. Plan, Monitor and Manage will ensure that any changes throughout the plan period are addressed.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9115 - English Partnerships	Object	English Partnerships would request that these paragraphs 2.22 & 2.23 be re-worded to reflect Northstowe's ultimate potential size beyond 2016 of at least 10,000 dwellings, supported by a strategic masterplan which articulates long term sustainable development achieved through high quality public realm, services and community provision, higher densities where appropriate and necessary infrastructure. The word 'small' should be deleted from the reference to the new town.	The Northstowe Area Action Plan (AAP) provides greater detail on planning the new town. At an earlier stage of plan production the public had the opportunity to consider 3 sites for Northstowe with associated housing provision in the 8,000-10,000 dwelling range. As a result, the AAP now identifies the site size and scale of development that can be accommodated within it as an ultimate size of 8,000 dwellings (6,000 of which will be delivered by 2016 in accordance with the Structure Plan). Paragraph 2.22 states "a small new town of 8,000 homes will be built, of which 6,000 homes will be provided by 2016", which fully accords with Policy P9/3 of the Structure Plan.
8924 - The Fairfield Partnership	Object	Paragraph 2.22 conflicts with Policy P9/3 in the adopted Cambridgeshire and Peterborough Structure Plan 2003, which states that the new settlement at Northstowe should have capacity ultimately for 8,000 to 10,000 dwellings in order to make a significant contribution to the longer term needs of the sub-region. Paragraph 2.22 is premature in concluding that the final capacity of Northstowe will be 8,000 dwellings, particularly since the local development framework only runs until 2016, and policy P9/3 in the adopted Structure Plan makes it clear that any capacity above 6,000 dwellings should be accommodated after 2016.	The Northstowe Area Action Plan (AAP) provides greater detail on planning the new town. At an earlier stage of plan production the public had the opportunity to consider 3 sites for Northstowe with associated housing provision in the 8,000-10,000 dwelling range. As a result, the AAP now identifies the site size and scale of development that can be accommodated within it as an ultimate size of 8,000 dwellings (6,000 of which will be delivered by 2016 in accordance with the Structure Plan). Paragraph 2.22 states "a small new town of 8,000 homes will be built, of which 6,000 homes will be provided by 2016", which fully accords with Policy P9/3 of the Structure Plan.
10202 - East of England Regional Assembly	Object	Reference to the size of Northstowe reaching 8,000 should be replaced by phrase "8500 by the year 2021" as this is the proposal in the submitted Draft East of England Plan, December 2004.	The housing target included in draft RSS14 was inserted at the time that the District Council was considering Options. Now that the Council has considered the results of the Options Consultation, it has made representations of on draft RSS14 that the strategic reference should be amended to 8,000 dwellings.
9043 - The Fairfield Partnership	Object	Paragraph 2.22 conflicts with Policy P9/9 in the adopted Structure Plan. In considering the new settlement at Longstanton / Oakington, the Policy states that there should be 'completion of a rapid transport link through the new settlement'. The Policy anticipates that the settlement will be located on both sides of the Rapid Transit route. The second sentence in Paragraph 2.22 of the Core Strategy DPD indicates that the new town will be developed adjoining a new Rapid Transit route. The Paragraph does not therefore fully reflect Policy 9/9 of the adopted Structure Plan.	Structure Plan Policy P9/9 makes reference to "completion of rapid transit link through the new settlement". A dedicated local busway is proposed through the town linking to the Guided Busway. The County Council's proposals indicate how this could be connected. Therefore paragraph 2.22 fully accords with Policy P9/9 and the detail is included in the Northstowe Area Action Plan. This issue is addressed under separate representations in relation to the Northstowe AAP.
10985 - Cambridgeshire County Council	Support	Note and welcome repeated statement regarding provision of "associated recreation, access and landscape improvements" relating to Area Action Plans.	Support noted.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****2.23**

9059 - The Fairfield Partnership      Object      Paragraph 2.23 conflicts with policy P9/3 in the adopted Cambridgeshire and Peterborough Structure Plan 2003, which states that the new settlement at Northstowe should have capacity ultimately for 8,000 to 10,000 dwellings in order to make a significant contribution to the longer term needs of the sub-region. Paragraph 2.23 is premature in concluding that the ultimate size of Northstowe will be 8,000 dwellings particularly since the local development framework only runs until 2016 and policy P9/3 in the adopted Structure Plan makes it clear that any capacity above 6000 dwellings should be accommodated after 2016.

The Northstowe Area Action Plan (AAP) provides greater detail on planning the new town. At an earlier stage of plan production the public had the opportunity to consider 3 sites for Northstowe with associated housing provision in the 8,000-10,000 dwelling range. As a result, the AAP now identifies the site size and scale of development that can be accommodated within it as an ultimate size of 8,000 dwellings (6,000 of which will be delivered by 2016 in accordance with the Structure Plan). Paragraph 2.22 states "a small new town of 8,000 homes will be built, of which 6,000 homes will be provided by 2016", which fully accords with Policy P9/3 of the Structure Plan.

10726 - Jarrow Investments Ltd      Object      In order to accommodate its due share of development in the London / Stansted / Cambridge / Peterborough growth area, a second new settlement will be required. Jarrow Investments Ltd is proposing a second new settlement at Hanley Grange near Hinxton. As a consequence, two new paragraphs need to be inserted between paragraphs 2.23 and 2.24 detailing the Hanley Grange proposal. Add new Paragraphs 2.23A and 2.23B

The adopted RSS6 and Structure Plan propose a new settlement in the period to 2016. The Structure Plan locates this at Longstanton/Oakington. In view of the urgency to bring forward and implement the Cambridge Sub Region strategy, the first tranche of LDF documents implement the adopted strategy. The emerging draft RSS14 does not propose any further new settlements in the sub region to 2016. There is therefore no strategic context for any allocation for a further new town in this plan and this issue would need to be considered further as part of a future review of the development strategy for the Cambridge area. The Council's view is that the priority must be on the delivery of the current strategy and to allow that new development to "bed in" and community identity to become established and to assess the impact of the current planned scale of development on Cambridge and the surrounding area before any consideration of any further new settlements close to Cambridge. Notwithstanding this principle, the Council does not consider that the site of the Hanley Grange proposal close to Duxford represents a suitable option for a new town. The site lies in a sensitive area of landscape which would adversely affect the adjoining Green Belt and would harm the setting of Cambridge in long distance views from the higher land to the south of Cambridge. It is not well served by existing public transport and whilst it is fairly close to Whittlesford Bridge railway station, it is not close enough for this to be a realistic and accessible option for local travel into Cambridge, but is likely to attract commuters to Stansted and London. The policy principle is for development in the Cambridge area to meet the needs of the successful Cambridge Phenomenon and not the needs of areas further to the south which should meet their own needs close to where they arise.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****Figure 2**

10444 - Martin Grant Homes Ltd 10454 - Centex Strategic Land	Object No objections to the principle of the allocation of land at Northstowe. However, have concerns regarding achieving housing delivery rates. Our clients are of the opinion that the allocation is likely to yield a maximum of 2,000 to 3,000 dwellings during the plan period resulting in a shortfall in the range of between 3,000 and 4,000 on the 6,000 dwelling allocation.	The development of Northstowe is on course to complete a substantial element of the proposed 6,000 dwellings by 2016, in accordance with Structure Plan Policy P9/1. The developer is currently estimating delivery of 5,300 dwellings by 2016 and the Council will encourage the full provision if at all possible. The Housing Trajectory will set this out. It also makes clear that current assessments do not take account of any provision to 2016 at North West Cambridge pending the preparation of an Area Action Plan. Plan, Monitor and Manage will ensure that any changes throughout the plan period are addressed.
10430 - Harcourt Developments Ltd. 10420 - Martin Grant Homes Ltd	Object No objections to the principle of the allocation of land at Northstowe. However, have concerns regarding achieving housing delivery rates. Our clients are of the opinion that the allocation is likely to yield a maximum of 2,000 to 3,000 dwellings during the plan period resulting in a shortfall in the range of between 3,000 and 4,000 on the 6,000 dwelling allocation. Our clients consider the shortfall can, in part, be met by a 2,500 dwelling allocation at Cambourne, north of the A428.	The development of Northstowe is on course to complete a substantial element of the proposed 6,000 dwellings by 2016, in accordance with Structure Plan Policy P9/1. The developer is currently estimating delivery of 5,300 dwellings by 2016 and the Council will encourage the full provision if at all possible. The Housing Trajectory will set this out. It also makes clear that current assessments do not take account of any provision to 2016 at North West Cambridge pending the preparation of an Area Action Plan. Plan, Monitor and Manage will ensure that any changes throughout the plan period are addressed. Notwithstanding, any significant shortfall at the top levels of the sequence would require a review of the development strategy for the Sub Region as the next most sustainable location is at Market Towns and not in rural villages.



**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****2.24**

10632 - David Wilson Estates	Object	<p>Policy P9/1 of the Adopted Cambridgeshire and Peterborough Structure Plan 2003 states clearly that the housing distribution figures are indicative only. The content of paragraph 2.24 is therefore misleading, particularly in the context of the settlement hierarchy of:</p> <ul style="list-style-type: none"> <li>i) Cambridge, (ii) Cambridge edge through Green Belt releases, (iii) New town of Northstowe, (iv) South Cambridgeshire and Rural Areas. This sequential approach is accepted and logical in planning terms and to therefore seek to provide such a high number of dwellings in the rural area when a thorough review of Cambridge locations has not been undertaken is fundamentally flawed.</li> </ul>	<p>Structure Plan Policy P9/1 provides the indicative sequential housing distribution in the district. It is not possible for a Structure Plan policy to provide absolute housing numbers in the various locations, given that it is a strategic plan. The Structure Plan provides the broad housing locations and numbers, and the LDF works up the detail, defining the sites, taking into account local circumstances and other planning considerations, to determine the site capacities. The LDF covers the period 1999-2016, therefore some development (approximately a third of the rural requirement of 9,600) has already been completed in accordance with the adopted Local Plan 2004. In addition, a third of the requirement is accounted for in unimplemented planning permissions. Therefore, over two thirds of the rural housing requirement has already been accounted for, and additional development will come forward as windfalls during the plan period regardless of whether rural housing allocations are carried forward. A certain amount of development is beneficial in the rural area to help provide housing for local needs, including affordable housing and help to sustain rural services and facilities, in accordance with PPG3.</p>
8006 - Stamford Homes Limited	Object	<p>Rural settlement strategy will lead to social polarisation since it ignores the growth needs of existing communities and their families. Whole strategy needs to be re-appraised. Reference to policy/paragraph 2.24 - 2.36.</p>	<p>Policy P9/1 of the Structure Plan provides a clear indication of the distribution of housing within each of the districts and Policy ST/1 accords with this. This distribution accords with the housing sequence in PPG3, emphasising the need to maximise development in the more sustainable locations. The strategy allocates the single largest proportion of the development (9,600 dwellings), nearly half of the housing requirement of 20,000 dwellings in the period 1999-2016, to the rural area and permits the development of sites within village frameworks in accordance with Policies ST/3-ST/6.</p>

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10673 - Atkins Property Development Ltd	<p>Object</p> <p>Policy P9/1 of the Structure Plan states that the housing distribution requirement is "indicative" only. At all levels of the sequential approach to developments, the housing distribution requirements should therefore have some flexibility to allow for re-allocation. For example, the 9,600 dwellings for the Rural Areas should not be considered a ceiling.</p>	<p>Structure Plan Policy P9/1 provides the indicative sequential housing distribution in the district. It is not possible for a Structure Plan policy to provide absolute housing numbers in the various locations, given that it is a strategic plan. The Structure Plan provides the broad housing locations and numbers, and the LDF works up the detail, defining the sites, taking into account local circumstances and other planning considerations, to determine the site capacities. The LDF covers the period 1999-2016, therefore some development (approximately a third of the rural requirement of 9,600) has already been completed in accordance with the adopted Local Plan 2004. In addition, a third of the requirement is accounted for in unimplemented planning permissions. Therefore, over two thirds of the rural housing requirement has already been accounted for, and additional development will come forward as windfalls during the plan period regardless of whether rural housing allocations are carried forward. Whilst a certain amount of development is beneficial in the rural area to help provide housing for local needs, including affordable housing and help to sustain rural services and facilities, in accordance with PPG3, the emphasis of the development strategy is appropriately on locating the majority of new development in the most sustainable locations close to services and facilities and focused on Cambridge and the new town of Northstowe.</p>
8979 - The Cambourne Consortium	<p>Object</p> <p>The LDD is unsound in its approach to the use of land with the benefit of planning permission for housing at Cambourne. The approach should be to make the best use of housing land in accordance with the provisions of Structure Plan Policy P5/3 rather than to adopt a 'do minimum' approach of applying a density of 30 dwellings per hectare.</p>	<p>Paragraphs 57 and 58 of PPG3 require minimum densities of 30 dph and encourage higher densities (between 30-50 dph), particularly at places with good public transport accessibility. HG/1 accords with this approach and Structure Plan Policy P5/3; a district-wide policy, which is worded to reflect and respect the lower densities in villages, but at the same time bring new development in villages up to a minimum density of 30dph. In more accessible locations densities of at least 40 dph will be required. There is flexibility in the wording to take account of the differing local circumstances. Development at Cambourne has occurred at an average density slightly lower than 30dph and it is proposed to bring the remainder of the development site forward in accordance with HG/1, with parts of the development close to facilities and services or a public transport stop at a higher density.</p>

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****Figure 3**

10848 - Taylor Woodrow Developments Ltd	Object	Objection to computation of outstanding housing requirement of 493 as this relies on an over optimistic assessment of windfall rates.	Disagree. Since the Draft Urban Capacity Study 2004 (utilising data at March 2003), the methodology has been subsequently tested against data at March 2004 and March 2005. On both occasions the rate of completions adheres closely to that anticipated by the study. This includes the small windfall rate. Therefore the study does not appear to be overoptimistic. Housing provision will continue to be monitored annually to ensure housing land supply targets are being met.
10635 - David Wilson Estates	Object	In the light of objections 7 and 10, components 3 and 4 respectively should be amended 1,424 and 590. Accordingly, the final figure in relation to the outstanding housing requirement equates to 740 dwellings and not 493. In its totality, figure 3 should therefore read as follows: Structure Plan Guidance for 1999 - 2016, 9,600 Components of supply: 1. Completions to end March 2004, 3,721 2. Unimplemented planning permissions at end March 2004 (3,472 discounted by 10% non-implementation allowance), 3,125 3. Forecast windfalls 2004 - 2016 (from urban Capacity Study 2005), 1,424 4. Rural Housing Allocations, 590 Outstanding requirement to be identified at end March 2004, 740.	Whilst the error in component 3 of figure 3 in the Pre-submission draft plan is acknowledged (it should have reflected the outcome of the Urban Capacity Study 2005), the outstanding requirement figure in that table was sound. Table 3, examining housing land supply in the rural area, will be updated for the submission DPD. It identifies sufficient capacity to meet structure plan 2003 guidance. This is available as an appendix to the Special Council Report of 15th November 2005.
10431 - Harcourt Developments Ltd. 10445 - Martin Grant Homes Ltd 10421 - Martin Grant Homes Ltd 10455 - Centex Strategic Land	Object	Object as it fails to provide for sufficient growth at certain of the identified Rural Centres. Our assessment results in a 960 dwelling shortfall on the Council's figure. The housing distribution strategy needs to be more flexible in relation to meeting the strategic housing needs, to include growth at the Rural Centres where it would meet PPG3 criteria. Amend the strategy to provide for additional growth at the identified Rural Centres, including at Histon as a sustainable urban extension.	Whilst the error in component 3 of figure 3 in the Pre-submission draft plan is acknowledged (it should have reflected the outcome of the Urban Capacity Study 2005), the outstanding requirement figure in that table was sound. Table 3, examining housing land supply in the rural area, will be updated for the submission DPD. It identifies sufficient capacity to meet structure plan 2003 guidance. This is available as an appendix to the Special Council Report of 15th November 2005. Whilst the Structure Plan allows for a limited proportion of the overall development provision to take place in identified rural centres, additional allocations outside the village framework are not required.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10037 - House Builders Federation	Object	The text refers to the Cambridgeshire Structure Plan requirement between 1999-2016. It would seem more appropriate to now instead refer to the dwelling requirement up to 2021 in the East of England Plan, which may be adopted by the time this Development Plan Inquiry ends. Particularly given that other policies in the Council's LDF Documents refer directly to the content of the East of England Plan (RSS14). Furthermore, the Government's proposed changes to PPG3 (July 2005) now advocate provision for 15 years housing land supply in Development Plans.	The plan period to 2016 is too short. A period of circa 10 years will not address the long-term development requirements of this major growth sub-region. Whilst the Structure Plan has an end-date of 2016 the new RSS, the East of England Plan has an end date of 2021 and should be taken into account given that it should be approved during 2006.
10618 - Dixon International Group Ltd	Object	Object to Figure 3, Housing Land Supply in the Rural Area (page 22). Figure 3 is incorrect. The "Forecast Windfall 2004-2016" (Component 3) should read 1424 and not 1875. The "Rural Housing Allocations" component should read 590 not 837. Component 3 is an error and the correct figure should be taken from the Urban Capacity Study June 2005. With respect to Component 4 please see our representation to Policy ST/4 and SP/1. As a result the outstanding requirement to be identified is 740 not 493.	Whilst the error in component 3 of figure 3 in the Pre-submission draft plan is acknowledged (it should have reflected the outcome of the Urban Capacity Study 2005), the outstanding requirement figure in that table was sound. Table 3, examining housing land supply in the rural area, will be updated for the submission DPD. It identifies sufficient capacity to meet structure plan 2003 guidance. This is available as an appendix to the Special Council Report of 15th November 2005.
10684 - Atkins Property Development Ltd	Object	Figure 3 is incorrect. The "Forecast Windfall 2004-2016" (component 3) should read 1,424 and not 1,875. The "Rural Housing Allocations" Component 4 should read 590 not 837. Component 3 is an error and the correct figure should be taken from the Urban Capacity Study June 2005. With respect to Component 4 please see our representations to Policy ST/4 and SP/1. As a result the outstanding requirement to be identified is 740 not 493.	Whilst the error in component 3 of figure 3 in the Pre-submission draft plan is acknowledged (it should have reflected the outcome of the Urban Capacity Study 2005), the outstanding requirement figure in that table was sound. Table 3, examining housing land supply in the rural area, will be updated for the submission DPD. It identifies sufficient capacity to meet structure plan 2003 guidance. This is available as an appendix to the Special Council Report of 15th November 2005.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

8126 - D H Barford + Co Limited  
8324  
8385 - Mr. D. Barford

**Object**

The assumptions with regard to housing are inadequate and there is a need to identify additional housing allocations in order to meet the Structure Plan requirement. Achieving 4,400 dwelling completions in and around Cambridge and 6,000 dwelling completions in the Northstowe settlement is remote when bearing in mind the considerable lead in times. The 10% non-implementation allowance for unimplemented planning permissions is inadequate. The windfall forecast based on the Urban Capacity Study is considered inadequate and does not allow for the fact most opportunities for development and redevelopment within the larger villages have now been exhausted. A non-implementation discount should be applied to the outstanding rural housing allocations.

Although the Council still aims to implement the Structure Plan 2003 with regard to the major developments, if monitoring identified that sufficient numbers were not coming forward, a review would take place at higher levels in the search sequence than the rural area. The 10% non-implementation allowance on existing permissions was utilised by the Inspector when examining Local Plan 2004. It is considered reasonable to continue with this approach. The windfall figure (updated for March 2005) is considered sound. The Urban Capacity methodology has now been tested against two additional years, and has proved as accurate measure of supply. The study reflects capacity of settlements based on their designation in the Core Strategy. In preparation of the housing trajectory, housing allocations have been reviewed to ensure they are able to contribute to land supply. Only those where there is a high confidence of them coming forward, that do not already have the benefit of planning permission, will be included in the submission DPD.

10732 - Countryside Properties  
(Special Projects) Plc

**Object**

These objections relate to:  
(c) Paras 2.24-2.29 and Figure 3 in respect of Rural Settlement Policy, and the over-reliance on dispersed rural allocations, windfalls and unimplemented consents to make up the 9,600 units required by the Structure Plan;

Many of the rural allocations in the Core Strategy have been carried forward from the 2004 South Cambridgeshire Local Plan which were scrutinised against the requirements of PPG3 "Housing" and the policies in the 2003 Cambridgeshire Structure Plan by the Inspector who considered objections at that Local Plan Inquiry. The majority of sites in Policy SP/1 have planning permission and are proposed to be removed as 'proposals' from the Site Specific Policies. These sites cannot therefore be substituted for development in Cambourne or anywhere else. Those sites are counted as commitments and are included in Figure 3 of the Core Strategy which shows the Housing Land Supply in Rural Areas - a 10% discount is applied to all planning permissions in Figure 3 where development has not yet started and where there has not yet been an indication from the developer of a proposed housing trajectory to allow for a proportion of planning permissions which may not be implemented. The remaining allocations in policy SP/1 are at Impington, Waterbeach, Papworth Everard and Heathfield. (NB. The allocations at Papworth Everard and Heathfield also have planning permission which was granted after March 2005 - the operative date for the most recent housing land supply figures).

9922 - Bayer CropScience Ltd

**Object**

The Bayer CropScience Ltd site should be included in the residential land availability statistics. The site is suitable for residential development, in part at least, during the early part of the Plan period. Consequently the figures should be adjusted to reflect this redevelopment opportunity.

The BayerCropScience Hauxton site is proposed to be allocated for mixed use development. The details of a policy are dealt with through representations on the Site Specific Policies DPD Policy SP/1.

Update figure 3 to reflect the consequential changes of allocating Bayer CropScience Hauxton site for mixed use development.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****2.29**

8315 - Barker Parry Town Planning Object

The general reliance on land coming forward in Cambourne to meet the remaining rural areas housing figures effectively prevents any reasonable scale of development in the other Rural Centres. Growth in Rural Areas is necessary to enable the settlements to continue to thrive and support local infrastructure

The outstanding allocations at Rural Centres and Minor Rural Centres and the remaining development at Cambourne coming forward at higher densities to achieve 30 dph across Cambourne as a whole, will more than accommodate the remaining housing requirement in the rural area obviating the need to make any further housing allocations. Whilst there are no further housing allocations in the rural area, the development strategy permits the development within village frameworks of Rural Centres in accordance with Policy ST/3. There is no cap on the extent of development permitted within the frameworks of Rural Centres provided adequate services, facilities and infrastructure, are available.

9943

Object

Object to all of the outstanding housing requirement being allocated in Cambourne. A choice and variety of sites should be provided within the District through the Local Development Framework, Fulbourn, and the land, identified through these representations would provide for this.

The remaining development at Cambourne, at a minimum density of 30 dph, will more than accommodate the remaining housing requirement in the rural area obviating the need to make any further housing allocations. Whilst there are no further housing allocations in the rural area, the development strategy permits the development within village frameworks of Minor Rural Centres in accordance with Policy ST/4.

11222 - Cambourne Parish Council Object

Cambourne Parish Council would prefer to see Cambourne developed in line with the approved masterplan so as to try and achieve the sustainability set out within the document and associated 106 agreement with no additional dwellings being constructed. However the Parish Council understands the constraints placed on SCDC by PPG3, but we view the lack of clarity within ST/1 sub section Rural Settlement Policy, as it does not clearly define the actual bench mark that the additional 700 houses is based on as this gives the range 3,700 to 4,000 houses.

The remaining development at Cambourne will need to meet a minimum density of 30 dph to accord with PPG3 and make better use of the land. Development at this density can be achieved through good design to be in keeping with that which has already taken place. Policy SP/18 and text in paragraphs 11.28 and 11.29 explain that development on the remainder of the land within the original masterplan at a minimum density of 30 dph is likely to bring forward around 700 additional dwellings to that in the original outline planning permission.



**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

8128 - D H Barford + Co Limited	Object	<p>It is proposed that any shortfall in housing can be satisfied through increasing the housing density at Cambourne. However, this strategy overlooks the scope to accommodate development in more sustainable preferable locations. This strategy involves increasing reliance on greenfield development, contrary to the Structure Plan and regional strategy which advocate development on previously developed land within villages in preference to greenfield development. In light of the above the Council needs to explore preferable alternative locations to meet any shortfall in housing development.</p>	<p>The sequence to development detailed in Structure Plan Policies P1/1 and P9/2, which clearly states that development should be accommodated through an expansion of Cambridge, the creation of a small town (Northstowe) and a limited proportion of development at the identified Rural Centres. Policy ST/1 is therefore in accordance with this approach, with the majority of development to be accommodated at the major development sites at Northstowe and the urban extensions to Cambridge. The development of these sites will include the reuse of previously developed land, such as Oakington Airfield and Cambridge Airport and the North Works site north of Newmarket Road. Policy P1/1 goes on to state that when selecting sites, consideration should be given to the reuse of brownfield sites within settlements, then on other sites within settlements, and only then on the periphery of settlements giving priority to previously developed sites. The LDF covers the period 1999-2016, therefore some development (approximately a third of the rural requirement of 9,600) has already been completed in accordance with the adopted Local Plan 2004. In addition, a third of the requirement is accounted for in unimplemented planning permissions. Therefore, over two thirds of the rural housing requirement has already been accounted for. The rest of the rural housing requirement can be accommodated without the need for further allocations. The additional 700 dwellings at Cambourne is to be provided through increased densities on land already with planning permission and does not involve the use of any further greenfield land.</p>
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**ST/3 Rural Centres**

9172 - David Wilson Homes (S Midlands)	Object	<p>There is insufficient evidence to support the identification of this limited number of settlements. Experience has shown that many rural settlements are capable of accommodating modest housing growth, the scale of such growth being unrelated to the existing size of the settlement. A full appraisal of the environmental capacity of the villages is required, together with robust community involvement.</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. The Rural Centres Preferred Options Report set out the detail behind the selection of Rural Centres in accordance with the criteria. However, in recognition of the role some villages, which failed to meet the criteria, have in terms of providing services and facilities for a rural hinterland an additional category of Minor Rural Centres has been introduced. The development strategy permits the development of sites within village frameworks in accordance with Policies ST/3-ST/6, whereby the scale of development accords with the sustainability of the settlement. The Urban Capacity Study 2005 provided a full appraisal of sites capable of redevelopment within village frameworks and the results incorporated into the housing land supply data for the rural area in Figure 3.</p>
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**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9397	Object	Fulbourn is a perfect centre for rural growth, positioned with easy access to Cambridge and three miles from the A11 for easy London access. Fulbourn was chosen previously for rural expansion, but now rejected. There are serious traffic problems north of Cambridge where new development is planned, it seems inexplicable as to why Fulbourn should not be considered.	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. Fulbourn only meets two of the Key Criteria (Public Transport Accessibility and Local Employment Opportunities). However, in recognition of the range of shops in the village and the role in serving the needs of the quite remote area to the east and south-east of Cambridge it has been designated a Minor Rural Centre.		
9378	Object	Object to Fulbourn being left out of the Rural Centre Framework. People are forced to live miles away from their home village due to high housing cost and Local Council's reluctance to release land for building. Council should re-look at Fulbourn as a village for expansion to secure reasonable cost housing for inhabitants.	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. Fulbourn only meets two of the Key Criteria (Public Transport Accessibility and Local Employment Opportunities). However, in recognition of the range of shops in the village and the role in serving the needs of the quite remote area to the east and south-east of Cambridge it has been designated a Minor Rural Centre. Developments of up to 25 dwellings will be permitted in accordance with Policy ST/4 and affordable housing will be required in accordance with Policy HG/3.		
9402	Object	Fulbourn Institute Football Club has gained promotion to the Ridgeon's Football League and needs to upgrade it's facilities by gaining a new ground. The ground needs to be enclosed, with changing rooms and floodlights. This will help the club whilst establishing a new facility within the village.	No change.		
8177 -	Messrs Mailer & Sharp	Object	The village of Bassingbourn has a wide range of facilities, including shops and schools and therefore is a satisfactory location for further housing growth in accordance with the principles of sustainable development. In our opinion the settlement should be included in Policy ST/3 as a rural centre.	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. Bassingbourn-cum-Kneesworth was not considered in the original assessment of the villages considered for designation as Rural Centres as the 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 Royston means that the village plays a limited role in serving a rural hinterland.	

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10644 - Munro Group Ltd	Object	We are concerned that the key criteria for selecting Rural Centres are far too simplistic, and that insufficient villages have been identified as Rural Centres.	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. The Rural Centres Preferred Options Report set out the detail behind the selection of Rural Centres in accordance with the criteria. Agree that the approach to Rural Centres may in some respects have been applied in an over-prescriptive way and agree more weight needs to be given to the role of Rural Centres in providing services. As a result, an additional category of Minor Rural Centres has been introduced for those villages which fail to meet the criteria yet perform a role in terms of providing services and facilities for a rural hinterland.
10334 - Huntsman Advanced Materials	Object	We object to the Council's approach to Rural Centres, which 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 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. The Rural Centres Preferred Options Report set out the detail behind the selection of Rural Centres in accordance with the criteria. However, in recognition of the role some villages, which failed to meet the criteria, have in terms of providing services and facilities for a rural hinterland an additional category of Minor Rural Centres has been introduced. The development strategy permits the development of sites within village frameworks in accordance with Policies ST/3-ST/6, and may lead to improvement in services, facilities and infrastructure within these settlements.
9626 - Histon & Impington Parish Councils	Object	There is provision in the Minor Rural Centres for the possibility of S46 contributions. The same provision is required for Rural Centres. Policy DP/4 may be sufficient, in which case the provision in ST/4 is unnecessary. If DP/4 is not sufficient, then the provision for Rural Centres should match that for Minor Rural Centres.	Policy ST/3 requires adequate services, facilities and infrastructure to be available or made available to serve new development in Rural Centres. Therefore, if there is insufficient available, the developer will be required to provide such in order to make the development acceptable in planning terms, in accordance with Policy DP/4. As such, the additional wording is superfluous.
8368 - Barker Parry Town Planning	Object	The identification of only 5 Rural Centres in a District as rural as South Cambridgeshire is an indicator of the stringency of the selection criteria applied by the Council. There are 12 settlements currently identified in the adopted Local Plan all of which were considered by the Council to be sustainable. The reduction in the number of such settlements and the concomitant reduction in the scale of development that is considered appropriate will undermine the ability of such settlements to continue to thrive and to support and even expand local services and facilities.	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 more weight needs to be given to the role of Rural Centres in providing services. As a result, an additional category of Minor Rural Centres has been introduced for those villages which fail to meet the criteria yet perform a role in terms of providing services and facilities for a rural hinterland. Whilst there are only 5 Rural Centres, 7 settlements have been categorised as Minor Rural Centres, one more than the number of sustainable settlements in the adopted Local Plan.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

8002 - Stamford Homes Limited      Object      The overall approach of the Rural Settlement Policy is too restrictive and will result in increased social polarisation in the District's existing settlements. The whole strategy should be re-appraised with this key issue in mind.

Policy P9/1 of the Structure Plan provides a clear indication of the distribution of housing within each of the districts and Policy ST/1 accords with this. This distribution accords with the housing sequence in PPG3, emphasising the need to maximise development in the more sustainable locations. The strategy allocates the single largest proportion of the development (9,600 dwellings), nearly half of the housing requirement of 20,000 dwellings in the period 1999-2016, to the rural area and permits the development of sites within village frameworks in accordance with Policies ST/3-ST/6. However, agree that the approach to Rural Centres may in some respects have been applied in an over-prescriptive way and agree more weight needs to be given to the role of Rural Centres in providing services. As a result, an additional category of Minor Rural Centres has been introduced for those villages which fail to meet the criteria yet perform a role in terms of providing services and facilities for a rural hinterland.

9464      Object      Bar Hill should not become a Rural Centre because it does not meet the criteria. We have no post office. The A14 cannot cope with further development. The A14 is a joke for children going to secondary school and for other going elsewhere if there is a hold up on the road. The access road into Bar Hill is not adequate and further development will only make problems worse.

Reclassify Bar Hill as a Minor Rural Centre, under Policy ST4.

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. The Rural Centres Preferred Options Report set out the detail behind the selection of Rural Centres in accordance with these criteria. Bar Hill fails to meet those relating to both Public Transport Accessibility and to the Accessibility of Secondary Education. It should be reclassified as a minor rural centre.

9462      Object      Bar Hill should not be reclassified as a Rural Centre. There is no suitable site within the village for development on a large scale.

Reclassify Bar Hill as a Minor Rural Centre, under Policy ST/4.

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. The Rural Centres Preferred Options Report set out the detail behind the selection of Rural Centres in accordance with these criteria. Bar Hill fails to meet those relating to both Public Transport Accessibility and to the Accessibility of Secondary Education. It should be reclassified as a minor rural centre.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**9453  
9451

Object I would like to see Fulbourn re-instated as a Rural Centre for growth in the future and cannot understand why it was taken out and replaced with Bar Hill. We need homes for our young families, and for our older residents who would like to downsize without leaving the village.

Following representations made at the last stage of plan production, it became apparent that the level of services and facilities generally fell below the level of those in other Rural Centres. In particular, the doctor's surgery in Fulbourn is a branch surgery with limited opening hours, the library facility is very limited and the village is not very 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). However, in recognition of the range of shops in the village and the role in serving the needs of the quite remote area to the east and south-east of Cambridge it has been designated a Minor Rural Centre.

9401

Object Fulbourn has been deleted as one of the Rural Centres for growth when it was chosen in Oct/Nov 2004. Fulbourn's facilities are of the highest standard - Bar Hill has been identified as an alternative but has poor services. More thought should be given before finally rejecting Fulbourn as a Rural Centre for growth.

Following representations made at the last stage of plan production, it became apparent that the level of services and facilities generally fell below the level of those in other Rural Centres. In particular, the doctor's surgery in Fulbourn is a branch surgery with limited opening hours, the library facility is very limited and the village is not very 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). However, in recognition of the range of shops in the village and the role in serving the needs of the quite remote area to the east and south-east of Cambridge it has been designated a Minor Rural Centre.

8369

Barker Parry Town Planning

Object Restricting any scale of development to the 5 Rural Centres also effectively precludes the provision of affordable housing being provided in the remaining settlements in the District.

The sequence to development detailed in Structure Plan Policies P1/1 and P9/2, which clearly states that development should be accommodated through an expansion of Cambridge, the creation of a small town (Northstowe) and a limited proportion of development at the identified Rural Centres. This distribution accords with the housing sequence in PPG3, emphasising the need to maximise development in the more sustainable locations. Rural Centres are the most sustainable settlements and the bulk of the rural housing supply should be within these settlements. The development strategy permits the development of sites within village frameworks in accordance with Policies ST/3-ST/6. Therefore, there is scope for windfall development to come forward in any village and these will be required to provide 50% affordable housing in accordance with Policy HG/3.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10447 - Martin Grant Homes Ltd  
 10457 - Centex Strategic Land

Object  
 Object to the proposed set of objectives for the Rural Centres as set out in the Policy. Our clients consider that their proposals for growth at Histon can help provide additional housing provision in a sustainable manner. The LDF should be amended with the addition of a new policy ST/X, allocating land at Impington lane, Histon for development.

Policy P9/1 of the Structure Plan provides a clear indication of the distribution of housing within each of the districts and Policy ST/1 accords with this, and greater detail of the breakdown is provided in Figures 1 to 3. Policy ST/7 sets out the phasing of housing land to ensure a continuous supply over the plan period. The detail for each of the major development locations is contained in the Area Action Plans. Policy ST/8, the housing trajectory and the Annual Monitoring Report will ensure the policies remain relevant and ensure an adequate and continuous supply of housing land is available throughout the plan period. The Council has undertaken further work on the rural housing numbers, including the production of a housing trajectory. As part of this work the Council revisited the housing allocations rolled forward from Local Plan 2004 and deleted the sites with planning permission at March 2005 (as these are now counted as commitments), deleted those allocations in the less sustainable settlements that cannot be relied upon to come forward for development in the plan period, and updated the housing land supply information with data to the end of March 2005. The Council is able to demonstrate sufficient housing land supply to meet the remainder of the requirement in the rural area. Therefore there is no need to allocate any further sites to meet the rural element of the housing requirement.

10888 - Ashdale Land & Property Consultants

Object  
 We are concerned that the key criteria for selecting Rural Centres are far too simplistic, and that insufficient villages have been identified as Rural Centres. These concerns are raised in the context of serious reservations regarding the ability to meet the target of providing 20,000 additional homes in South Cambridgeshire between 1999-2016, based on unrealistic assumptions regarding the implementation of feasibility and timescale of implanting the large scale urban extensions as outlined in figure 1 of the Core Strategy. Far greater flexibility is required within the smaller Rural and Minor Rural Centres in allocating land and amending the development frameworks. This includes Waterbeach.

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. The Rural Centres Preferred Options Report set out the detail behind the selection of Rural Centres in accordance with the criteria. Agree that the approach to Rural Centres may in some respects have been applied in an over-prescriptive way and more weight needs to be given to the role of Rural Centres in providing services. As a result, an additional category of Minor Rural Centres has been introduced for those villages which fail to meet the criteria yet perform a role in terms of providing services and facilities for a rural hinterland. Policy P9/1 of the Structure Plan provides a clear indication of the distribution of housing within each of the districts and Policy ST/1 accords with this, and greater detail of the breakdown is provided in Figures 1 to 3. Policy ST/7 sets out the phasing of housing land to ensure a continuous supply over the plan period. The detail for each of the major development locations is contained in the Area Action Plans. Policy ST/8, the housing trajectory and the Annual Monitoring Report will ensure the policies remain relevant and ensure an adequate and continuous supply of housing land is available throughout the plan period.



**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10733 - Countryside Properties (Special Projects) Plc	Object	These objections relate to: (d) Policies ST3, ST4, ST5 and ST6 in respect of the criteria for windfall development in the rural areas;	South Cambridgeshire is made up of 101 villages of varying sizes. It is necessary for the Core Strategy to include a policy for the Rural Areas which allows adequate housing provision in each village to meet local needs. The policies in the Core Strategy allow for those needs to be met by windfall development at a level appropriate to the scale and availability of services in each village. The bones of this settlement rural policy were put in place in the 2004 South Cambridgeshire Local Plan which had regard to the policies in the 2003 Cambridgeshire Structure Plan and is consistent with national planning policy set out in PPG3 "Housing".
10042 - Bellway Homes	Object	The methodology and approach adopted by the Council in its selection of Rural Centres relies too heavily on achieving a threshold of 3,000 population. Other factors, such as accessibility, village facilities, access to secondary education and employment are of a higher priority. The list of Rural Centres should therefore include Swavesey.	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. Swavesey was not considered in the original assessment of the villages considered for designation as Rural Centres as the population as of mid 2001 was 2,480. Despite the good range of services and facilities at Swavesey, which might have warranted designation as a Minor Rural Centre, the proximity to the new town of Northstowe and St Ives means that the village plays a limited role in serving a rural hinterland.
10877	Object	Objection is made to the fact that the Rural Centres, which are defined as the most sustainable settlements within the District, have only two housing allocations in two villages, totalling a notional allocation of 95 dwellings. In the light of the number of additional dwellings to be accommodated within the District, and the fact that Policy ST/3 identifies five villages as being the most sustainable villages within the District, it is considered totally illogical that further land allocations have not been made within the identified Rural Centres. It is argued, therefore, that additional land allocations should be made within, and more appropriately, on the periphery of the existing settlement boundaries.	The Council has undertaken further work on the rural housing numbers, including the production of a housing trajectory. As part of this work the Council revisited the housing allocations rolled forward from Local Plan 2004 and deleted the sites with planning permission at March 2005 (as these are now counted as commitments), deleted those allocations in the less sustainable settlements that cannot be relied upon to come forward for development in the plan period, and updated the housing land supply information with data to the end of March 2005. The Council is able to demonstrate sufficient housing land supply to meet the remainder of the requirement in the rural area. Therefore there is no need to allocate any further sites to meet the rural element of the housing requirement.
9677 - Foxton Parish Council	Support	Support Policy ST/3.	The detailed housing land supply information is included in the report to Council on 15th November 2005. Support noted.
10911 - Ely Diocesan Board	Support	This policy is strongly supported. The avoidance of any upper limit on scheme size is welcomed as this allows flexibility to make the most efficient use of available land, subject to making necessary improvements to infrastructure.	Support noted.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

7876 - Ramblers Association  
[Cambridge Group]

Support

We are concerned with both Rural Centres and the Minor Rural Centres, that the network of 'internal' Rights of Way, and their links to those of other Centres and parishes is carefully considered.

Support noted. Policy TR/4 requires development to provide for travel by non-car modes and ensures that the rights of way network is not undermined.

**1st Bullet**

7859

Object

Object to classification of Bar Hill as a Rural Centre. Bar Hill is presently classified as a Rural Growth Settlement which states that development outside the perimeter road (Saxon Way) will not be permitted. Classification to a Rural Centre will have adverse implications for Bar Hill. The village is designed round the concept of the Radburn principle which segregates pedestrians and vehicles. Any development of housing outside the perimeter road would undermine this concept. Any increase in the housing stock will put undue pressure on the exit/entry to the village, there are already frequent delays.

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. The Rural Centres Preferred Options Report set out the detail behind the selection of Rural Centres in accordance with these criteria. Bar Hill fails to meet those relating to both Public Transport Accessibility and to the Accessibility of Secondary Education. It should be reclassified as a minor rural centre.

Reclassify Bar Hill as a Minor Rural Centre, under Policy ST/4.

8122

Object

I object to Bar Hill being classified as a Rural Centre. The reasons are: Increased traffic - traffic in and out of Bar Hill at peak periods is already high, and will worsen when Northstowe is developed. Green areas on the perimeter of the village are used by many residents for leisure. There is no secondary school; Public transport is dependent on the A14. Also policing, at present, for this large village is virtually nonexistent and consequently there is a lot of 'yobbish' behaviour.

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. The Rural Centres Preferred Options Report set out the detail behind the selection of Rural Centres in accordance with these criteria. Bar Hill fails to meet those relating to both Public Transport Accessibility and to the Accessibility of Secondary Education. It should be reclassified as a minor rural centre.

Reclassify Bar Hill as a Minor Rural Centre, under Policy ST/5.

8127

Object

We do not wish Bar Hill to be changed from a 'Rural Growth Settlement' to a Rural Centre. Bar Hill has only one effective means of ingress/egress which is already overloaded by traffic using the oversized Tesco superstore. One of the main attractions of Bar Hill is this single access point and no 'through road' option. We in the village do not wish to see traffic further increased or indeed the possible inclusion in the future of a 'joining' road to another village. We are satisfied that Bar Hill fulfils the requirements of its current occupants and we do not wish to see this destroyed by further unnecessary expansion.

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. The Rural Centres Preferred Options Report set out the detail behind the selection of Rural Centres in accordance with these criteria. Bar Hill fails to meet those relating to both Public Transport Accessibility and to the Accessibility of Secondary Education. It should be reclassified as a minor rural centre.

Reclassify Bar Hill as a Minor Rural Centre, under Policy ST/4.

7995

7994

9446

7961

Object

I object to Bar Hill being reclassified as a Rural Centre. I want it to stay as a Rural Growth Settlement, with no development outside the perimeter road.

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. The Rural Centres Preferred Options Report set out the detail behind the selection of Rural Centres in accordance with these criteria. Bar Hill fails to meet those relating to both Public Transport Accessibility and to the Accessibility of Secondary Education. It should be reclassified as a minor rural centre.

Reclassify Bar Hill as a Minor Rural Centre, under Policy ST/4.



**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

7948	Object	Rural centres DPD Preferred Option Report Oct 2004, para 5.1 shows Bar Hill failed 2 out of 4 criteria for rural centre status. S.C.D.C Special meeting Thu 20 Jan 2005 shows councillor R. Hall claimed Bar Hill should be a de facto Rural Centre. He proposed that Bar Hill be included in list of R.C's. Both without consultation with residents of Bar Hill. His reasoning, without evidence is that Bar Hill would lose bus services when Northstowe is completed.	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. The Rural Centres Preferred Options Report set out the detail behind the selection of Rural Centres in accordance with these criteria. Bar Hill fails to meet those relating to both Public Transport Accessibility and to the Accessibility of Secondary Education. It should be reclassified as a minor rural centre.	Reclassify Bar Hill as a Minor Rural Centre, under Policy ST/4.
7833	Object	Substantial areas of the village are of high density; Existing green areas are limited, and insufficient to meet the needs of the current population; There is no secondary school; There is only one exit from the village onto an already congested road. It was always assumed this village would not expand beyond the ring road.	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. The Rural Centres Preferred Options Report set out the detail behind the selection of Rural Centres in accordance with these criteria. Bar Hill fails to meet those relating to both Public Transport Accessibility and to the Accessibility of Secondary Education. It should be reclassified as a minor rural centre.	Reclassify Bar Hill as a Minor Rural Centre, under Policy ST/4.
8885	Object	I object to Bar Hill becoming a Rural Centre for the following reasons. We have recently lost our post office with little chance of getting it back. Our connection to the local secondary school is very much dependant on traffic conditions on the A14. An accident on the A14 can lead to local roads becoming congested and when all of the road works start for Northstowe the problems will initially become worse. This is not a sustainable option for this village until many other problems are sorted out.	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. The Rural Centres Preferred Options Report set out the detail behind the selection of Rural Centres in accordance with these criteria. Bar Hill fails to meet those relating to both Public Transport Accessibility and to the Accessibility of Secondary Education. It should be reclassified as a minor rural centre.	Reclassify Bar Hill as a minor rural centre, under Policy ST/4.
9578 - Bar Hill Parish Council	Object	The Parish Council of Bar Hill object to becoming a rural centre under the Local Development Framework as Roger Hall acted without the permission of the Parish Council. It is felt that being a rural centre would not be of benefit to the residents of Bar Hill.	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. The Rural Centres Preferred Options Report set out the detail behind the selection of Rural Centres in accordance with these criteria. Bar Hill fails to meet those relating to both Public Transport Accessibility and to the Accessibility of Secondary Education. It should be reclassified as a minor rural centre.	Reclassify Bar Hill as a Minor Rural Centre, under Policy ST/4.
7817 - Bar Hill Parish Council	Object	Bar Hill Parish Council object to Bar Hill being classified as a Rural Centre. The reasons are: No support from the Parish Council ever existed; substantial areas of the village are of high density; Existing green areas are limited, and insufficient to meet the needs of the current population; There is no secondary school; Public transport is dependent on the A14. Becoming a Rural Centre would open up the possibility of future development that would not be in the interest of residents.	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. The Rural Centres Preferred Options Report set out the detail behind the selection of Rural Centres in accordance with these criteria. Bar Hill fails to meet those relating to both Public Transport Accessibility and to the Accessibility of Secondary Education. It should be reclassified as a minor rural centre.	Reclassify Bar Hill as a Minor Rural Centre, under Policy ST/4.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9941	Object	Oppose the identification of Bar Hill as a Rural Centre. Bar Hill is a less sustainable village than Fulbourn. It is in a general area where the substantial majority of the allocated development within the District is to take place. The village is poorly served by public transport and is in an area of the greatest traffic congestion. The identification of Fulbourn as a Rural Centre provides the opportunity for an additional location for a Rural Centre with potential for growth on the east side of Cambridge.	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. The Rural Centres Preferred Options Report set out the detail behind the selection of Rural Centres in accordance with these criteria. Bar Hill fails to meet those relating to both Public Transport Accessibility and to the Accessibility of Secondary Education. It should be reclassified as a minor rural centre.	Reclassify Bar Hill as a Minor Rural Centre, under Policy ST/4.
8322 - Mr Philip Kratz	Object	Bar Hill should not be designated as a Rural Centre. It is in the general vicinity of major development for South Cambridgeshire, and is less sustainable than other locations, such as Fulbourn, which would better meet the needs of the Cambridge sub-area. Not only is the settlement poorly served by public transport, it is in the area of greatest traffic congestion, with uncertainty surrounding potential solutions for that congestion.	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. The Rural Centres Preferred Options Report set out the detail behind the selection of Rural Centres in accordance with these criteria. Bar Hill fails to meet those relating to both Public Transport Accessibility and to the Accessibility of Secondary Education. It should be reclassified as a minor rural centre.	Reclassify Bar Hill as a Minor Rural Centre, under Policy ST/4.
9489	Object	Bar Hill should revert back to a Minor Rural Centre. It lacks a Post Office (essential). The change to a Rural Centre was not agreed by residents, in fact the majority are against the decision. Bar Hill does not have the capacity for any further 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. The Rural Centres Preferred Options Report set out the detail behind the selection of Rural Centres in accordance with these criteria. Bar Hill fails to meet those relating to both Public Transport Accessibility and to the Accessibility of Secondary Education. It should be reclassified as a minor rural centre.	Reclassify Bar Hill as a Minor Rural Centre, under Policy ST/4.
9571	Object	Bar Hill should not be a rural centre because there is no post office, and access to the secondary school is dependent on the A14 being accident free, which it rarely is.	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. The Rural Centres Preferred Options Report set out the detail behind the selection of Rural Centres in accordance with these criteria. Bar Hill fails to meet those relating to both Public Transport Accessibility and to the Accessibility of Secondary Education. It should be reclassified as a minor rural centre.	Reclassify Bar Hill as a Minor Rural Centre, under Policy ST/4.
10664 - Atkins Property Development Ltd	Support	Bar Hill is rightly classified as a Rural Centre (see attached report of evidence).	Support noted, but Bar Hill is proposed to be reclassified as a minor rural centre.	
<b>2nd Bullet</b>				
7819	Object	Cambourne is likely to be less suitable as a Rural Centre when the developer subsidy is withdrawn after the recent Cambourne Enhanced decision.	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. Cambourne has been designated a Rural Centre in recognition of the planned range of services and facilities it will have when fully developed, which will meet these criteria, and are likely to be developed during the plan period.	

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

7818  
 Object Cambourne should not be chosen as a rural centre at least until it meets the minimum requirements: A secondary School; Half hourly bus service in peak times. It also fails on location being 10 miles from a major town or city.

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. Cambourne has been designated a Rural Centre in recognition of the planned range of services and facilities it will have when fully developed, which will meet these criteria, and are likely to be developed during the plan period.

10433 - Harcourt Developments Ltd.  
 Object to the proposed set of objectives for the Rural Centres as set out in the Policy. Our clients consider that their proposals for growth at north Cambourne would meet sustainability requirements set out in PPG3 and would have no adverse impact on the setting of Lower and Greater Cambourne to the south. The LDF should be amended with the addition of a new policy ST/X, allocating land at north Cambourne for development. This should be supplemented by an Area Action Plan.

Policy P9/1 of the Structure Plan provides a clear indication of the distribution of housing within each of the districts and Policy ST/1 accords with this, and greater detail of the breakdown is provided in Figures 1 to 3. Policy ST/7 sets out the phasing of housing land to ensure a continuous supply over the plan period. The detail for each of the major development locations is contained in the Area Action Plans. Policy ST/8, the housing trajectory and the Annual Monitoring Report will ensure the policies remain relevant and ensure an adequate and continuous supply of housing land is available throughout the plan period. The Council has undertaken further work on the rural housing numbers, including the production of a housing trajectory. As part of this work the Council revisited the housing allocations rolled forward from Local Plan 2004 and deleted the sites with planning permission at March 2005 (as these are now counted as commitments), deleted those allocations in the less sustainable settlements that cannot be relied upon to come forward for development in the plan period, and updated the housing land supply information with data to the end of March 2005. The Council is able to demonstrate sufficient housing land supply to meet the remainder of the requirement in the rural area. Therefore there is no need to allocate any further sites to meet the rural element of the housing requirement.

10432 - Harcourt Developments Ltd. Support the identification of Cambourne as a Rural Centre.

Support noted.

10422 - Martin Grant Homes Ltd

**3rd Bullet**

10211 - Scottsdales Garden Centre Support The inclusion of Great Shelford and Stapleford in the "Rural Centres" category is an acceptable approach, in recognition of the settlement's size, facilities and function.

Support noted.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****4th Bullet**

9625 - Histon & Impington Parish Councils	Object	Histon & Impington should not be classified as a Rural Centre. They should be Infill Only. Contrary to 2.2 growth will not bring about improvements in the relative sustainability of the villages. DP/8 para 3 implies the requirement of a capacity test for any development. Developers have no incentive and Development Control have no resources to perform such a test. Inspectors at any appeal will expect the LDF to detail the results of any research in the policy statement and supporting notes. Histon & Impington do not have the necessary infrastructure to take further, even limited, growth, particularly on the B1049.	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. Histon and Impington met 3 of the 4 criteria and came very close to meeting the 4th. Although Policy ST/3 allows for unlimited growth in the Rural Centres this is only permitted within the village framework, in accordance with Policy DP/8, and will be dependent upon the availability of adequate services, facilities and infrastructure to serve it. If such is not available, applicants will be required to provide such to make development acceptable in planning terms.
10446 - Martin Grant Homes Ltd 10456 - Centex Strategic Land	Support	Support the identification of Histon as a Rural Centre.	Support noted.
7869	Support	The designation of Histon and Impington as a Rural Centre is supported.	Support noted.

**5th Bullet**

11441 - Dencora/Helical Bar

Support

Sawston is properly identified as a Rural Centre.

Support noted.

**Policy Paragraph 2**

8341 - CPRE

Object

Rural Centres. At end of policy add '...by the district council using its powers under Section 46 of the Planning and Compulsory Purchase Act 2004 to secure funding contributions at an appropriate level.' This wording would bring the policy in line with ST/4 Minor Rural Centres.

Policy ST/3 requires adequate services, facilities and infrastructure to be available or made available to serve new development in Rural Centres. Therefore, if there is insufficient available, the developer will be required to provide such in order to make the development acceptable in planning terms, in accordance with Policy DP/4. As such, the additional wording is superfluous.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****2.30**

9978 - Laing Homes North Thames Object

Our particular concern is that at the start of the District Council's process of identifying Rural Centres they have immediately eliminated those centres with less than 3,000 people. There may well be other settlements with less than 3,000 people but which can meet the other key criteria set out in paragraph 2.30.

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. This 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. The Rural Centres Preferred Options Report set out the detail behind the selection of Rural Centres in accordance with the criteria. However, the Council also considered those settlements that were likely to grow to around 3,000 population during the plan period, through the development of housing allocations. These included Longstanton, Papworth Everard and Swavesey. However, none of these settlements met more than two of the four criteria, and were therefore discounted.

**2.31**

7972 - Stamford Homes Limited Object

Village frameworks are too restrictive and should be re-appraised to allow for local needs housing.

Village frameworks have been defined to take account of the present extent of the built-up area and to avoid incremental growth in unsustainable locations, and gradual encroachment into the countryside. The development strategy permits the development of sites within village frameworks in accordance with Policies ST/3-ST/6. Policy HG/5 allows for exceptions sites outside the village framework for 100% affordable housing where there is an identified local need.

10640 - David Wilson Estates Object

In the light of the recent appeal decision relating to Cambourne, the thrust of paragraph 2.31 is far too presumptuous at this stage. It is therefore suggested that this paragraph be deleted in its entirety.

The remaining development at Cambourne will need to meet a minimum density of 30 dph to accord with PPG3 and make better use of the land. Development on the remainder of the land within the original masterplan at a minimum density of 30 dph is likely to bring forward around 700 additional dwellings to that in the original outline planning permission. Housing land supply data demonstrates that Cambourne will more than accommodate this outstanding rural housing requirement.

10737 - Countryside Properties (Special Projects) Plc Object

These objections relate to:  
(e) The failure of the Plan to assess alternative options for the location of the proposed additional 700 units for Cambourne;

Housing land supply data demonstrates that Cambourne will more than accommodate this outstanding rural housing requirement, therefore the Council has no need to find alternative locations.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10669 - Atkins Property Development Ltd	Object	On the basis of the recent appeal decision relating to "Cambourne Enhanced" the Core Strategy should not contain the first sentence of paragraph 2.31 as it is presumptuous at this stage in light of the Inspector's / Secretary of States conclusions. Delete paragraph 2.31.	The remaining development at Cambourne will need to meet a minimum density of 30 dph to accord with PPG3 and make better use of the land. Development on the remainder of the land within the original masterplan at a minimum density of 30 dph is likely to bring forward around 700 additional dwellings to that in the original outline planning permission. Housing land supply data demonstrates that Cambourne will more than accommodate this outstanding rural housing requirement.
10299 - Huntsman Advanced Materials	Object	We object in principle to Paragraph 2.31, which restricts development to within the village frameworks. Whilst we acknowledge the principle of this, we consider that the current wording of the DPD provides no flexibility to enable sites, such as our client's site, to come forward for development. Our client's site is directly adjacent to the village framework and in our view forms part of the settlement of Duxford. It is a previously developed brownfield site and its redevelopment would be in accordance with national planning policy. We consider that our client's site should be included as a residential-led allocation and identified on the Proposals Map.	Village frameworks have been defined to take account of the present extent of the built-up area and to avoid incremental growth in unsustainable locations, and gradual encroachment into the countryside. The development strategy permits the development of sites within village frameworks in accordance with Policies ST/3-ST/6. The remaining development at Cambourne will need to meet a minimum density of 30 dph to accord with PPG3 and make better use of the land. Development on the remainder of the land within the original masterplan at a minimum density of 30 dph is likely to bring forward around 700 additional dwellings to that in the original outline planning permission. Housing land supply data demonstrates that Cambourne will more than accommodate this outstanding rural housing requirement. Therefore, the Council does not need to make further housing allocations or amend village frameworks to accommodate additional residential development.
<b>ST/4 Minor Rural Centres</b>			
10893 - H C Moss (Builders) Ltd	Object	Objection is raised to the proposed limit of 25 dwellings on any development site in Minor Rural Centres. There is no support for the selection of such an arbitrary scale of development in the Structure Plan. Given the crisis which is impending in terms of the District Council's ability to provide 20,000 dwellings in the plan period, there would appear to be no rationale for this artificial cap.	The sequence to development detailed in Structure Plan Policies P1/1 and P9/2, which clearly states that development should be accommodated through an expansion of Cambridge, the creation of a small town (Northstowe) and a limited proportion of development at the identified Rural Centres. Rural Centres are the most sustainable settlements and the bulk of the rural housing supply should be within these settlements. Therefore there is no upper limit to the amount of development permitted in this category of settlement. Minor Rural Centres are not as sustainable and it is therefore appropriate that development should be restricted to avoid undermining the development strategy. The development strategy permits the development of sites within village frameworks in accordance with Policies ST/3-ST/6.



**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10688 Object An objection is made to Policy ST/4 and the maximum limit of 25 dwellings which will be permitted in any development scheme. It is considered there is no support for the selection of such an arbitrary scale of development in the adopted Structure Plan. Given the crisis which we believe is pending in terms of the District Council's ability to provide the required dwellings in the plan period, there is no rationale for this artificial limit. In addition, such a limit might result in the inefficient use of land.

The sequence to development detailed in Structure Plan Policies P1/1 and P9/2, which clearly states that development should be accommodated through an expansion of Cambridge, the creation of a small town (Northstowe) and a limited proportion of development at the identified Rural Centres. Rural Centres are the most sustainable settlements and the bulk of the rural housing supply should be within these settlements. Therefore there is no upper limit to the amount of development permitted in this category of settlement. Minor Rural Centres are not as sustainable and it is therefore appropriate that development should be restricted to avoid undermining the development strategy. The development strategy permits the development of sites within village frameworks in accordance with Policies ST/3-ST/6.

10734 - Countryside Properties (Special Projects) Plc Object These objections relate to:  
(d) Policies ST3, ST4, ST5 and ST6 in respect of the criteria for windfall development in the rural areas;

South Cambridgeshire is made up of 101 villages of varying sizes. It is necessary for the Core Strategy to include a policy for the Rural Areas which allows adequate housing provision in each village to meet local needs. The policies in the Core Strategy allow for those needs to be met by windfall development at a level appropriate to the scale and availability of services in each village. The bones of this settlement rural policy were put in place in the 2004 South Cambridgeshire Local Plan which had regard to the policies in the 2003 Cambridgeshire Structure Plan and is consistent with national planning policy set out in PPG3 "Housing".

10668 - Atkins Property Development Ltd Object It is a perverse strategy to propose a scheme size of 25 dwellings in Minor Rural Centres and not for Rural Centres. All new housing up to 2016 should be directed to the Rural Centres only as these are the most sustainable locations.

The sequence to development detailed in Structure Plan Policies P1/1 and P9/2, which clearly states that development should be accommodated through an expansion of Cambridge, the creation of a small town (Northstowe) and a limited proportion of development at the identified Rural Centres. Rural Centres are the most sustainable settlements and the bulk of the rural housing supply should be within these settlements. Therefore there is no upper limit to the amount of development permitted in this category of settlement. Minor Rural Centres are not as sustainable and it is therefore appropriate that development should be restricted to avoid undermining the development strategy. The development strategy permits the development of sites within village frameworks in accordance with Policies ST/3-ST/6.

Delete reference to "25 dwellings" and replace with "15 dwellings".

Delete paragraph 2 of policy completely.



**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10651 - David Wilson Estates      Object      If minor rural centres are to be identified, it is perverse to identify a potential scheme size which would be acceptable in such centres, whilst not having a comparable approach for rural centres. In the context, therefore, of identifying group villages with potential for residential schemes of up to 8 dwellings, and exceptionally up to 15, it is more logical to then advocate in minor rural centres a maximum threshold of 15 dwellings. This approach is far more compatible with the overall settlement hierarchy, which the authority needs to adopt, and site allocations, giving scope to redirect housing numbers to more sustainable locations higher up the hierarchy. This therefore allows capacity for the edge of Cambridge Urban Extensions to be reviewed on a comprehensive basis.

11373      Object      It is considered that the maximum cap of 25 dwellings on sites within Minor Rural Centres is unreasonable, and unjustified. There is no support for the selection of such an arbitrary scale of development in the adopted Structure Plan.

Given the crisis we believe is impending in terms of the District Council's ability to provide the required 20,000 dwellings in the plan period, there is not considered to be any rationale whatsoever for this artificial cap.

By definition, Minor Rural Centres are relatively sustainable locations and therefore should be able to accommodate far greater than 25 dwellings on any one site. Such a restriction on the scale of residential development will also hinder bringing forward the much needed affordable housing within such locations.

10336 - Huntsman Advanced Materials      Object      We also object to Policy ST/4 and Paragraph 2.33 in respect of the threshold of 25 dwellings. We consider that this threshold is arbitrary. We consider that making the best use of an individual site should be assessed against a number of considerations such as site size, density, and the character of the surrounding area; fundamentally, a scheme should be assessed on its merit.

The sequence to development detailed in Structure Plan Policies P1/1 and P9/2, which clearly states that development should be accommodated through an expansion of Cambridge, the creation of a small town (Northstowe) and a limited proportion of development at the identified Rural Centres. Rural Centres are the most sustainable settlements and the bulk of the rural housing supply should be within these settlements. Therefore there is no upper limit to the amount of development permitted in this category of settlement. Minor Rural Centres are not as sustainable and it is therefore appropriate that development should be restricted to avoid undermining the development strategy.

The sequence to development detailed in Structure Plan Policies P1/1 and P9/2, which clearly states that development should be accommodated through an expansion of Cambridge, the creation of a small town (Northstowe) and a limited proportion of development at the identified Rural Centres. Rural Centres are the most sustainable settlements and the bulk of the rural housing supply should be within these settlements. Therefore there is no upper limit to the amount of development permitted in this category of settlement. Minor Rural Centres are not as sustainable and it is therefore appropriate that development should be restricted to avoid undermining the development strategy. The development strategy permits the development of sites within village frameworks in accordance with Policies ST/3-ST/6.

The sequence to development detailed in Structure Plan Policies P1/1 and P9/2, which clearly states that development should be accommodated through an expansion of Cambridge, the creation of a small town (Northstowe) and a limited proportion of development at the identified Rural Centres. Rural Centres are the most sustainable settlements and the bulk of the rural housing supply should be within these settlements. Minor Rural Centres are not as sustainable and it is therefore appropriate that development should be restricted to avoid undermining the development strategy.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

**Object** An objection is made to Policy ST/4 and the maximum limit of 25 dwellings which will be permitted in any development scheme. A case in point is a site SP/1e at Willingham which is an area of 1ha. The suggested cap on housing numbers would result in a density lower than that recommended elsewhere in the emerging Local Plan and Central Government advice.

Rural Centres are the most sustainable settlements and the bulk of the rural housing supply should be within these settlements. Therefore there is no upper limit to the amount of development permitted in this category of settlement. Minor Rural Centres are not as sustainable and it is therefore appropriate that development should be restricted to avoid undermining the development strategy. All development will be required at a minimum density of 30dph to make best use of the land, in accordance with Policy HG/1.

**Object** My Client Mr N Howard would like to object to the omission of Bassingbourn from the list of villages selected as a Minor Rural Centre and propose that it should be upgraded from the status of Group Village. The village has a primary and secondary school, and range of food and non-food shops, provides local employment opportunities and good access to Royston, Cambridge and other local centres.

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. Bassingbourn-cum-Kneesworth was not considered in the original assessment of the villages considered for designation as Rural Centres as the 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 to Royston means that the village plays a limited role in serving a rural hinterland.

**Object** The selection of villages in this category has not been subject to a full environmental appraisal in order to determine whether modest growth opportunities, supported by the local community, is possible or even desirable.

There are no new housing allocations in any village. The Urban Capacity Study undertook an appraisal of the larger villages and identified where there is capacity for further development or redevelopment. Regardless of the category that settlements fall into, development will only be permitted within the village framework where it accords with Policies ST/3 - ST/6 and DP/8.

**Object** The overall approach of the Rural Settlement is too restrictive and will result in increased social polarisation in the District's existing settlements. The whole strategy should be re-appraised with this key issue in mind.

Policy P9/1 of the Structure Plan provides a clear indication of the distribution of housing within each of the districts and Policy ST/1 accords with this. This distribution accords with the housing sequence in PPG3, emphasising the need to maximise development in the more sustainable locations. The strategy allocates the single largest proportion of the development (9,600 dwellings), nearly half of the housing requirement of 20,000 dwellings in the period 1999-2016, to the rural area and permits the development of sites within village frameworks in accordance with Policies ST/3-ST/6.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9904 - Taylor Vinters	Object	My Client Mr N Howard would like to object to the omission of Bassingbourn from the list of villages selected as Minor Rural Centre and propose that it should be upgraded from the status of a Group Village. The village has a primary and secondary school, and a range of food and non-food shops, provides local employment opportunities and good access to Royston, Cambridge and other local centres.	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. Bassingbourn-cum-Kneesworth was not considered in the original assessment of the villages considered for designation as Rural Centres as the 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 to Royston means that the village plays a limited role in serving a rural hinterland.	
8531 - The Fairey Family 8765 9064 - Foregreen Developments Ltd	Object	We object to Policy ST/4 in that, as written, it precludes development of more than 25 dwellings on suitable sites within the village frameworks. There should be no upper limit to the level of acceptable development in these settlements, on suitable sites within the village framework.	The sequence to development detailed in Structure Plan Policies P1/1 and P9/2, which clearly states that development should be accommodated through an expansion of Cambridge, the creation of a small town (Northstowe) and a limited proportion of development at the identified Rural Centres. Rural Centres are the most sustainable settlements and the bulk of the rural housing supply should be within these settlements. Minor Rural Centres are not as sustainable and it is therefore appropriate that development should be restricted to avoid undermining the development strategy.	
9490	Object	Bar Hill should revert back to a Minor Rural Centre. It lacks a Post Office (essential). The change to a Rural Centre was not agreed by residents, in fact the majority are against the decision. Bar Hill does not have the capacity for any further 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. The Rural Centres Preferred Options Report set out the detail behind the selection of Rural Centres in accordance with these criteria. Bar Hill fails to meet those relating to both Public Transport Accessibility and to the Accessibility of Secondary Education. It should be reclassified as a minor rural centre.	Reclassify Bar Hill as a Minor Rural Centre, under Policy ST/4.
11014 - Cambridgeshire County Council	Support	The addition of Minor Rural Centres provides additional foci throughout the District that was previously lacking, and is therefore supported.	Support noted.	
10904 - Ely Diocesan Board	Support	The Minor Rural Centre category recognises sustainable settlements which have service and facilities superior to those of Group Villages which can accommodate a degree of new development.	Support noted.	
9678 - Foxton Parish Council	Support	Support Policy ST/4.	Support noted.	

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****1st Bullet**

10378 Support We support the proposal for Cottenham to be a minor service village in accordance with Policy ST/4. This will permit further growth within Cottenham, including growth that is not specifically frontage development.

Support noted.

**2nd Bullet**

8112 - Cambridge Water Company Object Objection is made to the exclusion of Fulbourn from the list of rural centres set out in Policy ST/3. In the October 2004 LDF consultation, Fulbourn was identified as a rural centre. In terms of its facilities and accessibility, including an unrivalled availability of public transport, Fulbourn is arguably the most sustainable settlement in South Cambridgeshire. That point is further reinforced by its proximity to Cambridge. Those may be further enhanced should the possibility of the railway halt being re-opened, come to fruition.

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. Fulbourn only meets two of the Key Criteria (Public Transport Accessibility and Local Employment Opportunities). However, in recognition of the range of shops in the village and the role in serving the needs of the quite remote area to the east and south-east of Cambridge it has been designated a Minor Rural Centre. Developments of up to 25 dwellings will be permitted in accordance with Policy ST/4.

10555

Object Strong objections are made to the statement that residential development schemes up to a maximum size of 25 dwellings will only be permitted within Minor Rural Centres. It is considered there is no support for the selection of such an arbitrary scale of development in the adopted Structure Plan. Given the crisis which is understood to be pending in terms of the Council's ability to provide the required 20,000 dwellings in the period up to 2016, there is not considered to be any rationale for this artificial cap. In particular, such a limitation on development is entirely inappropriate in a centre such as Fulbourn, which is highly sustainable with a high level of services and being in close and easy proximity to the City of Cambridge. Fulbourn should be allocated as a Rural Centre.

The sequence to development detailed in Structure Plan Policies P1/1 and P9/2, which clearly states that development should be accommodated through an expansion of Cambridge, the creation of a small town (Northstowe) and a limited proportion of development at the identified Rural Centres. Rural Centres are the most sustainable settlements and the bulk of the rural housing supply should be within these settlements. Minor Rural Centres are not as sustainable and it is therefore appropriate that development should be restricted to avoid undermining the development strategy. 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. Fulbourn only meets two of the Key Criteria (Public Transport Accessibility and Local Employment Opportunities). However, in recognition of the range of shops in the village and the role in serving the needs of the quite remote area to the east and south-east of Cambridge it has been designated a Minor Rural Centre. Developments of up to 25 dwellings will be permitted in accordance with Policy ST/4.

9977

Object The inclusion of Fulbourn in the "Minor Rural Centres" category is an acceptable approach as this provides for larger scale development within the village framework, but we wish to see the village framework boundary amended as explained in our response to the proposed Proposals Map Inset.

Support for Fulbourn being designated a Minor Rural Centre is acknowledged. The issue of the proposed amendment to the village framework is addressed in response to representation 9979.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10826 - Cambs County Council Property & Procurement Department	Object Given the size, range of facilities, good local employment facilities and proximity to Cambridge, Fulbourn should not have been "downgraded" from its Preferred Option as a Rural Centre. The lack of a separate school seems to have been given particular importance but the excellent public transport facilities seem to have been given less weight. The dropping of Fulbourn from the list of Rural Centres is therefore considered difficult to justify in sustainability terms.	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. Fulbourn only meets two of the Key Criteria (Public Transport Accessibility and Local Employment Opportunities). However, in recognition of the range of shops in the village and the role in serving the needs of the quite remote area to the east and south-east of Cambridge it has been designated a Minor Rural Centre.
8325 - Mr Philip Kratz	Object Fulbourn should be designated as a Rural Centre. It better meets the needs of the Cambridge sub-area than Bar Hill, and it would be wrong to concentrate housing provision in the new settlements. The site owned by G C Lacey & Sons should be removed from the Green Belt, and designated 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. Fulbourn only meets two of the Key Criteria (Public Transport Accessibility and Local Employment Opportunities). However, in recognition of the range of shops in the village and the role in serving the needs of the quite remote area to the east and south-east of Cambridge it has been designated a Minor Rural Centre. It is not proposed to allocate any additional development in any of the villages, although windfall development would be permitted in accordance with policies ST/3 - ST/6.
10011 10009 10013 10008	Object The inclusion of Fulbourn in the "Minor Rural Centres" category is an acceptable approach as this provides for larger scale development within the village framework, but we wish to see the village framework boundary amended as explained in our response to the proposed Proposals Map Inset.	Paragraph 3.27 of the Development Control Policies DPD makes clear that boundaries sometimes cut across large gardens, especially if part of the garden relates more to the countryside than the built up area of the village. In this case the line does follow physical features on the ground, and correctly reflects the built up area of the village.
9719	Object Fulbourn should not have been taken out of the Rural Centre Framework. Young people should have the choice to stay in the village where they grew up, and old people should have the right to stay in a place they know and feel comfortable. Fulbourn has the amenities available, if we fall behind other villages we will lose our shops and public transport (already lost library). Fulbourn should grow just as it has in the past.	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. Fulbourn only meets two of the Key Criteria (Public Transport Accessibility and Local Employment Opportunities). However, in recognition of the range of shops in the village and the role in serving the needs of the quite remote area to the east and south-east of Cambridge it has been designated a Minor Rural Centre. Developments of up to 25 dwellings will be permitted in accordance with Policy ST/4.



**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

8940	Object	Object to the identification of the village of Fulbourn in the emerging Local Development Framework as a Minor Rural Centre. Request the re-instatement of Fulbourn as a Rural Centre with potential for development. This view has already been supported by the Inspector for the second South Cambridgeshire Local Plan who considered that Fulbourn qualified as a Rural Growth Centre. In turn the District Council has accepted and confirmed this status in its Rural Centres Development Plan Document - Preferred Options Report, dated October 2004.	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. Fulbourn only meets two of the Key Criteria (Public Transport Accessibility and Local Employment Opportunities). However, in recognition of the range of shops in the village and the role in serving the needs of the quite remote area to the east and south-east of Cambridge it has been designated a Minor Rural Centre.
<b>3rd Bullet</b>			
8388 - Mr. D. Barford	Object	Objection is lodged in respect of the failure to designate Gamlingay a Rural Centre. Gamlingay is a large village when having regard to its function in serving the surrounding rural area, its accessibility to secondary school provision, employment opportunities, primary school and range of shopping, including a post office, and surgery with good accessibility to surrounding market town settlements. Bearing in mind the above and need to have regard to the 'spatial' aspect within the settlement hierarchy, Gamlingay is appropriate to be designated a Rural Centre.	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. The Rural Centres Preferred Options Report set out the detail behind the selection of Rural Centres in accordance with the criteria. Gamlingay failed to meet any of the Key Criteria. However, in recognition of the range of shops in the village and the role in serving the needs of the quite remote area it has been designated a Minor Rural Centre.
10712 - Cambridgeshire Recycling	Object	We object to the fact that Gamlingay has still not been identified as a Rural Centre. Limiting new housing development to a maximum size of 25 dwellings within the village is unrealistic, given the limited redevelopment opportunities and will not enable the provision of improvements to facilities, particularly education, to achieve the village's full potential to be self-sustaining in respect of local facilities.	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. The Rural Centres Preferred Options Report set out the detail behind the selection of Rural Centres in accordance with the criteria. Gamlingay failed to meet any of the Key Criteria. However, in recognition of the range of shops in the village and the role in serving the needs of the quite remote area it has been designated a Minor Rural Centre. Minor Rural Centres are not as sustainable as Rural Centres and it is therefore appropriate that development should be restricted to avoid undermining the development strategy.
8131 - D H Barford + Co Limited	Object	Gamlingay is a large village and is a rural centre when having regard to its function in serving the surrounding rural area. It enjoys good accessibility to secondary school provision, employment opportunities, primary school and range of shopping, including a post office, and surgery with good accessibility to surrounding market town settlements. Gamlingay should therefore be recognised and designated a Rural Centre.	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. The Rural Centres Preferred Options Report set out the detail behind the selection of Rural Centres in accordance with the criteria. Gamlingay failed to meet any of the Key Criteria. However, in recognition of the range of shops in the village and the role in serving the needs of the quite remote area it has been designated a Minor Rural Centre.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****4th Bullet**

8528 - The Fairey Family      Object      Linton has a good range of local services and facilities, access to jobs and good public transport links. On behalf of the Fairey family we seek its inclusion as a Rural Centre under Policy ST/3.

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. The Rural Centres Preferred Options Report set out the detail behind the selection of Rural Centres in accordance with the criteria. Linton only meets one of the Key Criteria (Accessibility of Secondary Education). However, in recognition of the range of shops in the village and the role in serving the needs of the quite remote area it has been designated a Minor Rural Centre.

9924 - Old Road Securities Plc      Object      An objection is made to the non-inclusion of Linton as a Rural Centre. Linton is a sustainable location with a good level of employment opportunities and service facilities. It can accommodate additional growth without detriment to existing services and facilities outside the village development limits.

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. The Rural Centres Preferred Options Report set out the detail behind the selection of Rural Centres in accordance with the criteria. Linton only meets one of the Key Criteria (Accessibility of Secondary Education). However, in recognition of the range of shops in the village and the role in serving the needs of the quite remote area it has been designated a Minor Rural Centre.

9918 - Old Road Securities Plc      Object      An objection is made to Linton being identified as a Minor Rural Centre. Linton should be reallocated as a Rural Centre.

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. The Rural Centres Preferred Options Report set out the detail behind the selection of Rural Centres in accordance with the criteria. Linton only meets one of the Key Criteria (Accessibility of Secondary Education). However, in recognition of the range of shops in the village and the role in serving the needs of the quite remote area it has been designated a Minor Rural Centre.

8121      Object      Linton has a full range of local services including a Secondary School and has good public transport services and should be designated as a Rural Centre.

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. The Rural Centres Preferred Options Report set out the detail behind the selection of Rural Centres in accordance with the criteria. Linton only meets one of the Key Criteria (Accessibility of Secondary Education). However, in recognition of the range of shops in the village and the role in serving the needs of the quite remote area it has been designated a Minor Rural Centre.



**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****5th Bullet**

10928 - Carter Jonas

Object

The range of Rural Centres should be extended to cover other important large settlements within the district. Although the status of Melbourn is enhanced, its importance as a key settlement to the south of Cambridge has still not been properly addressed. Melbourn has a village college, good employment opportunities, a good range of facilities and public transport links to Cambridge and Royston. The option of Melbourn as a Rural Centre should be properly assessed through a Sustainability Appraisal.

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. The Rural Centres Preferred Options Report set out the detail behind the selection of Rural Centres in accordance with the criteria. Melbourn only meets two of the Key Criteria (Accessibility of Secondary Education and Local Employment Opportunities). However, in recognition of the range of shops in the village and the role in serving the needs of the quite remote area it has been designated a Minor Rural Centre.

10892 - H C Moss (Builders) Ltd

Object

Melbourn with its exceedingly wide range of services and facilities and being within close and easy access of Royston, is a settlement that could accommodate significantly more dwellings without detriment to the area.

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. The Rural Centres Preferred Options Report set out the detail behind the selection of Rural Centres in accordance with the criteria. Melbourn only meets two of the Key Criteria (Accessibility of Secondary Education and Local Employment Opportunities). However, in recognition of the range of shops in the village and the role in serving the needs of the quite remote area it has been designated a Minor Rural Centre.

10190

Support

The inclusion of Melbourn in the "Minor Rural Centres" category is an acceptable approach as this provides for larger scale development within the village framework.

Support noted.

10191

10188

**6th Bullet**

9921 - Old Road Securities Plc

Object

An objection is made to the non-inclusion of Waterbeach as a Rural Centre. Waterbeach is a sustainable location with a good level of employment opportunities within the settlement and a range of community and retail services and facilities.

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. The Rural Centres Preferred Options Report set out the detail behind the selection of Rural Centres in accordance with the criteria. Waterbeach only meets one of the Key Criteria (Local Employment Opportunities). However, in recognition of the range of shops in the village and the role in serving the needs of the quite remote area it has been designated a Minor Rural Centre.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10837 - Taylor Woodrow Developments Ltd	Object	Waterbeach should be upgraded to Rural Centres status. It has good accessibility to public transport facilities particularly in the form of rail access to Cambridge. The lack of appreciation of the local railway station is a serious underestimation of a sustainability advantage over other selected Rural Centres.	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. The Rural Centres Preferred Options Report set out the detail behind the selection of Rural Centres in accordance with the criteria. Waterbeach only meets one of the Key Criteria (Local Employment Opportunities). However, in recognition of the range of shops in the village and the role in serving the needs of the quite remote area it has been designated a Minor Rural Centre.
10910 - Ely Diocesan Board	Object	Waterbeach should be identified as a Rural Centre. It has a population of over 5,000, good access to a secondary school and community facilities in the villages, significant employment opportunities, thriving shops / services centre and direct bus and rail links to Cambridge.	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. The Rural Centres Preferred Options Report set out the detail behind the selection of Rural Centres in accordance with the criteria. Waterbeach only meets one of the Key Criteria (Local Employment Opportunities). However, in recognition of the range of shops in the village and the role in serving the needs of the quite remote area it has been designated a Minor Rural Centre.
11374	Object	Waterbeach should be afforded a much greater rate of growth than the Minor Rural Centre designation submits and should be allocated as a Rural Centre.	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. The Rural Centres Preferred Options Report set out the detail behind the selection of Rural Centres in accordance with the criteria. Waterbeach only meets one of the Key Criteria (Local Employment Opportunities). However, in recognition of the range of shops in the village and the role in serving the needs of the quite remote area it has been designated a Minor Rural Centre.
9243 - Defence Lands Ops North	Object	On behalf of Defence Estates, Policy ST/3 is objected to on the principle that Waterbeach is not included as a Rural Centre. Waterbeach is a large village with a population of between 4,000 and 5,000. The strategy states at paragraph 2.30 that Rural Centres are the larger more sustainable villages, which generally have a population of at least 3,000. Waterbeach contains an established range of local facilities together with a rail station. Strategic employment is already located within the immediate vicinity, including the Cambridge Research Park on the A10, and local employment on the Waterbeach Industrial Estate.	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. The Rural Centres Preferred Options Report set out the detail behind the selection of Rural Centres in accordance with the criteria. Waterbeach only meets one of the Key Criteria (Local Employment Opportunities). However, in recognition of the range of shops in the village and the role in serving the needs of the quite remote area it has been designated a Minor Rural Centre.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10645 - Munro Group Ltd 10831	Object The key criteria for selecting Rural Centres are far too simplistic, and that insufficient villages have been identified as Rural Centres. Waterbeach has a station on the King's Lynn/London Line, which facilities ease of access into Cambridge. Waterbeach is within easy cycling distance of Cambridge and offers a wide range of facilities and employment.	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. The Rural Centres Preferred Options Report set out the detail behind the selection of Rural Centres in accordance with the criteria. Waterbeach only meets one of the Key Criteria (Local Employment Opportunities). However, in recognition of the range of shops in the village and the role in serving the needs of the quite remote area it has been designated a Minor Rural Centre.
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**7th Bullet**

9213 - David Wilson Homes (S Midlands)	Object Willingham should be identified as a Rural Centre.	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. The Rural Centres Preferred Options Report set out the detail behind the selection of Rural Centres in accordance with the criteria. Willingham failed to meet any of the Key Criteria. However, in recognition of the range of shops in the village and the role in serving the needs of the quite remote area it has been designated a Minor Rural Centre.
10103	Object Willingham should be identified as a Rural Centre in recognition of its important geographical and functional role. A housing scheme size limit of 25 dwellings is unrealistic and will not enable improvements to facilities. Land at Highgate Farm should be included within the village framework.	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. The Rural Centres Preferred Options Report set out the detail behind the selection of Rural Centres in accordance with the criteria. Willingham failed to meet any of the Key Criteria. However, in recognition of the range of shops in the village and the role in serving the needs of the quite remote area it has been designated a Minor Rural Centre. The sequence to development detailed in Structure Plan Policies P1/1 and P9/2, which clearly states that development should be accommodated through an expansion of Cambridge, the creation of a small town (Northstowe) and a limited proportion of development at the identified Rural Centres. Rural Centres are the most sustainable settlements and the bulk of the rural housing supply should be within these settlements. Minor Rural Centres are not as sustainable and it is therefore appropriate that development should be restricted to avoid undermining the development strategy. Part of the site has developed out of countryside uses, whilst the remainder is agricultural land. Despite the partial development of this site, it still relates better to the countryside than the adjoining built-up area of the village. Further development in this location would be undesirable and it should not become part of the built-up area of the village.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

8321 - Barker Parry Town Planning	Object	The criteria for identifying Rural Settlements is far too stringent in a rural District a wider range of settlements should benefit from new development so as to ensure the retention of services. Willingham is a sustainable settlement, previously identified by the Council in the adopted Plan. It has a wide range of services and facilities locally. It will also benefit from the Rapid Transport Route. Willingham should be identified as a rural settlement.	
8323 - Barker Parry Town Planning	Support	The inclusion of Willingham in the category of minor rural centres is supported.	Support noted.
9455	Support	We generally support Willingham's identification as a Minor Rural Centre.	Support noted.
10255	Support	The inclusion of Willingham in the "Minor Rural Centres" category is an acceptable approach as this provides for larger scale development within the village framework.	Support noted.
10366	Support	We support the identification of Willingham as a minor service village under ST/4.	Support noted.

**Policy Paragraph 2**

10367	Object	The amount of growth included for a minor service village should be increased to at least 50 or more dwellings in line with the services and facilities that the village possesses and to reduce the need for the amount of housing at Northstowe. Indeed if appropriate larger villages are identified for further growth, the need for Northstowe could be substantially reduced, or even rescinded.	The sequence to development detailed in Structure Plan Policies P1/1 and P9/2, which clearly states that development should be accommodated through an expansion of Cambridge, the creation of a small town (Northstowe) and a limited proportion of development at the identified Rural Centres. This distribution accords with the housing sequence in PPG3, emphasising the need to maximise development in the more sustainable locations. Therefore, reallocation of housing down the sequence and down the settlement hierarchy would be contrary to policy. Minor Rural Centres, did not meet the criteria to be designated a Rural Centre as they have a poorer level of services and facilities. As a result, development in Minor Rural Centres would be less sustainable and it is appropriate to limit development to a scale appropriate to the village.
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**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10371 - J W Burgess & Son      Object      The amount of housing permitted in ST/4 (up to 25 dwellings) should be increased to 50 if not 100 dwellings, given the level of services that can more than accommodate the proposed development (the subject of this representation).

10362      We recommend that a minor service village should be increased to at least 50 and even more dwellings, bearing in mind our complementary objection to the size of Northstowe, the principle of which is questionable (for reasons set out in the response form) and given the capacity of most of the larger villages within South Cambridgeshire to take further growth. There is no justification, in sustainability terms, to conclude that most of those villages have reached their logical or sustainable capacity.

10351      Object      The sequence to development detailed in Structure Plan Policies P1/1 and P9/2, which clearly states that development should be accommodated through an expansion of Cambridge, the creation of a small town (Northstowe) and a limited proportion of development at the identified Rural Centres. This distribution accords with the housing sequence in PPG3, emphasising the need to maximise development in the more sustainable locations. Therefore, reallocation of housing down the sequence and down the settlement hierarchy would be contrary to policy. Minor Rural Centres, did not meet the criteria to be designated a Rural Centre as they have a poorer level of services and facilities. As a result, development in Minor Rural Centres would be less sustainable and it is appropriate to limit development to a scale appropriate to the village.

**Policy Paragraph 3**

9535 - GO-East

Object      Finally on a point of detail, and as noted previously, most of the DPDs refer to planning obligations in the context of section 46 of the new Planning Act. This is factually incorrect as planning obligations are still governed by section 106 of the Town and Country Planning Act 1990 (as amended). Section 46 will only be given effect if and when the Secretary of State makes the necessary Regulations referred to in the Act. Given that this is uncertain and that at present the documents are factually incorrect we suggest that the submission DPDs simply refer to "planning obligations" generically.

Noted. References to Section 46 agreements will be amended to refer to planning obligations.

Amend all references to s.46 agreements to refer to s.106 agreements.

8431 - Gamlingay Parish Council

Support

The Parish Council suggests that all Parish Councils be consulted with regard to needs of their respective parishes, prior to decisions being made relating to financial contributions. Consultation will potentially improve local councils ability to plan for and prepare for service level changes and potential infrastructure investment in the local community.

Support noted. The Council will work closely with Parish Councils.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

8423 - Gamlingay Parish Council Support for Minor Rural Centre classification with proviso no site specific housing allocations made for Gamlingay and framework remains unaltered (apart from reference to policy SP/6).  
Trigger point proposed at 4 dwellings for developer contributions not 9 dwellings.

Support noted. Larger development proposals are likely to place a burden on the existing facilities and services in villages and the last paragraph of Policy ST/4 requires developer contributions where this is the case.

**2.32**

10585 Object The statement that villages close to Northstowe have been discounted as Rural Centres is objected to because of the implication that it would deny the provision of services and local development that the market and local needs would otherwise provide within those settlements. Such denial would be contrary to basic sustainability principles and contrary to the needs of those settlements. The statement also fails to take into account the expected time lag in the development of Northstowe resulting in delay in such provision and in effect planning blight over the development of other settlements.

It is unlikely that settlements in the vicinity of Northstowe would be able to provide the extensive range of facilities and services that a new town could provide. Therefore Northstowe will be much better placed to provide services and facilities for its immediate hinterland. The development strategy permits the development of sites within village frameworks of Minor Rural Centres in accordance with Policy ST/4. This may require financial contributions where there would be a material burden on existing the existing services and facilities.

10710 - Cambridgeshire Recycling Support We welcome the recognition that the geographical spread and local service role of larger villages needs to be taken into account in determining an appropriate settlement hierarchy.

Support noted.

**2.34**

8143 - D H Barford + Co Limited Object The text refers to developer contributions being sought to obtain necessary improvements where a village performs less well against the structure plan criteria'. This statement is vague and does not clarify the basis for requesting contributions. The text should be more specific in identifying specifically where contributions will be justified and how they will be identified.

Larger development proposals are likely to place a burden on the existing facilities and services in villages and the last paragraph of Policy ST/4 requires developer contributions where this is the case. It is agreed that further guidance may be required, however this should be included in a supplementary planning document.

Add to end of last paragraph of policy ST/4: 'Further guidance will be provided in a supplementary planning document.'

**ST/5 Group Villages**

9814 Object Policy ST/5 Group Villages - in relation to Longstanton please see my representations I made under the LDF for Northstowe, which I believe is also connected to the following Core Strategy policies - DP/1 Sustainable policies, DP/2 Design of New Development, DP/3 Development Criteria, DP/4 Infrastructure and New Developments, DP/5 Cumulative Development, DP/6 Construction Methods, DP/7 Urban Frameworks, DP/8 Village Frameworks, GB/2 Development in the Green Belt, GB/1 Green Belt Boundary, GB/3 Location and Design of Development, GB/4 Landscape and Design Measures, GB/5 Major Development Site, HG/1 Housing Density.

See response to Northstowe representations.



**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10775

Object

Objection is raised to the limitation of development up to a maximum of 8 dwellings in Group Villages. It is not considered that there is any justification for limitations on appropriate development within these Villages in terms of Structure Plan advice. Such a policy approach will undoubtedly result, on occasions, in the inefficient use of land, and will cut off the much needed source of affordable housing when larger scale developments could have been brought forward.

The sequence to development detailed in Structure Plan Policies P1/1 and P9/2, which clearly states that development should be accommodated through an expansion of Cambridge, the creation of a small town (Northstowe) and a limited proportion of development at the identified Rural Centres. Rural Centres are the most sustainable settlements and the bulk of the rural housing supply should be within these settlements. Therefore there is no upper limit to the amount of development permitted in this category of settlement. Other categories of settlement are not as sustainable and it is therefore appropriate that development should be restricted to avoid undermining the development strategy.

9210 - David Wilson Homes (S Midlands)

Object

There is little to suggest that a comprehensive environmental capacity study has been undertaken in these villages to demonstrate that the proposed threshold of 25 dwellings is valid or that perfectly acceptable development opportunities are not being thwarted by a blanket policy approach to the delineation of village frameworks.

The sequence to development detailed in Structure Plan Policies P1/1 and P9/2, which clearly states that development should be accommodated through an expansion of Cambridge, the creation of a small town (Northstowe) and a limited proportion of development at the identified Rural Centres. Rural Centres are the most sustainable settlements and the bulk of the rural housing supply should be within these settlements. Therefore there is no upper limit to the amount of development permitted in this category of settlement. Minor Rural Centres are not as sustainable and it is therefore appropriate that development should be restricted to avoid undermining the development strategy. The development strategy permits the development of sites within village frameworks in accordance with Policies ST/3-ST/6.

10616

Object

It is not considered there is any justification for limitations on the scale of appropriate development within Village Frameworks of Villages in terms of Structure Plan policies. Such a policy approach would undoubtedly result in the inefficient use of land, and would prevent much needed affordable housing being brought forward.

The sequence to development detailed in Structure Plan Policies P1/1 and P9/2, which clearly states that development should be accommodated through an expansion of Cambridge, the creation of a small town (Northstowe) and a limited proportion of development at the identified Rural Centres. Rural Centres are the most sustainable settlements and the bulk of the rural housing supply should be within these settlements. Therefore there is no upper limit to the amount of development permitted in this category of settlement. Other categories of settlement are not as sustainable and it is therefore appropriate that development should be restricted to avoid undermining the development strategy.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9926 - Bayer CropScience Ltd  
Object  
Exceptions should be allowed to the '15 dwelling threshold to reflect major previously developed land redevelopment opportunities. The policy ignores the circumstances of the Bayer CropScience Ltd closure at Hauxton. There should be a separate policy in the Local Development Framework that facilitates the redevelopment of the Bayer CropScience Ltd site for residential as well as other suitable uses. We propose that the last paragraph is changed to: 'The development of any large redundant brownfield sites for residential development will be considered on their merits.'

10005 - Laing Homes North  
Thames  
Object  
This policy limits residential development within village frameworks to eight dwellings per site and at a density of at least thirty dwellings per hectare unless the character of the surrounding area overrides this density. ST/5 also states that development may consist of up to fifteen dwellings where it would make best use of a redundant brownfield site. We would object to the word 'redundant' as this implies other brownfield sites which are still in use for example for employment purposes, would be excluded from redevelopment for residential purposes. Redundancy is not an issue in the current version of PPG3 relating to the definition of previously developed land. Therefore we believe that the word 'redundant' should be removed from this policy approach.

10289 - Huntsman Advanced  
Materials  
Object  
We consider that the threshold of 8 dwellings (or 15 dwellings in exceptional circumstances) is arbitrary. In our view the Council should be looking to maximise and make best use of previously developed brownfield sites.

The sequence to development detailed in Structure Plan Policies P1/1 and P9/2, which clearly states that development should be accommodated through an expansion of Cambridge, the creation of a small town (Northstowe) and a limited proportion of development at the identified Rural Centres. Rural Centres are the most sustainable settlements and the bulk of the rural housing supply should be within these settlements. Therefore there is no upper limit to the amount of development permitted in this category of settlement. Other categories of settlement are not as sustainable and it is therefore appropriate that development should be restricted to avoid undermining the development strategy. The redevelopment of this, or any other site in the countryside, will be judged against the policies in the development plan.

The redevelopment of brownfield sites within village frameworks which are presently in use for employment, service or facility uses are resisted, in accordance with Criteria 4 of Policy DP/8. This is designed to protect rural communities from the loss of vital services and facilities. However, agree that the word "redundant" is not necessary in Policy ST/5, given that it is a duplication of Policy DP/8 and should be deleted.

Delete the word "redundant" from the last paragraph.

Rural Centres are the most sustainable settlements and the bulk of the rural housing supply should be within these settlements. Therefore there is no upper limit to the amount of development permitted in this category of settlement. Other categories of settlement are not as sustainable and it is therefore appropriate that development should be restricted to avoid undermining the development strategy.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10735 - Countryside Properties (Special Projects) Plc	Object	These objections relate to: (d) Policies ST3, ST4, ST5 and ST6 in respect of the criteria for windfall development in the rural areas;	South Cambridgeshire is made up of 101 villages of varying sizes. It is necessary for the Core Strategy to include a policy for the Rural Areas which allows adequate housing provision in each village to meet local needs. The policies in the Core Strategy allow for those needs to be met by windfall development at a level appropriate to the scale and availability of services in each village. The bones of this settlement rural policy were put in place in the 2004 South Cambridgeshire Local Plan which had regard to the policies in the 2003 Cambridgeshire Structure Plan and is consistent with national planning policy set out in PPG3 "Housing".
10798 - Lighthouse Developments	Object	The definition of group villages is too restrictive. There are sites with small villages which could accommodate residential development to the benefit of village amenity. To artificially restrict the potential number of units irrespective of the site's constraints is contrary to the Structure Plan and PPG3. Restricting unit numbers is arbitrary and should be based on a site by site basis including an assessment of sustainability criteria.	The sequence to development detailed in Structure Plan Policies P1/1 and P9/2, which clearly states that development should be accommodated through an expansion of Cambridge, the creation of a small town (Northstowe) and a limited proportion of development at the identified Rural Centres. Rural Centres are the most sustainable settlements and the bulk of the rural housing supply should be within these settlements. Therefore there is no upper limit to the amount of development permitted in this category of settlement. Other categories of settlement are not as sustainable and it is therefore appropriate that development should be restricted to avoid undermining the development strategy.
10053 - Bellway Homes	Object	We are concerned about the imposition of a maximum of 15 dwellings being considered as appropriate for development within a 'group village'. The Council should not artificially constrain the site's capacity, and this sits uncomfortably with PPG3 guidance.	The sequence to development detailed in Structure Plan Policies P1/1 and P9/2, which clearly states that development should be accommodated through an expansion of Cambridge, the creation of a small town (Northstowe) and a limited proportion of development at the identified Rural Centres. Rural Centres are the most sustainable settlements and the bulk of the rural housing supply should be within these settlements. Therefore there is no upper limit to the amount of development permitted in this category of settlement. Other categories of settlement are not as sustainable and it is therefore appropriate that development should be restricted to avoid undermining the development strategy.
11019 - Cambridgeshire County Council 11015 - Cambridgeshire County Council	Object	A reference to Section 46 agreements, as shown in policy ST/4 appears to be appropriate.	This would be unnecessary duplication of Policy DP/4, which requires development to provide suitable infrastructure to make the development acceptable in planning terms.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10538 - The W Scambler Trust      Object      It is not thought that there is any justification for limitations on the site of appropriate development within the village frameworks of Group Villages, in terms of the policies in the adopted Structure Plan. Such a policy approach will undoubtedly result in the inefficient use of land, and will prevent a needed source of affordable housing being brought forward in these small sized villages.

The sequence to development detailed in Structure Plan Policies P1/1 and P9/2, which clearly states that development should be accommodated through an expansion of Cambridge, the creation of a small town (Northstowe) and a limited proportion of development at the identified Rural Centres. Rural Centres are the most sustainable settlements and the bulk of the rural housing supply should be within these settlements. Therefore there is no upper limit to the amount of development permitted in this category of settlement. Other categories of settlement are not as sustainable and it is therefore appropriate that development should be restricted to avoid undermining the development strategy.

10652 - Varrier Jones Foundation      Object      The settlement of Papworth Everard should be given special status, because of its history of planned redevelopment and unique characteristics. This is confirmed by the special settlement policy at SP/11 of the Core Strategy. On this basis, add the following to text to Policy ST/5:

This would be unnecessary duplication of Policy SP/11.

"Exceptionally if the re-use or redevelopment of the Papworth Hospital or the area to be known as Papworth West Central is required; development above the scale permitted in a Group Village will be permitted."

Reason: to conform with Policy SP/11.

10473 - Balsham (Building) Ltd      Object      Objection is raised to the maximum number of 15 dwellings can be accommodated on any one single redundant brownfield site in a Group Village. It is not considered there is any justification for limiting the size of appropriate development within Group Villages in terms of Structure Plan advice. Such a policy would undoubtedly result, on occasions, in the inefficient use of land and would cut off a much needed source of affordable housing in those places where larger scale development could have been brought forward.

The sequence to development detailed in Structure Plan Policies P1/1 and P9/2, which clearly states that development should be accommodated through an expansion of Cambridge, the creation of a small town (Northstowe) and a limited proportion of development at the identified Rural Centres. Rural Centres are the most sustainable settlements and the bulk of the rural housing supply should be within these settlements. Therefore there is no upper limit to the amount of development permitted in this category of settlement. Other categories of settlement are not as sustainable and it is therefore appropriate that development should be restricted to avoid undermining the development strategy.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9543 - GO-East  
 Object  
 Maximum permissible levels of development should be indicative and not prescriptive, in recognition that different circumstances will exist in relation to different development proposals and sites, which should be treated on their individual merits.

The sequence to development detailed in Structure Plan Policies P1/1 and P9/2, which clearly states that development should be accommodated through an expansion of Cambridge, the creation of a small town (Northstowe) and a limited proportion of development at the identified Rural Centres. Rural Centres are the most sustainable settlements and the bulk of the rural housing supply should be within these settlements. Therefore there is no upper limit to the amount of development permitted in this category of settlement. Other categories of settlement are not as sustainable and it is therefore appropriate that development should be restricted to avoid undermining the development strategy. These are maximum levels and allow differing amounts of development up to the maximum, taking into account local circumstances.

9679 - Foxton Parish Council  
 Support  
 Support policy ST/5.

Support noted.

**Barrington**

10768 - Deal Farms Ltd.  
 Object  
 It is considered that Barrington, on account of existing built form, size and services is inappropriately classified as a Group Village. If the designation is to be retained, the last two paragraphs of the policy should be deleted so as to facilitate growth in excess of 8 dwellings to be accommodated within the village. It is considered that this policy approach, which is not supported by Structure Plan advice, would result in the inefficient use of land and would possibly cut off a much needed source of affordable housing from those sites where larger scale developments could be brought forward.

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. Barrington was not considered in the original assessment of the villages considered for designation as Rural Centres as the population was around 904. The village plays a limited role in serving a rural hinterland as was not considered as a Minor Rural Centre. The sequence to development detailed in Structure Plan Policies P1/1 and P9/2, which clearly states that development should be accommodated through an expansion of Cambridge, the creation of a small town (Northstowe) and a limited proportion of development at the identified Rural Centres. Rural Centres are the most sustainable settlements and the bulk of the rural housing supply should be within these settlements. Therefore there is no upper limit to the amount of development permitted in this category of settlement. Other categories of settlement are not as sustainable and it is therefore appropriate that development should be restricted to avoid undermining the development strategy.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****Barton**

10820 - Messrs J and P Dossett

Object

Bearing in mind the location of Barton within easy cycling distance from Cambridge, it is considered inappropriate for the village to be designated as a Group Village, in which only development up to a maximum of 8 dwellings will normally be permitted. Such a designation is considered to be counter to the interests of sustainability as promoted in the adopted Structure Plan, RPS and Central Government advice. It is recommended, therefore, that there should be no upper limit on the scale of appropriate development within Barton. If there is to be a limit, it should be considerably above 8 dwellings.

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. Barton was not considered in the original assessment of the villages considered for designation as Rural Centres as the population was around 799. Due to its proximity to Cambridge the village plays a limited role in serving a rural hinterland as was not considered as a Minor Rural Centre. The sequence to development detailed in Structure Plan Policies P1/1 and P9/2, which clearly states that development should be accommodated through an expansion of Cambridge, the creation of a small town (Northstowe) and a limited proportion of development at the identified Rural Centres. Rural Centres are the most sustainable settlements and the bulk of the rural housing supply should be within these settlements. Therefore there is no upper limit to the amount of development permitted in this category of settlement. Other categories of settlement are not as sustainable and it is therefore appropriate that development should be restricted to avoid undermining the development strategy.

**Bassingbourn**

9959

Object

My Client Mr N Howard would like to object to the omission of Bassingbourn from the list of villages selected as a Minor Rural Centre and propose that it should be upgraded from the status of Group Village. The village has a primary and secondary school, and range of food and non-food shops, provides local employment opportunities and good access to Royston, Cambridge and other local centres.

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. Bassingbourn-cum-Kneesworth was not considered in the original assessment of the villages considered for designation as Rural Centres as the 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 to Royston means that the village plays a limited role in serving a rural hinterland.



**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10541 Object It is considered that Bassingbourn should be identified as a Minor Rural Centre or Rural Growth Centre, and that there should be greater flexibility applied to facilitate a greater number of villages to qualify for the designation. Bassingbourn-cum-Kneesworth, with a sizable population even without the Barracks, shall be designated as a Minor Rural Centre. Artificially restricting the maximum number of dwellings to groups of 8 or 15 is not in the interests of good planning and fails to accord with Structure Plan policy P1/1 and P1/3.

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. Bassingbourn-cum-Kneesworth was not considered in the original assessment of the villages considered for designation as Rural Centres as the 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 to Royston means that the village plays a limited role in serving a rural hinterland.

**Bourn**

10659 - Bourn Parish Council Support Bourn Parish Council support the designation of Bourn as a Group Village.

Support noted.

**Comberton**

8108 - Comberton Parish Council Support Comberton Parish Council wish to give strong support and endorsement of the allocation of Comberton as a Group Village.

Support noted.

**Duxford**

8140 - D H Barford + Co Limited Object Objection is lodged in respect of the failure to recognise Duxford as a Minor Rural Centre. The village enjoys good access to secondary school provision, significant local employment opportunities, a primary school, a range of shops including a post office with good public transport (rail link) to Cambridge.

The category of Minor Rural Centres has been introduced in recognition of the role some villages, which failed to meet the criteria, have in terms of providing services and facilities for a rural hinterland. Duxford does not have the range of services and facilities to serve a rural hinterland, a role performed by Sawston.

10331 - Huntsman Advanced Materials Object Duxford is a Group Village, and given its characteristics, has not been considered for inclusion within the LDF as a Rural Centre. The potential capacity of this site has not, therefore, been taken into consideration in terms of housing land supply.

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. Duxford was not considered in the original assessment of the villages considered for designation as Rural Centres as the population as of mid 2001 was 1,836.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10338 - Huntsman Advanced Materials	Object	We object to the omission within the DPD of Duxford as a Minor Rural Centre. We consider that Duxford should be considered as a Rural Centre and if not, a Minor Rural Centre.	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. Duxford was not considered in the original assessment of the villages considered for designation as Rural Centres as the population as of mid 2001 was 1,836. The category of Minor Rural Centres has been introduced in recognition of the role some villages, which failed to meet the criteria, have in terms of providing services and facilities for a rural hinterland. Duxford does not have the range of services and facilities to serve a rural hinterland, a role performed by Sawston.
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**Elsworth**

10412 - Davison & Co (Barford) Ltd	Object	It is considered that there should be no maximum size of development permitted in Group Villages. There is no justification for limitations on appropriate development in terms of Structure Plan advice. Such a policy approach will undoubtedly result in some locations in the inefficient use of the land, and will cut off a much needed source of affordable housing where larger scale developments could have been brought forward.	The sequence to development detailed in Structure Plan Policies P1/1 and P9/2, which clearly states that development should be accommodated through an expansion of Cambridge, the creation of a small town (Northstowe) and a limited proportion of development at the identified Rural Centres. Rural Centres are the most sustainable settlements and the bulk of the rural housing supply should be within these settlements. Therefore there is no upper limit to the amount of development permitted in this category of settlement. Other categories of settlement are not as sustainable and it is therefore appropriate that development should be restricted to avoid undermining the development strategy.
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**Eltisley**

9409 - Eltisley Parish Council	Support	Eltisley Parish Council support the designation of the village as a group village.	Support noted.
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**Fen Ditton**

10776	Object	Fen Ditton is an inappropriate settlement for such a restrictive growth policy, bearing in mind its highly sustainable location in close proximity to Cambridge to which it is well connected by cycle ways and footpaths, in addition to being close to a park and ride facility.	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. Fen Ditton was not considered in the original assessment of the villages considered for designation as Rural Centres as the population was around 747. Due to its proximity to Cambridge the village plays a limited role in serving a rural hinterland as was not considered as a Minor Rural Centre.
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**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****Fowlmere**

10549

Object

It is not thought that there is any justification for limitations on the number of dwellings which can be built within the Village Framework of Group Villages, especially in terms of Structure Plan advice. It is considered that the facilities available within the village of Fowlmere are such that additional growth in excess of 8 dwellings could be satisfactorily accommodated within the Village. Larger private development schemes could also bring forward the much required affordable housing provision in the village such as Fowlmere.

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. Fowlmere was not considered in the original assessment of the villages considered for designation as Rural Centres as the population was around 1,190. Despite the good range of services and facilities at Fowlmere, which might have warranted designation as a Minor Rural Centre, the proximity to Royston means that the village plays a limited role in serving a rural hinterland. The sequence to development detailed in Structure Plan Policies P1/1 and P9/2, which clearly states that development should be accommodated through an expansion of Cambridge, the creation of a small town (Northstowe) and a limited proportion of development at the identified Rural Centres. Rural Centres are the most sustainable settlements and the bulk of the rural housing supply should be within these settlements. Therefore there is no upper limit to the amount of development permitted in this category of settlement. Other categories of settlement are not as sustainable and it is therefore appropriate that development should be restricted to avoid undermining the development strategy.

**Foxton**

10589

10583

Object

Objection is raised to the designation of Foxton as a Group Village, especially when a ceiling of up to 8 dwellings only will be permitted within the Village Framework of Group Villages. Such a cap on the scale of development is considered to be not only inappropriate but without justification in terms of Structure Plan advice. Such a policy approach will undoubtedly result, on occasions, in the inefficient use of land and will cut off a much needed source of affordable housing where larger developments could have been brought forward. In addition, a strong objection is raised to Foxton being allocated as a Group Village, bearing in mind its Village Facilities and its sustainable location on the railway line.

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. Foxton was not considered in the original assessment of the villages considered for designation as Rural Centres as the population was around 1,161. Despite the good range of services and facilities at Foxton, which might have warranted designation as a Minor Rural Centre, the proximity to Royston means that the village plays a limited role in serving a rural hinterland. The sequence to development detailed in Structure Plan Policies P1/1 and P9/2, which clearly states that development should be accommodated through an expansion of Cambridge, the creation of a small town (Northstowe) and a limited proportion of development at the identified Rural Centres. Rural Centres are the most sustainable settlements and the bulk of the rural housing supply should be within these settlements. Therefore there is no upper limit to the amount of development permitted in this category of settlement. Other categories of settlement are not as sustainable and it is therefore appropriate that development should be restricted to avoid undermining the development strategy.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****Girton**

10707 10705	Object	Objection is raised to the classification Girton as a Group Village. Owing to its position in relation to Cambridge, with which there is easy public transport and cycle access, it is considered that it is a sustainable location for significant amount of both residential and employment growth.	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. The Rural Centres Preferred Options Report set out the detail behind the selection of Rural Centres in accordance with the criteria. Girton failed to meet any of the Key Criteria. Due to its proximity to Cambridge the village plays a limited role in serving a rural hinterland as was not considered as a Minor Rural Centre.
10901 - St John's College	Object	Girton has been unfairly judged as failing to meet the full criteria to justify inclusion as a Rural Centre. However, its close proximity to Cambridge should significantly count towards its advantage over other Rural Centres in terms of sustainability.	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. The Rural Centres Preferred Options Report set out the detail behind the selection of Rural Centres in accordance with the criteria. Girton failed to meet any of the Key Criteria. Due to its proximity to Cambridge the village plays a limited role in serving a rural hinterland as was not considered as a Minor Rural Centre.

**Great Abington**

10903 - Humo Holdings	Object	The settlement of Great and Little Abington is considered to be appropriate for accommodating more than the proposed maximum of 8 dwellings only. This imposition on the maximum number of dwellings permissible is not considered to be justified by any Structure Plan advice or policies, and therefore it is recommended that this limit be deleted. With particular reference to Little and Great Abington, it is considered inappropriate to limit development in this area bearing in mind that planning permission has been given for Granta Park, which is an employment area within walking distance, for almost 70,000sqm of employment floor space. To restrict development in the vicinity to a maximum of 8 dwellings would be contrary to the interests of sustainability.	The sequence to development detailed in Structure Plan Policies P1/1 and P9/2, which clearly states that development should be accommodated through an expansion of Cambridge, the creation of a small town (Northstowe) and a limited proportion of development at the identified Rural Centres. Rural Centres are the most sustainable settlements and the bulk of the rural housing supply should be within these settlements. Therefore there is no upper limit to the amount of development permitted in this category of settlement. Other categories of settlement are not as sustainable and it is therefore appropriate that development should be restricted to avoid undermining the development strategy.
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**Guilden Morden**

9724 - Guilden Morden Parish Council	Support	Guilden Morden Parish Council support the designation of the village as a group village.	Support noted.
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**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****Hardwick**

8183 - The Hardwick Group of Residents

Object

Hardwick should be included in Policy ST/3 as a rural centre.

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. The population in Hardwick is below the 3,000 threshold and therefore it did not meet the criteria to become a Rural Centre.

**Haslingfield**

9780 - Haslingfield Parish Council

Object

Haslingfield is designated as a Group Village, and is roughly the same size as most other Group Villages. However, we feel that Haslingfield may better fit the profile of an Infill Village. Although our village is slightly bigger, there is very little scope within the village framework for further development. (Group Villages may have development of up to 15 dwellings).

Given the range of facilities and services available in Haslingfield, including a primary school, it is appropriately categorised as a Group Village. Infill Villages are those with a very poor range. Policy ST/5 allows development or redevelopment within the village framework of up to 8 dwellings (15 dwellings in exceptional circumstances). However, this is not a target or requirement.

**Highfields Caldecote**

10860

10858

Object

The demolition of Highfields Caldecote from a Rural Growth Settlement to a Group Villages in which only groups up to a maximum of 8 dwellings are normally permitted, is considered to be totally inappropriate. Given the infrastructure which is in place to serve the existing residential development, and bearing in mind the proximity of Highfields Caldecote to Cambourne and the resultant benefits from increased public transport, it would be logical to permit a greater scale of growth within this settlement. In addition, it is considered that the form of Caldecote could be easily extended without detriment to the character of the existing settlement.

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. Highfields Caldecote was not considered in the original assessment of the villages considered for designation as Rural Centres as the population below the 3,000 threshold. Due to its proximity to Cambourne and Cambridge the village plays a limited role in serving a rural hinterland as was not considered as a Minor Rural Centre. The sequence to development detailed in Structure Plan Policies P1/1 and P9/2, which clearly states that development should be accommodated through an expansion of Cambridge, the creation of a small town (Northstowe) and a limited proportion of development at the identified Rural Centres. Rural Centres are the most sustainable settlements and the bulk of the rural housing supply should be within these settlements. Therefore there is no upper limit to the amount of development permitted in this category of settlement. Other categories of settlement are not as sustainable and it is therefore appropriate that development should be restricted to avoid undermining the development strategy.

9748 - Caldecote Parish Council

Support

Caldecote Parish Council support the designation of the village as a Group Village.

Support noted.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****Longstanton**

8077	Object	Object to the classification of Longstanton as a Group Village and propose instead that it should be designated a Minor Rural Centre under Policy ST/4.	The category of Minor Rural Centres has been introduced in recognition of the role some villages, which failed to meet the criteria, have in terms of providing services and facilities for a rural hinterland. However, it is unlikely that settlements in the vicinity of Northstowe would be able to provide the extensive range of facilities and services that a new town could provide. Therefore Northstowe will be much better placed to provide services and facilities for its immediate hinterland.	
8075	Object	We object to the omission of Longstanton from the list of villages selected as Minor Rural Centres and propose that it should be upgraded from the status of Group Village. The classification of Longstanton as a Group Village may have been appropriate at the time of preparing the existing Local Plan, but since the major development at Home Farm, Longstanton, has now come forward the character of the village is changing rapidly and its population is set to increase by some 50% (LDF Consultation Draft, Recreation Study, Annex 1, and elsewhere), and Minor Rural Centre classification would now be more appropriate.	The category of Minor Rural Centres has been introduced in recognition of the role some villages, which failed to meet the criteria, have in terms of providing services and facilities for a rural hinterland. However, it is unlikely that settlements in the vicinity of Northstowe would be able to provide the extensive range of facilities and services that a new town could provide. Therefore Northstowe will be much better placed to provide services and facilities for its immediate hinterland.	
10582	Object	The classification of Longstanton as a Group Village is objected to because the classification fails to take into account the already committed development in the settlement and the significant changes that will arise from those commitments, the development of Northstowe and the planned investment in the Guided Busway. Longstanton should be re-designated as a Rural Centre because as a result of existing commitments it will meet the criteria for Rural Centres. (See also objection to para. 2.32).	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. Longstanton was not considered in the original assessment of the villages as of mid 2001 was 1,700. Despite the good range of services and facilities at Longstanton, which might have warranted designation as a Minor Rural Centre, the proximity to the new town of Northstowe and St Ives means that the village plays a limited role in serving a rural hinterland. The sequence to development detailed in Structure Plan Policies P1/1 and P9/2, which clearly states that development should be accommodated through an expansion of Cambridge, the creation of a small town (Northstowe) and a limited proportion of development at the identified Rural Centres. Rural Centres are the most sustainable settlements and the bulk of the rural housing supply should be within these settlements. Therefore there is no upper limit to the amount of development permitted in this category of settlement. Other categories of settlement are not as sustainable and it is therefore appropriate that development should be restricted to avoid undermining the development strategy.	



**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****Meldreth**10778  
10783

**Object** The Settlement categories are too prescriptive. Meldreth, with its very close ties to Melbourn and Royston, with access to a railway station and good communication links, together with a balance of services and local employment, should be designated as a Minor Rural Centre as is Melbourn. There are very close ties between the two settlements.

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. Meldreth was not considered in the original assessment of the villages considered for designation as Rural Centres as the population was around 1,641. Due to its proximity to Melbourn and Royston the village plays a limited role in serving a rural hinterland as was not considered as a Minor Rural Centre.

**Oakington**

10374

**Object** We object to the classification of the village under Policy ST/5. The location of the village vis a vis the rapid transit route and the A14 justify the inclusion of the village under Policy ST/4, a minor service village. That will permit development of other than housing groups notwithstanding that objection to policy ST/5.

Despite the good range of services and facilities at Oakington, which might have warranted designation as a Minor Rural Centre, the proximity to the new town of Northstowe and St Ives means that the village plays a limited role in serving a rural hinterland.

**Over**

8000 - Stamford Homes Limited

**Object**

Group village designation is too restrictive for Over which displays a level of local services and facilities and easy access to external facilities that should enable its consideration as a Minor Rural Centre/Rural Centre. No regard is given to the advantages of being close to the Cambridgeshire Guided Busway.

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. The population in Over is below the 3,000 threshold and therefore it did not meet the criteria to become a Rural Centre. The category of Minor Rural Centres has been introduced in recognition of the role some villages, which failed to meet the criteria, have in terms of providing services and facilities for a rural hinterland. However, it is unlikely that settlements in the vicinity of Northstowe would be able to provide the extensive range of facilities and services that a new town could provide. Therefore Northstowe will be much better placed to provide services and facilities for its immediate hinterland.

10272

**Object**

The inclusion of Over in the Group Village category is an acceptable approach, but we wish to see the village framework boundary amended to include our client's land off Fen Road within the village framework and object to the proposed housing maximum scheme size limit of 8 dwellings.

The site does not form part of the built up area of the village, and should remain outside the village framework. It has the characteristics of agricultural uses, and cannot be classified as previously developed land under the definition of PPG3. Rural Centres are the most sustainable settlements and the bulk of the rural housing supply should be within these settlements. Therefore there is no upper limit to the amount of development permitted in this category of settlement. Other categories of settlement are not as sustainable and it is therefore appropriate that development should be restricted to avoid undermining the development strategy.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10152 - Cambridge Joinery Ltd 10165	Support	The inclusion of Over in the Group Village category is an acceptable approach.	Support noted.
<b>Papworth Everard</b>			
10410 - Davison & Co (Barford) Ltd	Object	We do not believe it is any justification for limitations on the scale of appropriate development within the Village Frameworks of Group Villages, in terms of Structure Plan advice. Such a policy approach would undoubtedly result in the inefficient use of land and will cut off a much needed source of affordable housing when larger scale developments could have been brought forward. Objection is raised to the identification of Papworth Everard as a settlement which only a maximum number of 8 dwellings be permitted on any one site. It is considered that the services within this settlement could easily accommodate a greater scale of growth.	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. Papworth Everard was not considered in the original assessment of the villages considered for designation as Rural Centres as the population as of mid 2001 was 2,012. Despite the good range of services and facilities at Papworth Everard, which might have warranted designation as a Minor Rural Centre, the proximity to Cambourne means that the village plays a limited role in serving a rural hinterland. The sequence to development detailed in Structure Plan Policies P1/1 and P9/2, which clearly states that development should be accommodated through an expansion of Cambridge, the creation of a small town (Northstowe) and a limited proportion of development at the identified Rural Centres. Rural Centres are the most sustainable settlements and the bulk of the rural housing supply should be within these settlements. Therefore there is no upper limit to the amount of development permitted in this category of settlement. Other categories of settlement are not as sustainable and it is therefore appropriate that development should be restricted to avoid undermining the development strategy.
<b>Swavesey</b>			
8141 - D H Barford + Co Limited	Object	Designate Swavesey a Rural centre. Swavesey has a village college, a primary school and range of shopping facilities, provides local employment opportunities and good access to Cambridge. Although Paragraph 2.32 states that villages situated close to Cambridge and Northstowe have been discounted as the larger town centres will be more effective at serving the immediate rural area, the reference to Northstowe is reliant on this development actually occurring. It will also be a number of years before Northstowe will surpass existing villages in terms of serving the immediate rural area. In the circumstances, this does not justify the exclusion of Swavesey from being designated a Rural or Minor Rural Centre.	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. Swavesey was not considered in the original assessment of the villages considered for designation as Rural Centres as the population as of mid 2001 was 2,480. Despite the good range of services and facilities at Swavesey, which might have warranted designation as a Minor Rural Centre, the proximity to the new town of Northstowe and St Ives means that the village plays a limited role in serving a rural hinterland.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10617	Object	Swavesey, with its extensive range of services and facilities, not to mention the impending public transport system along the former Cambridge to St Ives railway, is a settlement which could easily accommodate significantly greater number of dwellings. In terms of sustainability, it is considered that Swavesey justifies being allocated as a Minor Growth Settlement.	Despite the good range of services and facilities at Swavesey, which might have warranted designation as a Minor Rural Centre, the proximity to the new town of Northstowe and St Ives means that the village plays a limited role in serving a rural hinterland. The sequence to development detailed in Structure Plan Policies P1/1 and P9/2, which clearly states that development should be accommodated through an expansion of Cambridge, the creation of a small town (Northstowe) and a limited proportion of development at the identified Rural Centres. Rural Centres are the most sustainable settlements and the bulk of the rural housing supply should be within these settlements. Therefore there is no upper limit to the amount of development permitted in this category of settlement. Other categories of settlement are not as sustainable and it is therefore appropriate that development should be restricted to avoid undermining the development strategy.
10370 - J W Burgess & Son	Object	We object to the inclusion of Swavesey in the Rural Strategy Policy ST/5, i.e. a group village. The services in Swavesey, including secondary education, primary school, recreation facilities, shops and services, together with its location on the rapid transit route, on the A14 and close to Buckingham Business Park, all indicate that Swavesey should be higher in the settlement hierarchy, at least Policy ST/4.	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. Swavesey was not considered in the original assessment of the villages considered for designation as Rural Centres as the population as of mid 2001 was 2,480. Despite the good range of services and facilities at Swavesey, which might have warranted designation as a Minor Rural Centre, the proximity to the new town of Northstowe and St Ives means that the village plays a limited role in serving a rural hinterland.
10055 - Bellway Homes	Object	Bellway object to the identification of Swavesey as a group village on the basis that there is a Village College and a significant level of services and facilities in the village.	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. Swavesey was not considered in the original assessment of the villages considered for designation as Rural Centres as the population as of mid 2001 was 2,480. Despite the good range of services and facilities at Swavesey, which might have warranted designation as a Minor Rural Centre, the proximity to the new town of Northstowe and St Ives means that the village plays a limited role in serving a rural hinterland.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10499 - Mr. B. Baker, Mr. R. Mallandine, The W Scambler Trust 10508 - The W Scambler Trust 10574 - The W Scambler Trust 10513 10501	Object Strong objections are raised to the categorisation of Swavesey as a Group Village in which groups of only up to 8 dwellings will be permitted within the Village Framework. We do not believe there is any justification for limitations on the appropriate development within the frameworks in terms of Structure Plan advice. Such policy approach would undoubtedly result, on occasions, in the inefficient use of land, and will cut off a much needed source of affordable housing where larger scale developments could have been brought forward.	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. Swavesey was not considered in the original assessment of the villages considered for designation as Rural Centres as the population as of mid 2001 was 2,480. Despite the good range of services and facilities at Swavesey, which might have warranted designation as a Minor Rural Centre, the proximity to the town of Northstowe and St Ives means that the village plays a limited role in serving a rural hinterland. The sequence to development detailed in Structure Plan Policies P1/1 and P9/2, which clearly states that development should be accommodated through an expansion of Cambridge, the creation of a small town (Northstowe) and a limited proportion of development at the identified Rural Centres. Rural Centres are the most sustainable settlements and the bulk of the rural housing supply should be within these settlements. Therefore there is no upper limit to the amount of development permitted in this category of settlement. Other categories of settlement are not as sustainable and it is therefore appropriate that development should be restricted to avoid undermining the development strategy.
8142 - D H Barford + Co Limited	Object Designate Swavesey a Minor Rural Centre.	The category of Minor Rural Centres has been introduced in recognition of the role some villages, which failed to meet the criteria, have in terms of providing services and facilities for a rural hinterland. However, it is unlikely that settlements in the vicinity of Northstowe would be able to provide the extensive range of facilities and services that a new town could provide. Therefore Northstowe will be much better placed to provide services and facilities for its immediate hinterland.
10361 10350	Object Swavesey, given its range of services, including a secondary school, and its siting on the rapid transit route between St Ives and Cambridge, provides the village with all the necessary credentials for inclusion in a higher category of growth settlement. We therefore object to the categorisation of Swavesey under Policy ST/5, which will only permit groups of housing, and it should either be included under ST/3 or ST/4.	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. Swavesey was not considered in the original assessment of the villages considered for designation as Rural Centres as the population as of mid 2001 was 2,480. Despite the good range of services and facilities at Swavesey, which might have warranted designation as a Minor Rural Centre, the proximity to the town of Northstowe and St Ives means that the village plays a limited role in serving a rural hinterland.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10061	Object	The inclusion of Swavesey in the Group Village category is an acceptable approach, but we wish to see the village framework boundary amended to include our client's land within the village framework and object to the proposed housing maximum scheme size limit of 8 dwellings.	The site, comprising a field on the edge of the village, does not form part of the built up area of the village, and should remain outside the village framework. Rural Centres are the most sustainable settlements and the bulk of the rural housing supply should be within these settlements. Therefore there is no upper limit to the amount of development permitted in this category of settlement. Other categories of settlement are not as sustainable and it is therefore appropriate that development should be restricted to avoid undermining the development strategy.
10058			

**3rd Policy Paragraph**

10801 - Jesus College (Cambridge)	Object	Policy ST/5 should provide for greater flexibility in terms of the number of dwellings that a development within the framework of a group village may comprise. It is acknowledged that Policy ST/5 sets an "upper limit" of 15 dwellings in the interests of sustainability. However, it is considered that sustainability objectives should be balanced with guidance contained within PPG3 which encourages the efficient use of brownfield sites.	The sequence to development detailed in Structure Plan Policies P1/1 and P9/2, which clearly states that development should be accommodated through an expansion of Cambridge, the creation of a small town (Northstowe) and a limited proportion of development at the identified Rural Centres. Rural Centres are the most sustainable settlements and the bulk of the rural housing supply should be within these settlements. Therefore there is no upper limit to the amount of development permitted in this category of settlement. Other categories of settlement are not as sustainable and it is therefore appropriate that development should be restricted to avoid undermining the development strategy.
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**ST/6 Infill Villages**

11449 - Weston Colville Parish Council	Object	In Preferred Options report you stated "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". This statement seems to have been withdrawn and we strongly feel it should be reinstated as Council policy.	Paragraph 2.19 of the Preferred Options report referred to modest levels of development in Group Villages. Policy ST/6 permits residential development or redevelopment within village frameworks for not more than 2 dwellings, although in very exceptional circumstances up to 8 dwellings will be permitted. This reflects the unsustainable nature of such settlements, which lack basic services and facilities requiring residents to travel to meet their daily needs, whilst recognising that limited growth is desirable to meet local needs. Larger developments would be contrary to the development strategy for the rural area, focussing most development in the more sustainable Rural Centres.
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**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

7930 - Country Land & Business Association (CLA) Object It is important that a reasonable approach is taken when assessing small development proposals in Infill Villages. It is important to permit some growth in rural communities to avoid them becoming moribund with little change in population and a loss of young people and families. The need for such limited development was generally recognised by the murmur of approval from almost everyone in the question time at the conference on Building Sustainable Communities held at Robinson College in spring 2004.

The strategy allocates the single largest proportion of the development (9,600 dwellings), nearly half of the housing requirement of 20,000 dwellings in the period 1999-2016, to the rural area. Development is permitted within the village frameworks of Infill Villages in accordance with Policy ST/6.

10736 - Countryside Properties (Special Projects) Plc Object These objections relate to:  
(d) Policies ST3, ST4, ST5 and ST6 in respect of the criteria for windfall development in the rural areas;

South Cambridgeshire is made up of 101 villages of varying sizes. It is necessary for the Core Strategy to include a policy for the Rural Areas which allows adequate housing provision in each village to meet local needs. The policies in the Core Strategy allow for those needs to be met by windfall development at a level appropriate to the scale and availability of services in each village. The bones of this settlement rural policy were put in place in the 2004 South Cambridgeshire Local Plan which had regard to the policies in the 2003 Cambridgeshire Structure Plan and is consistent with national planning policy set out in PPG3 "Housing".

10603  
10601 Object We accept that development in infill villages should perhaps be at a lesser scale than elsewhere. However, we do not consider that the 'absolute cap' of 8 dwellings on suitable sites is justified. There will, on occasion, be sites that are capable of accommodating a larger scale of development, which could - in and of themselves - also contribute to the provision of much needed rural affordable housing. In our objections to policy ST/1, we have observed that there is very limited prospects of the District Council achieving anyway near the 20,000 additional dwellings required of the period 1999-2016. Accordingly, more growth should be allocated to the existing settlements within the District.

Policy ST/6 permits residential development or redevelopment within village frameworks for not more than 2 dwellings, although in very exceptional circumstances up to 8 dwellings will be permitted. This reflects the unsustainable nature of such settlements, which lack basic services and facilities requiring residents to travel to meet their daily needs, whilst recognising that limited growth is desirable to meet local needs. Larger developments would be contrary to the development strategy for the rural area, focussing most development in the more sustainable Rural Centres.

11020 - Cambridgeshire County Council Object A reference to Section 46 agreements, as shown in policy ST/4 appears to be appropriate.

The developer will be required to provide sufficient services, facilities and infrastructure to make the development acceptable in planning terms, in accordance with Policy DP/4. As such, the additional wording is superfluous.



**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9545 - GO-East  
Object  
The figure of eight dwellings should not be an absolute limit but an indicative upper level of development that will be dependent on a number of factors in relation to the acceptability of otherwise of individual development proposals.

Policy ST/6 permits residential development or redevelopment within village frameworks for not more than 2 dwellings, although in very exceptional circumstances up to 8 dwellings will be permitted. This reflects the unsustainable nature of such settlements, which lack basic services and facilities requiring residents to travel to meet their daily needs, whilst recognising that limited growth is desirable to meet local needs. Larger developments would be contrary to the development strategy for the rural area, focussing most development in the more sustainable Rural Centres.

**Carlton**

9559 - Little Thurlow Parish Council - Clerk  
Support  
The most closely adjoining villages to Little Thurlow like Carlton are all classified as 'infill only'. Provided their status does not change, we conclude that there are no adverse consequences for us in traffic flows or the like.

Support noted.

**Caxton**

10770 - Caxton Parish Council  
Support  
Caxton Parish Council support the designation of Caxton as an infill village.

Support noted.

**Croxton**

8565 - Croxton Parish Council  
Support  
Croxton PC supports Policy ST/6 which designates Croxton as an Infill Village.

Support noted.

**Kneesworth**

10927  
Object  
An objection is raised to the classification of Kneesworth as an Infill Only Village. There is considered to be no policy justification to limit the growth in such villages in accordance with Structure Plan policies and advice. In addition, the separation of the Village of Kneesworth from that of Bassingbourn is academic as the services in these villages have always been shared owing to the close proximity of the two areas. When seen together, Bassingbourn cum Kneesworth has a wide range of services which could support further growth in a sustainable manner. In addition, the proximity of the villages to Royston is also important when considering the sustainability of the settlement(s). It is considered more appropriate that Bassingbourn-cum-Kneesworth be defined as a Minor Rural Centre.

The two settlements are sufficiently separate to retain their own identities in the settlement hierarchy. Kneesworth lacks basic services and facilities requiring residents to travel to meet their daily needs. Whilst Bassingbourn may provide for some of these, the distance is great enough that the majority of these trips will be by car. 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. Bassingbourn-cum-Kneesworth was not considered in the original assessment of the villages considered for designation as Rural Centres as the 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 to Royston means that the village plays a limited role in serving a rural hinterland.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****Pampisford**

10533 - Yardline Limited

Support

It is noted that Pampisford is identified as an Infill Village where up to a group of 8 dwellings may be permitted if it would result in positive overall benefit to the village.

Support noted.

**Papworth St Agnes**

9134 - Papworth Saint Agnes Parish Meeting

Support

The designation of Papworth St Agnes as an in-fill village is strongly supported with residential development and redevelopment being restricted to sites within the village framework. With Papworth St Agnes being such a small village, in practice this means that the opportunities for development within the village framework are negligible.

Support noted.

**Shepreth**

7827 - Taylor Woodrow Developments Ltd (Shepreth, Land North of Meldreth Road)

Object

Land north of Meldreth Road, Shepreth. Shepreth should be upgraded to a Group Village. Objection is made to the failure to include the land bordered by the railway line, to the north, John Breaey Close to the west and Meldreth Road to the south within the inset boundary of Shepreth village.

Shepreth does not meet the requirements of a group village. Specifically it does not have a Primary School.

**Stow-cum-Quy**

10723

Object

The status of Stow Cum Quay as an infill village need to be reconsidered in light of the excellent cycle links to the city centre, and its sustainable location. Further development will facilitate the provision of further services and enable more affordable housing to be provided.

Stow-cum-Quy lacks basic services and facilities requiring residents to travel to meet their daily needs. Whilst it has good cycle links to Cambridge, cycling only accounts for a small proportion of trips and many would be made by car. It would therefore not be sustainable to add further development to such a village when PPG3 and 13 require development to be located such to reduce the need to travel.

**Weston Colville**

11447 - Weston Colville Parish Council

Object

Weston Colville & Weston Green are shown as two separate villages whereas they should be a single village of Weston Colville.

Agreed.

Amend proposals map, to show Weston Green as part of the Weston Colville inset number.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

11451 - Weston Colville Parish Council	Object	Weston Colville has quite a demand for low cost housing (as demonstrated by SDCD surveys). It is unrealistic to think that this can be provided without supporting free market housing.	The development control policies DPD includes a policy on exception sites, allowing sites of 100% affordable housing outside village frameworks. The affordable housing policies also require 50 % affordable housing on sites of two dwellings or more. With regard to specific allocation for development, an additional allocation would not be appropriate for an infill village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. An additional allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required.
11450 - Weston Colville Parish Council	Object	All villages need to be sustained otherwise they will lose the remaining services which they currently have, thus causing the problems which your policy is seeking to avoid. We believe modest levels of development in Weston Colville are required over the next 10/15 years in order to retain the facilities we have. If these are lost more journeys will be generated than those created by limiting building.	Whilst the importance of retention of village services and facilities is acknowledged in the Development Control Policies DPD, it is unlikely that small amounts of development would have a significant impact on the retention of village services. The Core Strategy DPD does allow infill development within the existing area of the village. With regard to specific allocations for development, an additional allocation would not be appropriate for an infill village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required.
9560 - Little Thurlow Parish Council - Clerk	Support	The most closely adjoining villages to Little Thurlow like Weston Colville are all classified as 'in fill only'. Provided their status does not change, we conclude that there are no adverse consequences for us in traffic flows or the like.	Support noted.
<b>Weston Green</b>			
11448 - Weston Colville Parish Council	Object	Weston Colville & Weston Green are shown as two separate villages whereas they should be a single village of Weston Colville.	Agreed.
			Amend proposals map, to show Weston Green as part of the Weston Colville inset number.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****Policy Paragraph 3**

8091	Support	The proposal to allow developments of up to 8 houses on the reuse of a brownfield site in Infill Villages is supported. Such development can allow modest growth in rural communities, which should not be required to fossilise with no development on the grounds that access is mainly by private motor car, in the absence of a meaningful public transport service.	Support noted. Policy ST/6 permits residential development or redevelopment within village frameworks for not more than 2 dwellings, although in very exceptional circumstances up to 8 dwellings will be permitted. This reflects the unsustainable nature of such settlements, which lack basic services and facilities requiring residents to travel to meet their daily needs, whilst recognising that limited growth is desirable to meet local needs.
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**ST/7 Phasing of Housing Land**

10039 - House Builders Federation	Object	Reference is made as to the fact that phasing will be set out in Area Action Plans and associated Supplementary Planning Documents. The HBF recognises that phasing for major sites is usually necessary. However, it is concerned that if phasing is delegated down to SPD documents to deal with, there could be considerable uncertainty for developers and investors. Furthermore, given that SPD documents will not be subject to independent public examination (which DPD documents will) there would be limited opportunity to challenge their content. Consequently, the HBF questions whether under the new planning system SPD's are the appropriate mechanism for dealing with matters of phasing.	Detailed phasing of the major development locations will be dealt with through the relevant Area Action Plan. This approach is in accordance with PPS12, which requires that detail be included in Supplementary Planning Documents.
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10282 - Stannifer

Object	Policy ST/7 does not provide a realistic mechanism to ensure that housing is phased in accordance with Structure Plan requirements. Although the Structure Plan has only recently been adopted, it is clear already that the proposed phasing of development is not being achieved. The DPD need to be more proactive in ensuring that sites are delivered early or a wider range of potential sites are proposed to encourage completion and to ensure that adequate housing supply is achieved.	The Council is working towards delivering the development strategy outlined in Policy ST/1. This will be monitored and if it becomes evident that this is not being delivered, Policy ST/8 requires that the relevant policy be reviewed. The Council is working closely with the developers, the County Council and Cambridgeshire Horizons to bring forward development on the strategic sites at the earliest opportunity.
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**Representations**

**Nature Representation Summary**

**Councils' Assessment**

**Change to Draft DPD**

9546 - GO-East	Object	Consideration should be given to what more can be said about the anticipated start and delivery of the main sites and how these might be phased. The relationship of the proposed SPD with the Core Strategy and other DPDs needs to be clarified as normally we would expect to see phasing policies included as part of the development plan.	The Core Strategy contains a policy on the phasing of housing development and identifies the need for an SPD to provide more detail. It is considered that this is the most appropriate mechanism for phasing which will be dependent on a wide variety of factors, including full knowledge of any requirements on the development and the inter-relationship between numbers of housing and supporting infrastructure and the need for flexibility to respond to changes, such as in the market. That said, the Core Strategy and other DPDs will include a new Phasing and Delivery section explaining the various mechanisms in place and proposed for delivering the development strategy and which will include a housing trajectory which will make certain assumptions on potential phasing and delivery of the major developments.	Include new chapter 3 Phasing and Delivery, to include a housing trajectory.
8890 - Gallagher Longstanton Limited	Object	There would not appear to be a need to phase development at Northstowe in the manner suggested in this policy. Such a restriction on development would be detrimental to the Structure Plan target of 6,000 dwellings to be delivered at Northstowe by 2016. Reference to the new town in this policy should be deleted.	Policy ST/7 does not place any restrictions on the level of development which could come forward at Northstowe.	
9018 - Addenbrooke's Hospital	Object	This paragraph makes reference to the need to ensure a continuous supply of land to maintain housing development to meet housing targets. This paragraph does not draw attention to the need to start developments as soon as possible, urgently to meet housing needs and targets.	The Housing Trajectory (to be included in the Submission DPD) shows anticipated annual delivery rates, to ensure a continuous supply across the plan period. The Area Action Plans provide the detailed phasing and steps being taken for the delivery of the major development locations.	
8387 - Ashwell (Barton Road) Limited	Object	The phasing of housing land should be kept under continuous review. If it is likely that insufficient land will come forward in the early years of the plan then additional land should be made available to meet the housing requirement.	Policy ST/8, the housing trajectory and the Annual Monitoring Report will ensure the policies remain relevant and ensure an adequate and continuous supply of housing land is available throughout the plan period.	
8891 - Gallagher Longstanton Limited	Object	Were land supply to significantly exceed estimated rates it would be inappropriate to refuse detailed or reserved matters applications for the new town. This should be made clear in the supporting text. The proposed change will help meet test of soundness ix and viii set out in paragraph 4.24 of PPS12.	Northstowe is a strategic development which is required to provide 6,000 dwellings before 2016. It is likely that if over-provision became a concern any review would firstly consider the lower element of the development strategy, to readjust delivery rates.	



**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

8558 - The Fairey Family  
8778  
9075 - Foregreen Developments  
Ltd

Object  
On behalf of our client, we would suggest that phasing does not really have a role in the LDF, bearing in mind that we do not consider there to be any legitimate expectation of the Council achieving 20,000 dwelling completions in the period to 2016. We would suggest that the policy be deleted.

Structure Plan Policy P9/1 states that policies in local plans and Supplementary Planning Guidance set out detailed phasing of housing provision. Draft RSS 14 Policy H3 states that "local authorities should keep under review the phasing and release of housing sites in line with government guidance." Policy ST17 sets out the phasing of housing land to ensure a continuous supply over the plan period. The detail for each of the major development locations is contained in the Area Action Plans. Policy ST/8, the housing trajectory and the Annual Monitoring Report will ensure the policies remain relevant and ensure an adequate and continuous supply of housing land is available throughout the plan period.

10014 - Laing Homes North  
Thames

Object  
We believe that a caveat should be included in this policy to acknowledge that other smaller sites in or on the edge of rural centres could contribute to housing land supply in the event of the major strategic sites not coming forward for development or being seriously delayed.

The Council is working towards delivering the development strategy outlined in Policy ST/1. This will be monitored and if it becomes evident that this is not being delivered, Policy ST/8 requires that the relevant policy be reviewed. However, it would not be appropriate to include in the policy the assumption that development will be accommodated in the villages as this would not accord with the development strategy.

9369 - Network Rail Infrastructure  
Limited

Object  
The wording of the policy is ambiguous as it is not clear what constitutes a "major development" and how these will be phased. The policy should be revised to reflect that the planned urban extension at Cambridge Northern Fringe (East) is readily available to meet short-term need and is committed under the current Local Plan.

Amend first sentence to read:  
"Urban extensions to Cambridge and the new town of Northstowe will be phased to ensure a continuous supply of housing land throughout the plan period, to minimise the duration of the disruption of the development process and to concentrate resources on a limited number of sites at any point in time to best deliver sustainable developments."

Major developments refers to the urban extensions to Cambridge and the new town of Northstowe, but this could be clearer. The phasing of these sites is dealt with through the Area Action Plans for each area. Paragraph 2.10 refers to the Cambridge Northern Fringe East site and that it will be brought forward for development at the earliest opportunity.

9238 - Defence Lands Ops North  
(Waterbeach Barracks)

Object  
Due to the possibility that the Cambridge Extensions may fail to come forward within the plan period, on behalf of Defence Estates (DE) the following paragraph is recommended for inclusion as part of the text:- 'Due to the possibility that sites may not come forward within this plan period, the availability of alternative sites within the Sub-Region, outside of Cambridge City's boundaries, has been recognised. Waterbeach Barracks is capable of accommodating 6,000 - 10,000 houses'.

Development of a new settlement at Waterbeach Barracks is not included in the Structure Plan or Draft RSS14, as it is not required in order to meet the housing requirements in South Cambridgeshire up to 2016 that the LDF is planning for. Policy ST/7 sets out the phasing of housing land to ensure a continuous supply over the plan period. The detail for each of the major development locations is contained in the Area Action Plans. Policy ST/8, the housing trajectory and the Annual Monitoring Report will ensure the policies remain relevant and ensure an adequate and continuous supply of housing land is available throughout the plan period.



**Representations**

**Nature Representation Summary**

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10729 - Jarrow Investments Ltd      Object      In order to accommodate its due share of development in the London / Stansted / Cambridge / Peterborough growth area, a second new settlement will be required. Jarrow Investments Ltd is proposing a second new settlement at Hanley Grange near Hinxton. As a consequence, Policy ST/7 needs to be amended as follows :  
1st and 2nd lines) "and at the new towns of Northstowe and Hanley Grange will be phased .....

10210 - Chancellor, Masters & Scholars of the University of Cambridge      Object      The University is concerned that there should be no delay in bringing forward land for development on the North West Cambridge site so that it can start to deliver the housing required to meet identified needs over the Plan period. We will therefore seek to have the housing on the North West Cambridge site shown as being delivered from the start of the Plan period.

9120 - English Partnerships      Object      English Partnerships request flexibility in phasing and not limit number of sites in Northstowe where development is taking place.

9929 - Bayer CropScience Ltd      Support      It is important that emphasis is given to maintaining a continuous supply of residential land and that delivery is carefully monitored and corrective action taken if production should fall short of targets.

10209 - Chancellor, Masters & Scholars of the University of Cambridge      Support      The University supports the intention of Policy ST/7 in respect of the phasing of Housing land and that the details of that Phasing should be set out in Area Action Plans.

**2.37**

9368 - Network Rail Infrastructure Limited      Support      Network Rail welcomes the phasing mechanism set out in paragraph 2.37 that encourages Local Plan allocations to be developed at an early date to meet needs to 2006.

The development strategy in the LDF plans for development to 2016 in accordance with the adopted and saved Structure Plan 2003. The emerging Regional Spatial Strategy (RSS14), which incorporates growth in the London / Stansted / Cambridge / Peterborough corridor, covers a longer period to 2021, and is beyond the scope of this LDF.

The Council has agreed to amend the Local Development Scheme to bring forward the programme for the Cambridge North West AAP, and for it to be a joint AAP with Cambridge City Council. It is clearly not possible to include it in the first tranche of documents which are well advanced. However, the timetable for the AAP will seek to bring it forward as quickly as practicable. The land in this sector in South Cambridgeshire currently lies within the Green Belt. It is not possible or appropriate for the Core Strategy to seek to anticipate the outcome of the AAP which will address issues including land which could be released from the Green Belt and nature and distribution of uses. However, the AAP timetable will allow for development to come forward about a year after the first tranche of DPDs, which will not significantly delay delivery.

Policy ST/7 does not place any restrictions on the level of development which could come forward at Northstowe.

Support noted.

Support noted.

Support noted.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****2.39**

10041 - House Builders Federation	Object	Reference is made as to the fact that phasing will be set out in Area Action Plans and associated Supplementary Planning Documents. The HBF recognises that phasing for major sites is usually necessary. However, it is concerned that if phasing is delegated down to SPD documents to deal with, there could be considerable uncertainty for developers and investors. Furthermore, given that SPD documents will not be subject to independent public examination (which DPD documents will) there would be limited opportunity to challenge their content. Consequently, the HBF questions whether under the new planning system SPD's are the appropriate mechanism for dealing with matters of phasing.	Policy ST/7 sets out the phasing of housing land to ensure a continuous supply over the plan period. Paragraphs 2.8 - 2.29 provides an indication of whether development sites are likely to be brought forward earlier or later within the plan period. The detailed phasing for each of the major development locations is included in their respective Area Action Plans. It would be unnecessary duplication to include such detail within the Core Strategy. The SPD will amplify Policy ST/7 providing more detail, in accordance with PPS12.
8389 - Ashwell (Barton Road) Limited	Object	Phasing of development is a matter of importance, and it should be dealt with in the Core Strategy Development Plan Document rather than relegated to a SPD.	Policy ST/7 sets out the phasing of housing land to ensure a continuous supply over the plan period. Paragraphs 2.8 - 2.29 provides an indication of whether development sites are likely to be brought forward earlier or later within the plan period. The detailed phasing for each of the major development locations is included in their respective Area Action Plans. It would be unnecessary duplication to include such detail within the Core Strategy. The SPD will amplify Policy ST/7 providing more detail, in accordance with PPS12.

**2.41**

9028 - The Fairfield Partnership	Object	It is agreed that the new settlement at Northstowe should seek to utilise land as efficiently as possible. However, seeking to restrict the density of employment in the new settlement to such an extent, and so early on in the planning process, without making reference to any supporting evidence or studies is premature. The amount of land used for employment at Northstowe should be taken into account but other factors, such as demand, viability, choice of employment sites and the character of surrounding areas should also be considered prior to a decision being made about employment density.	Not accepted. Paragraph 2.41 emphasises the fact that achieving the required jobs is the most important factor for the major new developments. This may not require the full 50 hectares envisaged by the Structure Plan. It is acknowledged that viability, mix, and demand must be considered in order to achieve the required number of jobs, but paragraph 2.41 is still sound. Further detail on implementation is also provided in the Area Action Plans.
8909 - Carisbrooke Alliance	Support	Carisbrooke support the principle of developing employment sites at a more efficient density than has been the case historically. Such an approach has already been applied to some extent on the company's business park at Buckingham, alongside the A14 at Swavesey. There remains scope for further, more dense commercial development on that site.	Support noted.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****2.43**

10743 - Jarrow Investments Ltd      Object      In order to accommodate its due share of development in the London / Stansted / Cambridge / Peterborough growth area, a second new settlement will be required. Jarrow Investments Ltd is proposing a second new settlement at Hanley Grange near Hinxton. As a consequence, paragraph 2.43 needs amending as follows :

(first two lines) "Area Action Plans for Northstowe, Hanley Grange and urban extensions of Cambridge will detail...."

The second sentence of Paragraph 2.43 places emphasis upon providing sufficient jobs on the least amount of land. As previously indicated, whilst the amount of land used for employment should be taken into account, there are also other factors that need to be considered. In particular, demand, viability and a mix of employment sites are important to ensure that employment and jobs are actually created allowing a more sustainable new settlement. Proposed Amendment - Delete second sentence of Paragraph 2.43 and add first sentence to the end of Paragraph 2.41 (following suggested amendment to Paragraph 2.41).

A new settlement at Hanley Grange has not been allocated in the Local Development Framework. A consequential change to this paragraph is therefore not required.

Not accepted. Paragraph 2.43 emphasises the fact that achieving the required jobs is the most important factor for the major new developments. This may not require the full 50 hectares envisaged by the Structure Plan. It is acknowledged that viability, mix, and demand must be considered, but paragraph 2.43 is still sound. Further detail on implementation is also provided in the Area Action Plans.

**2.44**

10709  
10708

Object      In the interests of sustainability, it is considered that more employment land should be made available within the settlements across the District, rather than concentrating it in the major settlements. This would meet the need as stated in paragraph 2.40, of providing a variety of sites to meet differing needs. To restrict all new development to larger sites in major settlements would not meet this stated aim.

Consideration of employment land supply indicates sufficient commitments to meet the requirements of the Cambridgeshire Structure Plan, in addition to that required as part of the major new developments. Additional land allocations in villages are not required, although appropriate land may still come forward as windfall, subject to land supply considerations.

8185 - The Hardwick Group of Residents

Object      Paragraph 2.44 suggests that all employment sites allocated in the existing Local Plan will be developed in the short term. We consider this is unlikely in respect of allocations which have already been outstanding for a number of years.

The employment allocations detailed in the Site Specific Policies DPD have made progress towards development. The majority have the benefit of planning permission. The only one with a significant area of land that has yet to gain permission is at Papworth Everard, and remains an important site in order to improve the jobs homes balance of the village following significant growth.

**ST/8 Plan Monitor Manage**

8390 - Ashwell (Barton Road) Limited

Object      A sixth criterion should be added: if no previously developed land is available, then a review of land included in the Green Belt should be brought forward.

The criteria in the policy are general enough to include this potential policy response.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

11024 - Cambridgeshire Council	Cambridgeshire County Council	Object	This should explicitly refer to the need to monitor the overall relationship between housing/ dwellings/ households/ population/ labour supply as against jobs/employment/working population.	This has been addressed by the Local Development Framework Monitoring Strategy. Further detail in the policy is not required.
10257		Object	This policy does not explain what the triggers will be for action to be taken, on under-achievement as well as over-achievement of the LDF policies and allocations, in particular in relation to new housing and employment. Government Good Practice Guidance on monitoring the delivery of housing advises that policies should be precise and measurable. This Policy should therefore be amended to state that if, in any year housing provision, in terms of completions, significantly exceeds or falls below the adopted structure plan average rate of provision, a review of the housing land supply situation and local market conditions will be carried out to establish the reasons for this and appropriate measures will be taken to address the situation.	Further detail in the policy is not required. The LDF Annual Monitoring Report will include information on housing land supply and progress towards targets. The Council is also now required to produce a Housing Trajectory, to demonstrate how housing land will come forward to meet the targets on an annual basis. This will provide a more accurate mechanism for testing delivery, that will provide the level of detail sought by this representation.
9542 - GO-East		Object	Overall, we welcome the core strategy as being a clear, concise and spatial strategy but the submission DPD should include a clearer and more robust monitoring and implementation framework.	Include new chapter 3 Phasing and Delivery, incorporating the existing section Phasing of Housing Land, comprising Policy ST/7 and it's supporting text which should be moved from Chapter 2. Include new chapter 4 Monitoring to incorporate Policy ST/8 and supporting text and amplified to include a range of indicators drawn from the Monitoring Strategy and provide supporting text.
9628 - Histon & Impington Councils	Histon & Impington Parish Councils	Object	The Policy should be explicit about frequency of reviews, publication and establish transparency of techniques.	It is agreed that the submission Core Strategy will include a new phasing and delivery chapter which addresses the mechanisms for delivering the development strategy, including the role of Cambridgeshire Horizons as the delivery vehicle. It will include a housing trajectory which will estimate the potential implementation of development. It will also include a new monitoring chapter which draws from the Monitoring Strategy and includes indicators against which the Council's Annual Monitoring Report will test the implementation of the LDF, as required under the new plan making system.
9934 - Bayer CropScience Ltd	Bayer CropScience Ltd	Object	There should be an emphasis on maintaining a 5 year supply of housing in line with the government's emerging policy approach advocated in 'Planning for Housing Provision' (ODPM, 2005). The policy should be strengthened to incorporate a 5 year criterion and to introduce a presumption in favour of residential development if construction falls behind schedule.	Paragraph 2.46 states that monitoring and review will take place on an annual basis. This will be in the form of an annual monitoring report. Further details on the information to be collected and how it will be used can be found in the accompanying monitoring strategy.  'Planning for Housing Provision' is only a consultation draft at the moment. The housing trajectory will provide a clear indication of the housing land supply for the next 5 years and beyond. It's delivery will be monitored through the Annual Monitoring Report.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10696 - Cambridgeshire Recycling Object This policy does not explain what the triggers will be for action to be taken, on under-achievement as well as over-achievement of the LDF policies and allocations, in particular in relation to new housing and employment. Government Good Practice Guidance on monitoring the delivery of housing advises that policies should be precise and measurable. This policy should therefore be amended to state that if, in any year housing provision, in terms of completions, significantly exceeds or falls below the adopted Structure Plan average rate of provision, a review of the housing land supply situation and local market conditions will be carried out to establish the reasons for this and appropriate measures will be taken to address the situation.

The Housing Trajectory will provide a useful mechanism for testing anticipated delivery rates of the Area Action Plans and allocations in the LDF. The first paragraph of Policy ST/8 addresses under-achievement, whilst the last paragraph addresses over-achievement. The Annual Monitoring Report will include commentary on delivery rates, and / or circumstances affecting delivery.

9530 - GO-East Object We welcome the fact that you have produced a monitoring strategy in respect of the LDF as a whole. We consider, however, that each DPD should include its own monitoring strategy as part of the overall implementation framework and that, accordingly, the submission DPDs will need to incorporate and develop the relevant parts of the current separate monitoring document.

It is agreed that each submission DPD should include relevant elements of the Monitoring Strategy including targets and indicators.

Include relevant elements of the Monitoring Strategy, including targets and indicators, in each DPD.

10167 - East of England Regional Assembly Support The Assembly endorses the policy approach of ensuring that essential infrastructure is provided at the right time to support development, rather than "lag" behind it. The Plan, Monitor and Manage approach is supported.

Support noted.

**2.46**

11023 - Cambridgeshire County Council Object Need to include reference to need for annual monitoring to cover effectiveness of mitigation policies in preventing environmental impacts e.g. on wildlife, surrounding countryside, designated sites.

Agree.

Amend first sentence of paragraph 2.46 to read:  
"In order to assess the effectiveness of the policies in the delivery of development and protection of the environment, it is important that continuous monitoring and review of policies in the LDF is undertaken."

8391 - Ashwell (Barton Road) Limited Support LPA should be proactive in its approach to ensuring sufficient supply of housing land is available within the Plan period.

Support noted.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****2.47**

10300 - Huntsman Advanced Materials

Object

We support the principle of Paragraph 2.47 which refers to the requirement that between 1999-2016 at least 37% of new dwellings will either be located on previously developed land or utilise existing buildings. However, we note reference to the Sustainability Appraisal that the 'limited stock of brownfield land means new development will inevitably result in the loss of high quality agricultural land'. This suggests that there may be a shortfall in meeting the 37% policy requirement given the limited stock of brownfield land. There would still be a substantial shortfall in achieving the Government's target of 60%. We consider that the Council should be looking to maximise all opportunities to bring forward previously development brownfield sites for development.

Structure Plan Policy P5/2 sets an overall target for at least 50% of new dwellings to be located on previously developed land or utilise existing buildings. A specific target of 37% was established for South Cambridgeshire to reflect the nature of the district and the growth that must be accommodated. Higher targets in other districts counter this. Policy SS4 of RSS14 applies the same principle, requiring 60% across the region as a whole and paragraph 4.23 recognises that the proportion achieved varies in different parts of the region. The target of 37% will be achieved through the redevelopment of brownfield sites in the delivery of urban extensions to Cambridge and the new town of Northstowe. The development strategy also permits the redevelopment of brownfield sites within village frameworks in accordance with Policies ST/3-ST/6.



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## **Appendix B**

### **South Cambridgeshire Local Development Framework**

#### **Pre-Submission Development Control Policies DPD Responses to Representations**

**Special Council 15 November 2005**

**Representations**

**Nature Representation Summary**

**Councils' Assessment**

**Change to Draft DPD**

**PART B - DEVELOPMENT CONTROL POLICES DPD**

**Objectives**

11470 - GO-East	Object	We welcome the fact that you have produced a monitoring strategy in respect of the LDF as a whole. We consider, however, that each DPD should include its own monitoring strategy as part of the overall implementation framework and that, accordingly, the submission DPDs will need to incorporate and develop the relevant parts of the current separate monitoring document.	Agreed. All submission DPDs will include a monitoring chapter which will include the relevant indicators, drawn from the South Cambs Monitoring Strategy.	Include new Monitoring Chapters in each DPD to include relevant indicators drawn from the Monitoring Strategy.
7999 - Stamford Homes Limited	Object	Provide new objective on social inclusion. DP/a "To ensure that new development is located so that it enables the maintenance and creation of a mixed and socially inclusive population for both existing and new communities."	Agree that it should be an objective to create socially inclusive communities.	Amend Objective DP/e to read: "To ensure that major new developments create distinctive, sustainable and healthy environments that meet the needs of residents and users and contribute towards the creation of vibrant socially inclusive communities."
9123 - 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, mix of uses, tenure mix, mix of densities and massing, local context and legibility as key features in developing a sense of place and identity. 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.	Support noted. These points are already covered by the Objectives in the Development Principles and other chapters.	
9937 - Bayer CropScience Ltd	Support	Generally support	Support noted.	
8570 - Croxton Parish Council	Support	Croxton PC supports the following draft policies because it is considered that they will all support the delivery of the strategic vision;  DP/1, DP/2, DP/3 and DP/8. HG/2, HG/5, HG/6, HG/7, HG/8 and HG/9. SF/1, SF/11 and SF/12. NE/4, NE/6, NE/7, NE/8, NE/11 and NE/13. CH/1, CH/2, CH/3, CH/4 and CH/5. TR/1 and TR/4.	Support noted.	
9026 - Ely Group of Internal Drainage Boards	Support	The Boards support the objectives of development principles p29 DP/a to DP/f.	Support noted.	

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****DP/1 Sustainable Development**

11349 - House Builders Federation Object

Criterion 5 - the provision of a Travel Plan to address the travel needs of labour during construction is neither realistically going to be practical or appropriate. No objection in principle to the submission of sustainability appraisals with planning applications. However, the specifications of labour and energy sources are not valid material planning considerations. Nor is it reasonable to dictate particular forms of sustainable provision without any regard to the costs that would arise. It is also unclear as to why a separate Health Impact Assessment will be required in addition to a Sustainability Appraisal.

All development must provide suitable infrastructure, facilities and services to make it acceptable in planning terms. The wording in the first paragraph of Policy DP/1 allows flexibility, recognising that not all development will need to meet every criterion as it will depend on the type of development, and where they are provided it will be of a scale and kind to the development. This accords with Circular 05/2005 on Planning Obligations. Policy DP/1 provides a checklist to developers, and many criteria cross-refer to other parts of the plan for the detailed policy. These policies accord with the latest government guidance and when considered collectively allow flexibility on a case-by-case basis to take into consideration financial viability.

Delete the word "labour" from paragraph 2.

Criteria 5 begins "where practicable", which provides further flexibility. However, the provision of a Travel Plan should be considered, especially for larger developments, such as the major development locations where there will be a larger workforce. It should be feasible to make some provision to address the travel needs of their staff, which would accord with Policy TR/3 - Mitigating Travel Impact. Policy DP/1 does not specify labour and energy sources. However, developers will be expected to minimise their use of energy and maximise the use of renewable energy sources, in accordance with the principles of sustainable development and the energy policies in the Natural Environment chapter.

Health is one of the topics covered by the Sustainability Appraisal of the policies in the LDF. Chapter 12 of the Sustainability Appraisal Scoping Report outlines how development can impact on the populations' health, including through access to health care; a reliance on the private car limiting the ability to obtain services via walking or cycling; an insufficiently active population leading to a broad range of adverse health effects - the availability of publicly accessible open space offers opportunities for sport, play, and informal recreation, and is essential. Therefore it is justifiable to expect a Health Impact Assessment to be provided alongside planning applications for major development.

**Representations**

**Nature Representation Summary**

**Councils' Assessment**

**Change to Draft DPD**

7996 - Stamford Homes Limited	Object	Change policy to ensure social inclusion is promoted in existing communities of the District.	Criteria 13 already refers to the creation of mixed and inclusive communities. This could be amended to refer to socially inclusive communities.	Amend criteria 13 to read: "Contribute to the creation of mixed and socially inclusive communities and provide for the health, education, recreation, community services and facilities, and social needs of all sections of the community."
10840 - Taylor Woodrow Developments Ltd	Object	This policy is over elaborate. The content beyond the opening sentence is more appropriate for development briefs where design codes can be incorporated. Delete all policy text beyond opening sentence.	PPS12 paragraph 2.2 states "the format of LDDs should be clear, succinct and easily understood by all". Paragraph 2.28 also states "the LDF should contain a limited suite of policies which set out the criteria against which planning applications for development and use of land and buildings will be considered." Policy DP/1 is a criteria-based policy providing a checklist for developers for new development to be sustainable, and should provide greater certainty to developers over the issues which will be considered in determining planning applications. It is not intended that every criteria will be applicable to every development, nor that they will each have equal weight. This will be a matter to be considered on a case-by-case basis. Other policies in the LDF provide greater detail on a number of issues to avoid an unduly lengthy and confusing policy. Therefore, the approach in Policy DP/1 accords with PPS12.	
9938 - Bayer CropScience Ltd	Object	BayerCropScience supports the broad concept of sustainable development, provided the right balance is struck in interpreting policy between economic, social and environmental factors. As drafted, most of the sustainable criteria set out in DP/1 are capable of wide and subjective interpretation. This could lead to uncertainty and delay in formulating and negotiating planning proposals, contrary to the government's intention of speeding up the planning process and bringing more clarity to the system. On the other hand BayerCropScience fully expects the policy framework to rest on sustainable principles consonant with government policy guidance.	Policy DP/1 is a criteria-based policy providing a checklist for developers for new development to be sustainable, and should provide greater certainty to developers over the issues which will be considered in determining planning applications. It is not intended that every criteria will be applicable to every development, nor that they will each have equal weight. This will be a matter to be considered on a case-by-case basis.	
10317 - Highways Agency	Object	We would suggest that Policy DP/1 includes reference to the need to produce a Travel Plan associated with the use of development, and not just to address travel needs of labour during construction of development as provided for in criteria 5.	The requirement for travel plans associated with the use of development is required in Policy TR/3.	

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

11025 - Cambridgeshire County Council  
 Object Disappointed to see no reference to bridleways. In order not to exclude wider community, suggest in DP/1.2 after 'community transport, cycle' insert 'foot and where appropriate on horse-back'. Needs to reflect and be linked to Structure Plan policy P8/9.

8991 - The Fairfield Partnership  
 Object Policy DP/1 sets out a number of sustainable development criteria against which proposed development will be assessed. The Policy is unduly repetitive in that most of the information contained in the criteria is duplicated in other sections of the Core Strategy DPD. Of the eighteen criteria in Policy DP/1, twelve (1, 2, 3, 6, 7, 8, 9, 10, 12, 15, 16 and 18) make reference to specific policies and text in other chapters of the DPD. This level of repetition in unnecessary and confusing and is contrary to advice in paragraphs 2.2 and 2.12.

9617 - GO-East  
 Object Further consideration should be given to whether the resultant policy is more strategic in nature and as such, would be more appropriately included in the Core Strategy DPD rather than the more detailed Development Control Policy DPD.

7977 - Stamford Homes Limited  
 Object The statement 'Additional Cost will not, on its own, amount to impracticality' is not acceptable. The financial viability of a development scheme is the starting point for any developer who intends to initiate a development. The policy statement should be deleted and replaced with the following:  
 "In seeking to achieve a high degree of sustainable development the financial viability of incorporating such development will be an important factor in assessing specific proposals".

Criteria 2 of Policy DP/1 refers to reducing the need to travel, and to providing access by modes other than the car. It is not appropriate to refer to horse back, as this is not a mode of travel. However, it is recognised in Policy TR/4 (and the proposed amendments in response to other representations received) as an important form of recreation.

PPS12 paragraph 2.2 states "the format of LDDs should be clear, succinct and easily understood by all". Paragraph 2.28 also states "the LDF should contain a limited suite of policies which set out the criteria against which planning applications for development and use of land and buildings will be considered." Policy DP/1 is a criteria-based policy providing a checklist for developers for new development to be sustainable, and should provide greater certainty to developers over the issues which will be considered in determining planning applications. It is not intended that every criteria will be applicable to every development, nor that they will each have equal weight. This will be a matter to be considered on a case-by-case basis. Other policies in the LDF provide greater detail on a number of issues to avoid an unduly lengthy and confusing policy. Therefore, the approach in Policy DP/1 accords with PPS12.

Whilst the sustainable development policy is clearly a policy which is overarching and applies to all development, it is very much about the details of how development comes forward and for matters considered through the development control process. It is not a key spatial policy in terms of the location of development and is therefore more appropriate in the Development Control Policies DPD rather than the Core Strategy DPD.

All development must provide suitable infrastructure, facilities and services to make it acceptable in planning terms. The wording in the first paragraph of Policy DP/1 allows flexibility, recognising that not all development will need to meet every criterion as it will depend on the type of development, and where they are provided it will be of a scale and kind to the development. This accords with Circular 05/2005 on Planning Obligations. Policy DP/1 provides a checklist to developers, and many criteria cross-refer to other parts of the plan for the detailed policy. These policies accord with the latest government guidance and when considered collectively allow flexibility on a case-by-case basis to take into consideration financial viability.



**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9602 - GO-East  
 Object Consideration should be given to reviewing all the criteria in the policy in order to reduce the overall number and particularly restricting criteria in policy DP/1 to those that are not repeated elsewhere, and rewording each retained criteria so that they are certain.

PPS12 paragraph 2.2 states "the format of LDDs should be clear, succinct and easily understood by all". Paragraph 2.28 also states "the LDF should contain a limited suite of policies which set out the criteria against which planning applications for development and use of land and buildings will be considered." Policy DP/1 is a criteria-based policy providing a checklist for developers for new development to be acceptable, and should provide greater certainty to developers over the issues which will be considered in determining planning applications. It is not intended that every criteria will be applicable to every development, nor that they will each have equal weight. This will be a matter to be considered on a case-by-case basis. Other policies in the LDF provide greater detail on a number of issues to avoid an unduly lengthy and confusing policy. Therefore, the approach in Policy DP/1 accords with PPS12.

9616 - GO-East  
 9601 - GO-East

Object Some matters relate to those outside the scope of planning or relate to other matters that are delivered through alternative statutory mechanisms, or a phrased in a way as to render the criteria uncertain. If criteria relate to other matters beyond the land use planning, in accordance with the principles of spatial planning, the supporting text to the policy should clearly indicate how that criteria will be delivered and by what mechanism.

The Council considers that almost all the criteria in DP/1 are within the scope of the planning system. A case where the policy goes beyond the scope of the planning system is in criterion 6 in relation to the position of uses within buildings. This should be deleted from the policy. The other area which there could be questionable is the first part of criterion 5 concerning building methods and materials and similarly materials in criterion 6. However, this is a key issue in the achievement of sustainable development and it is helpful to retain it within the policy. The supporting text should be amended to clarify that these issues will be part of the overall consideration of the development proposal, but are not directly related to the planning system.

Revise criterion 6 of DP/1 to read:

"6. Where practicable, minimise use of energy and resources, both during construction and once implemented, through energy efficient design and materials, siting and orientation of buildings, and position of uses within buildings, in accordance with Policy NE/1."

Add to the end of paragraph 3.4:

"It also includes references to key sustainability issues of building methods and materials, which will be part of the overall consideration of the development proposal, but are not directly related to the planning system."

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10213 - Chancellor, Masters & Scholars of the University of Cambridge

Object While accepting the additional cost will not in itself amount to impracticability, the wording of the policy ought to reflect the fact that excessive costs can threaten individual projects and an 'economically practicable' approach ought to be adopted to cost issues in respect of sustainability.

All development must provide suitable infrastructure, facilities and services to make it acceptable in planning terms. The wording in the first paragraph of Policy DP/1 allows flexibility, recognising that not all development will need to meet every criterion as it will depend on the type of development, and where they are provided it will be of a scale and kind to the development. This accords with Circular 05/2005 on Planning Obligations. Policy DP/1 provides a checklist to developers, and many criteria cross-refer to other parts of the plan for the detailed policy. These policies accord with the latest government guidance and when considered collectively allow flexibility on a case-by-case basis to take into consideration financial viability.

8892 - Gallagher Longstanton Limited

Object As written, the policy does not accord with guidance to keep plan content succinct. Rather than prescribe sustainability requirements in detail the Policy need simply state that permission will only be granted for development that is consistent with the principles of sustainable development, outlining the fundamental sustainable development principles that should be sought in line with national planning guidance. The proposed changes will help meet the following tests of soundness as set out in paragraph 4.24 of PPS12: viii and ix.

PPS12 paragraph 2.2 states "the format of LDDs should be clear, succinct and easily understood by all". Paragraph 2.28 also states "the LDF should contain a limited suite of policies which set out the criteria against which planning applications for development and use of land and buildings will be considered." Policy DP/1 is a criteria-based policy providing a checklist for developers for new development to be sustainable, and should provide greater certainty to developers over the issues which will be considered in determining planning applications. It is not intended that every criteria will be applicable to every development, nor that they will each have equal weight. This will be a matter to be considered on a case-by-case basis. Other policies in the LDF provide greater detail on a number of issues to avoid an unduly lengthy and confusing policy. Therefore, the approach in Policy DP/1 accords with PPS12.

9600 - GO-East

Object Support is expressed for the objective of including an explicit policy relating to achieving sustainable development. However policy largely duplicates other policies by including general broad statements that are then cross-reference/defer detail to other policies in the DPD.

PPS12 paragraph 2.2 states "the format of LDDs should be clear, succinct and easily understood by all". Paragraph 2.28 also states "the LDF should contain a limited suite of policies which set out the criteria against which planning applications for development and use of land and buildings will be considered." Policy DP/1 is a criteria-based policy providing a checklist for developers for new development to be sustainable, and should provide greater certainty to developers over the issues which will be considered in determining planning applications. It is not intended that every criteria will be applicable to every development, nor that they will each have equal weight. This will be a matter to be considered on a case-by-case basis. Other policies in the LDF provide greater detail on a number of issues to avoid an unduly lengthy and confusing policy. Therefore, the approach in Policy DP/1 accords with PPS12.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

8937 - The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough	Support	The Wildlife Trust supports this policy.	Support noted.
9410 - Croxton Parish Council	Support	Croxton PC supports the following draft policies because it is considered that they will all support the delivery of the strategic vision.	Support noted.
9322 - Sport England East	Support	The provision in policy DP/1 for requiring major developments to submit a Health Impact Assessment is welcomed.	Support noted.
9722 - Royal Society for Protection of Birds	Support	The RSPB supports the inclusion of an over-arching policy for development in the district to be consented only if it complies with a series of criteria representing sustainable development.  The RSPB particularly support the inclusion of criteria that development proposals will have to comply with to get permission: - <input type="checkbox"/> The use of energy efficiency and renewable energy - <input type="checkbox"/> Water conservation - <input type="checkbox"/> Minimising flood risk - <input type="checkbox"/> Conserving and enhancing biodiversity	Support noted.
11053 - Environment Agency	Support	We support the requirements for sustainable development in the district. The approaches towards water conservation, flood risk minimisation, SUDs, climate change, pollution prevention and biodiversity are supported by the agency.	Support noted.
10212 - Chancellor, Masters & Scholars of the University of Cambridge	Support	The University supports the 'where practicable' approach to sustainable development set out in Policy DP/1 and the recognition that on occasions it may be impracticable to meet fully the requirements of the Policy.	Support noted.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

1.

10304 - Huntsman Advanced Materials

Object

We object to the Council's 'blanket' approach in applying the sequential approach to the location of new residential development, with only limited development within villages. This approach provides no flexibility to facilitate previously developed brownfield sites within village locations to come forward for development as part of a balanced scheme.

The sequence to development detailed in Structure Plan Policies P1/1 and P9/2, which clearly states that development should be accommodated through an expansion of Cambridge, the creation of a small town (Northstowe) and a limited proportion of development at the identified Rural Centres. Policy ST/1 is therefore in accordance with this approach, with the majority of development to be accommodated at the major development sites at Northstowe and the urban extensions to Cambridge. The development of these sites will include the re-use of previously developed land, such as Oakington Airfield and Cambridge Airport and the North Works site north of Newmarket Road. Policy P1/1 goes on to state that when selecting sites, consideration should be given to the reuse of brownfield sites within settlements, then on other sites within settlements, and only then on the periphery of settlements giving priority to previously developed sites. In determining the strategy for the rural area, the Council undertook an Urban Capacity Study, which provides land supply calculations, including consideration of windfall potential through sites within the village frameworks, and demonstrates that allocation of additional housing outside the Rural Centres is not required. Therefore, the Council does not need to consider the redevelopment of brownfield sites outside of the village frameworks.

2.

11029 - Cambridgeshire County Council

Object

Suggest DP/1.2 could be improved through the addition of the following words "and where appropriate equestrian routes" after "pedestrian and cycling".

Criteria 2 of Policy DP/1 refers to reducing the need to travel, and to providing access by modes other than the car. It is not appropriate to refer to horse back, as this is not a mode of travel. However, it is recognised in Policy TR/4 (and the proposed amendments in response to other representations received) as an important form of recreation.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10305 - Huntsman Advanced Materials	Object	We consider that the text should be amended to reflect circumstances where the accessibility of a location is capable of improvement through development. We would suggest the following text is added - 'or in areas that are capable of being highly accessible by public transport...'	Agree. This would also be consistent with the approach in Policy TR/1.	Amend criteria 2 to read: "Minimise the need to travel and reduce car dependency, by locating development in areas which are (or are capable of being) highly accessible by public transport, community transport, cycle and on foot, by providing a permeable level of public transport in accordance with TR/1, and direct pedestrian and cycling routes to services and facilities."
10314 - Highways Agency	Support	The Highways Agency fully supports criteria 2 of Policy DP/1 and the objectives set out in Chapter 10, that seeks to ensure that development is located in areas highly accessible by public transport, cycling and walking thereby reducing the need to travel by car. This is of course fully in line with Government policy that seeks to reduce car use.	Support noted.	
3. 7931 - Country Land & Business Association (CLA)	Object	Development should use brownfield sites but the CLA is concerned that the scale of new developments should respect the density of existing developments; a drive for higher densities is sensible in many places but this should be tempered in rural communities to avoid inappropriate results. Redevelopment of derelict farmyards to achieve compact schemes with a good appearance should also be supported to sustain the rural economy.	The development strategy permits the redevelopment of brownfield sites within village frameworks, in accordance with policies ST/3 - ST/6, of a scale that accords with its location. Other policies in the plan will ensure appropriate densities of development to accord with PPG3, whilst ensuring good design that respects and is compatible with its surroundings.	
10306 - Huntsman Advanced Materials	Support	We support the principle of making efficient and effective use of land by giving priority to the use of brownfield sites.	Support noted.	
6. 8893 - Gallagher Longstanton Limited	Object	Without prejudice to the view that this level of detail does not need to be included in policy DP/1 the sections of the policy that relate in particular to matters dealing with renewable energy and sustainable construction recognise the practical issues that need to be addressed. The same recognition needs to be incorporated in this section of the policy. Hence section 6 should commence 'where practicable' in order to meet the following tests of soundness as set out in paragraph 4.24 of PPS12: vi, vii and ix.	Agree criteria 6 should be amended.	Amend criteria 6 to read: "Where practicable, minimise use of energy and resources, both during construction and once implemented, through energy efficient design and materials, siting and orientation of buildings, and position of uses within NE/1."

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

8.	10135 - Fairview New Homes	Object	It has yet to be demonstrated that the end purchasers pay higher prices for houses as a result of the provision of a number of energy initiatives sought within the document, and as such the cost is currently borne by the developer. Such requirements potentially affect the viability of delivering development in the District and meeting primary objectives such as meeting housing targets, particularly sites which were bought some time ago, in advance of energy policies. As such Fairview object to the following requirements. □ Fairview object to the requirement in Policy DP/1 and Policy NE/15 that development should incorporate water recycling measures.	Policies DP/1 and NE/15 require the incorporation of water conservation measures, such as grey water recycling. However, it is agreed that examples of the types of measures that could be used should be part of the reasoned justification, not the policy itself.	Amend criteria 8 to read: "Incorporate water conservation measures in accordance with Policy NE/15."
16.	8895 - Gallagher Longstanton Limited	Object	The policy should not make a commitment to grey water recycling at this stage. Suggested wordings are proposed to address particular issues, commercial and technical, surrounding the conservation of water resources.	Agreed. Examples of the types of measures that could be used should be part of the reasoned justification, not the policy itself.	Amend criteria 8 to read: "Incorporate water conservation measures in accordance with Policy NE/15."
11.	8896 - Gallagher Longstanton Limited	Object	Section 6 should commence 'where practicable' in order to address the following tests of soundness as set out in paragraph 4.24 of PPS12: ix.	Agree criteria 6 should be amended.	Amend criteria 6 to read: "Where practicable, minimise use of energy and resources, both during construction and once implemented, through energy efficient design and materials, siting and orientation of buildings, and position of uses within buildings, in accordance with Policy NE/1."
16.	8345 - CPRE	Object	Point 16 'Conserve and enhance local landscape character, in accordance with Policy NE/4;' Wish to change this to 'Conserve and enhance local and historic landscape characters in accordance with Policies NE/4and CH/1.' NE/4 relates to the landscapes, wildlife and natural features (ref. para.8.14 Countryside Agency/English Nature). CH/1 relates to the historic landscape features relating to human activity (para.9.1) of creation of parklands, waterways, trackways, hedges, field patterns, etc.	Criteria 18 refers to the conservation and enhancement of cultural heritage and is the more applicable criteria to include reference to historic landscapes.	Amend criteria 18 to read: "Conserve and enhance cultural heritage, including listed buildings, conservation areas, historic landscapes, ancient monuments and archaeological interest, in accordance with policies CH/3, CH/5, CH/1 and CH/2."



**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

17.

10117 - Fairview New Homes

Object Fairview object to the requirement in Policy DP/1 paragraph 17 that the community and providers of community services should be involved in the design process. Such a policy should not be included as a development control policy, but should be a matter for the Local Development Framework's Statement of Community Involvement. There should not be a blanket requirement for community involvement in the design process of all types and scales of development. This would simply be unworkable, as much as anything else. The decision to undertake consultation and the appropriate form of consultation should be discussed with the developer based on the specific situation.

PPS1 requires more effective community involvement in the planning process to achieve sustainable development. Paragraph 41 states "Local communities should be given the opportunity to participate fully in the process for drawing up specific plans or policies and to be consulted on proposals for development." The community has the opportunity through the various public participation exercises required by the planning process to influence the policies in the development plan. It is also legitimate to require the involvement of the community in the design process in accordance with PPS1.

**Policy Paragraph 2**

8897 - Gallagher Longstanton Limited

Object

It should not be the responsibility of the applicant or developer to demonstrate the impracticability of using sustainable methods of construction. It is for the developer to demonstrate how development will achieve sustainable development taking into account commercial and socio-economic aspects as well as technical practicalities.

To be acceptable in planning terms development is required to be sustainable, which includes the way that it is constructed. Policy DP/1 seeks to achieve sustainable development, and each criterion addresses certain aspects as to how this can be achieved. If these are not achieved, it has implications for the overall sustainability of the development. Therefore applicants would need to justify why they are compromising on certain elements and not achieving a sustainable development before the application can be determined, otherwise the application could be refused for non-conforming to policy.

**Policy Paragraph 3**

8898 - Gallagher Longstanton Limited

Object

It is unreasonable to request that all major planning applications are required to submit a Sustainability Appraisal and a Health Impact Assessment. It is suggested that the requirement is reworded to state: 'Planning applications should be accompanied by a level of information that would enable the assessment of all the significant environmental impacts.'

The requirement for a Sustainability Appraisal and Health Impact Assessment to accompany planning applications is legitimate to ensure developers address all the relevant issues and provide a sufficient level of information to fully assess the impacts of the development on sustainability objectives, including health. Guidance is available for the preparation of both in the form of a Sustainable Communities Checklist and guidance on the preparation of HIAs on the National Institute for Health and Clinical Excellence (NICE) website.

**Representations**

**Nature Representation Summary**

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8330 - The Marshall Group  
 Object  
 Marshall objects to the imperative requiring a Health Impact Assessment, which is now a statutory requirement, to inform thinking on whether sustainability principles are achieved.

Health is one of the topics covered by the Sustainability Appraisal of the policies in the LDF. Chapter 12 of the Sustainability Appraisal Scoping Report outlines how development can impact on the populations' health, including through access to health care; a reliance on the private car limiting the ability to obtain services via walking or cycling; an insufficiently active population leading to a broad range of adverse health effects - the availability of publicly accessible open space offers opportunities for sport, play, and informal recreation, and is essential. Therefore it is justifiable to expect a Health Impact Assessment to be provided alongside planning applications for major development.

8332 - Wm Morrison Supermarkets Plc  
 Object  
 The requirement to provide a health impact assessment should be deleted. Without prejudice, if this is not agreed, then at the very minimum additional text needs to be inserted into Policy DP/1 to explain what a health impact assessment is intended to achieve, and what information it should encompass.

Agree more detail is required, but this should be incorporated in the reasoned justification.

Add a new paragraph after paragraph 3.6:

"Guidance on the preparation of a Health Impact Assessment can be found on the 'Health Impact Assessment Gateway' on the National Institute for Health and Clinical Excellence (NICE) website."

9004 - South Cambridgeshire Primary Care Trust  
 Support  
 The PCT welcomes the requirement for a Sustainability Appraisal and Health Impact Assessment to be submitted by applicants for major developments. We would be keen to work with the District Council and applicants to incorporate Health objectives into an integrated Sustainability Appraisal framework.

Support noted.

**3.5**

9011 - South Cambridgeshire Primary Care Trust  
 Object  
 To be consistent with Policy DP/1 para 3, Health Impact assessment needs to be added.

Agree, paragraph 3.5 should also refer to Health Impact Statements.

Amend first sentence of paragraph 3.5 to read:  
 "All planning applications for major development are required to submit a Sustainability Appraisal and a Health Impact Statement to demonstrate that they have addressed sustainability issues, including impact on health, in their development proposals."

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****3.6**

9323 - Sport England East	Object	As HIAs are a relatively new concept, the reasoned justification (e.g. paragraph 3.6) should provide some guidance on what HIAs are and how to find out more about the preparation of HIAs. This would be consistent with the approach taken to sustainability appraisals and would help with the implementation of the policy by providing more clarity. For further information on what HIAs are and for guidance on toolkits, case studies etc, the NHS has a one stop shop website which can be viewed at <a href="http://www.publichealth.nice.org.uk/page.aspx?o=HIAGateway">www.publichealth.nice.org.uk/page.aspx?o=HIAGateway</a>	Agree, it would be useful to provide further reasoned justification on the preparation of Health Impact Assessments, to be consistent with the approach for Sustainability Appraisals.	Add a new paragraph after paragraph 3.6: "Guidance on the preparation of a Health Impact Assessment can be found on the 'Health Impact Assessment Gateway' on the National Institute for Health and Clinical Excellence (NICE) website."
9217 - South Cambridgeshire Primary Care Trust	Support	Whilst we fully support the use of a Sustainable Communities Checklist, this has not yet been developed by Cambridgeshire Horizons. The PCT should be fully engaged in the development of this checklist.	Support noted.	Advise Cambridgeshire Horizons of the PCT's wish to be involved in developing the Sustainable Communities Checklist and support for it.

**DP/2 Design of New Development**

11037 - Cambridgeshire County Council	Object	Existing accesses should include those for equestrians as well - they are lawful users of public bridleways and byways as well as roads and their accesses need to be protected/enhanced also.	Policy DP/2 deals with the design of new development and criterion 5 already requires permeable development for all sectors of the community and all modes, including links to footways, cycleways, rights of way, green spaces and roads. Policy TR/4 also deals with protecting and enhancing the rights of way network.	
9604 - GO-East	Object	Some criteria read more as an objective or intent rather than a generic development control policy criteria whilst the wording of the other criteria is uncertain or whether the scope of the application of the criteria is as intended e.g. seeks to apply requirement to all development irrespective of the scale of the development.	All development must be designed appropriately to make it acceptable in planning terms. PPS12 paragraph 2.2 states "the format of LDDs should be clear, succinct and easily understood by all". Paragraph 2.28 also states "the LDF should contain a limited suite of policies which set out the criteria against which planning applications for development and use of land and buildings will be considered." Policy DP/2 is a criteria-based policy providing a checklist for developers for new development to be acceptable, and should provide greater certainty to developers over the issues which will be considered in determining planning applications. It is not intended that every criteria will be applicable to every development, nor that they will each have equal weight. This will be a matter to be considered on a case-by-case basis. Other policies in the LDF provide greater detail on a number of issues to avoid an unduly lengthy and confusing policy. Therefore, the approach in Policy DP/2 accords with PPS12.	

**Representations**

**Nature Representation Summary**

**Councils' Assessment**

**Change to Draft DPD**

9613 - GO-East

Object

Additionally, the authority should review the scope of application of the criteria to ensure that it is appropriate and will not result in an overly onerous requirement being placed on applicants.

All development must be designed appropriately to make it acceptable in planning terms. PPS12 paragraph 2.2 states "the format of LDDs should be clear, succinct and easily understood by all". Paragraph 2.28 also states "the LDF should contain a limited suite of policies which set out the criteria against which planning applications for development and use of land and buildings will be considered." Policy DP/2 is a criteria-based policy providing a checklist for developers for new development to be acceptable, and should provide greater certainty to developers over the issues which will be considered in determining planning applications. It is not intended that every criteria will be applicable to every development, nor that they will each have equal weight. This will be a matter to be considered on a case-by-case basis. Other policies in the LDF provide greater detail on a number of issues to avoid an unduly lengthy and confusing policy. Therefore, the approach in Policy DP/2 accords with PPS12.

10839 - Taylor Woodrow Developments Ltd

Object

Similar to DP/1 this policy is over elaborate and more suited to a development brief relevant to a particular project area. Delete all text beyond opening sentence under sub headings "Design of New Development", "Design and Landscape" and "Access Statement".

PPS12 paragraph 2.2 states "the format of LDDs should be clear, succinct and easily understood by all". Paragraph 2.28 also states "the LDF should contain a limited suite of policies which set out the criteria against which planning applications for development and use of land and buildings will be considered." Policy DP/2 is a criteria-based policy providing a checklist for developers for new development to be acceptable, and should provide greater certainty to developers over the issues which will be considered in determining planning applications. It is not intended that every criteria will be applicable to every development, nor that they will each have equal weight. This will be a matter to be considered on a case-by-case basis. Other policies in the LDF provide greater detail on a number of issues to avoid an unduly lengthy and confusing policy. Therefore, the approach in Policy DP/2 accords with PPS12.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9606 - GO-East  
 Object Consideration should be given to reviewing all the criteria in the policy in order to reduce the overall number and particularly restricting criteria in policy DP/2 to those that are not repeated elsewhere. All remaining criteria should be reworded so that they are certain.

PPS12 paragraph 2.2 states "the format of LDDs should be clear, succinct and easily understood by all". Paragraph 2.28 also states "the LDF should contain a limited suite of policies which set out the criteria against which planning applications for development and use of land and buildings will be considered." Policy DP/2 is a criteria-based policy providing a checklist for developers for new development to be acceptable, and should provide greater certainty to developers over the issues which will be considered in determining planning applications. It is not intended that every criteria will be applicable to every development, nor that they will each have equal weight. This will be a matter to be considered on a case-by-case basis. Other policies in the LDF provide greater detail on a number of issues to avoid an unduly lengthy and confusing policy. Therefore, the approach in Policy DP/2 accords with PPS12.

11030 - Cambridgeshire County Council  
 Object Whilst noting that the principles for design of new development do not include reference to the need to include space for the storage of recyclables, it is hoped that this can be included in supplementary planning document on design, as referred to in para 3.10.

Policy DP/3 requires the provision of screened storage of refuse, including recyclables and paragraph 3.14 refers to a Supplementary Planning Document for various aspects of development dealt with in Policy DP/3, including storage and collection of waste and recycling.

9614 - GO-East  
 Object Further consideration should be given to whether the resultant policy is more strategic in nature and as such, would be more appropriately included in the Core Strategy DPD rather than the more detailed Development Control Policy DPD.

Whilst the sustainable development policy is clearly a policy which is overarching and applies to all development, it is very much about the details of how development comes forward and for matters considered through the development control process. It is not a key spatial policy in terms of the location of development and is therefore more appropriate in the Development Control Policies DPD rather than the Core Strategy DPD.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9603 - GO-East	Object	Whilst we fully support the principle of including an explicit policy relating to design, which is a matter that PPS1 places at the centre of achieving sustainable communities, the policy in part duplicates other policies by including general broad statements that are then cross-referenced/defer detail to other policies in the DPD.	All development must be designed appropriately to make it acceptable in planning terms. PPS12 paragraph 2.2 states "the format of LDDs should be clear, succinct and easily understood by all". Paragraph 2.28 also states "the LDF should contain a limited suite of policies which set out the criteria against which planning applications for development and use of land and buildings will be considered." Policy DP/2 is a criteria-based policy providing a checklist for developers for new development to be acceptable, and should provide greater certainty to developers over the issues which will be considered in determining planning applications. It is not intended that every criteria will be applicable to every development, nor that they will each have equal weight. This will be a matter to be considered on a case-by-case basis. Other policies in the LDF provide greater detail on a number of issues to avoid an unduly lengthy and confusing policy. Therefore, the approach in Policy DP/2 accords with PPS12.
11034 - Cambridgeshire County Council	Object	This policy should include a reference to designing a development that maximises accessibility to the public transport and cycling /pedestrian network.	Policy DP/2 deals with the design of new development and criterion 5 already requires permeable development for all sectors of the community and all modes, including links to footways, cycleways, rights of way, green spaces and roads. In addition, policies DP/1, DP/3 and DP/4 deal with physical requirements of development, including infrastructure, requiring development to maximise accessibility to public transport and the cycling / pedestrian network.
110214 - Chancellor, Masters & Scholars of the University of Cambridge	Object	The University objects to the inclusion of the word 'minimise' in relation to visual impact in Point 1 of Policy DP/2. Paragraph 3.7 points out that all development will have an impact on its surroundings. Minimising visual impact will not always be the appropriate design solution and would appear to exclude the 'interesting skylines, vistas, focal points and landmarks' referred to in point 4 of the Policy. The Policy as currently drafted would seem to discourage the design of buildings that could make a positive contribution to their surroundings but not necessarily have a minimal impact. The University would suggest that 'minimise' be replaced with the phrase 'be acceptable in terms of visual impact'.	Amend criteria 1 of Policy DP/2 to read: "Preserve or enhance the character of the local area, having regard to the Landscape Character Area within which it is located in accordance with Policy NE/3, and be acceptable in terms of visual impact."



**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9127 - English Partnerships  
 Object English Partnerships welcomes and supports high quality design. 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.

Policy DP/2 is a criteria-based policy providing a checklist for developers for new development to be acceptable, and should provide greater certainty to developers over the design issues that will be considered in determining planning applications. It is not intended that every criteria will be applicable to every development, nor that they will each have equal weight. This will be a matter to be considered on a case-by-case basis taking account of local circumstances and the development proposals, therefore providing flexibility.

11056 - Environment Agency  
 Support We support the principles of the Design of New Development, in particular points 2, 5 and 8 of the policy.

Support noted.

9411 - Croxton Parish Council  
 Support Croxton PC supports the following draft policies because it is considered that they will all support the delivery of the strategic vision.

Support noted.

8938 - The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough  
 Support The Wildlife Trust supports this policy, particularly points 2 and 8.

Support noted.

9021 - Addenbrooke's Hospital  
 Support The Trust supports the principle of providing an increased supply of smaller units; this will help meet the needs of health workers and other similar staff.

Support noted.

**Second Bullet 5.**

11035 - Cambridgeshire County Council  
 Support Welcome explicit reference to rights of way, a very important means of sustainable transport, and the importance of permeability and connectivity to the wider highway/rights of way network.

Support noted.

5.

9149 - Cambridgeshire Local Access Forum  
 Object Need to ensure that this includes bridleways as well as footpaths.

Agree.

Amend DP2 (5) to include bridleways.

9136 - Cambridgeshire Local Access Forum  
 Support Welcome inclusion of Rights of Way.

Support noted.

7.

9139 - Cambridgeshire Local Access Forum  
 Support Welcome inclusion of green spaces and green corridors for recreation as public spaces.

Support noted.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****b.**

8899 - Gallagher Longstanton Limited

Object

The requirement for an accurate site survey at outline application stage is considered unnecessary. Detailed information should be sought at the more detailed stages of approval. The Design Statement may include details of existing features without detailed survey. Such information may be required prior to detailed approvals. Section (b) should be amended to read: 'Details of the principal landscape and topographical features'.

The policy requires a Design and Landscape Statement that is compatible with the scale and complexity of the proposal. The Statement needs to provide sufficient level of detail to enable a planning application to be determined. This will vary depending on whether the application is for a small or large scale development and whether it is in outline, detailed or for reserved matters. The policy applies district wide and needs to reflect all circumstances. More detailed policy guidance is included in the Area Action Plan for the major developments.

**d.**

11040 - Cambridgeshire County Council

Object

Should include equestrians - they are lawful users of public bridleways and byways as well as roads and their accesses need to be protected/enhanced also.

Agree.

Amend Policy DP/2 (d):

Existing accesses for pedestrians, cyclists, EQUESTRIANS, and vehicles.

**Policy Paragraph 3**

8105 - D H Barford + Co Limited

Object

This matter is addressed under the Building Regulations and separate legislation. The requirement is therefore an unnecessary duplication of bureaucracy. Also it needs to be borne in mind that planning is often the first stage in the development process and details may not be known at the time of making applications. Remove reference to the Access Statement.

The purpose of policy DP/2 is to "mainstream" planning for inclusive design and to ensure that accessibility is considered from the outset as an integral part of the whole "design concept". Its intention is to ensure that the built environment (not just buildings) does not contain unnecessary physical barriers to employment, services, education or transport. One of the purposes of the transition to spatial planning nationally is to balance demands for development against the need to protect the environment and to achieve social and economic objectives, in terms of DP/2 this means inclusive design. The Access Statement should be proportional to the level / stage of development of the proposal, as the design develops the access statement will too, a detailed access statement would not be expected for an outline planning application. There is no conflict or duplication of regulatory regimes, the principles of built environment accessibility begins before the planning stage and does not stop once building work has finished. The access statement should progressively develop in time. The provision of access statements will help ensure that the local authority does not approve planning applications where physical features that may be open to challenge under the disability discrimination act are constructed.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

<b>3.7</b>				
11054 - Cambridgeshire County Council	Object	Reference to County Council's "Public rights of way - a Guide for planners and developers" is not included anywhere and could be mentioned in this section. This document is available at: <a href="http://www.cambridgeshire.gov.uk/environment/countryside/definitive/">http://www.cambridgeshire.gov.uk/environment/countryside/definitive/</a>	Policy TR/4 deals with public rights of way, as is the more appropriate place for including a reference to this guide.	Add a new sentence to the end of paragraph 10.11 as follows: "Cambridgeshire County Council's 'Public Rights of Way - A Guide for Planners and Developers' offers guidance and advice on how adverse impacts of development on Public Rights of Way can be avoided, and how opportunities for enhancing the path network can be pursued.
<b>3.8</b>				
11047 - Cambridgeshire County Council	Object	The second sentence should make reference to the need for more public open space.	This is unnecessary as the third sentence of paragraph 3.8 states "Higher densities and smaller gardens place added importance on the need for quality landscaping and open space in developments in order to maintain quality of life."	
11045 - Cambridgeshire County Council	Object			
<b>3.9</b>				
11057 - Cambridgeshire County Council	Object	Will the public know what a development that is "legible" means? (paragraph 3.9) Suggest that this term is explained in the paragraph.	Legible is defined in a dictionary as clear and understandable. Therefore in paragraph 3.9 it means that the layout of development is clear and understandable to people. This is self-explanatory and does not need further explanation, especially in the wider context of PPS1.	
<b>3.10</b>				
10802 - Comberton Parish Council	Object	Comberton's Village Design Statement, when finalised, should be recognised as Planning Guidance associated to the LDF.	Noted. Paragraph 3.10 already requires consideration of individual village design statements or Parish Plans in conjunction with Policy DP/2, where these have been adopted as Supplementary Planning Documents (SPD). They will only be adopted as SPD where they are consistent with policies in the LDF.	
<b>3.12</b>				
11055 - Cambridgeshire County Council	Object	Typo in paragraph 3.12 - should be "accessible" not "accessibility".	Noted.	Change "accessibility" to read "accessible".

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****DP/3 Development Criteria**

9131 - English Partnerships	Object	<p>English Partnerships requests that the policy makes allowance for a flexible and responsive approach to determining planning applications: the development checklist should be flexible, adaptive and act as a framework of 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. English Partnerships notes that many of the criteria set out in this policy are for the main part repeated elsewhere in the document, and would argue therefore that their inclusion is superfluous.</p>	<p>All development must provide suitable infrastructure, facilities and services to make it acceptable in planning terms. The wording "as appropriate to the nature and scale of the proposed use" allows flexibility to recognise that not all development will need to meet every criterion as it will depend on the type of development, and where they are provided it will be of a scale and kind to the development. This accords with Circular 05/2005 on Planning Obligations.</p>
10319 - Highways Agency	Object	<p>We have concerns that a number of future development sites being proposed in the District will potentially affect trunk road demand, and in some cases proposes new access to the trunk road network. Such new accesses would be contrary to Government policy relating to new access to the network, and the emerging Development Plan Document provides no supporting evidence to demonstrate that there is an overriding public or national need for additional junctions that could compromise the free-flow of traffic on the trunk road. The new accesses would also appear to be contrary to the objectives set out in Chapter 10 that seek 'to encourage modal shift, particularly away from private cars' as they could provide easy car access to parts of the District via the trunk road network thereby undermining the purpose of the network, which is of course primarily to serve long distance travel.</p> <p>There are several references within the 'Travel' chapter that suggest potential developers should have cognisance of Cambridgeshire County Council's current Local Transport Plan. However, there are no specific references to potential constraints in relation to the capacity and access to the Trunk road and/or the Highway Agency's policy regarding control of development adjacent to the Trunk Road network. These omissions are especially disappointing given the quantity of Trunk Roads within South Cambs.</p>	<p>The development plan seeks to reduce the need to travel, and where unavoidable, achieve access by non-car modes. Policy TR/1 will not permit development where additional travel demand is not sufficiently addressed through providing modal choice, and Policy TR/3 is concerned with mitigating traffic impact and requires a Transport Assessment be undertaken for development with 'significant transport implications', in accordance with PPG13. Policy DP/3 criteria 2 is concerned with securing 'appropriate access from the highway network that does not compromise safety.' Whilst not making explicit mention of the trunk road network, these policies address concerns raised.</p> <p>Historically development which came forward through policies in Local Plan 2004 made provision to mitigate their impacts, for example, development at Cambridge Northern Fringe provides additional capacity at existing junctions onto the A14. Similarly, the LDF should ensure that future development adequately mitigates its impact. The Highways Agency has been fully engaged in the early work on planning the major developments at Northstowe and Cambridge East with active membership on the Transport Topic Groups. The Highways Authority is also consulted on all planning applications in the vicinity of the trunk road network and if a planning application were considered to jeopardise the trunk road network in any way, could recommend appropriate mitigation or even refusal.</p>

**Representations**

**Nature Representation Summary**

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7983 - Stamford Homes Limited      Object      To use the word 'must' goes beyond reasonable terminology in the formulation of planning policy. The list of requirements are all material considerations which should be taken into account in the determination of a planning application. 'Must' is too emphatic and inflexible even with the caveat wording and it would be appropriate to replace it with 'should'.

9631 - GO-East      Object      Further consideration should be given to whether the resultant policy is more strategic in nature and as such, would be more appropriately included in the Core Strategy DPD rather than the more detailed Development Control Policy DPD, or whether the remaining criteria are such that the policy is no longer required by virtue of all the matters being covered in policies elsewhere.

All development must provide suitable infrastructure, facilities and services to make it acceptable in planning terms. The wording "as appropriate to the nature and scale of the proposed use" allows flexibility to recognise that not all development will need to meet every criterion as it will depend on the type of development, and where they are provided it will be of a scale and kind to the development. This accords with Circular 05/2005 on Planning Obligations.

Whilst the development Criteria policy is clearly a policy which is overarching and applies to all development, it is very much about the details of how development comes forward and for matters considered through the development control process. It is not a key spatial policy in terms of the location of development and is therefore more appropriate in the Development Control Policies DPD rather than the Core Strategy DPD. Whilst it does involve some repetition with other policies of the plan, it is considered helpful to provide a comprehensive "checklist" for developers in preparing their planning applications.

10044 - House Builders Federation      Object      The policy begins by stating that all development proposals must provide, as appropriate to the nature and scale of the proposed use:  
1.  Affordable housing: this requirement applies to both residential (Policy HG/3) and employment development (Policy ET/2).  
The HBF would point out that not all housing or employment development will be required to provide affordable as they might be below the relevant thresholds. Furthermore, even those developments above the relevant thresholds will not always be required to provide affordable housing as they will be addressing other planning gain requirements and would not be viably able to deliver affordable housing as well. The text needs to be amended in order to reflect this.

All development must provide suitable infrastructure, facilities and services to make it acceptable in planning terms. The wording "as appropriate to the nature and scale of the proposed use" allows flexibility to recognise that not all development will need to meet every criterion as it will depend on the type of development, and where they are provided it will be of a scale and kind to the development. This accords with Circular 05/2005 on Planning Obligations. Policy DP/3 provides a checklist to developers, and many criteria cross-refer to other parts of the plan for the detailed policy. For example, criterion 1 seeks affordable housing in accordance with policies HG/3 and ET/2. Therefore, if the proposed development is not required to provide affordable housing by policies HG/3 or ET/2, it will not be a requirement for the development to provide it.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

8998 - The Fairfield Partnership      Object      This development control Policy results in unnecessary duplication and complication of the Core Strategy/DPD. The Policy repeats policies/text contained within other sections of the DPD and is repetitive. Of the nine criteria setting out provisions for new development, six refer to other policies in the document and of the ten criteria relating to impact of proposed development, nine simply repeat policy considerations outlined elsewhere in the document. Guidance in PPS12 advises that the core strategy should contain clear and concise policies (para 2.12). The level of repetition in Policy DP3 is contrary to this advice.

PPS12 paragraph 2.2 states "the format of LDDs should be clear, succinct and easily understood by all". Paragraph 2.28 also states "the LDF should contain a limited suite of policies which set out the criteria against which planning applications for development and use of land and buildings will be considered." Policy DP/3 is a criteria-based policy providing a checklist for developers for new development to be acceptable, and should provide greater certainty to developers over the issues which will be considered in determining planning applications. It is not intended that every criteria will be applicable to every development, nor that they will each have equal weight. This will be a matter to be considered on a case-by-case basis. Other policies in the LDF provide greater detail on a number of issues to avoid an unduly lengthy and confusing policy. Therefore, the approach in Policy DP/3 accords with PPS12.

9629 - GO-East

Object      The policy largely duplicates other policies by including general broad statements that are then cross-reference/defer detail to other policies in the DPD. A key principle of the new planning system, as set out in PPS12, is that development plan documents should not be a compendium of use related policies that duplicate other policies in the LDF

PPS12 paragraph 2.2 states "the format of LDDs should be clear, succinct and easily understood by all". Paragraph 2.28 also states "the LDF should contain a limited suite of policies which set out the criteria against which planning applications for development and use of land and buildings will be considered." Policy DP/3 is a criteria-based policy providing a checklist for developers for new development to be acceptable, and should provide greater certainty to developers over the issues which will be considered in determining planning applications. It is not intended that every criteria will be applicable to every development, nor that they will each have equal weight. This will be a matter to be considered on a case-by-case basis. Other policies in the LDF provide greater detail on a number of issues to avoid an unduly lengthy and confusing policy. Therefore, the approach in Policy DP/3 accords with PPS12.



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9630 - GO-East	Object	Consideration should be given to reviewing all the criteria in the policy in order to reduce the overall number and particularly restricting criteria in policy DP/3 to those that are not repeated elsewhere.		PPS12 paragraph 2.2 states "the format of LDDs should be clear, succinct and easily understood by all". Paragraph 2.28 also states "the LDF should contain a limited suite of policies which set out the criteria against which planning applications for development and use of land and buildings will be considered." Policy DP/3 is a criteria-based policy providing a checklist for developers for new development to be acceptable, and should provide greater certainty to developers over the issues which will be considered in determining planning applications. It is not intended that every criteria will be applicable to every development, nor that they will each have equal weight. This will be a matter to be considered on a case-by-case basis. Other policies in the LDF provide greater detail on a number of issues to avoid an unduly lengthy and confusing policy. Therefore, the approach in Policy DP/3 accords with PPS12.
9412 - Croxton Parish Council	Support	Croxton PC supports the following draft policies because it is considered that they will all support the delivery of the strategic vision.	Support noted.	
8939 - The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough	Support	The Wildlife Trust supports this policy, particularly points f, g & i.	Support noted.	
10311 - Huntsman Advanced Materials	Object	Needs From Employment Development, ET/2 Meeting Housing Needs From Employment Development We object in principle to these policies which require the provision of affordable housing resulting from employment development, on the basis that it is unreasonable.	The Housing Needs Survey, prepared in accordance with Government guidance, has identified a need equating to a target of 80.1%. However, in taking into account custom and practice, a target of 50% is considered justifiable to meet the need and included in Policy HG/3. Therefore, to help address the shortfall, it is appropriate for employment development to contribute as they generate further demand for affordable housing over and above existing levels of demand.	
8425 - Gamlingay Parish Council	Support	Council strongly supports the requirement for both housing and employment land should provide affordable housing.	Support noted.	
11059 - Cambridgeshire County Council	Object	-Recommend change "appropriate access from the highway network" to "appropriate access from the highway, including rights of way, network" as many people do not realise rights of way are also highways. -Equestrian needs largely ignored in the whole document - despite recognition of growth in "horsiculture" in 5.37. Request that "cycling and pedestrian infrastructure" is changed to "cycling and pedestrian and where appropriate equestrian infrastructure".	This policy focuses on modes of transport. It adequately cross references to policies in the transport chapter dealing with pedestrian access.	

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3.13

9607

Object I found the document generally clear and well expressed. The only paragraph that I found opaque was paragraph 3.13 (on page 37), particularly the second half of the paragraph.

Agree, the paragraph could be clearer.

Amend last sentence of paragraph 3.13 to read:  
 "To avoid an overly lengthy and complex policy, many of the criteria cross-refer to other policies in the Plan, which provide the full detail."

**DP/4 Infrastructure and New Developments**

8900 - Gallagher Longstanton Limited

Object Any planning contribution sought must be materially and reasonably connected to the proposed development and deemed necessary to allow development to proceed. There is no need to refer to running costs within the policy.

The policy does not presume all types of planning obligations will be required from all developments. It makes clear they will be related to the form of the development and its potential impact on the surrounding area. However some obligations, relating to strategic infrastructure for the subregion, will use standard charges where appropriate. Strategic open space is one such use being considered on a subregional basis.

Amend 3rd paragraph of policy DP/4:  
 'DEPENDING ON THE NATURE OF THE SERVICES AND FACILITIES, contributions may also be required to meet [running] MAINTENANCE AND / OR OPERATING costs EITHER AS PUMP PRIMING OR IN PERPETUITY, [of services and facilities] provided through an obligation.'

Planning Circular 05/2005 B.18 states: 'Where contributions are secured through planning obligations towards the provision of facilities which are predominantly for the benefit of the users of the associated development, it may be appropriate for the developer to make provision for subsequent maintenance (i.e. physical upkeep). Such provision may be required in perpetuity.' Paragraph B.19 also refers to 'pump priming', to provide initial support for new facilities where necessary.

It is therefore correct that the policy refers to the potential requirement for costs to be provided via a planning obligation, however, it is acknowledged that the policy could be clarified.

With regard to the list of potential areas of contribution, the points in brackets provide greater clarity as to what might be expected, they should therefore be retained in the policy. contributions

9939 - Bayer CropScience Ltd

Object

Whilst there is no quarrel with the principle of having a 'planning obligations' policy it is not helpful to have a vague all-embracing shopping list as proposed at present. The policy should be more precise and proportionate to the impact of the development concerned. As drafted, particularly in the absence of the text of the proposed SPD, the policy gives no certainty to a developer as to what to expect and will lead to unnecessary delay and complication in the negotiation of planning permissions

Planning Circular 05/2005 paragraph B.26 states, 'More detailed policies applying the principles set out in the development Plan Document (e.g. application to specific localities and likely quantum of contributions)ought then to be included in Supplementary Planning Documents.' Policy DP/4, and the supplementary planning documents proposed in the Local Development Scheme are consistent with this approach.

**Representations**

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10045 - House Builders Federation	Object	<p>The standards and formulae for the calculation of site development costs will be completely unknown. Furthermore, given that SPD documents will not be subject to independent public examination (which DPD documents will) there would be limited opportunity to challenge their content. There is also an absence of information about what will be covered by the Strategic Infrastructure SPD, what will be covered by the Local Infrastructure SPD, and what will be the precise relationship between the two documents. Consequently, the HBF questions whether under the new planning system SPD's are the appropriate mechanism for dealing with matters of infrastructure provision.</p>	<p>Planning Circular 05/2005 paragraph B.26 states, 'More detailed policies applying the principles set out in the development Plan Document (e.g. application to specific localities and likely quantum of contributions)ought then to be included in Supplementary Planning Documents.' Policy DP/4, and the supplementary planning documents proposed in the Local Development Scheme are consistent with this approach.</p>
11146 - Fairview New Homes	Object	<p>Given the level of basic infrastructure provision necessary to enable the development to take place, the plan should acknowledge the potential role of a range of service providers who typically contribute to the delivery of sustainable community living, namely the public, voluntary and commercial sectors. As such Fairview object to Policy CE/12 - that planning obligations should be sought for a full range of publicly and community provided services and facilities and services and facilitates that are to be provided by the community and voluntary sector. Requirements for such provision should conform to Circular 05/2005.</p>	<p>The Cambridge East Area Action Plan acknowledges that not all services and facilities will be provided by the public or commercial sectors. Some facilities at Cambridge East will be best provided through the direct involvement of community or voluntary sector e.g. facilities for faith and social and sporting clubs. The service providers are collaborating to establish what services and facilities should be provided as well as how they should best be provided and the AAP includes an indicative but not exclusive list of services and facilities to be explored for the first phase of development north of Newmarket Road and Cambridge East as a whole in order to establish a vibrant and sustainable community from the outset of development.</p>
10215 - Chancellor, Masters & Scholars of the University of Cambridge	Object	<p>1. The University is a not for profit organisation which relies on public funding and as such its developments should not be liable to the level of infrastructure charges that would be expected from commercial developers. The University believes that it should be exempt from making contributions to community services and facilities that are not strictly 'necessary' to enable its developments to proceed.</p>	<p>The policy already states that the nature and scale of any planning obligations sought will be related to the form of the development. If obligations are not appropriate they will not be required, and this can be determined at the planning application stage. The policy also makes clear that not all of the types of obligations listed will be required in all cases, however, there will be cases where any of the types listed may be required to make a development acceptable.</p>
11143 - Fairview New Homes	Object	<p>2. Circular 05/2005 sets out the tests which planning obligations must meet. The Secretary of State requires that planning obligations should only be sought when they meet all five tests. The University considers that the services and facilities listed in Policy DP/4 and for which contributions may be sought, may not meet all of those tests. Those which do not should be deleted.</p> <p>The policy should state that the need for the provision of infrastructure, community facilities and other requirements set out in the document, should be considered in conjunction with the level of services and provision that already exists and may reasonably serve the site.</p>	<p>Such a consideration is already included in the 1st paragraph of policy DP/4, where it states that the nature and scale of any planning obligation will relate to the potential impact of a development on the surrounding area.</p>

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10277 - Stannifer

Object Policy DP/4 does not have regard to the advice set out in Circular 5/2005 as it sets out a 'shopping list' of potential requirements rather than make clear how developer contributions relate to various sites. In particular, the policy needs to relate to specific proposals, particularly in respect of the strategic sites, to meet structure plan requirements.

Rather than creating a 'shopping list' of requirements, Policy DP/8 makes clear that obligations may be required, and the potential nature of those obligations. The policy states that the nature and scale of any planning obligations sought will be related to the form of the development, and its potential impact on the surrounding area. It also makes clear that not all of the types of obligations listed will be required in all cases, however, there will be cases where any of the types listed may be required to make a development acceptable.

Whilst Planning Circular 05/2005 does state that local authorities should seek to include as much information as possible in their Local Development Frameworks, paragraph B.26 states, 'More detailed policies applying the principles set out in the development Plan Document (e.g. application to specific localities and likely quantum of contributions) ought then to be included in Supplementary Planning Documents.' Policy DP/4, and the supplementary planning documents proposed in the Local Development Scheme are consistent with this approach.

10700 - Cambridgeshire Recycling Object

It is unreasonable to suggest that contributions may be sought towards "education", "health care", "arts and cultural provision" and "community development workers". This policy wording is very imprecise and open-ended and therefore unreasonable and unacceptable. It goes beyond advice in Circular 05/2005, particularly on mitigating the impact of a development, which gives the example of the need for additional or expanded community infrastructure "such as a new classroom" as being reasonable. What the policy is proposing in relation to community development and youth workers, and potentially for education, health care and arts and cultural provision, amounts to the open-ended revenue funding on employees, which we contend is unreasonable and therefore fails the Circular's tests.

Rather than creating a 'shopping list' of requirements, Policy DP/8 makes clear that obligations may be required, and the potential nature of those obligations. The policy states that the nature and scale of any planning obligations sought will be related to the form of the development, and its potential impact on the surrounding area. It also makes clear that not all of the types of obligations listed will be required in all cases, however, there will be cases where any of the types listed may be required to make a development acceptable.

Planning Circular 05/2005 B.18 states: 'Where contributions are secured through planning obligations towards the provision of facilities which are predominantly for the benefit of the users of the associated development, it may be appropriate for the developer to make provision for subsequent maintenance (i.e. physical upkeep). Such provision may be required in perpetuity.' Paragraph B.19 also refers to 'pump priming', to provide initial support for new facilities where necessary. It is therefore correct that the policy refers to the potential requirement for costs to be provided via a planning obligation, however, it is acknowledged that the policy could be clarified.

Amend 3rd paragraph of policy DP/4: 'DEPENDING ON THE NATURE OF THE SERVICES AND FACILITIES, contributions may also be required to meet [running] MAINTENANCE AND / OR OPERATING costs EITHER AS PUMP PRIMING OR IN PERPETUITY, [of services and facilities] provided through an obligation.'

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

11145 - Fairview New Homes      Object      Fairview object to the inclusion of requirements within the plan which are not absolutely necessary to make the development acceptable in planning terms and which are not sufficiently significant so that the development 'ought not to be permitted without them' (Paragraph B8). Every development is different. Some of the issues listed in the policy may not be appropriate for one development or another, for instance, contributions towards arts and cultural provision, the funding of community development workers and youth workers and any other type or extent of provision that is unreasonable and is not necessary to make the scheme acceptable in planning terms (Policies DP/4 and DP/1 paragraph 13).

9025 - Addenbrooke's Hospital      Object      This policy and the supporting text should make clear that some types of development - such as health care provision - should not be required to make financial or other provision for infrastructure or other community infrastructure requirements. These facilities are part of the community's social infrastructure and development of these services is a response to increasing population and is not a driver of population increases.

8004 - Stamford Homes Limited      Object      Alter policy to take account of financial considerations. The policy omits any reference to the need to have regard to the financial viability of a development and its ability to generate contributions to an extensive shopping list of requirements. The following should be included:  
"The level and nature of contributions will have regard to the overall financial viability of a development...."

The policy acknowledges that the nature and scale of any planning obligations should be related to the form of the development and its impact on the surrounding area. It also makes clear that not all of the types of obligations listed will be required in all cases, however, there will be cases where any of the types listed may be required to make a development acceptable.

Disagree. The policy already states that the nature and scale of any planning obligations sought will be related to the form of the development. If obligations are not appropriate they will not be required, and this can be determined at the planning application stage.

All development must provide suitable infrastructure, facilities and services to make it acceptable in planning terms. Policy DP/4 provides a checklist to developers as to the sorts of things the development may need to provide as part of the development or provide financial contributions towards, in accordance with other policies in the plan. The wording "the nature and scale of any planning obligations sought will be related to the form of the development and its potential impact on the surrounding area. Contributions may be necessary for some or all of the following," allows flexibility to recognise that not all development will need to meet every criterion as it will depend on the type of development, and where they are provided it will be of a scale and kind to the development. This accords with Circular 05/2005 on Planning Obligations.



**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9370 - Network Rail Infrastructure Limited  
 Object It will be important to ensure that for sites such as Chesterton Sidings where substantial development costs are involved, planning obligations will be applied on a fair and realistic basis. The policy should be reworded to recognise that lower contributions may be acceptable in some circumstances.

All development must provide suitable infrastructure, facilities and services to make it acceptable in planning terms. Policy DP/4 provides a checklist to developers as to the sorts of things the development may need to provide as part of the development or provide financial contributions towards, in accordance with other policies in the plan. The wording "the nature and scale of any planning obligations sought will be related to the form of the development and its potential impact on the surrounding area. Contributions may be necessary for some or all of the following." allows flexibility to recognise that not all development will need to meet every criterion as it will depend on the type of development, and where they are provided it will be of a scale and kind to the development. This accords with Circular 05/2005 on Planning Obligations.

10123 - Fairview New Homes  
 Object Fairview require that the use of planning obligations as referred to in Policy DP/4 and throughout the document, should conform to the guidance issued in ODPM Circular 05/2005 (see also Policy DP/1, paragraph 13 and Policy DP/3, paragraph 9).

All development must provide suitable infrastructure, facilities and services to make it acceptable in planning terms. Policy DP/4 provides a checklist to developers as to the sorts of things the development may need to provide as part of the development or provide financial contributions towards, in accordance with other policies in the plan. The wording "the nature and scale of any planning obligations sought will be related to the form of the development and its potential impact on the surrounding area. Contributions may be necessary for some or all of the following." allows flexibility to recognise that not all development will need to meet every criterion as it will depend on the type of development, and where they are provided it will be of a scale and kind to the development. This accords with Circular 05/2005 on Planning Obligations.

10568  
 Object Reference should be made in the policy that any obligations sought will be in accordance with Circular 05/05, Planning Obligations.

The approach in Policy DP/4 (and other policies in the plan where there is a requirement for planning obligations) accords with Circular 05/2005 on Planning Obligations. This could be explained in the reasoned justification for clarity.

Amend the second sentence of paragraph 3.15 to read:  
 "In such cases planning obligations will be required, in accordance with Circular 05/2005 Planning Obligations, to make the necessary improvements, provide new facilities, or secure compensatory provision for any loss or damage created."



**Representations**

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9036 - The Cambourne Consortium Object  
 Policy DP/4 should be amended to accord with national planning policy as set out in Circular 05/2005.

Planning Circular 05/2005 B.18 states: 'Where contributions are secured through planning obligations towards the provision of facilities which are predominantly for the benefit of the users of the associated development, it may be appropriate for the developer to make provision for subsequent maintenance (i.e. physical upkeep). Such provision may be required in perpetuity.' Paragraph B.19 also refers to 'pump priming', to provide initial support for new facilities where necessary. It is therefore correct that the policy refers to the potential requirement for costs to be provided via a planning obligation, however, it is acknowledged that the policy could be clarified.

Amend 3rd paragraph of policy DP/4: 'DEPENDING ON THE NATURE OF THE SERVICES AND FACILITIES, contributions may also be required to meet [running] MAINTENANCE AND / OR OPERATING costs EITHER AS PUMP PRIMING OR IN PERPETUITY, [of services and facilities] provided through an obligation.'

8445 - English Heritage Object  
 We recommend that the need for planning obligations relating to the historic environment should be included, for instance, assessment and interpretation of archaeology, repair of historic buildings or access to historic sites and features within a development site.

Add additional point to the list in Policy DP/4.

'PRESERVATION OR ENHANCEMENT OF THE HISTORIC LANDSCAPE OR TOWNSCAPE.'

10477 - Cambridgeshire County Council Object  
 The list of development principles has not been expanded to include all the planning obligations requirements as formerly requested. See representations relating to the individual bullet points of DP/4.

Points raised have been addressed in relation to the individual bullet points.

9339 - Sport England East Support  
 The principle of a policy setting out the infrastructure requirements of new developments is welcomed.

Support noted, although the policy has been modified.

8942 - The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough

Support noted, although the policy has been modified.

**Policy Paragraph 1**

8549 - RAVE Object  
 The second sentence should be amended to read: "The nature, scale and timing of the payment of any planning obligations sought..." This amendment is to try and ensure that infrastructure provision has a realistic chance of being completed before the development which will require it.

It is agreed that the timing of provision of infrastructure is an important consideration, and the policy should be amended to reflect this.

Amend 1st paragraph 2nd sentence of Policy DP/4:

'The nature, scale AND PHASING of any planning obligations sought will be related to the form of the development and its potential impact upon the surrounding area.'

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9248 - David Wilson Homes (S Midlands) Support

The recent circular on Planning Obligations makes it clear that excessive demands for developer contributions can potentially make a scheme unviable. Experience is showing that more and more authorities and organisations are seeking funding through this mechanism; the tests of reasonableness and relationship to the proposed development must be robustly applied. I would also like to see some commitment by the Council towards understanding the financial aspects of development and how they will be dealt with. Abnormal development costs - typically on brownfield sites - are sometimes of such a scale that S106 contributions cannot be offered.

All development must provide suitable infrastructure, facilities and services to make it acceptable in planning terms. Policy DP/4 provides a checklist to developers as to the sorts of things the development may need to provide as part of the development or provide financial contributions towards, in accordance with other policies in the plan. The wording "the nature and scale of any planning obligations sought will be related to the form of the development and its potential impact on the surrounding area. Contributions may be necessary for some or all of the following." allows flexibility to recognise that not all development will need to meet every criterion as it will depend on the type of development, and where they are provided it will be of a scale and kind to the development. This accords with Circular 05/2005 on Planning Obligations.

**Policy Paragraph 2**

8109 - D H Barford + Co Limited Object

The Development Control Policies DPD should clearly 'spell out' where contributions will be secured and the basis for calculating sums. This is preferable to SPD's.

Whilst Planning Circular 05/2005 does state that local authorities should seek to include as much information as possible in their Local Development Frameworks, paragraph B.26 states, "More detailed policies applying the principles set out in the development Plan Document (e.g. application to specific localities and likely quantum of contributions) ought then to be included in Supplementary Planning Documents." Policy DP/4, and the supplementary planning documents proposed in the Local Development Scheme are consistent with this approach.

9347 - Sport England East Object

The list of infrastructure that contributions may be sought for should include explicit reference to sports facilities. Whilst reference is made to public open space and recreation, this is not the same as sports facilities such as sports halls, swimming pools etc. As such facilities are considered to be of equal importance to education and health facilities in relation to the creation of healthy and sustainable communities, sports facilities should be added to the list in the policy to avoid the possible misinterpretation that sports facilities are not essential infrastructure in major developments. The provision of such facilities is advised in paragraph 23 of PPG17. The addition of this reference would improve the soundness of the policy in the context of it being consistent with national planning policy. It is therefore requested that "sports facilities" be added to the list of infrastructure in policy DP/4.

Agreed, this would be consistent with other policies in the Local Development Framework. This can be achieved through an amendment to bullet point 4 of the policy.

'Public open space, SPORT AND recreation FACILITIES (including strategic open space)'

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

2.	10479 - Cambridgeshire County Council	Object	Under 2 Education add "nursery and pre-school care".	Agree.	Add to bullet point 2 of policy DP/4: 'Education (INCLUDING NURSERY AND PRE-SCHOOL CARE)'
5.	9082 - South Cambridgeshire Primary Care Trust	Support	Support the need for contributions to Health Care infrastructure as part of planning obligations	Support for the inclusion of health care in the list of potential planning obligations in Policy DP/4 noted.	
5.	9080 - Cambridgeshire County Council	Object	Under 5, amend to "Provision of infrastructure for pedestrians, cyclists, highways and public and community transport (including the Cambridgeshire Guided Busway), and add "both in the vicinity of the development and with regard to other parts of the network, on which the development can be expected to have an impact, together with appropriate revenue support for public transport services (including those using the Cambridgeshire Guided Busway)".	Agree that an amendment is required to make clear that public and community transport improvements may be in the form of revenue as well as infrastructure. Specific reference to the Guided busway is not required, as issues are dealt with by policy TR/3 and associated supplementary planning documents.	Amend policy DP/5 bullet point 5: 'IMPROVEMENTS(INCLUDING infrastructure) for pedestrians, cyclists, EQUESTRIANS, highways, and public and community transport.'
	9146 - Cambridgeshire Local Access Forum	Object	This should include equestrians as well as pedestrians and cyclists.	An amendment to include equestrians is agreed.	Amend policy DP/5 bullet point 5: 'IMPROVEMENTS(INCLUDING infrastructure) for pedestrians, cyclists, EQUESTRIANS, highways, and public and community transport.'
	10482 - Cambridgeshire County Council	Object	Also under 5 include after cyclists "equestrians and other lawful users of all highways".	An amendment to include equestrians is agreed.	Amend policy DP/5 bullet point 5: 'IMPROVEMENTS(INCLUDING infrastructure) for pedestrians, cyclists, EQUESTRIANS, highways, and public and community transport.'
6.	10483 - Cambridgeshire County Council	Object	Under 6 Community facilities add reference to "social care and the provision of emergency services".	Agree.	Amend bullet point 6 of policy DP/4: 'Other community facilities (e.g. community centres, youth facilities, library services, SOCIAL CARE, AND THE PROVISION OF EMERGENCY SERVICES)'

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****DP/5 Cumulative Development**

Object	Nature Representation Summary	Councils' Assessment	Change to Draft DPD
10125 - Fairview New Homes	Fairview object to the requirement in Policy DP/5 that development will not be permitted where it relates to part of a larger site where there would be a requirement for infrastructure provision if developed as a whole. It is not always possible to develop larger sites in their entirety in one go and as such smaller developments which may collectively regenerate a site should not be hindered. Requirements for infrastructure provision should conform to the tests in Circular 05/2005 referred to above, and should be fairly and reasonably related in scale and kind to the proposed development.	Where a site comes forward, which could be developed as part of a larger site, this would need to be a consideration in determining the planning application, in order to ensure appropriate infrastructure, services and facilities were considered on a comprehensive basis, and adequate provision and/or contributions secured as appropriate, in accordance with Policy DP/4 which requires contributions in scale and kind to the development in accordance with Circular 05/2005 Planning Obligations. Holistic planning should also result in better design, preventing a series of self-contained developments that do not relate well to each other or their surroundings. Policy DP/5 need not prevent development on small sites provided it would not compromise development of the larger whole and its ability to deliver adequate infrastructure to make the development acceptable in planning terms.	Amend criteria 1 read: "Forms part of a larger site where there would be a requirement for infrastructure provision if developed as a whole."
7959 - Arlington Development Services Ltd	The overall emphasis should be to consider what public transport and local infrastructure improvements are going to be needed to meet future needs and contribute towards economic growth and to consider how continued investment will be funded. There is not a specific infrastructure provision section within the consultation documents. We consider this an important omission which should be included and would request that thought is given to adding a new provision in relation to infrastructure and S106 obligations.	All development must provide suitable infrastructure, facilities and services to make it acceptable in planning terms. Policy DP/4 requires infrastructure provision of a scale and kind to the development proposal to make development acceptable. However, to require infrastructure provision to address a wider need would not accord with Circular 05/2005 on Planning Obligations. Therefore, this is beyond the scope of the LDF and is being addressed at the regional level. Draft RSS14 recognises the infrastructure deficits and the need to address these through a variety of means, including through local delivery vehicles, such as Cambridgeshire Horizons.	
10218 - Chancellor, Masters & Scholars of the University of Cambridge	The University supports this policy which reflects the approach it has taken in relation to the preparation of the Master Plan for the North West Cambridge site with regard to the provision of infrastructure. We accept that each phase of development will need to be accompanied by the appropriate infrastructure provision. Other developers should be required to act similarly.	Support noted.	

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****DP/6 Construction Methods**

9635 - GO-East 8111 - D H Barford + Co Limited	Object	The policy is uncertain and some criteria go beyond the scope of planning and / or duplicate matters addressed through alternative policy or statutory mechanisms. A spatial approach to planning policy means that policies may go beyond a narrow land-use planning approach but should be clear where alternative delivery / enforcement mechanisms along with who has the responsibility for their implementation. We therefore suggest that the Council give further consideration to the wording of the policy to ensure that it is certain and meets the principles of a spatial policy.	The objectors do not make it clear to which part of the policy they object. However, all matters that are covered by the policy will have a direct bearing on the impact of the development process and will need to be addressed by conditions/agreements to mitigate the effect of development on surrounding communities and to make sustainable use of waste arising during the development. All the matters are capable of being addressed with specificity e.g. hours of working or by requiring the express permission of the LPA to depart from any agreed measures. The only part of the policy which is likely to lie outside the scope of planning powers and to fall within the powers of other regulatory bodies is the last sentence.	Delete the last sentence of policy DP/6 which currently reads: "Adequate provision will need to be made for the storage of fuel and vehicles in a way that minimises risk of pollution to surface water or aquifers."
11062 - Cambridgeshire County Council	Object	If talking about haul roads affecting "the public highway" and residents and businesses, then should also include effect on "environmental amenities of biodiversity, rights of way and green spaces". Request that insert:- "Developers must employ an agreed methodology for haul roads where they cross public rights of way". Good practice developed with SCDC planners pertains.	Agree it is important that care is taken where haul roads cross rights of way to ensure the safety of users.	Amend the first sentence of paragraph 2: "Any haul roads must be agreed with the Local Planning Authority and developers must employ an agreed methodology for haul roads where they cross public rights of way".
9637 - GO-East	Object	We note that that the second to last paragraph in the policy indicates that haul routes should be landscaped. We suggest that this is overly onerous and the reference to landscaping of a haul route should be removed from the policy.	Agree the requirement for landscaping of haul roads should be appropriate to the type, scale and location of development. For example, it would be justified to require landscaping of haul roads at the major developments sites where the duration and scale of activity would justify landscaping to mitigate visual, noise and possibly dust impact.	Amend second sentence of second paragraph to read: "They must be located, designed and landscaped (where appropriate) in such a way as to avoid any noise, smell, dust, visual or other adverse impact on residents and businesses."
				Add new sentence to the end of paragraph 3.2.1: "In some instances, it will be appropriate for haul roads to further mitigate their impact through landscaping, for example, in locations where the duration and scale of development is extensive, such as at the major development locations."

**Representations**

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**Change to Draft DPD**

8901 - Gallagher Longstanton Limited

Object

The following minor rewordings would help clarify the policy and ensure that it is realistic and meets test of soundness ix outlined in paragraph 4.24 of PPS12: Bullet 2 - replace 'development' with 'construction'. Bullet 4 - to read 'where appropriate and practical, accommodate suitable construction spoil'.

Agree criteria 2 should refer to waste arising during construction and not development. However, criteria 4 already has the flexibility in the words "where appropriate" to determine whether construction spoil should be accommodated within the development.

Amend criteria 2 to read: "Prepare a 'Resource Re-use and Recycling Scheme' to cover all waste arising during construction."



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***Representations***

***Nature Representation Summary***

***Councils' Assessment***

***Change to Draft DPD***

*DP/7 Urban Frameworks*

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9638 - GO-East	Object	The policy is very general in stating a policy presumption in favour of development occurring within the urban framework subject to compatibility with adjoining land uses. The matters it sets out a covered by other policies in the Development Control Policies DPD or other DPDs such as the Area Action Plans. We therefore question the need for this policy as it appears unnecessary and duplicates other policies, and suggest that it should be deleted.	Agree in its present form Policy DP/7 does not state anything that is not already covered by other policies in the plan and should be deleted. A new policy should be added to the Strategy Chapter, similar to the approach for each other tier of the settlement hierarchy, allowing unlimited development within the urban framework.	Delete Policy DP/7.  Add a new policy after Policy ST/2 as follows: "POLICY ST/3 Edge of Cambridge The following sites are included within Urban Frameworks: - <input type="checkbox"/> Land at Cherry Hinton - <input type="checkbox"/> Cambridge Northern Fringe - <input type="checkbox"/> Cambridge Airport / North Works - <input type="checkbox"/> Land west of Trumpington Road
				Development and redevelopment without any limit on individual scheme size will be permitted within the urban framework provided adequate services, facilities and infrastructure are available or can be made available as a result of the development."
				Move the text at paragraphs 3.22 - 3.24 to follow the new policy.
				Amend heading before Policy DP/8 to read: "DEVELOPMENT FRAMEWORKS"
				Amend Policy DP/8 to read:
				"POLICY DP/8 Development Frameworks Outside urban and village frameworks, only development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside will be permitted."
				<ol style="list-style-type: none"> <li>1. <input type="checkbox"/> Retention of the site in its present state does not form an essential part of the local character; and</li> <li>2. <input type="checkbox"/> Development would be sensitive to the character of the location, local features of landscape, ecological or historic importance, and the amenities of neighbours; and</li> </ol>

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- 3.□ There is the necessary infrastructure capacity to support the development; and
- 4.□ Development would not result in the loss of local employment, service, or facility [where there is no alternative available in the village], protected by Policies ET/7: Loss of Rural Employment to Non-Employment Uses, SF/1: Protection of Village Services and Facilities and SF/11: Protection of Existing Recreation Areas.

Amend first sentence of paragraph 3.25 to read:  
 "the development frameworks define where policies for the built-up areas of settlements give way to policies for the countryside."

Amend first two sentences of paragraph 3.27 to read:  
 "Property boundaries shown on the OS map have been taken into account in defining frameworks. However, since there are many large gardens on the edge of settlements the framework boundaries sometimes cut across such gardens, especially (but not solely) if parts of those gardens relate more to the surrounding countryside than they do the built-up areas."

**DP/8 Village Frameworks**

10807 - Cambs County Council Property & Procurement Department (Landbeach, Land South of Walnut Farm)

**Object** Land south of Walnut Farm, Landbeach. Despite Landbeach's designation as an Infill Village, it is considered that an area of the village framework should be corrected and should follow the line of the built-up edge of the village, as shown on the attached plan.

**Disagree.** The framework in this location correctly reflects the built up area of the village.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10822 - Cambs County Council Property & Procurement Department (Fowlmere, Land West of Butts Lane)	Object Land west of Butts Lane, Fowlmere. As a Group Village, Fowlmere can accommodate developments of up to 8 dwellings within village frameworks. There is a logical infill site, which includes an area of car parking, and which is shown on the enclosed plan. The site would help to contribute to the affordable housing needs of helping to support village facilities.	The site does not form part of the built up area of the village, and should remain outside the village framework. With regard to specific allocation for development, an additional allocation on this scale would not be appropriate for a groupvillage, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations in the rural area are not required.
10020 (Fulbourn, Land behind 3-7 Dogget Lane) 10019 (Fulbourn, Land behind 3-7 Dogget Lane) 10016 (Fulbourn, Land behind 3-7 Dogget Lane) 10015 (Fulbourn, Land behind 3-7 Dogget Lane)	Object Land behind 3-7 Dogget Lane, Fulbourn. The village framework boundary in this location should be amended to provide a more logical boundary both in relation to garden boundaries and to the Conservation Area and Green Belt boundaries.	Paragraph 3.27 of the Development Control Policies DPD makes clear that boundaries sometimes cut across large gardens, especially if part of the garden relates more to the countryside than the built up area of the village. In this case the line does follow physical features on the ground, and correctly reflects the built up area of the village. On criteria one of the policy, what constitutes an essential part of village character can be determined at the planning application stage, and utilise other guidance including supplementary planning documents.
10714 (Girton, Land North of Girton Farm, Oakington Road)	Object Land north of Girton Farm, Oakington Road, Girton. Objection is raised to the exclusion of our client's two parcels of land, as indicated on the attached plan, from within the Village Framework of Girton, and within the designated Green Belt area. It is considered that the existing built form in this area justifies identification within the Village Framework and, as it more properly relates to the built up area, exclusion from the Green Belt.	Disagree, this site does not form part of the built up area of the village. The area has a distinct rural character separate from the main part of the village. Paragraph 3.26 of the Development Control Policies DPD makes clear that the frameworks have not been drawn around areas of scattered development where buildings are isolated, and that buildings associated with countryside use are normally not included. The site is also designated as green belt.
10440 - Martin Grant Homes Ltd (Histon, Land between Mill Lane and Impington Lane) 10450 - Centex Strategic Land (Histon, Land between Mill Lane and Impington Lane)	Object Land between Mill Lane and Impington Lane, Histon. A number of concerns regarding the soundness and appropriateness of the Council's approach to the emerging housing strategy. Particularly concerned as to the ability of the proposed housing allocations to deliver the requisite dwelling numbers during the plan period, and consider that unless additional housing allocations are proposed through the plan process, there is likely to be a material shortfall in housing completions to 2016 in accordance with Structure Plan requirements. Client's land at Histon fronting Impington Lane to the south and Ambrose Way, connecting to Mill Lane with Water Lane beyond, should be allocated in the emerging LDF to help meet the likely shortfall in housing land supply to 2026 and beyond.	Part of this site is within the village framework. The remainder of the site, comprising open fields and designated as green belt, does not form part of the built up area of the village, and should remain outside the village framework.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10199 (Melbourn, Land South of Carlton Rise)	Object Land south of Carlton Rise, Melbourn. The village framework boundary should be amended to include land at New Road, Melbourn, as the proposed boundary is illogical and anomalous particularly in view of the planning consent for affordable housing granted on adjoining land to the south.	Disagree. The land is open, and not part of the built up area of the village. Although it will be partly adjoined by a rural exception site for affordable housing, this is an appropriate countryside use. The framework should not be moved out to meet it.
10715 (Girton, Land South of Girton Farm, Oakington Road)	Object Land south of Girton Farm, Oakington Road, Girton. Objection is raised to the exclusion of our client's two parcels of land, as indicated on the attached plan, from within the Village Framework of Girton, and within the designated Green Belt area. It is considered that the existing built form in this area justifies identification within the Village Framework and, as it more properly relates to the built up area, exclusion from the Green Belt.	The site is separated from the built up area of Girton by some distance. The area has a distinct rural character separate from the main part of the village. Paragraph 3.26 of the Development Control Policies DPD makes clear that the frameworks have not been drawn around areas of scattered development where buildings are isolated, and that buildings associated with countryside use are normally not included. (removal from green belt have been addressed through other representations: 10702)
7860 - Cambs County Council Property & Procurement Department (Girton, Littleton House School, Land between the Framework and the Green Belt)	Object Littleton House School, Girton. Village framework boundary at Girton should be adjusted to coincide with the Green Belt boundary in the vicinity of Littleton House School. The area between the presently defined village boundary and the green Belt has been largely developed by buildings and hardstanding. The village framework as presently shown represents an anomaly in this location that can be rectified through the LDD process.	Although there is hardstanding and carparking on part of the site, the land does not form part of the built up area of the village, and has correctly been designated as outside the village framework. There have also been a number of mobile classrooms on the site, but these are temporary uses.
10725 (Stow-cum-Quy, Land off Church Road)	Object Land off Church Road, Stow-Cum-Quy, 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 that there is residential development on two sides of the site. The significant hedge between the Church and no. 15 Church Road, effectively restricts views across our client's land from the defined 'Important Countryside Frontage'. The site could be developed without material visual detriment to the area. There is a strong case for including the site based on the site's proximity to Cambridge (with good cycle links) and the park and ride.	The site does not form part of the built up area of the village, and should remain outside the village framework. It comprises open, agricultural land, and is designated as green belt.
10413 - Davison & Co (Barford) Ltd (Elsworth, Land North and West of Elsworth School)	Object Land north and west of Elsworth School, Elsworth. Objection is raised to the fact that our client's land, edged red on the attached plan, is not in the Village Framework for Elsworth. It is proposed that the land, which partly comprises unattended allotments, could be used to provide additional housing for the Village in addition to providing extra car parking area for use by the school and an additional playing field / recreational area if desired. It is considered that this development could be incorporated within the Village without detriment to the overall setting of the Village.	Not accepted. This land is not part of the built up area of the village, and should remain outside the village framework. It consists of agricultural land and some allotment gardens.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

7834 (Whaddon, Land at The Close, Meldreth Road)	Object Land at the Close, Meldreth Road, Whaddon. Amend village framework at Whaddon to include land at The Close, Meldreth Road. Historic maps show the area was one of the earliest parts of the village. Area should be included to give the village better balance, as similar properties at the other end of the village are included in the framework. Additional land is required to provide opportunities for affordable housing in the village. If the whole site cannot be included then inclusion of the site excluding the northern paddocks is still sought.	Whilst the site includes one dwelling, it is well screened by vegetation and relates better to the surrounding countryside than the built-up part of the village. The site does not form part of the built-up area of the village, and should remain outside the village framework.	No change.
10307 - Huntsman Advanced Materials (Duxford, Land South of Rectory Road)	Object Land south of Rectory Road, Duxford. We object to the exclusion of our client's site from the Village Framework, and seek an amendment to the existing Village Framework to include our client's site.	This site has a distinctly different character from the main built up area of the village, and does not warrant inclusion within the village framework. It is proposed to be designated as an Established Employment Area in the Countryside.	
8088 (Oakington, Land at the The Drift)	Object Land at The Drift, Oakington. The Oakington Village framework in the vicinity of Whitehall Farm and the Drift should be reviewed and extended to take into account (include) the houses that exist down The Drift and to include the 1-acre field at the end of Mead View, that used to be the site of the buildings of a pig-farm (Whitehall Farm). This should be considered as brownfield land, and so making this available would contribute to POLICY ST/2. It has excellent existing road access from Mead View, but there is also additional road access from the Drift.	Brownfield land is defined in Annex C of PPG3 as "previously-developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings)." As agricultural use, this land is not considered brownfield. The majority of this site consists of green field land in the countryside. It does not form part of the built up area of the village, and should remain outside the village framework.	No change.
10561 - Vogan & Company (Fulbourn, Land East of disused Railway Station)	Object Land east of disused railway station, Fulbourn. The village framework boundary on the north eastern edge of Fulbourn is illogical and follows no physical or visual boundary in relation to the eastern end of the site curtilage at the Fulbourn silo site. The boundary should be amended to follow the tree / landscaped site boundary.	The village framework boundary is currently tightly drawn around the rear of buildings, the built-up part of the site. This is a clear boundary, and given that landscape features will continue to change over time, it is a more permanent feature. The site does not form part of the built-up area of the village, and should remain outside the village framework.	No change.
11036 - Foregreen Developments Ltd (Waterbeach, Land down Gibson Close)	Object Land west of Gibson Close, Waterbeach, should be included within the village framework and positively allocated for housing under Policy SP/1. This could be in isolation or in conjunction with adjacent parcels of land, all of which (in common with the subject site) are excluded from the Green Belt. This would accord with the recommendation of the previous Local Plan Inquiry Inspector, whose recommendation was unjustifiably rejected by the Council.	Harding Close and Vicarage Close were allocated for residential development in the 1982 Waterbeach and Landbeach District Plan. The small parcels of land between them were specifically excluded from development to provide land either side of a network of rural public footpaths which run from Green Side and Cambridge Road to Ely Road. Including these areas within the Village Framework and allowing development would make development very prominent and substantially change the character of this public footpath. (allocation for development addressed through other representations: 9158)	



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<p>10912 - Ely Diocesan Board (Waterbeach, Land between Vicarage Close and Harding Close)</p>	<p><b>Object</b> This land to the north of Glebe Road, Waterbeach should be included within the village framework. It is not within the Green Belt, would not encroach on open countryside, has scope for access and can form an integral part of the village. Development would allow for significant improvements in access to the countryside in this part of the village.</p>	<p>Harding Close and Vicarage Close were allocated for residential development in the 1982 Waterbeach and Landbeach District Plan. The small parcels of land between them were specifically excluded from development to provide land either side of a network of rural public footpaths which run from Green Side and Cambridge Road to Ely Road. Including these areas within the Village Framework and allowing development would make development very prominent and substantially change the character of this public footpath. With regard to specific allocation for development, an additional allocation on this scale would not be appropriate for a minor rural centre, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations in the rural area are not required.</p>
<p>10889 - Ashdale Land &amp; Property Consultants (Waterbeach, Land North of Pooresfield Road)</p>	<p><b>Object</b> Land to the north of Pooresfield Road, Waterbeach. The land is well located to the existing built-up area of Waterbeach, and will not encroach beyond the westerly extent of the village envelope. Its inclusion within the framework is entirely logical. The site is located outside the Green Belt, the boundary of which would represent a more sensible boundary. The land was recommended for inclusion within the framework by the Local Plan Inspector in 2002.</p>	<p>Harding Close and Vicarage Close were allocated for residential development in the 1982 Waterbeach and Landbeach District Plan. The small parcels of land between them were specifically excluded from development to provide land either side of a network of rural public footpaths which run from Green Side and Cambridge Road to Ely Road. Including these areas within the Village Framework and allowing development would make development very prominent and substantially change the character of this public footpath. (allocation for development addressed through other representations: 10890)</p>
<p>8116 (Impington, Land South of Clay Close Lane)</p>	<p><b>Object</b> Land south of Clay Close Lane, Impington. The site is largely surrounded by existing residential development and bounded by Clay Cross Lane. It is within 150m of a secondary school and associated sports centre and within walking distance of the village centre. The site is located within a settlement with good public transport links, shopping, other local services and employment opportunities which is designated as a Rural Centre. The site is within the physical structure of the settlement and fulfils none of the purposes of Green Belts as set out in PPG2. It should be included in the Village Framework and allocated for residential development.</p>	<p>The site, comprising trees and open field, does not form part of the built up area of the village, and should remain outside the village framework. It does not warrant inclusion despite some dispersed development north of the site.  (allocation for development and removal from green belt have been addressed through other representations: 8115, 8117)</p>

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10562 (Fulbourn, Land at Home End)	Object Land at Home End, Fulbourn. Objections are raised to the omission of Lane at Home End, Fulbourn from within the Village Framework and also for the proposed designation of Important Countryside Frontage and the designation within the Cambridge Green Belt. The site is suitable for small scale residential development, as it is within the core of the Village and adjoins a residential development both to the north and south and existing development on the opposite side of Home End.		The site does not form part of the built up area of the village, and should remain outside the village framework. It comprises an area of open grassed land on the edge of the village.  (allocation for development, removal from green belt and import that countryside frontage have been addressed through other representations: 10563, 10564, 10567)
7830 (Eisworth, Rear of garden at 6 Brockley Road) 7829 (Eisworth, Rear of garden at 6 Brockley Road)	Object Land at rear of 6 Brockley Road, Eisworth. Re-align village framework to encompass the total area of garden. The proposed village framework boundary in the area of Avenue Meadow allows for the inclusion within the framework of all land which has recently been purchased by the owners of neighboring properties that was previously part of Avenue Meadow. This creates an anomaly with the positioning of the framework. Of the five properties sharing garden boundaries with Avenue Meadow this is the only one that does not have its entire garden included within the framework.		Paragraph 3.27 of the Development Control Policies DPD makes clear that boundaries sometimes cut across large gardens, especially if part of the garden relates more to the countryside than the built up area of the village. The position of the framework in this case acknowledges the fact that development to the south would result in an extension of the built up area into the countryside along Brockley Road frontage.
10259 (Willingham, Land at Preist Lane)	Object Land at Priest Lane, Willingham should be included within the village framework boundary, to provide a logical boundary and enable its development for a modest housing scheme.		The site, comprising an open field, does not form part of the built up area of the village, and should remain outside the village framework. With regard to specific allocation for development, an additional allocation on this scale would not be appropriate for a minor rural centre, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations in the rural area are not required. On criteria one of the policy, what constitutes an essential part of village character can be determined at the planning application stage, and utilise other guidance including supplementary planning documents.

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11039 (Oakington, Land behind 64 Water Lane and the School)  
 Object: Land behind 64 Water Lane and the school, Oakington. The village boundary should be amended to include the proposed allocation (see other rep). In addition the whole of the school site should be included within the village boundary as it clearly has a much greater link with Oakington than surrounding countryside.

The site does not form part of the built up area of the village, and should remain outside the village framework. The site is also designated as green belt. Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5.

9327

Object: Policy too inflexible given pressure on the need to identify land for housing, especially small scale low cost housing which could be affordable to local people. Arbitrary decisions regarding the line for the village framework, sometimes through someone's garden, are unrealistic and unreliable. The opportunity should be provided in this policy to develop small plots of land at edges of village frameworks, especially where these are not related to the countryside, for small developments which could help to provide support to the village services and keep villages alive. Without the opportunity for modest growth villages stagnate.

Drawing frameworks tightly around villages is an essential policy tool to protect the countryside from gradual encroachment at the edges of villages. Paragraph 3.27 of the Development Control Policies DPD makes clear that boundaries sometimes cut across large gardens, especially if part of the garden relates more to the countryside than the built up area of the village. The plan does provide mechanisms for the delivery of affordable housing, including policy HG/5, exceptionally allowing developments of purely affordable housing outside village frameworks. Small amounts of development do not significantly support the delivery of additional services in small villages, and benefits may be outweighed by the disproportionate number of additional journeys created.

10216 - Scotsdales Garden Centre (Great Shelford, Scotsdales Garden Centre)

Object: Scotsdales Garden Centre should be removed from the green belt and included within the village framework to enable the company to operate its successful retail business more efficiently and so contribute further to the local economy.

Paragraph 2.6 of PPG2 clearly states that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally," Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004, therefore a further review at this location would be contrary to PPG2. Therefore the site should remain in the Green Belt and not included within the village framework. No change.

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7820 (Whittlesford Bridge, Land behind 1 - 23 Royston Road)

**Object** Land East of Moorfield Road between Station Road and the A505 has been included in the village framework as the Local Plan Inquiry Inspector recommended that this land has no connection with the countryside South of the A505.

Request that land West of Moorfield Road and North of A505 also be included in village framework as this land must also have no connection with the countryside to the South of the A505.

Topography of the land is flat and well drained and benefits from existing vehicular access onto Moorfield Road.

**Object** The framework at Shepreth to the rear of 20 High Street has been moved in the past closer to the house. The previous line seems to follow a more natural line of the village and the framework line should be moved back to where it was.

**Object** Land North of Bogs Gap Lane, Steeple Morden represents a logical extension to the village framework as there are already residential properties on the land; it is well surrounded by mature hedges and trees around the site; and the site relates to the built-up village.

**Object** Land west of Bar Hill.  
Bar Hill is rightly classified as a Rural Centre (see attached report of evidence). However, Urban Capacity Study of June 2005 demonstrates that Bar Hill has no sites available within the currently defined development boundary to allow for redevelopment opportunities. Given the unique issues relating to Bar Hill there is a strong planning argument to realign the settlement boundary to enable Bar Hill to absorb development growth. This action will make available important 'services', 'facilities' and 'infrastructure' as required by the Rural Centre Policy.

The site does not form part of the built up area of the village, and should remain outside the village framework. The circumstances of this site are different to those of the site included in the framework on recommendation of the Inspector of the Local Plan 2004 Inquiry. That comprised land within the residential curtilage. This site does not, and is separate from the built up area of the village.

The framework line in this location is consistent with the 1993 and 2004 Local Plans. The site does not form part of the built up area of the village, and should remain outside the village framework.

The area has a distinct rural character separate from the main part of the village. Paragraph 3.26 of the Development Control Policies DPD makes clear that the frameworks have not been drawn around areas of scattered development where buildings are isolated.

Policy P9/1 of the Structure Plan provides a clear indication of the distribution of housing within each of the districts and Policy ST/1 accords with this, and greater detail of the breakdown is provided in Figures 1 to 3. Policy ST/7 sets out the phasing of housing land to ensure a continuous supply over the plan period. The detail for each of the major development locations is contained in the Area Action Plans. Policy ST/8, the Housing Trajectory and the Annual Monitoring Report will ensure the policies remain relevant and ensure an adequate and continuous supply of housing land is available throughout the plan period. Therefore there is no need to allocate any further sites. It is proposed to downgrade Bar Hill to a Minor Rural Centre as it only meets two of the Structure Plan criteria, in terms of village facilities and local employment opportunities (as detailed in the Rural Centres Preferred Option Report). Bar Hill is presently contained within the perimeter road, and any further development would result in development in an unsustainable location, on land which is currently very open and exposed with long distance views.

No change.

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9897 (Barrington, Land between 29 & 39 Shepreth Road)  
 Object Redundant grazing land between 29 & 39 Shepreth Road, Barrington is a 2 acre site within the natural boundary of the village and should not be excluded from the village framework. The current boundary is arbitrary and out of date unreasonably restricting modest natural growth of the village. The site is not in open countryside or the flood plain. It is less than one mile from Shepreth Railway station and is on a bus route.

10674 - Atkins Property Development Ltd (Barhill, Land West of Bar Hill)  
 Object Land west of Bar Hill. Objection is made to Inset 5 for Bar Hill as it does not currently include land at north west Bar Hill within the settlement boundary. It is suggested Inset 5 be amended as per the attached plan. (see separate representation to Policy ST/1).

10824 - Cambs County Council Property & Procurement Department (Sawston, Hill Farm)  
 Object Land at Hill Farm, Sawston. Sawston is designated a Rural Growth Centre, where larger-scale development is permitted. The framework should be continued across from the cemetery, to take into account the existing built area of Hill Farm. These areas are shown marked on the enclosed plan.

10599 (Shepreth, Land at Frog End, Shepreth)  
 Object Objections are raised to the omission of the extension of the Village Framework to include development along the Dunsbridge Turmpike in Shepreth.

8016 (Whittlesford Bridge, Land behind 1 - 23 Royston Road)  
 Object Land behind 1-23 Royston Road, Whittlesford Bridge. Change the village boundary in the Whittlesford Bridge area to include the Land West of Moorfield Road and North of the A505 that is not currently part of the village framework.

This land cannot be considered as 'countryside' due to its proximity to the A505. Its inclusion in the village framework would not negatively impact upon the character of Duxford village, and would provide an opportunity for future development.

The site, comprising a field, does not form part of the built up area of the village, and should remain outside the village framework. With regard to specific allocation for development, an additional allocation on this scale would not be appropriate for an infill village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations in the rural area are not required.

The site, comprising arable fields, does not form part of the built up area of the village, and should remain outside the village framework. (allocation for development addressed with other representations).

The site does not form part of the built up area of the village, and should remain outside the village framework.

The area has a distinct rural character separate from the main part of the village. Paragraph 3.26 of the Development Control Policies DPD makes clear that the frameworks have not been drawn around areas of scattered development where buildings are isolated, and that buildings associated with countryside use are normally not included. The area should remain outside the village framework.

The site, comprising a grass field, does not form part of the built up area of the village, and should remain outside the village framework.



**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

8342 - The English Courtyard Association (Whittleford, Walled Garden North of Church Lane)

Object Please adjust village policy framework to include the land identified within the village. There is no reason to include the walled garden which is brownfield land as land within the greenbelt. The plan should be altered to include this land as lying within the village policy framework.

The site does not form part of the built up area of the village, and should remain outside the village framework. Paragraph 3.27 of the Development Control Policies DPD notes that frameworks often cut across large gardens on the edge of villages, if those gardens relate more to the countryside than the built up area of the village. This is the case with this site. It acknowledges the fact that development would effectively extend the built up area of the village into the countryside. A correction to the framework is therefore not required. The site is also designated as green belt. Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5.

10809 - Cambs County Council  
Property & Procurement  
Department (Oakington, Land SW of 92 Water Lane)

Object Land SW of 92 Water Lane, Oakington.  
Within the Group Village of Oakington, a site close to the centre of the village is shown marked on the attached plan, which is considered to form an area of logical infill development between two built-up areas. It is therefore proposed that the site be included within the village framework, and the designations preventing it coming forward be reviewed.

No change.

The objection lies in the Cambridge Green Belt at a point where the countryside penetrates to a main village street and as a consequence contributes to the rural character of the village.

9223 (Longstanton, Land between Clive Hall Drive & Mills Lane)

Object Land between Clive Hall Drive & Mills Lane, Longstanton.  
We are seeking a minor amendment to the existing village framework as drawn around Longstanton, on land adjacent to Clive Hall Drive and the existing caravan site off St Michaels Lane (see enclosed plan). The land in question relates to the existing built up area of Longstanton and not the proposed Green Belt or green separation area beyond the existing mature hedge, which forms a natural barrier to the village. The parcel of land in question would have no impact upon the overall proposed Green Belt or green separation between Longstanton and the proposed new town of Northstowe.

The site does not form part of the built up area of the village, and should remain outside the village framework. It comprises undeveloped land on the edge of the village, the development of which would effectively extend the built up area of the village into the countryside.



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10845 - Taylor Woodrow Developments Ltd (Waterbeach, Land between Waterbeach and railway)	Object Land between Waterbeach and railway, Waterbeach. Waterbeach should be a Rural Centre. Land south of Bannold Road, Waterbeach to the east of the village should be deleted from the Green Belt and allocated for housing development. The Inset Boundary for the village should follow the line of the railway line. The floodplain map should be re-evaluated.	The site, comprising mainly agricultural fields, does not form part of the built up area of the village, and should remain outside the village framework. (allocation for development and removal from green belt have been addressed through other representations: 10843, 10846)
8327 (Duxford, Land at back of gardens 8-11 Green Acres)	Object Land at back gardens of 8-11 Green Acres, Duxford. The Duxford village framework needs to be amended to reflect the fact the gardens of properties off Greenacres have been extended (Planning Permission S/0279/05/F).	Paragraph 3.27 of the Development Control Policies DPD notes that frameworks often cut across large gardens on the edge of villages, if those gardens relate more to the countryside than the built up area of the village. This is the case with this site. It acknowledges the fact that development to the rear would effectively extend the built up area of the village into the countryside. A correction to the framework is therefore not required.
10786 (Meldreth, Site at Whitecroft Road)	Object The land at Whitecroft Road, Meldreth should be included within the village framework. Land consists of previously unused land and is well connected to the existing village framework. The site is well constrained by existing development and other defensible boundaries (Station Road and the railway line). The site, which partly sits within the village framework, is more closely related to the existing built up area than the open countryside.	This representation proposes the extension of the village framework to include an area of undeveloped land south of the village. Development of this land would effectively extend the built up area of the village into the countryside. The site does not form part of the built up area of the village, and should remain outside the village framework.
8363 (Longstanton, Built Area South of Woodside)	Object Built area south of Woodside, Longstanton. The land shown on the attached map should be included within the village framework for Longstanton and not as an area of Green Separation. The land falls within the existing Parish of All Saints and has properties adjoining on each side boundary and a property directly facing to it. There are also existing farm buildings along the frontage. The Longstanton Village Framework should be extended to include the built form of the existing current buildings and the remaining paddock and copse should be removed from the extended Cambridge green belt.	The area has a distinct rural character. Paragraph 3.26 of the Development Control Policies DPD makes clear that buildings associated with countryside use are normally not included. This may include farm buildings. The site also forms an important part of the separation between Longstanton St. Michaels and the main part of the village, reflected in its designation as important countryside frontage, and the extension of the Cambridge Green Belt.
10834 - Cambs County Council Property & Procurement Department (Sawston, cemetery S of Hill Farm)	Object Cemetery south of Hill Farm, Sawston. Sawston is designated a Rural Growth Centre, where larger-scale development is permitted. The village framework on the northern boundary of Sawston has omitted a part of the existing cemetery (the majority is included within the framework), an dthis should be corrected.	The site does not form part of the built up area of the village, and should remain outside the village framework. The area has a distinct rural character separate from the main part of the village. Paragraph 3.26 of the Development Control Policies DPD makes clear that the frameworks have not been drawn around areas of scattered development where buildings are isolated, and that buildings associated with countryside use are normally not included. The land is within the Green Belt. The agricultural and cemetery uses are appropriate uses in the green belt, and should remain outside the village framework.

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9923 - Old Road Securities Plc  
(Waterbeach, Land at Denny End)

Object

Land at Denny End Road Waterbeach. Waterbeach can accommodate additional growth outside the current settlement limits. Land at Denny End Road, whilst in the Green Belt, provides a sustainable development site being adjacent to existing employment opportunities. The village framework boundary should be amended accordingly.

The site does not form part of the built up area of the village, and should remain outside the village framework. Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5. (allocation for development addressed through other representations: 10274)

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7821 (Hauxton, Land North and South of High Street)

Object

Land north and south of The High Street Hauxton should be allocated for housing. The land south of the High Street can also provide a landscape belt to reduce noise disturbance from the M11 and contribute towards a new village hall. Objection is therefore raised to the non inclusion of these areas of land within the village inset boundary.

The northern part of the site comprises farm buildings, the larger southern part of the site comprises open fields. Both do not form part of the built up area of the village, and should remain outside the framework. The area has a distinct rural character separate from the main part of the village. Paragraph 3.26 of the Development Control Policies DPD makes clear that the frameworks have not been drawn around areas of scattered development where buildings are isolated, and that buildings associated with countryside use are normally not included. Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5. (allocation for development addressed through other representations: 7826)

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7873 (Histon, Land adjoining 59 & 61 Cottenham Road) Object Land adjoining 59 & 61 Cottenham Road, Histon. The Village Framework for Histon should be altered to include the land shown red and green on the attached plan. The sites make no justifiable contribution to the green belt given their location to the north of the village; their development would be wholly in accordance with policies for sustainable development.

The site does not form part of the built up area of the village, and should remain outside the village framework. Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations in the rural area are not required.

10827 (Waterbeach, Land adjacent to Pieces Lane) Object Land adjacent to Pieces Lane Waterbeach represents a logical rounding off of the village framework of Waterbeach by the inclusion of land which is contiguous with existing residential development on three sides.

The site does not form part of the built up area of the village, and should remain outside the village framework. (allocation for development and removal from green belt have been addressed through other representations: 10828, 10830)

10703 - Cambridgeshire Recycling Object The first paragraph of this policy is unreasonable and is not in accordance with Government policy in PPG2, in relation to villages within the Green Belt, or PPS7, in relation to those that are not.

No change.

In relation to the preferred approach to development within village frameworks, Criteria 1 if applied too subjectively, will be unreasonably restrictive. Clarification and qualification of what is to be considered "essential" is required as an amendment of this policy wording. Criteria 4, also, needs qualification to the effect that, if it can be shown that there is no current market demand for the employment service or facility, then its loss can be accepted. The alternative is that the site will become disused and unattractive and also represent a wasted land resource.

Policy DP/8 needs to be considered in conjunction with other policies in Development Control Policies DPD which cover appropriate development in the Green Belt and countryside more generally, and accord with PPG2 and PPS7. What is considered to form an essential part of the village character will vary on a site-by-site basis and will therefore be subjective. However, additional guidance may be found, for example in Conservation Area Appraisals and other Supplementary Planning Documents, which would be taken into consideration where applicable. Criteria 4 cross-refers to other policies in the Development Control Policies DPD and the detail of their application is dealt with there, therefore there is no need for duplication.

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8917 - Wm Morrison Supermarkets Plc	Object	Wm Morrison notes that Cambourne is defined as a Rural Centre within the District retail hierarchy, however there is no indication of the actual extent of the centre on the Proposals Map. In our client's view the boundaries of the retail centre should be defined on the Proposal Map to ensure that is safeguarded from inappropriate uses, and to indicate where it will be appropriate to direct future development proposals for retail uses. We suggest that an appropriate boundary of the centre could be the extent of the commercial uses shown on the original Masterplan for the settlement.	Policy SP/19 requires development to accord with the approved master plan and design guide. This provides sufficient clarity with which to determine development proposals. It would not be appropriate to designate a primary retail area in a village centre.
10154 - Cambridge Joinery Ltd (Over, Land at 23 Fen End)	Object	Land at 23 Fen End, Over. We request that the village framework boundary be amended in this location to follow a much more logical line and to allow for the successful redevelopment of this site, as indicated on the attached plan, thus facilitating the business relocation to a more appropriate and sustainable site.	Disagree. The framework in this location was amended through the preparation of the Local Plan 2004 to include the element of previously developed land on the site. A further revision to bring in undeveloped land to the rear, and potentially extend the built up area of the village, is not justified.
10815 - Cambs County Council Property & Procurement Department (Histon, Land South of Manor Park)	Object	Land south of Manor Park, Histon. The County Council own a site in the proposed Rural Centre of Histon and Impington, which is surrounded by development on three sides, and the route of the proposed Guided Bus Route on the other. In addition, the site is currently "white land", outside the Green Belt, and free from other potential environmental constraints. The site would be made available for employment or housing, and given the potential benefits associated with including this land within the framework, it should be included as a sustainable site within the Rural Centre.	The site does not form part of the built up area of the village, and should remain outside the village framework. With regard to specific allocation for development. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations in the rural area are not required.
7998 (Oakington, Land at rear of Manor Farm Close)	Object	Land at rear of Manor Farm Close, Oakington. This land is suitable for residential development use, perhaps for affordable housing or a mixture of private and affordable housing. It should therefore be included within the village framework. You will note the land immediately to the south is being developed and a scheme on our land would be complimentary to this.	The objection site lies in the proposed gap between Oakington village and Northstowe and forms an essential part of the land that must be kept free from development to provide green separation in order to maintain the village character of Oakington.  No change.
8319 - Brook Trading Ltd (Willingham, Land between Over Road & Station Road)	Object	The site to the south of Over Road, Willingham, was included in the Local Plan produced in 1999 but was omitted by the inspector in his report on objections. The site included following the report (land at Manor Farm) is in the course of development and will be completed during the Local Plan period. We request this site be included in the local plan review as it is an enclosed area within the ambit of the village and would have no impact upon the surrounding countryside and it is surrounded on three sides by residential development. The access to the development has been agreed in writing by the highway authority.	This site mainly comprises open agricultural land, and buildings associated with agriculture. It does not form apart of the built up area of the village, and should remain outside the village framework. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan.



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7797 (Streety End, Land East of 32 Streety End) 7796 (Streety End, Land East of 32 Streety End)	Object Land east of 32 Streety End, Streety End. Request the land be considered for inclusion in the Streety End village framework. The land forms part of the village, lying between two of the village framework boundaries. The site meets the CS3 Village Frameworks Preferred Approach as follows:-  1. The site does not form an essential part of the village character. Originally there were dwellings on the site. Houses presently line the road opposite. The land lies between two village boundaries. 2. Any development would be sensitive to the village character and only for family housing. 3. The site is connected to mains sewerage, water, electricity, has good road frontage and access. 4. No local employment or service facility is involved.	The site does not form part of the built up area of the village, and should remain outside the village framework. Whilst it includes one dwelling, it is predominately agricultural uses and open fields.
8176 - D H Barford + Co Limited (Castle Camps, Land near Owls Hoot Haverhill Road)	Object Land near Owls Hoot, Haverhill Road, Castle Camps. The Village Framework for Castle Camps should be amended to reflect the planning permission that has been granted and implemented for the change of use of buildings to Class B1 and B8 at Homers Lane, Castle Camps (Planning Permissions Nos. S/2430/F and S/1550/04/F).	Whilst permission was granted for change of use of the buildings, they remain relatively isolated rural buildings, and do not form part of the main built up area of the village. Paragraph 3.26 of the Development Control Policies DPD makes clear that the frameworks have not been drawn around areas of scattered development where buildings are isolated, and that buildings associated with countryside use are normally not included.
10553 (Fulbourn, Land either side of Hinds Loder (Track))	Object Land either side of Hinds Loder (track), Fulbourn. Objections are made to the fact that the Village Framework of Fulbourn has not been extended so as to facilitate significant further growth, appropriate to the sustainable position of Fulbourn not only in relation to Cambridge but to local services and facilities. It is considered this decision is contrary to the recommendations of Central Government with regards to the sustainability of future development, as promoted in both the RPG and the adopted Structure Plan.	The site does not form part of the built up area of the village, and should remain outside the village framework. It comprises open fields in the green belt, separated from the village framework.
10780 (Meldreth, Site at back of 1 Whitecroft Road)	Object The land at Whitecroft Road, Meldreth should be included within the village framework. Land consists of previously unused land and is well connected to the existing village framework. The site is well constrained by existing development and other defensible boundaries (Station Road and the railway line). The site, which partly sits within the village framework, is more closely related to the existing built up area than the open countryside.	Although containing built development, this site has a distinct countryside character and has a linear nature, stretching into the countryside. It is not appropriate to include this land within the framework of the village. Paragraph 3.26 of the Development Control Policies DPD makes clear that the frameworks have not been drawn around areas of scattered development where buildings are isolated, and that buildings associated with countryside use are normally not included.



**Representations**

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8015 (Meldreth, Land at 90 High Street)  
 Object: Land at 90 High Street, Meldreth. The proposed line of the village framework at 90, High Street, Meldreth, is not in accordance with the policy as stated in Para 3.25 of the Draft Core Strategy, which says 'Frameworks have been defined to take into account the present extent of the built-up area'. The substantial structure in our garden just to the west of the river Mel was built as a workshop approximately 50 years ago, on the site of even earlier buildings, so should be included within the framework.

The site does not form part of the built up area of the village, and should remain outside the village framework. Paragraph 3.26 of the Development Control Policies DPD makes clear that the frameworks have not been drawn around areas of scattered development where buildings are isolated. Although there is a building on the site, it clearly does not form part of the built up area of the village.

11452 - Weston Colville Parish Council  
 Object: Weston Colville's current village framework is very tightly drawn and excludes sites which may normally be defined as infill has no sensible further opportunities for development. It is the policy of the Weston Colville Parish Council to support the extension of the village framework to allow the building of 15/25 houses by 2016. Such development will help sustain services in the village and provide low cost housing.

With regard to specific allocations for development, an additional allocation on this scale would not be appropriate for an infill village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required. Policies are included in the Development Control Policies DPD for affordable housing exceptionally on sites outside village frameworks.

9979 (Fulbourn, 9 Dogget Lane)  
 Object: Land at 9 Dogget Lane, Fulbourn. The village framework boundary in this location should be amended to provide a more logical boundary both in relation to garden boundaries and to the Conservation Area and Green Belt boundaries.

In this location the framework reflects the built up area of the village. Paragraph 3.27 of the Development Control Policies DPD notes that frameworks often cut across large gardens on the edge of villages, if those gardens relate more to the countryside than the built up area of the village. This relatively isolated site reflects this principle. It acknowledges the fact that further development would effectively extend the built up area of the village into the countryside. A correction to the framework is therefore not required. The designation of green belt is based on different characteristics to the designation of frameworks, hence the existence of areas of 'white land' across the district. On criteria one of the policy, what constitutes an essential part of village character can be determined at the planning application stage, and utilise other guidance including supplementary planning documents.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

8119 - Freshwater Estates Ltd. (Sawston, Land at 41 Mill Lane)	Object Land at Mill Lane Sawston should be included in the village framework. Site is surrounded by existing development, no history of flooding, outside green belt, within 650m of secondary school/sports centre. Site is occupied by existing dwelling and outbuildings, and constitutes previously developed land defined in PPG3 and its development is in accordance with policy ST/2 of the draft core strategy. Site is located in settlement with good public transport links, good shopping and other services and good employment opportunities, designated as a rural centre.	The site does not form part of the built up area of the village, and should remain outside the village framework. The area has a distinct rural character separate from the main part of the village. Paragraph 3.26 of the Development Control Policies DPD makes clear that the frameworks have not been drawn around areas of scattered development where buildings are isolated, and that buildings associated with countryside use are normally not included.
10511 (Swavesey, Proposed recreation ground West of Middlewatch)	Object West of Middlewatch, Swavesey. Objection is raised to the omission of our client's land, from within a comprehensive extension to the Village Framework of Swavesey. The incorporation of a rectangular extension to the Village Framework, extending from the south of Wootton Close to Rose and Crown Road, would round off the Development Framework of Swavesey and would not extend the development boundary into open countryside in visual terms. The comprehensive development area would enable a mix of housing/employment/public open space to be provided and any other facilities which might be identified. It is considered that Swavesey is a sustainable settlement in which further growth should be encouraged, especially in view of the proposed rapid transit linkage to Cambridge.	The site, comprising a field, does not form part of the built up area of the village, and should remain outside the village framework. (allocation for development addressed through other representations: 10512)
10779 10785	Object	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.
10938 (Sawston, Deal Grove)	Object Objections are made to the omission of Land at Deal Farm, including nos. 64 and 62 Cambridge Road, Sawston from inclusion within the Village Framework. The land comprises two farm dwellings together with the extensive outbuildings associated with Deal Farm. It would appear logical if this built form was incorporated within the Village Framework to which it more properly relates. In addition, it is considered the land should be released from the Green Belt for the same reasons.	The larger part of the site comprises open arable fields, woodland, and pasture. It does not form part of the built up area of the village, and should remain outside the village framework. The built elements of Deal Farm also do not form part of the built up area of the village. Paragraph 3.26 of the Development Control Policies DPD makes clear that the frameworks have not been drawn around areas of scattered development where buildings are isolated, and that buildings associated with countryside use are normally not included. (allocation for development and removal from green belt have been addressed through other representations: 10939, 10940).
7822 - Taylor Woodrow Developments Ltd (Shepreth, Land North of Meldreth Road)	Object Land in Shepreth bordered by the railway line to the north, John Brey Close to the west and Meldreth Road to the south be included in the village envelope and identified for housing.	The site does not form part of the built up area of the village, and should remain outside the village framework. (allocation for development addressed through other representations: 7821)

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**Councils' Assessment**

**Nature Representation Summary**

**Representations**

Representations	Nature Representation Summary	Councils' Assessment
10713 (Girton, Land South of Girton Farm, Oakington Road)	Land south of Girton Farm, Oakington Road, Girton. Objection is raised to the exclusion of our client's two parcels of land, as indicated on the attached plan, from within the Village Framework of Girton, and within the designated Green Belt area. It is considered that the existing built form in this area justifies identification within the Village Framework and, as it more properly relates to the built up area, exclusion from the Green Belt.	Disagree, this site does not form part of the built up area of the village. The area has a distinct rural character separate from the main part of the village. Paragraph 3.26 of the Development Control Policies DPD makes clear that the frameworks have not been drawn around areas of scattered development where buildings are isolated, and that buildings associated with countryside use are normally not included. The site is also designated as green belt.
9927 - Old Road Securities Plc (Linton, Land North of Bartlow Road)	Land north of Bartlow Road, Linton. An objection is made to the non-inclusion of Linton as a Rural Centre. Linton is a sustainable location with a good level of employment opportunities and service facilities. It can accommodate additional growth without detriment to existing services and facilities outside the village development limits. Additional external growth should be identified at Linton at land north of Bartlow Road and south of Horseheath Road. Development in these locations could be well served by public transport. The village framework should be amended accordingly.	The site consists of an agricultural field. The site does not form part of the built up area of the village, and should remain outside the village framework.
8085 (Longstanton, Land between Longstanton and proposed Longstanton Bypass)	We object to the line of the Village Framework for Longstanton on the western side of the village and propose realignment along the line of the proposed Longstanton Western Bypass.	The site does not form part of the built up area of the village, and should remain outside the village framework.

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10269 - Chancellor, Masters & Scholars of the University of Cambridge (Girton, Land North of Woodlands Park and West of High Street)	<p><b>Object</b></p> <p>Land north of Woodlands Park and west of High Street, Girton.</p> <p>The University considers that the land west of High Street and North of Woodlands Avenue, Girton, has long term development potential that could meet the future needs of the local community for market and affordable housing, open space and community facilities.</p> <p>The long term development potential of this site should be considered in the context of the current proposals for Girton village.</p>	<p>The site does not form part of the built up area of the village, and should remain outside the village framework. The site is designated as green belt. Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5. Allocation for development would be contrary to the search sequence in Policy P.1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations in the rural area are not required.</p>
9925 - Old Road Securities Plc (Linton, Land South of Horseheath Road)	<p><b>Object</b></p> <p>Land south of Horseheath Road, Linton.</p> <p>An objection is made to the non-inclusion of Linton as a Rural Centre. Linton is a sustainable location with a good level of employment opportunities and service facilities. It can accommodate additional growth without detriment to existing services and facilities outside the village development limits. Additional external growth should be identified at Linton at land north of Bartlow Road and south of Horseheath Road. Development in these locations could be well served by public transport. The village framework should be amended accordingly.</p>	<p>The site, comprising an arable field on the edge of the village, does not form part of the built up area of the village, and should remain outside the village framework.</p> <p>(allocation for development addressed through other representations: 10276)</p>

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10069 (Swavesey, Land at 31 Blackhorse Lane) 10066 (Swavesey, Land at 31 Blackhorse Lane)	Object Land at 31 Blackhorse Lane, Swavesey. In relation to our clients land at Swavesey, as identified on the attached plan, this is a site which is surrounded by existing residential development on three sides and is not in active agricultural use nor has it formed any part of any agricultural holding for many years. Access is readily available to the site from an existing vehicular access on Taylors Lane with a secondary access from Black Horse Lane. The site is therefore able to accommodate a modest housing scheme, well related to the villages existing facilities and in particular to adjoining development. We therefore request that the village framework boundary be amended in this location to follow a more logical line and to allow for the development of this site.	The site, comprising a field on the edge of the village, does not form part of the built up area of the village, and should remain outside the village framework. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations in the rural area are not required.
10200 (Melbourn, Land South of Carlton Rise) 10201 (Melbourn, Land South of Carlton Rise)	Object Land south of Carlton Rise, Melbourn. The village framework boundary should be amended to include land at New Road, Melbourn, as the proposed boundary is illogical and anomalous particularly in view of the planning consent for affordable housing granted on adjoining land to the south.	The site does not form part of the built up area of the village, and should remain outside the village framework. The affordable housing to the south is an exception site, and is thus considered as a countryside use. The framework has been correctly drawn to identify the built up area of the village. Paragraph 3.27 of the Development Control Policies DPD notes that frameworks often cut across large gardens on the edge of villages, if those gardens relate more to the countryside than the built up area of the village. This is the case with this site. It acknowledges the fact that development to the rear would effectively extend the built up area of the village into the countryside.
10067 - Bellway Homes (Swavesey, Land South of School Lane)	Object Land south of School Lane, Swavesey. Bellway seek the identification of land south of Fen Drayton Road and north of Swavesey Village College for 5 acres of the land to be offered to the Village College, with the remainder of the land being developed for housing. This would incorporate open space and a proportion of affordable housing, as required by LDF policies.	The site does not form part of the built up area of the village, and should remain outside the village framework. With regard to specific allocation for development, an additional allocation on this scale would not be appropriate for a group village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations in the rural area are not required.



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10711 (Girton, Land North of Girton Farm, Oakington Road)	Object Land north of Girton Farm, Oakington Road, Girton. Objection is raised to the exclusion of our client's two parcels of land, as indicated on the attached plan, from within the Village Framework of Girton, and within the designated Green Belt area. It is considered that the existing built form in this area justifies identification within the Village Framework and, as it more properly relates to the built up area, exclusion from the Green Belt.	The site is separated from the built up area of Girton by some distance. The area has a distinct rural character separate from the main part of the village. Paragraph 3.26 of the Development Control Policies DPD makes clear that the frameworks have not been drawn around areas of scattered development where buildings are isolated, and that buildings associated with countryside use are normally not included. (removal from green belt, and allocation for employment, have been addressed through other representations: 10697, 10699)	
10897 - H C Moss (Builders) Ltd (Melbourn, Land at East Farm)	Object Land at East Farm, Melbourn. Objection is raised to the omission of land at East Farm, Melbourn, from within the Village Framework of Melbourn. Melbourn is considered to be an extremely sustainable location, not only with regard to existing facilities and services within Melbourn itself, but owing to its close proximity to Royston. Bearing in mind the entirely different character of the site in question from the surrounding agricultural countryside, it is considered appropriate to include it within the Village Framework.	The site does not form part of the built up area of the village, and should remain outside the village framework. The area has a distinct rural character separate from the main part of the village. Paragraph 3.26 of the Development Control Policies DPD makes clear that the frameworks have not been drawn around areas of scattered development where buildings are isolated, and that buildings associated with countryside use are normally not included.	(allocation for development addressed through other representations: 10898)
8104 (Great Wilbraham, Rolph Land at Toft Lane)	Object Amend boundary at Toft Lane Great Wilbraham. With pressure for development in the area, now would be an opportune time to remove this land from the green belt, allowing much needed and sustainable housing.	The site does not form part of the built up area of the village, and should remain outside the village framework.	(The site also forms part of the Green Belt, see response under separate representation 8103, 8102).
10629 (Arrington, Land north of Church Farm, Church Lane)	Object Land (north of Church Farm, Church Lane) at Arrington should be included within the village framework and allocated for residential development. The inclusion of the site represents a logical extension to the village framework. It is pertinent to note that the designation of the important Countryside frontage was removed at the suggestion of the Local Plan Inspector in 2000, in recognition that the land is in no way connected to the Open Countryside. Sites in smaller villages can benefit the amenity of the village in terms of services and provide much needed affordable housing.	The site does not form part of the built up area of the village, and should remain outside the village framework. This land is an open field associated with agricultural uses. Paragraph 3.25 of the Development Control Policies DPD makes clear that buildings with associated countryside uses, such as farm buildings, are not normally included within the framework. (allocation for development addressed through other representations: 10630, 10631)	



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9448 - Tebbit & Son (Toft, Land at end of Glebe Close)  
 Object Land at end of Glebe Close, Toft.  
 We are seeking an amendment to the existing village framework as drawn for Toft on land adjacent to Hardwick Road (see enclosed plan) to permit small-scale residential development, to include a mix of market housing and affordable housing. There are no other known suitable sites for further development within the village due to the constraints of the Cambridge Green Belt.

The site does not form part of the built up area of the village, and should remain outside the village framework. With regard to specific allocation for development, an additional allocation on this scale would not be appropriate for an infill village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations in the rural area are not required.

10628 (Arrington, Land at Church Farm, Church Lane)  
 Object Land at (Church Farm, Church Lane) Arrington should be included within the village framework and allocated for residential development. The inclusion of the site represents a logical extension to the village framework. It is pertinent to note that the designation of the Important Countryside frontage was removed at the suggestion of the Local Plan Inspector in 2000, in recognition that the land is in no way connected to the Open Countryside. Sites in smaller villages can benefit the amenity of the village in terms of services and provide much needed affordable housing.

The site does not form part of the built up area of the village, and should remain outside the village framework. (allocation for development and removal from green belt have been addressed through other representations: 10625, 10626)

8334 - Barker Parry Town Planning (Willingham, Land north of SP/1f)  
 Object Land north of SP/1(f), Willingham.  
 The village framework at Willingham should be altered to include land to the west of High Street George Street Willingham. The land which is bounded to the west by the Dockhell ditch and to the north by the Lords Ground ditch is a logical physical extension of the existing housing allocation. The land is located very close to the core of the village, is not in agricultural use, falls outside the areas of flood potential, is capable of being accessed and in all other respects is available for development.

The site does not form part of the built up area of the village, and should remain outside the village framework. With regard to specific allocation for development, an additional allocation on this scale would not be appropriate for a minor rural centre, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations in the rural area are not required.

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10485 (Caldecote, Land at 44 East Drive)	Object	Land at 44 East Drive, Caldecote. Although the District Council's response to previous representations was that the Village Framework would be amended to incorporate the garden of my client's property, as indicated in the attached plan, the amendments made are only exceedingly marginal. Given that the majority of properties along East Drive have their total residential curtilage included within the Village Farmwork, it seems unreasonable to exclude those parts of my client's land which are used in association with the dwelling house on a day to day basis. It does not comply with the stated criteria for including land within the framework.	Paragraph 3.27 of the Development Control Policies DPD makes clear that boundaries sometimes cut across large gardens, especially if part of the garden relates more to the countryside than the built up area of the village. Following the Preferred Options Public Participation, a change was made to the Local Plan 2004 village framework in this area, to better reflect the situation on the ground. It is considered that this is still sound.
10816 - Cambs County Council Property & Procurement Department (Over, Land South of Willingham Road)	Object	Land south of Willingham Road, Over. Over is capable of accommodating further small-scale growth, and within the village there is a site surrounded by residential development on 3 sides and by an access road on its eastern side. The site forms a logical infill site within Over, helping to support village facilities.	The site does not form part of the built up area of the village, and should remain outside the village framework. It is also proposed to be designated as green belt. With regard to specific allocation for development, an additional allocation on this scale would not be appropriate for a group village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations in the rural area are not required.
10503 (Swavesey, Land North of Rose & Crown Road)	Object	Land north of Rose & Crown Road, Swavesey. It is considered that land north of Rose & Crown Road, should be included within the Village Framework of Swavesey and allocated for mixed development purposes. Swavesey is a significantly sized, sustainable settlement whose accessibility to Cambridge will be significantly enhanced with the proposed rapid transport system linking Swavesey to Cambridge. As a consequence, it is considered that Swavesey can accommodate further growth and that our client's land represent a logical infill, especially bearing in mind that vehicular access could be obtained onto Rose and Crown Road as well as a separate pedestrian/cycle access onto Boxworth End.	The site does not form part of the built up area of the village, and should remain outside the village framework. (allocation for development addressed through other representations: 10504)

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10624 (Dry Drayton, Land East of Cotton's Field)	Object	Land east of Cotton's Field, Dry Drayton. It is required that: (i) The site as identified is deleted from its Green Belt designation, and instead is allocated within an amended village framework. The Proposals Map for Dry Drayton (Inset Map 26) should be modified in line with the enclosed plan. (ii) The site be allocated for residential development (up to 8 dwellings as per Policy ST/5) and the remainder of the site area to provide public open space, already identified as deficient in the village in the South Cambridgeshire Recreation Study (2002).	The site does not form part of the built up area of the village, and should remain outside the village framework. It comprises open land, designated as green belt.
10716 - Cambridgeshire Recycling (Gamlingay, Industrial Land SW of Gamlingay)	Object	Industrial land SW of Gamlingay. We object to the proposed framework boundary for Gamlingay which is drawn too tightly around the existing built-up area and does not provide for any small village extensions. [see also representations on ST/1, ST/4, and DP/8] We request that the village framework boundary be amended to provide for this, as indicated on the enclosed plan.	The site does not form part of the built up area of the village, and should remain outside the village framework. Paragraph 3.26 of the Development Control Policies DPD makes clear that frameworks have not been defined around areas of scattered development where buildings are isolated in the countryside or detached from the main concentration of buildings in a nearby village.
10460 - Girton Golf Club (Cambridge) Ltd (Girton, Girton Golf Club Old Practise Area)	Object	Old practise area, Girton Golf Club, Girton. We feel our land is no longer on the edge of the Green Belt and is ideally placed for future housing needs without detriment to the rural scene. The housing need is still there particularly for first time buyers. There have been developments in Girton especially towards the Huntingdon Road end of Girton and the Oakington Depot has now been redeveloped notably with three/ four bedroom units. Also: - The cycle path has been extended to connect to Oakington. - The 30mph speed limit has been extended beyond the site boundary. - Traffic calming has been introduced past our boundary. - Planning permission has been granted beyond our boundary inside the Green Belt for stables, house with stables and warehousing unit.	The site does not form part of the built up area of the village, and should remain outside the village framework. The site is also designated as green belt. Its development for housing would and compromise the purposes of the green belt. Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally," Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required.

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10823 - Messrs J and P Dossett (Arrington, Former GPO Telephone Exchange)	Object	<p>Former GPO Telephone Exchange, Arrington.</p> <p>A Village Framework should also be defined around the group or development along Ermine Way to the South of the main village, as indicated on the attached plan. It is more appropriate for policies for this area to relate to one within a Village rather than policies relating to the open countryside. There are a mix of uses in the area, comprising residential units, a garage, farm and the former GPO Telephone exchange. The inclusion of the area within a framework would enable the change of use of the former GPO telephone exchange to be considered in relation to Policies relating to Infill Villages (Policy ST/6). This would enable planning permission to be forthcoming for an alternative use for these buildings, which to date has not been possible as countryside policies relate to this area.</p>	<p>Paragraph 3.26 of the Development Control Policies DPD makes clear that the frameworks have not been drawn around areas of scattered development where buildings are isolated, and that buildings associated with countryside use are normally not included. This site comprises a small group of buildings, some distance from the built up area of a village. It would be inappropriate to define a framework around it.</p>
10813 - Cambs County Council Property & Procurement Department (Fulbourn, Land in front of The Windmill School)	Object	<p>Land in front of The Windmill School, Fulbourn.</p> <p>Given the future closure of Windmill School in Fulbourn, there will be a brownfield site in a prominent road frontage position. This site currently falls on the very edge of a major developed site within the Green Belt, although it is considered there are sound reasons for including it within the village framework. This will allow the proper redevelopment (and therefore proper planning) of this important site.</p>	<p>This site forms part of a major developed site in the Green Belt, and should remain outside the village framework. Policy GB/5 provides a framework for any redevelopment of the site.</p> <p>Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5.</p>

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10535 - The W Scambler Trust (Dry Drayton, Land North of Pettitt's Close)	Object	Land north of Pettitt's Close, Dry Drayton. Objection is raised to the inclusion of our client's land within the Green Belt and outside the defined Village Framework of Dry Drayton. The site represents a logical one for residential development, as it adjoins recent residential development both to the south east and south west, and is defined by a footpath connecting to the rest of the Village along the north eastern boundary. The inclusion of this land in the Village Framework would represent a logical rounding off of a development in this vicinity, without detriment to the village form or significant incursion into the Green Belt. It is considered that further limited growth within Dry Drayton would support the local facilities whilst at the same time providing needed affordable housing in the locality.	The site does not form part of the built up area of the village, and should remain outside the village framework.
10814 - C & A Locke (Whittlesford, Land at Granta Cottage, Mill Lane)	Object	Land at Granta Cottage, Mill Lane, Whittlesford. This representation relates to the omission of land adjoining Swan's corner, Mill Lane, Whittlesford from within the Village Framework, and its inclusion within the Green Belt designation. It is considered that, since the construction of Swan's Corner and the erection of a stable on the land in question, the character of the area has changed so that it now properly relates to the built form of the Village more than it does to the surrounding countryside from which it is now divided by a fence and planting. It is differentiated also by means of usage.	The site does not form part of the built up area of the village, and should remain outside the village framework. The land is also designated as green belt.
10613 - Dixon International Group Ltd (Pampisford, Land North of Brewery Raod)	Object	Land north of Brewery Road, Pampisford. The Dixon International Group 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 and the site presents a clear and logical solution to meet the housing land supply targets in the rural area and address the identified shortfall to 2016.	This site is within the village framework of Pampisford. Issues raised are addressed in response to 10608.
10929 - Carter Jonas (Melbourn, Land North of Melbourn Science Park)	Object	Land north of Melbourn Science Park, Melbourn. There is an incorrect boundary to the Village Framework for Melbourn. This should have been corrected in the previous Local Plan and the Village Framework erroneously passes through an existing building. Supporting information, including previous correspondence with the Council, is provided to prove the case.	It is agreed that a slight amendment is required to the village framework to go around the outside of the building. However this change does not need to be as significant as proposed in the representation, which would unnecessarily bring open land into the framework. Amend the village framework of Melbourn to follow the outside of the building at the northern most end of the Science Park.



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10271 - Chancellor, Masters & Scholars of the University of Cambridge (Madingley, Burnt Farm, High Street)	<p><b>Object</b></p> <p>Land at Burnt Farm, High Street, Madingley. The University considers that the village framework for Madingley should be redrawn to include the farmyard at Burnt Farm which is considered to have development potential.</p> <p>A mixed development here comprising market and affordable housing, together with some small scale employment use, would help to conserve the existing buildings on the street frontage and, if developed sensitively, the recycling of this brownfield site could bring positive benefits to the village and its community.</p>	<p>The site does not form part of the built up area of the village, and should remain outside the village framework. Paragraph 3.25 of the Development Control Policies DPD makes clear that buildings associated with countryside uses, including farm buildings, are not normally included in the framework. The definition of previously developed land in PPG3 also generally excludes agricultural uses. With regard to specific allocation for development, an additional allocation on this scale would not be appropriate for an infill village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations in the rural area are not required. Employment policies relating to buildings in the countryside provide an appropriate framework for considering future uses.</p>	
10883 (Little Gransden, Land behind 11-47 Primrose Hill)	<p><b>Object</b></p> <p>Land behind 11-47 Primrose Hill, Little Gransden. This objection identifies a site (green) which is part of the adjoining field where additional development could be accommodated away from the sensitive areas in Little Gransden.</p>	<p>The site does not form part of the built up area of the village, and should remain outside the village framework.</p>	<p>With regard to specific allocation for development, an additional allocation on this scale would not be appropriate for an infill village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations in the rural area are not required.</p>
10572 - The W Scambler Trust (Swavesey, Land South of Whitton Close)	<p><b>Object</b></p> <p>Land south of Whitton Close, Swavesey. Objection is raised to the omission of Land to the south of Whitton Close, Swavesey, from within the Village Framework. It is considered that this land represents a logical extension to the Village Framework of the settlement, to which access could be obtained from Whitton Close following the demolition of one property. In addition, the land could form part of a larger rectangular allocation extending to Rose and Crown Road to the south, which could accommodate a mixed development beneficial to Swavesey, without extending the Village Framework to detriment to the setting of the Village.</p>	<p>The site does not form part of the built up area of the village, and should remain outside the village framework.</p>	<p>(allocation for development addressed through other representations: 10573)</p>



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10506 - The W Scambler Trust (Swavesey, Land South of Whitton Close)	<p>Object</p> <p>Land south of Whitton Close, Swavesey. Objection is raised to the omission of our client's land, from within the Village Framework of Swavesey. It is considered that this land represents a logical extension to the Village Framework of the settlement, to which access could be obtained from Whitton Close following the demolition of one property. This arrangement has already been discussed and already agreed as feasible with your Council. In addition, our client's land could form part of a larger rectangular allocation extending to Rose and Crown Road to the south, which could accommodate a mixed development beneficial to Swavesey, without extending the Village Framework to detriment to the setting of the Village.</p>	<p>The site does not form part of the built up area of the village, and should remain outside the village framework.</p> <p>(allocation for development addressed through other representations: 10507)</p>	
10415 - Martin Grant Homes Ltd (Cambourne, Proposed extension North of Cambourne)	<p>Object</p> <p>Proposed extension north of Cambourne. A number of concerns regarding the soundness and appropriateness of the Council's approach to the emerging housing strategy. Particularly concerned as to the ability of the proposed housing allocations to deliver the requisite dwelling numbers during the plan period, and consider that unless additional housing allocations are proposed through the plan process, there is likely to be a material shortfall in housing completions to 2016 in accordance with Structure Plan requirements. Client's land at Cambourne, north of the A428, should be allocated in the emerging LDF to help meet the likely shortfall in housing land supply to 2026 and beyond.</p>	<p>Policy P9/1 of the Structure Plan provides a clear indication of the distribution of housing within each of the districts and Policy ST/1 accords with this and greater detail of the breakdown is provided in Figures 1 to 3. Policy ST/7 sets out the phasing of housing land to ensure a continuous supply over the plan period. The detail for each of the major development locations is contained in the Area Action Plans. Policy ST/8, the Housing Trajectory and the Annual Monitoring Report will ensure the policies remain relevant and ensure an adequate and continuous supply of housing land is available throughout the plan period. Therefore there is no need to allocated additional land. Indeed, the site on land north of Cambourne is not well related to the rest of Cambourne, separated by a busy dual carriageway, and is characterised by a very open and sweeping, slightly rolling, landscape which is highly visible over a wide area.</p>	No change.
11371 (Waterbeach, Land between Cambridge Road and Car Dyke Road)	<p>Object</p> <p>Objections are raised to the omission of our client's land, edged red on the attached plan, from within the Village Framework of Waterbeach and its designation within the Cambridge Green Belt.</p> <p>It is considered that Waterbeach is a highly sustainable settlement with a good range of facilities which could accommodate further growth without detriment to the form of the settlement, impact on the countryside or the general attractiveness of the Green Belt.</p>	<p>The site does not form part of the built up area of the village, and should remain outside the village framework.</p>	

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10970 - Mrs A J Johnson and Mr B Moore (Great Shelford, Land East of Hinton Way)	Object Land east of Hinton Way, Great Shelford. The Village Framework should be amended and further residential land included. Land to the east of Hinton Way Great Shelford is considered to be most appropriate for residential development, as it is very well related to the existing settlement form adjoining existing development on three sides.	The site comprises an open field. The site does not form part of the built up area of the village, and should remain outside the village framework. (allocation for development and removal from green belt have been addressed through other representations: 10969, 10963). (Representations on removal from special policy area also addressed through Southern fringe Area Action Plan). (Also considered as part of larger site through other representations)
10525 - Mrs A J Johnson and Mr B Moore (Great Shelford, Large site at Mingle Lane and Hinton Way)	Object An Additional Site Allocation For Development: Land to the east of Hinton Way, North of Mingle Lane and Gog Magog Way, Great Shelford/Stapleford. Despite Great Shelford being identified as a Rural Growth Centre, Policy SP1 allocates no additional housing sites within the settlement. This is considered illogical given the considerable number of additional houses to be provided, and the fact that Great Shelford must be one of the most sustainable locations for further development in the District. It is, therefore, recommended that the Village Framework should be amended and further residential land included.	The site comprises mainly open arable fields, as well as a small cemetery. The site does not form part of the built up area of the village, and should remain outside the village framework. (allocation for development and removal from green belt have been addressed through other representations: 10521, 10963). (Representations on removal from special policy area also addressed through Southern fringe Area Action Plan)
10991 (Stapleford, Land at Gog Magog Way)	Object Land at Gog Magog Way, Stapleford. Objections are raised to the omission of Land at the north of Gog Magog Way, Stapleford from within the Village Framework for Stapleford. It is considered the land represents a logical rounding off of the Village, and would provide a pleasing framework and increased surveillance over the proposed recreation ground over the southern side of Gog Magog Way.	This site forms the frontage of a much larger open, arable field. The site does not form part of the built up area of the village, and should remain outside the village framework. (allocation for development and removal from green belt addressed through other representations: 10991, 10527) (Removal from special policy area addressed through representations on Southern Fringe Area Action Plan)

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

7855 (Cottenham, Land between 117 & 123 Histon Road)

Object

Land between 117 & 123 Histon Road, Cottenham. Amend village framework to include an acre of land between 117 and 123 Histon Road, Cottenham in order that it is no longer classified as greenbelt, as this in an infill plot, bounded by houses, and is only 45ft wide. Virtually all of this side of the road is built on, unlike the opposite side of the road.

The site does not form part of the built up area of the village, and should remain outside the village framework. The site forms part of an area of sporadic development in the green belt south of Cottenham. The site itself stretches some distance from the road frontage. It is separate from the main part of the village. Paragraph 3.26 of the Development Control Policies DPD makes clear that the frameworks have not been drawn around areas of scattered development where buildings are isolated, and that buildings associated with countryside use are normally not included. Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

7856 (Cottenham, Land between 108 & 122 Histon Road)

Object

Land between 108 & 122 Histon Road, Cottenham. The Cottenham Village Framework has not been changed for some considerable time and this should now be expanded on the Histon Road side of the village to take in small pockets of land that are suitable for infill, this will protect all land at the rear from being used for unsuitable habitation should they come up for sale.

The site does not form part of the built up area of the village, and should remain outside the village framework. The site forms part of an area of sporadic development in the green belt south of Cottenham. The site itself stretches some distance from the road frontage. It is separate from the main part of the village. Paragraph 3.26 of the Development Control Policies DPD makes clear that the frameworks have not been drawn around areas of scattered development where buildings are isolated, and that buildings associated with countryside use are normally not included. Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5.

**Representations**

**Nature Representation Summary**

**Councils' Assessment**

**Change to Draft DPD**

8198 (Cottenham, Land South of Cottenham up to Appletrees Close)

Object

Extend the village framework on the SE side of Histon Road in Cottenham, to Appletree Close, the end of built up area. Virtually all of this side of the road is built on, unlike the opposite side of the road.

The site does not form part of the built up area of the village, and should remain outside the village framework. The site forms part of an area of sporadic development in the green belt south of Cottenham. The site itself stretches some distance from the road frontage. It is separate from the main part of the village. Paragraph 3.26 of the Development Control Policies DPD makes clear that the frameworks have not been drawn around areas of scattered development where buildings are isolated, and that buildings associated with countryside use are normally not included. Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10156 (Cottenham, Land South of Cottenham, Histon Road)  
 Object Land south of Cottenham, Histon Road, Cottenham. In Cottenham, the current boundary doesn't reflect the present extent of the built up area. A number of houses have been built on infill sites beyond the boundary of the currently defined village framework along the Histon Road. No demonstrable harm would result as a consequence of redefining the boundary which would merely be redrawn to reflect development that has taken place in recent years. It is recommended that the village framework for Cottenham be redefined.

The site does not form part of the built up area of the village, and should remain outside the village framework. The site forms part of an area of sporadic development in the green belt south of Cottenham. The site itself stretches some distance from the road frontage. It is separate from the main part of the village. Paragraph 3.26 of the Development Control Policies DPD makes clear that the frameworks have not been drawn around areas of scattered development where buildings are isolated, and that buildings associated with countryside use are normally not included. Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5.



**Representations**

**Nature Representation Summary**

**Councils' Assessment**

**Change to Draft DPD**

10467 - Cambridgeshire and Peterborough Mental Health Partnership NHS Trust (Fulbourn, Fulbourn MDS Area 4)

Object

Fulbourn MDS Area 4, Fulbourn. An objection is raised to the fact that one policy area has been designated to the west of Fulbourn, this area comprising the Fulbourn Hospital site, Capital Park, the Ida Darwin site together with a smaller area referred to as Addenbrooke's Laundry Site. It is considered that, by reason of usage, ownership and future plans, the 'Major development site in the Green Belt' designation should reflect the significant subdivisions within the one site. It is more appropriate to include the developed area within the Village Framework of Fulbourn rather than being identified as proposed. Site 4 - Addenbrookes Laundry Site - This is a distinct area on which separate representations are being submitted on behalf of Capital and Counties.

The site fits the definition in annex C of PPG2, and should remain designated as a major developed site in the Green Belt. The policy creates a framework for future development on the site. It would be inappropriate to include the site within the village framework of Fulbourn.

Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5.

10466 - Cambridgeshire and Peterborough Mental Health Partnership NHS Trust (Fulbourn, Fulbourn MDS Area 3)

Object

Fulbourn MDS Area 3, Fulbourn. An objection is raised to the fact that one policy area has been designated to the west of Fulbourn, this area comprising the Fulbourn Hospital site, Capital Park, the Ida Darwin site together with a smaller area referred to as Addenbrooke's Laundry Site. It is considered that, by reason of usage, ownership and future plans, the 'Major development site in the Green Belt' designation should reflect the significant subdivisions within the one site. It is more appropriate to include the developed area within the Village Framework of Fulbourn rather than being identified as proposed. Site3 - Ida Darwin - This area provides specialist mental health services for children and young people, together with NHS Management and administrative support services.

The site fits the definition in annex C of PPG2, and should remain designated as a major developed site in the Green Belt. The policy creates a framework for future development on the site. It would be inappropriate to include the site within the village framework of Fulbourn.

Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10426 - Harcourt Developments Ltd. (Cambourne, Proposed extension North of Cambourne)	Object	Proposed extension north of Cambourne. A number of concerns regarding the soundness and appropriateness of the Council's approach to the emerging housing strategy. Particularly concerned as to the ability of the proposed housing allocations to deliver the requisite dwelling numbers during the plan period, and consider that unless additional housing allocations are proposed through the plan process, there is likely to be a material shortfall in housing completions to 2016 in accordance with Structure Plan requirements. Client's land at Cambourne, north of the A428, should be allocated in the emerging LDF to help meet the likely shortfall in housing land supply to 2026 and beyond.	The site does not form part of the built up area of the Cambourne, and is separated from it by the A428. It should remain outside the village framework.  (allocation for development addressed through other representations)
10464 - Cambridgeshire and Peterborough Mental Health Partnership NHS Trust (Fulbourn, Fulbourn MDS Area 1)	Object	Fulbourn MDS Area 1, Fulbourn. An objection is raised to the fact that one policy area has been designated to the west of Fulbourn, this area comprising the Fulbourn Hospital site, Capital Park, the Ida Darwin site together with a smaller area referred to as Addenbrooke's Laundry Site. It is considered that, by reason of usage, ownership and future plans, the 'Major development site in the Green Belt' designation should reflect the significant subdivisions within the one site. It is more appropriate to include the developed area within the Village Framework of Fulbourn rather than being identified as proposed. Site 1 - Fulbourn Site - This site presently provides adult and elderly mental health in-patient services.	The site fits the definition in annex C of PPG2, and should remain designated as a major developed site in the Green Belt. The policy creates a framework for future development on the site. It would be inappropriate to include the site within the village framework of Fulbourn.  Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5.
10580 (Foxton, Beech Tree Farm, Shepreth Road) 10577 (Foxton, Beech Tree Farm, Shepreth Road)	Object	Land at Beech Tree Farm, Shepreth Road, Foxton. Objections are raised to the fact that the Village Framework does not incorporate any of the rear garden of Beech Tree Farm House, Shepreth Road, Foxton. This would seem to be at variance with the Local Plan definition for Village Frameworks as the land is the long established garden area used in connection with the dwelling house.	Paragraph 3.27 of the Development Control Policies DPD notes that frameworks often cut across large gardens on the edge of villages, if those gardens relate more to the countryside than the built up area of the village. This is the case with this site. It acknowledges the fact that development to the rear would effectively extend the built up area of the village into the countryside. A correction to the framework is therefore not required.

**Representations**

**Nature Representation Summary**

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**Change to Draft DPD**

10166 - Christ's College (Cottenham, Land South of Oakington Road)

**Object** Christ's College believe the land in their ownership, south of Oakington Road at the south western edge of Cottenham village, as shown on the attached Plan, has some long term development potential which should be included within the village framework on the Proposals Map.

This site, which is close to the centre of the village, could provide the required land to meet some of the long term development needs of the village including, market and affordable housing, small scale employment opportunities, community facilities and open space.

The site does not form part of the built up area of the village, and should remain outside the village framework. It mainly comprises of an open arable field, with some allotment type uses on the northern part of the site. Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5. With regard to specific allocation for development, an additional allocation on this scale would not be appropriate for a minor rural centre, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations in the rural area are not required.

10102 (Willingham, Highgate Farm, Over Road)

**Object** Land at Highgate Farm, Over Road, Willingham. The village boundary should be amended to include land at Highgate Farm, Over, to enable the rationalisation and improvement of employment uses in the village as an attractive "business park".

Part of the site has developed out of countryside uses, whilst the remainder is agricultural land. Despite the partial development of this site, it still relates better to the countryside than the adjoining built-up area of the village. Further development in this exposed and unsustainable location would be undesirable. It should not become part of the built-up area of the village.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10544 (Bassingbourn, Land South of the cemetery, The Causeway)	Object	Land to the south of the Causeway, Bassingbourn. It is considered that the land should be located within the village framework, which would represent a logical extension of the village boundary. The land is ideally suited for residential or employment development. Employment land would help balance additional residential development and help create a more sustainable community. The village has a good range of local facilities including a primary school and village college, and is located just 4km from Royston. The land at north Brook Road, if accessed from Poplar Farm Close, would ensure that the important Countryside frontage is not affected. The site is located in a very sustainable location.	The site, comprising an arable field, does not form part of the built up area of the village, and should remain outside the village framework. (allocation for development addressed through other representations: 10545, 10546)
10382 (Cottenham, Land North of 14 Ivatt Street)	Object	Land north of 14 Ivatt Street, Cottenham. We object to the boundary line for the framework for village development DP/7 and DP/8, inasmuch as it should include an extension of land to incorporate land west of High Street, along Ivatt Street. The land has been used, in accordance with previous consents, for residential caravans and is also used for storage. Circumstances have substantially changed since a previous appeal in 1982, particularly PPG3 and the inclusion of land for housing that is underused and partly "brownfield". The land at 15 & 17 Ivatt Street forms a logical extension for development of underused land. The site is surrounded by both commercial and residential development and the proposed development would effectively round off built development at the end of Ivatt Street.	The site does not form part of the built up area of the village, and should remain outside the village framework.
10836 (Waterbeach, Land at Rosalind Franklin House, Bannold Road)	Object	Land adjacent to Bannold Road Waterbeach should be included within the village framework. It is just as suitable for residential development as proposed allocation SP/1D. The site is surrounded by development. Its development would relate well to the existing ribbon of development along Bannold Road.	The site, comprising an arable field and relatively isolated building, does not form part of the built up area of the village, and should remain outside the village framework. (allocation for development addressed through other representations: 10835)

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10634 - Munro Group Ltd (Waterbeach, Land North of Cambridge Road)	Object Land is to the north of Cambridge Road, Waterbeach. The land represents a logical rounding off of the village framework of Waterbeach given its proximity to Cambridge Road.	The site does not form part of the built up area of the village, and should remain outside the village framework. The area has a distinct rural character separate from the main part of the village. Paragraph 3.26 of the Development Control Policies DPD makes clear that the frameworks have not been drawn around areas of scattered development where buildings are isolated.
10771 (Fen Ditton, Land off Horningsea Road)	Object Land off Horningsea Road, Fen Ditton. Objections raised to the omission of Land between no. 28 and 12 Horningsea Road, Fen Ditton from within the Village Framework, and its designation within the Cambridge Green Belt and as an important Countryside Frontage. Bearing in mind the sustainability of the settlement in relation to Cambridge, to which it is very accessible by foot, bicycle and the nearby park and ride, it is considered that it is an ideal settlement in which to incorporate further sustainable development. The site comprises a gap in an otherwise built up frontage which is bounded by a broken down post and wire fence which has no associated planting.	The site is also within the Cambridge Green Belt. Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5. (allocation for development addressed through other representations: 10634)
10641 - Munro Group Ltd (Waterbeach, Land between Bannold Road/Burgess Road)	Object Land between Bannold Road and Burgess Road, Waterbeach. The land represents a logical rounding off of the village framework of Waterbeach by the inclusion of land which is contiguous with existing residential development on three sides. It is anticipated that the principal access can be achieved from Bannold Road, a secondary access could connect to Pieces court to the west, and Burgess Road could be used essentially for cycle and pedestrian use.	The site, comprising a field, does not form part of the built up area of the village, and should remain outside the village framework. (allocation for development and removal from green belt and important countryside frontage have been addressed through other representations: 10772, 10773, 10774)
10642 - Munro Group Ltd (Waterbeach, Land between Bannold Road/Burgess Road)	Object Land between Bannold Road and Burgess Road, Waterbeach. The land represents a logical rounding off of the village framework of Waterbeach by the inclusion of land which is contiguous with existing residential development on three sides. It is anticipated that the principal access can be achieved from Bannold Road, a secondary access could connect to Pieces court to the west, and Burgess Road could be used essentially for cycle and pedestrian use.	The site does not form part of the built up area of the village, and should remain outside the village framework. (allocation for development and removal from green belt have been addressed through other representations: 10642, 10643)

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10153 (Cottenham, South along Histon Road)

**Object** Land along Histon Road, Cottenham. In Cottenham, the current boundary doesn't reflect the present extent of the built up area. A number of houses have been built on infill sites beyond the boundary of the currently defined village framework along the Histon Road. No demonstrable harm would result as a consequence of redefining the boundary which would merely be redrawn to reflect development that has taken place in recent years. It is recommended that the village framework for Cottenham be redefined.

The site does not form part of the built up area of the village, and should remain outside the village framework. The site forms part of an area of sporadic development in the green belt south of Cottenham. It is separate from the main part of the village. Paragraph 3.26 of the Development Control Policies DPD makes clear that the frameworks have not been drawn around areas of scattered development where buildings are isolated, and that buildings associated with countryside use are normally not included. Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5.



**Representations**

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10465 - Cambridgeshire and Peterborough Mental Health Partnership NHS Trust (Fulbourn, Fulbourn MDS Area 2)

**Object** Fulbourn MDS Area 2, Fulbourn. An objection is raised to the fact that one policy area has been designated to the west of Fulbourn, this area comprising the Fulbourn Hospital site, Capital Park, the Ida Darwin site together with a smaller area referred to as Addenbrooke's Laundry Site. It is considered that, by reason of usage, ownership and future plans, the 'Major development site in the Green Belt' designation should reflect the significant subdivisions within the one site. It is more appropriate to include the developed area within the Village Framework of Fulbourn rather than being identified as proposed. Site 2 - Capital Park - This area comprises office accommodation in both conversions and new build.

The site fits the definition in annex C of PPG2, and should remain designated as a major developed site in the Green Belt. The policy creates a framework for future development on the site. It would be inappropriate to include the site within the village framework of Fulbourn.

Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5.

10604 (Swavesey, Land North of Taylors Lane)

**Object** Land north of Taylors Lane, Swavesey. Objection is raised to the omission of Land to the north of Taylors Lane, Swavesey, from within the defined Village Framework of Swavesey. The land currently comprises the longstanding garden area of nos. 22 and 24 Taylors Lane, Swavesey, together with the builders yard for which planning permission has been granted. It is, therefore, inappropriate to include this area within the Village Framework.

The framework in this area correctly reflects the built up area of the village. The area has a distinct rural character separate from the main part of the village. Paragraph 3.26 of the Development Control Policies DPD makes clear that the frameworks have not been drawn around areas of scattered development where buildings are isolated, and that buildings associated with countryside use are normally not included.

10920 (Kneesworth, Land North of Kneesworth Site B)

**Object** Land north of Kneesworth Site B, Kneesworth. Objections are raised to the omission of land to the north of Chestnut Lane from within the Village Framework of Kneesworth. Site would accommodate additional housing land, in a sustainable position in relation to the facilities both within Bassingbourn-cum-Kneesworth, and the nearby centre of Royston. Site could also provide needed public open space together with residential/employment

The site does not form part of the built up area of the village, and should remain outside the village framework. (allocation for development addressed through other representations: 10923)

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

8792 - D H Barford + Co Limited (Hardwick, Land near 279-345 St Neots Rd)	Object The Hardwick Village Framework should be extended to incorporate properties along St. Neots Road. The Framework excludes a number of properties that have a clearly defined built character and their inclusion is logical. The character of the area will be further consolidated as a result of the redevelopment of the cafe site now granted planning permission.	Paragraph 3.26 of the Development Control Policies DPD makes clear that the frameworks have not been drawn around areas of scattered development where buildings are isolated. This is the case along St. Neots Road where the linear development is some distance from the built up area of the village.
10806 - Lighthouse Developments	Object To achieve the desired number of windfall sites, adjustment are required to the village framework.	Disagree. The South Cambridgeshire Urban Capacity Study provides a realistic assessment of windfalls in the plan period within village framework boundaries. Minor amendments to the frameworks are not required to boost this element of land supply in order to meet housing land supply requirements.
10164 (Over, Land off Randalls Lane)	Object Land off Randalls Lane, Over, should be included within the village framework.	The site does not form part of the built up area of the village, and should remain outside the village framework. It has the characteristics of an open field, and cannot be classified as previously developed land under the definition of PPG3.
10853 (Caldecote, Land rear of 104 West Drive)	Object Land at the rear of 104 West Drive, Caldecote.	With regard to specific allocation for development, an additional allocation on this scale would not be appropriate for a group village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations in the rural area are not required.
10847 (Caldecote, Land rear of 104 West Drive)	Object Representations are made in respect of the omission of land to the rear of 104 West Drive, Caldecote from within the Village Framework of Highfields Caldecote. Site formerly comprised part of Grafton Pig Farms. Site also adjoins residential development which has been recently implemented, and from which vehicular access into the land has been retained.	On criteria one of the policy, what constitutes an essential part of village character can be determined at teh planning application stage, and utilise other guidance including supplementary planning documents. The site does not form part of the built up area of the village, and should remain outside the village framework. (allocation for development addressed through other representations:10849, 10854)

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10653 (Over, Land East of Recreation Ground)	Object Land east of recreation ground, Over. Objections are raised to the fact Land at the Doles, New Road, Over, has been omitted from the Village Framework for Over and allocated as an extension to the existing recreation ground. It is considered more appropriate for the additional recreational facilities to be located on the outskirts of the Village, whilst facilitating further residential development land more conveniently situated for all facilities.	The site does not form part of the built up area of the village, and should remain outside the village framework.  (allocation for development and addressed through other representations: 10657)
8328 - The Trustees of Mr Maurice Barker (Over, Land behind 2-10 West Street)	Object Land behind 2-10 West Street, Over. The village framework on the south side of West Street should be altered to follow a more rational and consistent basis.	The framework differentiates between the built up area, and the area where countryside policies should apply. Parts of long gardens relate more to the countryside than the built up area. The framework in this location does follow features on the ground. To the rear of No.2, the line follows the built up area of the dwelling and buildings. The line is then be drawn across to the shorter gardens of no.8 & 10, which are backed by a tree line.
9183 - David Wilson Homes (S Midlands)	Object The delineation of village frameworks should, in all cases, reflect their potential housing capacity. Modest extensions may well be acceptable, environmentally, socially and economically, and in order to provide essential opportunities for local housing in the rural areas.	Disagree, the delineation of frameworks is not based on housing capacity, but what constitutes the built up area of the village. It defines where policies for the built up areas of settlements give way to those policies for the countryside.  Permitting modest extensions for the purposes of development in most villages would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations in the rural area are not required.
8157 (West Wrattling, Land north of the common)	Object Land north of the common, West Wrattling. 6 houses for sale and 6 social/shared ownership units and a village shop with residential accommodation above. D'Abo Family Trusts own five sites. We have consulted local Parish Councils and have their support for proposed developments. We strongly support limited expansion of these villages in order that community services are maintained and improved. Our development plans provide many benefits for local community, including provision of much needed social housing, village shop and post office, new car parking facilities, dedicated playground, new cricket pavilion and more.	The site does not form part of the built up area of the village, and should remain outside the village framework.  With regard to specific allocation for development, an additional allocation on this scale would not be appropriate for an infill village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations in the rural area are not required.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10791 - Jesus College (Cambridge) (Harston, Beech Farm Church Street)	Object It is considered that land at Beech Farm, Harston should be included within the Harston Village Framework.		The site does not form part of the built up area of the village, and should remain outside the village framework. The area has a distinct rural character separate from the main part of the village. Paragraph 3.26 of the Development Control Policies DPD makes clear that buildings associated with countryside use are normally not included within the framework. The site mainly comprises of farm buildings. The exclusion from the green belt is not incompatible with remaining outside the framework, as the two designations are not determined on the same criteria.
10765 - Deal Farms Ltd. (Barrington, Land North of Glebe Road)	Object Land north of Glebe Road, Barrington. Objections are raised to the omission of Land to the north of Glebe Road, Barrington from within the Village Framework and being retained within the designated Cambridge Green Belt. It is considered that residential development on the land could be accommodated without detriment to the village form, as it would represent a rounding-off of the existing development in Barrington and would be adjoined on three sides by existing residential development. Owing to the relationship of the land to the existing built form, there would be no detriment to the openness of the Green Belt should the land be developed.		The site does not form part of the built up area of the village, and should remain outside the village framework.  (allocation for development and removal from green belt have been addressed through other representations: 10766, 10767)
8018 (Willingham, Land East of Rampton Road)	Object Land East of Rampton Road, Willingham. Correction of framework east of Rampton Road on eastern edge of village. Site is well defined by existing well established planting, buildings and electricity line. Proposed land different in character to open agricultural land surrounding the village.		The site does not form part of the built up area of the village, and should remain outside the village framework. Paragraph 3.26 of the Development Control Policies DPD makes clear that the frameworks have not been drawn around areas of scattered development where buildings are isolated, and that buildings associated with countryside use are normally not included.
10610 (Swavesey, Land North of Taylors Lane)	Object Land north of Taylors Lane, Swavesey. Objection is raised to the omission of area of land to the north of existing premises along Taylors Lane, Swavesey from within the Village Framework. It is considered that a comprehensive development within this area, which already has an extant planning permission for the erection of a tennis club and associated courts, would be to the benefit of the village. Part of the land could be developed for residential purposes at the same time as facilitating public access to part of the scheduled Ancient Monument which forms part of this site. It is pertinent to note that Swavesey is identified as currently being short of public open space which this proposal would address.		The framework in this area correctly reflects the built up area of the village. The area has a distinct rural character separate from the main part of the village. Paragraph 3.26 of the Development Control Policies DPD makes clear that the frameworks have not been drawn around areas of scattered development where buildings are isolated, and that buildings associated with countryside use are normally not included.  (allocation for development has been addressed against representation number 10612)

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9798 (Caldecote, Land at 72 West Drive)  
 Object Land at 72 West Drive, Caldecote.  
 I request that land at 72 West Drive, Highfields Caldecote (currently outside the village framework) be included as development land for residential purposes. Or, that the current approach outlined in CS3 should be modified to permit residential development outside the current village framework. (Land marked on the attached plan).

The site does not form part of the built up area of the village, and should remain outside the village framework.  
 With regard to specific allocation for development, an additional allocation on this scale would not be appropriate for a group village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations in the rural area are not required.

Development in the countryside is restricted to agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside. Permitting general residential development outside village frameworks would be contrary to PPG3, PPS7, and policies in the Regional Spatial Strategy, the Draft regional Plan and the Cambridgeshire Structure Plan.

8172 - Stamford Homes Limited (Over, Land between New Road & Station Road)  
 Object Land between New Road & Station Road, Over.  
 Seek alteration of Village Framework at Over to accommodate new housing allocation in the interests of accommodating natural village growth and the promotion of social inclusion. Registered as DP/8 village framework.

The site does not form part of the built up area of the village, and should remain outside the village framework.  
 With regard to specific allocation for development, an additional allocation on this scale would not be appropriate for a group village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations in the rural area are not required.

8092 (Little Gransden, Land NW of 20 Primrose Walk)  
 Object Land NW of 20 Primrose Walk, Little Gransden.  
 This objection identifies a site (red) of about 0.2 hectares of brownfield land which relates well to the built up framework and existing development along Primrose Walk.

Development would also have a significant impact on the character of this area of the village.  
 The site does not form part of the built up area of the village, and should remain outside the village framework. Additionally, it does not comprise of previously developed land. The Definition in PPG3 states 'Also excluded is land that was previously developed but where the remains of any structure or activity have blended into the landscape in the process of time...'. The site primarily has the characteristic of woodland.



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10917 (Kneesworth, Land North of Kneesworth Site A)  
 Object Land north of Kneesworth Site A, Kneesworth. Objections are raised to the omission of Land to the North of Nightingale Avenue from within the Village Framework of Kneesworth. Site would accommodate additional housing land, in a sustainable position in relation to the facilities both within Bassingbourn-cum-Kneesworth, and the nearby centre of Royston.

The site does not form part of the built up area of the village, and should remain outside the village framework.

10906 - Humo Holdings (Great Abington, Land at Strawberry Farm)  
 Object Strawberry Farm Great Abington should be included within the Village Framework. It is dissimilar in all facets to the traditional Land Settlement areas, and for this reason it should be excluded from the Special Policy Area.

The site is at the edge of the village and has the characteristics of agricultural uses. It does not warrant inclusion in the village framework. Despite fronting onto Pampisford Road, it retains the characteristic of a site in the Land Settlement Association area, and should remain part of the countryside.

9893  
 Object It appears you have made a blanket decision not to extend any village framework, without giving any consideration to any individual merits or injustices.

Disagree. All representations requesting a change to the village framework are considered thoroughly. They are tested against the policy and reasoned justification, to see if an amendment is warranted, and whether the land should be classed as part of the built up area.

8180 - The Hardwick Group of Residents (Hardwick, Land on St Neots Road West of Hardwick)  
 Object Land on St Neots Road, west of Hardwick. The village framework for Hardwick should be amended to include our clients' site as indicated on the plan (to be sent to you under separate cover).  
 The village framework should include land to the south of St Neots Road and incorporate the Enterprise Cafe site which has already been granted for residential redevelopment and the intervening land which comprises our clients' site.  
 The site should be allocated either for residential purposes or employment purposes.

The allocation of land for development is a separate issue. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations in the rural area are not required. The search sequence for housing land in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan, must also be considered. It requires that development be focused on the most sustainable locations.

Although the site contains some development, it is separated from the main built up area of the village. Paragraph 3.26 of the Development Control Policies DPD states that frameworks have not been defined around areas of scattered development detached from the main concentration of buildings in a nearby village. This is such a case.

8179 - Messrs Mailer & Sharp (Bassingbourn, Land behind Manor Farm)  
 Object Land behind Manor Farm, Bassingbourn.  
 The village framework for Bassingbourn should be amended to include our clients' site as indicated on the plan.

This site consists of agricultural land. The site does not form part of the built up area of the village, and should remain outside the village framework.



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10747 - Latent Land (Balsham, Land East of Fox Street)	Object	Land to the east of Fox Road, Balsham should be included within the village framework and allocated for residential development.
8158 (West Wrattling, Land North of the Causeway)	Object	Land north of the Causeway, West Wrattling. This site is one third within the village envelope and remaining two thirds outside. Wish to move the boundary to the rear of the site to correspond with boundaries of all the neighbouring properties. Single dwelling to be erected. D'Abo Family Trusts own five sites. We have consulted local Parish Councils and have their support for proposed developments. We strongly support limited expansion of these villages in order that community services are maintained and improved. Our development plans provide many benefits for local community, including provision of much needed social housing, village shop and post office, new car parking facilities, dedicated playground, new cricket pavilion and more.
8019 (Weston Green, Land North of Mill Hill)	Object	Land north of Mill Hill, Weston Green. 8 new market houses of different sizes, 8 social housing/shared ownership units, a new expanded car park for the Reading Room, a new playground and a new cricket pavilion to replace the current one. D'Abo Family Trusts own five sites. We have consulted local Parish Councils and have their support for proposed developments. We strongly support limited expansion of these villages in order that community services are maintained and improved. Our development plans provide many benefits for local community, including provision of much needed social housing, village shop and post office, new car parking facilities, dedicated playground, new cricket pavilion and more.

The majority of this site consists of green field land in the countryside. It does not form part of the built up area of the village, and should remain outside the village framework. The development at Orchard Close is an affordable housing exception site, and should remain outside the village framework.

The site does not form part of the built up area of the village, and should remain outside the village framework.

With regard to specific allocation for development, an additional allocation on this scale would not be appropriate for an infill village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations in the rural area are not required.

This site consists of a large open field north of the village. The site does not form part of the built up area of the village, and should remain outside the village framework.

With regard to specific allocation for development, an additional allocation on this scale would not be appropriate for an infill village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations in the rural area are not required.

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7831 - Sawston Parish Council (Sawston, Land near Sawston Church)  
7825 - fdgdsf (Sawston, Land near Sawston Church)

Object  
There is a site of triangular shape facing onto Church Lane, behind nos 2 4 and 6 St Mary's Road and adjacent to the grounds of Sawston Hall. At the present time this site is in Green Belt and included in the Village Framework. This plot is an oddity within Sawston and the Parish Council would very much like it to be removed from the constraints of Green Belt to allow a small single story property to be built on this land which would fit well into the street scene of the already residential area.

This site is currently outside the village framework, designated as Green Belt and Historic Park and Garden.

Although it is acknowledged that the site has become overgrown, this does not justify a change to its designation. It does not form part of the built up area of the village.

Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5.

10742 - Latent Land (Balsham, Land North of High Street)

Object  
Land to the rear of 108 High Street, Balsham should be included within the village framework and allocated for residential development.

The site does not form part of the built up area of the village, and should remain outside the village framework.

10661 (Over, Land East of Recreation Ground)

Object  
Land east of recreation ground, Over.  
Objections are raised to the fact Land at the Doles, New Road, Over, has been omitted from the Village Framework for Over and allocated as an extension to the existing recreation ground. It is considered more appropriate for the additional recreational facilities to be located on the outskirts of the Village, whilst facilitating further residential development land more conveniently situated for all facilities.

The site does not form part of the built up area of the village, and should remain outside the village framework.

(allocation for development and removal recreation allocation have been addressed through other representations: 10660, 10662)

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10542 (Bassingbourn, Land North of Brook Road, West of North End, Bassingbourn). It is considered that the land should be located within the village framework, which would represent a logical extension of the village boundary. The site is well related to the village centre and local facilities. The village has a good range of local facilities including a primary school and village college, and is located just 4km from Royston. The land at north Brook Road, if accessed from Poplar Farm Close, would ensure that the important Countryside Frontage is not affected. The site is located in a very sustainable location.

The site does not form part of the built up area of the village, and should remain outside the village framework. It has also been designated an important countryside frontage, due to the role the openness of the frontage plays in bringing the countryside into the heart of the village.

(allocation for development and addressed through other representations: 10543)

9805 (Caldecote, Land at 70 West Drive, Caldecote. I request that land at 64a (formerly known as no 64) West Drive, Highfields Caldecote currently outside the village framework be included as development land for residential purposes. Or that the current approach outlined in CS3 should be modified to permit residential development outside the current village framework. Land marked on the attached plan.

The site does not form part of the built up area of the village, and should remain outside the village framework. It clearly relates more to the countryside. The same applies to the smaller change suggested in the representation.

10496 - Mr. B. Baker, Mr. R Mallandine, The W Scrambler Trust (Swavesey, Land between Whitton Close/Rose & Crown Road)

Object  
Land between Whitton Close / Rose & Crown Road, Swavesey.  
Objection is raised to the omission of this comprehensive area, as indicated on the attached plan, from inclusion in the Village Framework of Swavesey, which would facilitate a major mixed growth development at the benefit of the Village. Its position in relation to the existing built form of the Village would mean that the development would not project into open countryside owing to the development already to the north of the site.

The site does not form part of the built up area of the village, and should remain outside the village framework.  
(allocation for development addressed through other representations: 10497)

10547 (Fowlmere, Land between Cambridge Road & Thriplow Road)

Object  
Land between Cambridge Road & Thriplow Road, Fowlmere. An objection is raised to the omission of my client's land from the designated Village Framework for Fowlmere. The land, which is adjoined on two sides by residential development and by existing roads on three sides, is considered to be well related to the existing village form. In addition, it is pertinent to note that the land is excluded from the Green Belt designation. Accordingly, it is recommended that it would be appropriate for residential development, which would facilitate the provision of both private and affordable housing within the village.

The site does not form part of the built up area of the village, and should remain outside the village framework.  
(allocation for development addressed through other representations: 10548)

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10530 - Yardline Limited (Pampisford, Land East of High Street)	Object	Land east of High Street, Pampisford. Objections are made to our client's land being excluded from the Village Framework, yet included within the Conservation Area and omitted from the Green Belt designation. There would appear to be no apparent reason for the Village Framework as indicated, which takes no account of access to the parking areas to the rear of properties fronting on to the High Street. The development of the land for residential purposes would enhance the visual amenity of this part of the Conservation Area by the removal of the overgrown scrub and debris. Vehicular access could be obtained from the High Street via that existing and any development on the land would be in keeping with that of surrounding and would not project development into the open countryside.	Disagree. Land to the rear of the property clearly relates more to the countryside than the built up area of the village, and should remain outside the framework. This is consistent with paragraph 3.27 of the Development Control Policies DPD.
9982 - Laing Homes North Thames	Object	However, there is no allowance for non-conforming employment uses within villages which may cause adverse effects on residential amenity and would be better located elsewhere. We therefore consider that this policy should be amended to allow for redevelopment of such sites.	Disagree. The policy cross refers to policy ET7 (proposed to be modified), which considers when existing uses are generating environmental problems when considering the change of use of village employment sites.
10855 (Caldecote, Land rear of 10 West Drive) 10841 (Caldecote, Land rear of 10 West Drive)	Object	Land at the rear of 10 West Drive, Caldecote. Representations are made in respect of the omission of land to the rear of 10 West Drive, Caldecote from within the Village Framework of Highfields Caldecote. Site formerly comprised part of Grafton Pig Farms. Site also adjoins residential development which has been recently implemented, and from which vehicular access into the land has been retained.	The site does not form part of the built up area of the village, and should remain outside the village framework. (allocation for development addressed through other representations: 10851, 10856)

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10273 (Over, Chas Day Nurseries, Fen End) Object Land off Fen Road, Over, should be included within the village framework.

The site does not form part of the built up area of the village, and should remain outside the village framework. It has the characteristics of agricultural uses, and cannot be classified as previously developed land under the definition of PPG3. With regard to specific allocation for development, an additional allocation on this scale would not be appropriate for a group village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations in the rural area are not required. On criteria one of the policy, what constitutes an essential part of village character can be determined at the planning application stage, and utilise other guidance including supplementary planning documents. Criteria 4 cross refers to other policies in the plan which make clear the circumstances where changes of use will be acceptable.

8557 Support Support the West Wratting Village Framework as it currently stands.

Support noted.

8031 Support There are proposals for residential building outside the village envelope in Highfields Caldecote. These should be strongly opposed. Very extensive residential building has taken place in recent years. Further building would be detrimental and result in over-development. As a resident of West Drive, I am particularly worried about further building along this road which is narrow and has a ninety-degree bend near the only entrance, and this junction with Highfields road is a very difficult one. It is a very hazardous situation and I fear that an accident there is already likely to happen.

Support noted.

9404 - Eltisley Parish Council Support Eltisley Parish Council support the village envelope as detailed on inset map ref 29.

Support noted.

9413 - Croxton Parish Council Support Croxton PC supports the following draft policies because it is considered that they will all support the delivery of the strategic vision.

Support noted.

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9162 - Papworth Saint Agnes Parish Meeting	Support	The village frameworks policy is strongly supported in general as its application to the village of Papworth St Agnes in particular. The tightly drawn village framework for Papworth St Agnes is very appropriate for such a small village and ensures that the distinctive character of the village and its setting with the juxtaposition of buildings and pasture land is maintained.	Support noted.
8577 - Croxton Parish Council	Support	Croxton PC supports the proposed Inset No 24 for Croxton in terms of the extent of Village Framework shown.	Support noted.
9581	Support	I support policy DP/8 regarding Village Frameworks for the reasons set out in paragraphs 3.25 - 3.27.	Support noted.
10309 - Huntsman Advanced Materials	Support	We maintain our support for Policy CS3 of the Council's Preferred Approach, which has been carried forward as Policy DP/8 of the DPD, in terms of safeguarding against development in the countryside.	Support noted.
8451 - Gamlingay Parish Council	Support	Councillors strongly supported the existing identified boundary of the village framework, and would strongly oppose any amendment to this, apart from the requirement for amendment in relation to policy SP/6 (new cemetery to East of St Mary's Church)	Support noted.
9750 - Caldecote Parish Council	Support	Caldecote Parish Council support the village envelope as detailed and would oppose any representation to change it.	Support noted.
9539	Support	Caldecote therefore asks to be informed of all representations received by SCDC which seek to change this. Strong support in recommending that no changes be made to the West Wrattling village framework, the infrastructure cannot support further development. Developing further housing in the district should not be at the expense of irreconcilably altering the character and nature of the existing communities, as well as environmental consequences of altering the village envelope.	Support noted.
10808 - Comberton Parish Council	Support	Comberton Parish Council support the village envelope as detailed and the Parish Council would very probably vigorously oppose any further changes to Comberton in the LDF arising from the consultation.	Support noted.



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10667 - Bourn Parish Council	Support	Bourn Parish Council Support the Village Framework as it currently stands and would oppose any proposals to change it.	Support noted.
9740 - Guilden Morden Parish Council	Support	The recent housing needs survey undertaken by SCDC shows that only 5 people require housing and given the number of affordable homes in the village and the turn over as identified, additional land is not required. Guilden Morden Parish Council support the Guilden Morden Framework as detailed on Inset Map no. 47 and would strongly oppose any representations to change this or develop outside the Village Framework.	Support noted.
9686 - Foxton Parish Council	Support	Support policy DP/8.	Support noted.

9981 - Laing Homes North Thames Support  
The Council's approach to development within village frameworks is that development will be permitted provided that it meets a number of criteria relating to village character, conservation and amenity and that there is no loss of employment service or facility where there is no other alternative available in the village. These criteria are generally supported.

General support for the criteria noted.

**Policy Paragraph 1**

7932 - Country Land & Business Association (CLA)	Object	This policy is too restrictive in limiting development in the countryside to agriculture, forestry, horticulture and outdoor recreation. Other development can need to be accommodated in the countryside and the plan should provide for this. Limiting redevelopment to premises within village limits is also restrictive. The policy should reflect the wider recognition of the needs of the countryside set out in PPS7.	It can be argued that a variety of uses need to be located in the countryside if they are part of a farm diversification scheme, therefore its continued inclusion in policy DP/8 is sound.
8427 - Gamlingay Parish Council	Support	The Parish Council strongly support this policy, as it will potentially control any windfall sites which may come forward over the plan period within the framework boundary. The Parish Council strongly supports the boundary as identified, with the exception of the requirement for an additional burial ground, proposed in policy SP/6.	Support noted, although policy DP/8 is proposed to be modified.

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4.

9642 - GO-East

Object

PPS12 indicates that DPDs should not take the form of a compendium of use related policies which can be repetitive. Criterion 4 references and defers policy detail to other policies within the DPD. As such, it duplicates other policies within the DPD and is unnecessary. We suggest therefore that criterion 4 is deleted as it is inconsistent with PPS12.

Disagree. Retention of point 4 in a modified form highlights policies of particular relevance.

10046 - House Builders Federation

Object

The 4th criterion of the policy refers to the fact that development will be permitted provided that: "The development will not result in the loss of local employment, service or facility where there is no alternative available in the village". The HBF would just point out that this could make it difficult to utilise brownfield sites which are no longer commercially viable, in effect sterilising them. It would also seemingly be at odds with the government's proposed changes to PPG3 that sought to maximise the re-use of redundant employment sites.

Point 4 of the policy is intended to highlight that policies relating to protection of services and facilities exist. It is agreed that the wording is not consistent with those policies, and an amendment is required.

Action

Amend DP/8 point 4: 'Development would not result in the loss of local employment, service, or facility [where there is no alternative available in the village.] PROTECTED BY Policies ET/7: Loss of Rural Employment to Non-Employment Uses, SF/1: Protection of Village Services and Facilities and SF/11: Protection of Existing Recreation Areas.'

10065 - Bellway Homes

Object

The policy states that whatever form of development is to be lost then there must be an alternative elsewhere of that form of development in the village. If there is a non-conforming employment use within the village which has a history of environmental nuisance, there is no market for that particular use and that there are clear benefits to its redevelopment, then planning permission should be granted irrespective of whether or not there is an alternative available in the village.

Point 4 of the policy is intended to highlight that policies relating to protection of services and facilities exist. It is agreed that the wording is not consistent with those policies, and an amendment is required.

Amend DP/8 point 4:

'Development would not result in the loss of local employment, service, or facility [where there is no alternative available in the village.] protected by Policies ET/7: Loss of Rural Employment to Non-Employment Uses, SF/1: Protection of Village Services and Facilities and SF/11: Protection of Existing Recreation Areas.'

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****3.25**

8114 - D H Barford + Co Limited	Object	The exclusion of buildings from the village framework for the reason stated is illogical. Taking the examples of agricultural dwellings and rural exception housing, if these are in residential use and about the village framework then for all practicable purposes they are part of the framework in built and land use terms. It is contrived to exclude them. Taking the example of farm buildings on the village edge, these are part of the built framework. It is envidious to exclude them just because they happen to be (or have been) farm buildings. Their redevelopment may achieve well related development as well as environmental benefits. Furthermore, although they may not technically be previously developed sites, they are nevertheless developed.	No accepted. Agricultural buildings and rural exception sites are either countryside uses or uses which were only permitted because the site is in the countryside. Redevelopment of previously developed land which lies outside the Village Framework of Rural Centres and Minor Rural Centres for employment use can be permitted under the provisions of policy ET/5 provided that they adjoin or are very close to the Village Framework as part of the overall policy to diversify the rural economy.	No change.
10308 - Huntsman Advanced Materials	Object	Paragraph 3.25 states that 'the efficient re-use of previously developed land within Village Frameworks will generally be supported, subject to the satisfaction of relevant policies, in the interests of sustainability'. We support this approach, however, we consider that the same approach should apply to sites which immediately adjoins the Village Framework.	Policy ET/5 allows for the redevelopment of previously developed sites outside of Village Frameworks for employment uses. The Huntsman site at Duxford adjoins the village and forms part of a larger area of employment development. Redevelopment for employment would be compatible with this policy and with the adjoining uses. Redevelopment for housing would not be appropriate because of the relatively low level of services available in Duxford.	No change.
<b>Objectives</b>				
8596 - RAVE	Object	There is no reason not to adopt the objectives explained in Structure Plan Policy P9/2a verbatim. Coincidence of aims will then be assured.	Structure Plan Policy P9/2a sets out the purposes of the Cambridge Green Belt, and these are captured at paragraph 4.2. Objective GB/b already refers to "to maintain the purpose" of the Green Belt. As the purpose is set out at paragraph 4.2 it would be unnecessary repetition to incorporate them in the Objectives. The Green Belt have a wider remit, and include objectives in PPG2.	
8446 - English Heritage	Object	GB/c should refer to preserving the unique character and setting of Cambridge, as set out in 4.2. The Green Belt Study 2002 identifies compactness as critical to the appreciation of Cambridge as a historic city, and specifically the length of the journey from the urban edge to the historic core. Since much of the urban edge lies in South Cambridgeshire, this plan should address the character of Cambridge as well as its setting.	Objective GB/b already refers to "maintaining the purpose" of the Green Belt. The purpose is set out at paragraph 4.2. Therefore, it would be unnecessary repetition to incorporate it in Objective GB/c.	
9942 - Bayer CropScience Ltd	Support	Generally support		Support noted.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****GB/b**

8228

Support

One of the purposes of the Green Belt is "To prevent communities in the environs of Cambridge from merging into one another and with the city." This purpose will have failed if Cambridge East is allowed to get as close as 200 metres from Teversham. A separation of at least 500 metres is needed.

Support noted. The degree of separation between the urban extension at Cambridge East and the surrounding villages is an issue which is addressed in the Cambridge East Area Action Plan.

**Bullet 3**

8243

Support

One of the purposes of the Green Belt is "To prevent communities in the environs of Cambridge from merging into one another and with the city." This purpose will have failed if Cambridge East is allowed to get as close as 200 metres from Teversham. A separation of at least 500 metres is needed.

200m is a distinct area of separation between two built-up areas. It is possible for the physical extent of the Green Belt to be reduced and still retain its openness and the separation of villages from Cambridge. There are already many areas around Cambridge where the amount of physical separation with surrounding settlements is less than currently exists between Teversham and Cambridge. It is considered that distance is not the only determining factor in achieving adequate separation; the treatment of that separation is crucial to its success. One of the purposes of the Green Belt designation is to maintain openness, which will assist in maintaining visual separation.

**3rd Bullet**

8338 - CPRE

Object

Qualities which contribute to the special character of Cambridge and its setting

The special character of bullet point 'A distinctive urban edge' is incompatible with bullet point 'A soft green edge to the City'. Wish it to read 'A distinctive urban edge where needed for a gateway development.' Gateway development is identified in Cambridge Southern Fringe Area Action Plan (page 21) Trumpington West: Concept Diagram.

The two bullet points are mutually compatible and together they describe the varying edges of the city. Some parts of the edge of the city are characterised by a distinctive urban edge where the built-up area can provide a harsher visual boundary. At other parts of the urban edge green corridors or other landscaping can soften the edge of the city, but can still present a distinctive boundary.

**4th Bullet**

11066 - Cambridgeshire County Council

Support

Reference to the protection of green corridors running from the countryside into the urban area has been incorporated, and is supported.

Support noted.

**Representations**

**Nature Representation Summary**

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**Change to Draft DPD**

**GB/1 Green Belt Boundaries**

<p>10989 (Great Shelford, Large site at Mingle Lane and Hinton Way) 10987 (Great Shelford, Land at Mingle Lane and Hinton Way)</p>	<p>Object</p>	<p>Land to north of Mingle Lane Great Shelford should be removed from the Green Belt and allocated for residential development.</p>	<p>Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5.</p>
<p>10701 (Girton, Land North of Girton Farm, Oakington Road) 10697 (Girton, Land North of Girton Farm, Oakington Road)</p>	<p>Object</p>	<p>Land north of Girton Farm, Oakington Road, Girton. Land at Girton should be removed from the Green Belt owing to its existing built form and part of site north of Girton Farm, Oakington Road, Girton should be allocated for further employment development in this sustainable location. Objection is raised to the fact that the Green Belt has not been significantly amended to facilitate further growth in sustainable locations, as recommended in both the RPG and the Structure Plan. In the interests of sustainability, it is thought that amendments should be made to allow further needed growth in the villages around Cambridge. These amendments could be made without any compromise to the stated objectives of the Green Belt.</p>	<p>Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5. Paragraph 1.7 in PPG2 also states that "the extent to which the use of land fulfils these objectives is however not itself a material factor in the inclusion of land within a Green Belt, or in its continued protection. The purposes of including land in Green Belts are of paramount importance to their continued protection, and should take precedence over the land use objectives."</p>

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9770 - Anglia Polytechnic University (Girton, Land North of Huntingdon Road)	<p>Object</p> <p>Land north of Huntingdon Road, Girton. Green belt notation on this site should be removed. The land is on the north-west edge of Cambridge immediate adjacent to the Structure Plan strategic location identified for the expansion of education and research facilities between Madingley Road and Huntingdon Road (Policy P2/3); and within an area identified for housing and mixed-use development between Huntingdon Road and Histon Road (Policy P9/2c). The land does not fulfil any of the 'purposes' of the Cambridge Green Belt; nor does it possess the 'qualities which contribute to the special character of Cambridge and its setting'. This representation is made in the context of APU considering their future space needs in the City and the possible use of this site for new educational facilities (built development). In the event that university buildings were proposed on the site, the existing playing fields would be relocated.</p>	<p>Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5. Paragraph 1.7 in PPG2 also states that "the extent to which the use of land fulfils these objectives is however not itself a material factor in the inclusion of land within a Green Belt, or in its continued protection. The purposes of including land in Green Belts are of paramount importance to their continued protection, and should take precedence over the land use objectives."</p>
8272 (Great Wilbraham, Land North of Toft Lane)	<p>Object</p> <p>Land north of Toft Lane, Great Wilbraham. Removal of 1st strip from Green Belt, Toft Lane Great Wilbraham Cambridge. The removal of this site from the from the green belt will not encroach significantly on the green belt. By removing the strip at Toft Lane great Wilbraham from the Green Belt, the originality of the hedgrows can be protected. Inconsistencies on site plan.</p>	<p>Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5.</p>



**Representations**

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10766 - Deal Farms Ltd. (Barrington, Land North of Glebe Road)  
 Object Land north of Glebe Road, Barrington. Objections are raised to the omission of Land to the north of Glebe Road, Barrington from within the Village Framework and being retained within the designated Cambridge Green Belt. It is considered that residential development on the land could be accommodated without detriment to the village form, as it would represent a rounding-off of the existing development in Barrington and would be adjoined on three sides by existing residential development. Owing to the relationship of the land to the existing built form, there would be no detriment to the openness of the Green Belt should the land be developed.

Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5. Paragraph 1.7 in PPG2 also states that "the extent to which the use of land fulfils these objectives is however not itself a material factor in the inclusion of land within a Green Belt, or in its continued protection. The purposes of including land in Green Belts are of paramount importance to their continued protection, and should take precedence over the land use objectives."

10727 (Stow-cum-Quy, Land off Church Road)  
 Object Land off Church Road, Stow-Cum-Quy, 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 that there is residential development on two sides of the site. The significant hedge between the Church and no. 15 Church Road, effectively restricts views across our client's land from the defined 'Important Countryside Frontage'. The site could be developed without material visual detriment to the area. There is a strong case for including the site based on the site's proximity to Cambridge (with good cycle links) and the park and ride. There is good justification in terms of visual amenity to also promote its exclusion from the Green Belt.

Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10623 (Dry Drayton, Land East of Cotton's Field)	<p>Object Land east of Cotton's Field, Dry Drayton. It is required that:</p> <p>(i) The site as identified is deleted from its Green Belt designation, and instead is allocated within an amended village framework. The Proposals Map for Dry Drayton (Inset Map 26) should be modified in line with the enclosed plan.</p> <p>(ii) The site be allocated for residential development (up to 8 dwellings as per Policy ST/5) and the remainder of the site area to provide public open space, already identified as deficient in the village in the South Cambridgeshire Recreation Study (2002).</p>	<p>Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5.</p>	<b>Change to Draft DPD</b>
10772 (Fen Ditton, Land off Horningsea Road)	<p>Object Land off Horningsea Road, Fen Ditton. Objections raised to the omission of Land between no. 28 and 12 Horningsea Road, Fen Ditton from within the Village Framework, and its designation within the Cambridge Green Belt. Bearing in mind the sustainability of the settlement in relation to Cambridge, to which it is very accessible by foot, bicycle and the nearby park and ride, it is considered that it is an ideal settlement in which to incorporate further sustainable development. It is considered that the Green Belt boundary should be significantly amended so as to facilitate further growth in highly sustainable locations.</p>	<p>Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5.</p>	<b>Change to Draft DPD</b>

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10769 - Babraham Farms (CERN) (Abington, Land East of A11)	<p>Object</p> <p>Land east of A11, Abington. A minor amendment to the Green Belt is sought between Babraham and Little Abington. The strip of land shown is designated as Green Belt which does not serve any of the purposes of Green Belt as set out in the Structure Plan and PPG2. It is therefore proposed that the Green Belt boundary run along the A11 which is a hard defensible boundary and easily understood on the ground.</p>	<p>Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5. Paragraph 1.7 in PPG2 also states that "the extent to which the use of land fulfils these objectives is however not itself a material factor in the inclusion of land within a Green Belt, or in its continued protection. The purposes of including land in Green Belts are of paramount importance to their continued protection, and should take precedence over the land use objectives."</p>
10563 (Fulbourn, Land at Home End)	<p>Object</p> <p>Land at Home End, Fulbourn. Objections are raised to the omission of Lane at Home End, Fulbourn from within the Village Framework and also for the proposed designation of Important Countryside Frontage and the designation within the Cambridge Green Belt. The site is suitable for small scale residential development, as it is within the core of the Village and adjoins a residential development both to the north and south and existing development on the opposite side of Home End. Objections are raised to the fact that the Green Belt has not been amended so as to facilitate further growth in sustainable locations, as recommended in both the RPG and Cambridgeshire Structure Plan.</p>	<p>Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5.</p>

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10702 (Girton, Land South of Girton Farm, Oakington Road) 10698 (Girton, Land South of Girton Farm, Oakington Road)	<p>Object</p> <p>Land south of Girton Farm, Oakington Road, Girton. Land at Girton should be removed from the Green Belt owing to its existing built form and part of site north of Girton Farm, Oakington Road, Girton should be allocated for further employment development in this sustainable location. Objection is raised to the fact that the Green Belt has not been significantly amended to facilitate further growth in sustainable locations, as recommended in both the RPG and the Structure Plan. In the interests of sustainability, it is thought that amendments should be made to allow further needed growth in the villages around Cambridge. These amendments could be made without any compromise to the stated objectives of the Green Belt.</p>	<p>Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5.</p>
10867 (Great Shelford, Land at 12 Cabbage Moor)	<p>Object</p> <p>Land to south of Great Shelford Caravan and Camping Club, Cambridge Road, Great Shelford should be removed from the green belt. Bearing in mind the existing residential property on the site, together with the adjoining residential development to the South East, the camping and caravan site to the north and the proposed development on the northern side of Cabbage Moor, it is considered that the land is very appropriate for further residential development.</p>	<p>Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5.</p>

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10527 (Stapleford, Land at Gog Magog Way)	Object	Land at Gog Magog Way, Stapleford. Objection is raised to the fact that the Green Belt has not been significantly amended so as to facilitate further growth in sustainable locations, as recommended in both the RPG and Structure Plan. In the interests of sustainability, it is considered that amendments should have been made to allow further needed growth in villages around Cambridge. Amendments could have been made without any compromise to the stated objectives of the Green Belt. In particular, Land off Gog Magog Way, Stapleford should be removed from the Green Belt and allocated for residential development.	Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5.
10536 - The W Scambler Trust (Dry Drayton, Land North of Pettitt's Close)	Object	Land north of Pettitt's Close, Dry Drayton. Objection is raised to the inclusion of our client's land within the Green Belt and outside the defined Village Framework of Dry Drayton. The site represents a logical one for residential development, as it adjoins recent residential development both to the south east and south west, and is defined by a footpath connecting to the rest of the Village along the north eastern boundary. The inclusion of this land in the Village Framework would represent a logical rounding off of a development in this vicinity, without detriment to the village form or significant incursion into the Green Belt. It is considered that further limited growth within Dry Drayton would support the local facilities whilst at the same time providing needed affordable housing in the locality.	Inset map 26 shows that this land has not been designated as green belt.



**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10828 (Waterbeach, Land adjacent to Pieces Lane)  
 Object Land adjacent to Pieces Lane Waterbeach represents a logical rounding off of the village framework of Waterbeach by the inclusion of land which is contiguous with existing residential development on three sides. should also be removed from the Green Belt. Failure to re-access this boundary will lead to less sustainable development being promoted. The removal of the land from the Green Belt will not compromise the purpose of the designation as it is considered that the open countryside effectively starts to the east of the nearby railway line. The designation as a green belt is not required to protect the character and setting of the village.

Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5. Paragraph 1.7 in PPG2 also states that "the extent to which the use of land fulfils these objectives is however not itself a material factor in the inclusion of land within a Green Belt, or in its continued protection. The purposes of including land in Green Belts are of paramount importance to their continued protection, and should take precedence over the land use objectives."

10868

Object Objection is raised to the resistance to amend the Green Belt boundaries around the southern perimeter of the City so as to facilitate further development in the emerging LDF. This action is recommending both the RPG and the Cambridgeshire Structure Plan. By refusing to make any significant alterations to the Green Belt boundary close to Cambridge City, the plan fails to meet Objective GB/a, which is to secure a Green Belt around Cambridge with boundaries which will endure for the plan period and beyond. It is now over 15 years since the Green Belt boundaries were first drawn up around Cambridge, and it is considered an appropriate time to reassess these boundaries especially in the light of the current emphasis on the sustainability of new development.

Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5.



**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10523 (Great Shelford, Land behind 34-60 Hinton Way)  
10954 (Great Shelford, Land East of Hinton Way)

Object

Objection is raised to the fact that the Green Belt has not been significantly amended so as to facilitate further growth in sustainable locations, as recommended in both the RPG and Structure Plan. In the interests of sustainability, it is considered that amendments should have been made to allow further needed growth in villages around Cambridge. Amendments could have been made without any compromise to the stated objectives of the Green Belt. Land to east of Hinton Way, Great Shelford should be removed from the Green Belt and allocated for residential development as detailed in previous representations.

Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5.

11016 - Trustees of the Estate of the Late D L January (Great Shelford, Land NW of 11 Cambridge Road)

## Object

Land NW of 11 Cambridge Road, Great Shelford.  
An objection is raised to the continued inclusion of land to the northwest of 11 Cambridge Road, Great Shelford within the Cambridge Green Belt and the designation of Important Countryside Frontage to the Cambridge Road. As the site is heavily treed on all sides, it is not seen in relation with the adjoining open countryside from which it is totally different in character. As a consequence, there would appear to be no conflict with the stated aims of the Green Belt if this land was removed and developed for residential purposes. Any development scheme could retain the existing trees in the road frontage as the existing vehicular access could serve the development.

Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5. Paragraph 1.7 in PPG2 also states that "the extent to which the use of land fulfils these objectives is however not itself a material factor in the inclusion of land within a Green Belt, or in its continued protection. The purposes of including land in Green Belts are of paramount importance to their continued protection, and should take precedence over the land use objectives."

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10565	Object	It is submitted that there is no exceptional justification for the proposed allocation around Longstanton / Northstowe. Future development can be adequately controlled by countryside and settlement envelope policies.	Structure Plan Policy P9/2b requires "the review of the outer boundary of the Green Belt to determine if additional areas can be identified which serve the purposes of the Cambridge Green Belt and should be included within it, having regard to new settlement proposals". Policy NS/4 in the Northstowe Area Action Plan proposes the extension of the Green Belt in the vicinity of the new town. In this location the Green Belt is at its narrowest, and when developed, Northstowe will be the largest urban area close to Cambridge and it will be in close proximity to four villages. The Structure Plan requires their separation be maintained and protecting against coalescence is a key function of the Green Belt and therefore Green Separation is also defined as Green Belt, as it is at Cambridge East.
8524 -	The Felix Hotel (Girton, The Felix Hotel, Huntingdon Road)	The Felix Hotel, Huntingdon Road, Girton. On behalf of the Felix Hotel, it is considered that the hotel north of Huntingdon Road should be removed from the Green Belt. The removal of this site from the Green Belt would in no discernible way prejudice the openness of the Green Belt, and would enable the Felix Hotel to extend in a modest and sympathetic way, thereby allowing it to compete on a 'level playing field' with other 4/5 bedroom hotels in the Cambridge area.	Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10558 (Fulbourn, Land either side of Hinds Loder (Track))	Object	<p>Land either side of Hinds Loder (track), Fulbourn. Lane off Balsham Road, Fulbourn. An objection is raised to the fact that the Green Belt boundary has not been significantly altered so as to facilitate further significant growth in sustainable locations as recommended in both the RPG and the Structure Plan. This is particularly so as it is stated that the Green Belt boundaries should 'endure for the plan period and beyond'. Bearing in mind the urgent need to accommodate 20,000 houses in sustainable locations in the period up to 2016, it seems entirely inappropriate to retain the Green Belt boundaries which were initially proposed in the early 1990's.</p>	<p>Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5.</p>
11002 - Chancellor, Masters & Scholars of the University of Cambridge (Cambridge, Animal Research Station A1307)	Object	<p>The site of 307 Huntingdon Road should be removed from the Green Belt as part of the review of the boundary of the Green Belt required by the Structure Plan Policy P9/2b. The University considers that this review of the Green Belt boundary should have been undertaken as part of the preparation of the LDF. Alternatively, the land is not to be immediately released from the Green Belt, then the University would wish to see the site of 307 Huntingdon Road included within the list of Major Developed Sites within the Green Belt (Policy GB/5 refers).</p>	<p>Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5. Annex C of PPG2 identifies major developed sites in the Green Belt as "factories, collieries, power stations, water and sewage treatment works, military establishments, civil airfields, hospitals, and research and education establishments." It goes on to state that they are "substantial sites". The site therefore does not warrant designation as a major development site in the Green Belt.</p>

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10221 - Chancellor, Masters & Scholars of the University of Cambridge (Cambridge, Land between M11 and A1307)

**Object** The University objects to the inclusion of that land between Huntingdon Rd. and Madingley Rd. within the Green Belt designation on the Proposals Map. The Structure Plan (Policy 9/2 (c)) proposes that this land is removed from the Green Belt for predominately University related development and a revised Green Belt boundary, which will ensure the expanded City will not coalesce with Girton village, will be defined as part of the proposed Area Action Plan. The University believes that all this land should be omitted from the Green Belt designation on the Proposals Map at this stage and that the Area Action Plan should redefine the Green Belt boundary in due course.

Paragraph 4.5 explains that the Green Belt boundaries have been reviewed in accordance with the Structure Plan locations for development. The detailed review of the Green Belt boundaries is being undertaken through the relevant Area Action Plan for each of these locations, as part of a comprehensive approach to identifying the extent of the site. For consistency, the same approach will be applied in the Cambridge North West Area Action Plan.

10552 - Taylor Woodrow Developments Ltd (Girton, Land South of A14)

10557 - Persimmon Homes (Girton, Land South of A14)

**Object** Land south of A14, Girton. Land as shown on the attached plan should not be shown as Green Belt on the Proposals Map. Some of this land may be required for development related purposes prior to 2016.

Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5.

10963 - Mrs A J Johnson and Mr B Moore (Great Shelford, Large site at Mingle Lane and Hinton Way)

**Object** Land at Mingle Lane and Hinton Way, Great Shelford. Land at Great Shelford/Stapleford should be removed from the Green Belt and allocated for residential development.

Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5.

**Representations**

**Nature Representation Summary**

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11000 (Sawston, Land near Sawston Church) Object I would like to see a small change in the Green Belt boundary around Sawston. The area that I would like to see taken out of the Green Belt is the small triangle of land behind 2 and 4 St Mary's Road, Sawston, land which abuts onto Church Lane. I believe that this land serves no useful Green Belt function and that removing it from the Green Belt would tidy up a small anomaly.

Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5. Paragraph 1.7 in PPG2 also states that "the extent to which the use of land fulfils these objectives is however not itself a material factor in the inclusion of land within a Green Belt, or in its continued protection. The purposes of including land in Green Belts are of paramount importance to their continued protection, and should take precedence over the land use objectives."

10939 (Sawston, Deal Grove)

Object Land at Deal Farm, including nos. 64 and 62 Cambridge Road, Sawston. The land comprises two farm dwellings together with the extensive outbuildings associated with Deal Farm. The boundary of the Green Belt would be better located to include the buildings and houses currently on site. This would be a clearly defined boundary which would endure for the plan period and beyond as required in objective GB/a. There is no advantage to be gained from including this built land within the Green Belt as it does not satisfy objective GB/b which is to maintain the openness of the area. Bearing in mind the extensive Green Belt designated beyond, the exclusion of this land would not effect the unique setting of Sawston.

Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5. Paragraph 1.7 in PPG2 also states that "the extent to which the use of land fulfils these objectives is however not itself a material factor in the inclusion of land within a Green Belt, or in its continued protection. The purposes of including land in Green Belts are of paramount importance to their continued protection, and should take precedence over the land use objectives."



**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

11372 (Waterbeach, Land between Cambridge Road and Car Dyke Road)

Object

Objections are raised to the omission of our client's land, edged red on the attached plan, from within the Village Framework of Waterbeach and its designation within the Cambridge Green Belt.

It is considered that Waterbeach is a highly sustainable settlement with a good range of facilities which could accommodate further growth without detriment to the form of the settlement, impact on the countryside or the general attractiveness of the Green Belt.

Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5. Paragraph 1.7 in PPG2 also states that "the extent to which the use of land fulfils these objectives is however not itself a material factor in the inclusion of land within a Green Belt, or in its continued protection. The purposes of including land in Green Belts are of paramount importance to their continued protection, and should take precedence over the land use objectives."

10818 - Messrs J and P Dossett  
(Barton, Land North of Kings Close)

Object

Land off King's Grove, Barton should be excluded from the Cambridge Green Belt and allocated for residential development. Owing to the proximity to Cambridge, the land is considered to be highly sustainable, well related to the existing village and with an adequate vehicular access. Provided the development was supported by structural landscaping around the edge of the site, this would considerably enhance the visual appearance of the Green Belt in this vicinity.

Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5.



**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10961 - Mrs A J Johnson and Mr B Moore  
10935 - Deal Farms Ltd.  
10953  
10986

Object  
Object

Objection is raised to the fact that the Green Belt has not been significantly amended so as to facilitate further growth in sustainable locations, as recommended in both the RPG and Structure Plan. In the interests of sustainability, it is considered that amendments should have been made to allow further needed growth in villages around Cambridge. Amendments could have been made without any compromise to the stated objectives of the Green Belt.

Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5.

9933 - Old Road Securities Plc  
(Oakington, Land at Oakington  
Tomato Farm Dry Drayton Road)

Object

Land at Oakington Tomato Farm, Dry Drayton Road, Oakington.

Objection is made to Oakington Tomato Farm, located to the north of Dry Drayton Road, Oakington, being in the Green Belt. The land is in active agricultural use and the proposed new Green Belt extension policy should not impinge on the agricultural practices of the farm (tomatoes and raspberries).

Structure Plan Policy P9/2b states "The Local Planning

Authority will review the outer boundary of the Green Belt to determine if additional areas can be identified which serve the purpose of the Cambridge Green Belt and should be included within it, having regard to the new settlement proposals. The area has a distinct rural character and it is appropriate for the extension of the Green Belt to include this land, as it fulfils the purposes of the Cambridge Green Belt. It is unlikely that the inclusion within the Green Belt will impinge upon agricultural practices, given that permissible development in the Green Belt includes buildings for agriculture.

10219 - Scotsdales Garden Centre  
(Great Shelford, Scotsdales  
Garden Centre)

Object

Scotsdales Garden Centre, Great Shelford.

Scotsdales Garden Centre should be removed from the Green Belt and included within the village framework to enable the company to operate its successful retail business more efficiently and so contribute further to the local economy.

Garden centres are unlike nurseries, which sell stock grown on site, in that they have a wider retail function. Policy SF/3 states that "in the case of proposals to develop sites in edge-of-centre or out-of-centre locations (or extend existing stores in such locations) developers will be required to demonstrate a positive need for the additional floor area". This would be applied irrespective of whether the site is in the countryside or within the village framework. In addition, Paragraph 2.6 of PPG2 clearly states that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004, therefore a further review at this location would be contrary to PPG2.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10843 - Taylor Woodrow Developments Ltd (Waterbeach, Land between Waterbeach and railway)	Object Land between Waterbeach and railway, Waterbeach. Waterbeach should be a Rural Centre. Land south of Bannold Road, Waterbeach to the east of the village should be deleted from the Green Belt and allocated for housing development. The Inset Boundary for the village should follow the line of the railway line. The floodplain map should be re-evaluated.	Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5.
10643 - Munro Group Ltd (Waterbeach, Land between Bannold Road/Burgess Road)	Object Land between Bannold Road and Burgess Road. Waterbeach should also be removed from the Green Belt. Failure to re-access this boundary will tend to less sustainable development being promoted. The removal of the land from the Green Belt will not compromise the purpose of the designation as it is considered that the open countryside effectively starts to the east of the nearby railway line. The Green Belt should be redrawn to facilitate a more even distribution of growth.	Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5. Paragraph 1.7 in PPG2 also states that "the extent to which the use of land fulfils these objectives is however not itself a material factor in the inclusion of land within a Green Belt, or in its continued protection. The purposes of including land in Green Belts are of paramount importance to their continued protection, and should take precedence over the land use objectives."

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10281 - Stannifer

Object

The Green Belt Review is too restrictive and does not accord with the requirements of PPG2 that:  
green belt review should have regard to a longer time frame than local planning policies; safeguard land for longer term expansion should be provided; new boundaries should be defensible and drawn along clear physical features.

Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5.

10656 - David Wilson Estates

Object

In assessing the availability of sites for housing-led development, the accepted hierarchy of:

1. Cambridge
2. Cambridge edge through Green Belt releases
3. New town of Northstowe
4. South Cambridgeshire and rural areas, needs to be followed for clear sustainability reasons and compatibility with the Structure Plan. As a necessary consequence, the assessment of the edge of Cambridge sites requires a comprehensive view of the Green Belt boundary, which is not discount in the commentary at paragraphs 4.4 - 4.7. To Cambridge City Council as inappropriate for development because of its location in the Green Belt is accordingly fundamentally flawed.

Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan Policy P9/2b, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5. Further releases of Green Belt land are unnecessary and would be contrary to PPG2. The Green Belt serves five purposes, including; checking unrestricted sprawl of large built-up areas, preserving the setting and special character of historic towns, and preventing coalescence, and PPG2 states at paragraph 1.4 "the most important attribute of Green Belts is their openness." Despite being bisected by major trunk roads, the Green Belt continues to serve these purposes and therefore, further development in the Green Belt is contrary to national policy in PPG2.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

8047 (Oakington, Land at the Drift)  
 Object The extension of the Greenbelt around villages (POLICY GB/1) does not take into account small areas of land around those villages, which currently lie outside the village framework (but on the edge of it), which could be used for small scale development. Clearly this does not fit with the general aims & requirements of the LDF (POLICY ST/1) which is to provide substantial additional housing. The boundaries of such villages should be examined to see where there is the possibility of sensibly extending it and in turn the greenbelt to allow for this.

Policy P9/1 of the Structure Plan provides a clear indication of the distribution of housing within each of the districts and Policy ST/1 accords with this, and greater detail of the breakdown is provided in Figures 1 to 3. Policy ST/7 sets out the phasing of housing land to ensure a continuous supply over the plan period. The detail for each of the major development locations is contained in the Area Action Plans. Policy ST/8, the housing trajectory and the Annual Monitoring Report will ensure the policies remain relevant and ensure an adequate and continuous supply of housing land is available throughout the plan period. The Council has undertaken further work on the rural housing numbers, including the production of a housing trajectory. As part of this work the Council revisited the housing allocations rolled forward from Local Plan 2004 and deleted the sites with planning permission at March 2005 (as these are now counted as commitments), deleted those allocations in the less sustainable settlements that cannot be relied upon to come forward for development in the plan period, and updated the housing land supply information with data to the end of March 2005. The Council is able to demonstrate sufficient housing land supply to meet the remainder of the requirement in the rural area without the need to allocate any further sites on the edge of villages, therefore, there is no need to exclude land from the Green Belt. The detailed housing land supply information is included in the report to Council on 15th November 2005.

8103 (Great Wilbraham, Land at Toft Lane)  
 Object Amend Green Belt boundary at Toft Lane Great Wilbraham. With pressure for development in the area, now would be an opportune time to remove this land from the green belt, allowing much needed and sustainable housing. This would not be detrimental to the village, or compromise the integrity of the green belt. With development to the north it would complete a process that has already started. It is important to retain the green belt around Great Wilbraham, the position of this small piece of land is not essential to the green belt and appears something of an aberration.

Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

8638 - Grantchester Townlands Charity (Cambridge, Land at Fulbrooke Road)

**Object** Land at Fulbrooke Road, Cambridge. The Green Belt boundary should be varied at Fulbrooke Road, Cambridge, to facilitate a small housing development in a sustainable location.

Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5.

7874 (Histon, Land adjoining 59 & 61 Cottenham Road)

**Object** Land adjoining 59 & 61 Cottenham Road, Histon. The policy should provide for a review of the boundary of the green belt to make land available for development where this relates well to the existing built-up framework and does not have a strategic role in delivering the aims of the green belt. Limited areas on the northern edge of Histon should be released on such a review and these would perform well in terms of sustainability.

Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5.



**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

7962

**Object** The boundary of the Green Belt around Histon and Impington should be reviewed so as to make land available for development where that land relates well to the existing built-up framework and plays no strategic role in delivering the aims of the green Belt designation.

Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5.

8117 (Impington, Land South of Clay Close Lane)

**Object**

Land south of Clay Close Lane, Impington. The site is largely surrounded by existing residential development and bounded by Clay Cross Lane. It is within 150m of a secondary school and associated sports centre and within walking distance of the village centre. The site is located within a settlement with good public transport links, shopping, other local services and employment opportunities which is designated as a Rural Centre. The site is within the physical structure of the settlement and fulfils none of the purposes of Green Belts as set out in PPG2. The site should be excluded from the Green Belt as defined in GB/1, included in the village framework and allocated for housing.

Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5. Paragraph 1.7 in PPG2 also states that "the extent to which the use of land fulfils these objectives is however not itself a material factor in the inclusion of land within a Green Belt, or in its continued protection. The purposes of including land in Green Belts are of paramount importance to their continued protection, and should take precedence over the land use objectives."



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10559 - Vogan & Company (Fulbourn, Land East of disused Railway Station)	<p><b>Object</b></p> <p>Land east of disused railway station, Fulbourn. The Green Belt boundary on the north eastern edge of Fulbourn is illogical and follows no physical or visual boundary in relation to the eastern end of the site curtilage at the Fulbourn silo site. The boundary should be amended to follow the tree / landscaped site boundary.</p>	<p>Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5. The boundary is currently tightly drawn around the rear of buildings. This is a clear boundary, and given that landscape features will continue to change over time, it is a more permanent feature. This accords with guidance in PPG2 for drawing the Green Belt boundary.</p>
9879 - Cambridge Preservation Society	<p><b>Object</b></p> <p>Green Belt - we note that there is nowhere (not even in the C &amp; P Structure Plan 2003) is a single map highlighting the entire boundaries of the Green Belt and strongly recommend such being included.</p>	<p>The full extent of the Cambridge Green Belt is shown on the Proposals Map.</p>
10829	<p><b>Object</b></p> <p>The Green Belt should be redrawn to facilitate a more even distribution of growth.</p>	<p>Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan Policy P9/2b, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe.</p>

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

8642 - RAVE	Object	RAVE objects strongly to the Fait Accompli which this policy presents. Structure Plan Policy requires the LPA's to undertake a specific review which has not been done in a principled way based on the GREEN BELT function of the Land.	Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan Policy P9/2b, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe.
10047 - House Builders Federation	Object	The HBF queries whether the long-term adequacy of the green belt boundaries given the development pressures around Cambridge. The Regional Spatial Strategy might well have a strong bearing on this matter. It is essential that adequate long-term housing provision is provided for in a Green Belt review.	As explained in paragraph 4.5, the Green Belt boundaries have been reviewed to serve the long-term development needs of Cambridge. It takes into account the development requirements of Regional Planning Guidance for East Anglia (now RSS6) and the adopted Structure Plan. These Plans cover the period to 2016 and any development proposals beyond this period are beyond the scope of the LDF.
9882 - Cambridge Preservation Society	Object	What is the definition of the Green Belt boundary. We note that there is nowhere (not even in the C & P Structure Plan 2003) is a single map highlighting the entire boundaries of the Green Belt and strongly recommend such being included. With the recent loss of Green Belt to accommodate the various urban expansions, additions/ extensions to the Green Belt need to be planned as compensation at this stage.	The full extent of the Cambridge Green Belt is identified on the Proposals Map.
8229	Object	The map shows that the land between Cambridge East and Teversham (CE/6 is it?) is "Green Separation". This is not acceptable. There is no justification for this. It should remain in the Green Belt.	Whilst Policy CE/6 in the Cambridge East Area Action Plan identifies an area of Green Separation between the urban extension and Teversham, Policy CE/4 revises the Green Belt to exclude land for the built-up area but includes the Green Separation within the Green Belt.

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9945 - Bayer CropScience Ltd (Hauxton, The Bayer CropScience Ltd Site, Water treatment Plant)

Object

The Bayer CropScience Ltd Site, Water treatment plant, Hauxton.  
Object to the inclusion of the Water Treatment Plant site on the west side of the A10 which includes prominent plant and building structures. Following much technical work and public consultation there is a strong body of support for a hotel and/or leisure development to meet a need in this part of the sub-region and as a more compatible form of development in the Green Belt instead of the industrial structures.

Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9688 - GO-East	<p>Object</p> <p>Policy GB/2 either largely repeats PPG2 or cross-references those matters to other policies, thereby deferring the detail of the matters to other policies within the DPD. PPS12 indicates that generic development control policies should not take the form of a compendium of use related policies that introduces repetition and that they should not repeat national policy. We consider that the criteria in Policy GB/2 should be reviewed and the policy amended to only include criteria only retained where they do not repeat other policies in the DPD or national policy. Additionally, following a review of the criteria in Policy GB/2, consideration should be given to including any remaining criteria with Policy GB/1, and GB/2 being deleted.</p>	<p>Agree, PPS12 makes it clear that policies in the LDF should not repeat national planning guidance.</p>	<p>Amend heading before Policy GB/1 to read as follows: "DEVELOPMENT IN THE GREEN BELT"</p>
			<p>Amend Policy GB/1 to read as follows: "There is a presumption against inappropriate development<sup>1</sup> in the Cambridge Green Belt as defined on the Proposals Map.</p>
			<p>NOTE: 1 Inappropriate development is defined in section 3 of PPG2 Green Belt."</p>
			<p>Move paragraphs 4.8 and 4.9 to follow paragraph 4.7.</p>
			<p>Amend first sentence of paragraph 4.8 to read: "The main purpose of the Green Belt is to keep land open by placing a permanent and severe restriction on inappropriate development; therefore most types of development can only be permitted in exceptional circumstances, in accordance with PPG2."</p>
			<p>Delete Policy GB/2 and remainder of the supporting text - paragraphs 4.10 to 4.15.</p>

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10376 (Oakington, Land at Water Lane/Kettles Close)	Object Land at Water Lane / Kettles Close, Oakington. We also recommend the inclusion of an additional housing allocation on our client's land south of water Lane. The site is no different than the allocation of the Council's depot site in terms of size or orientation, and the proposals are attached accordingly for the allocation of this site, as an amendment to Proposals Map Inset 80. At the last Local Plan review, the Inspector clearly indicated that given the lawful use of the site for commercial purposes, consideration should be given to its exclusion from the Green Belt. We note no such consideration has been given, despite the fact that arguments for its exclusion were generally supported by the Inspector and we had anticipated that the consequential amendment would be included in this Local Plan.	At the time of the Inquiry into the now adopted Local Plan 2004 the site had not obtained Lawful Use Certificate (Inspector's Report, paragraph 74.11). The Local Plan Inspector considered the issue of the site being included in the Green Belt and concluded that he did "not consider its inclusion so anomalous as to require exclusion at this stage." (Inspector's Report, paragraph 74.14) Paragraph 2.6 of PPG2 clearly states that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5.	
11351	Object The outer boundary of the extended Green Belt at Willingham does not follow clearly identifiable boundaries on the ground.	Agree the boundary should be revisited to ensure it follows clearly identifiable boundaries on the ground.	Revisit the Green Belt boundary around Willingham.
9444 (Longstanton, Land South of Woodside)	Object Land south of Woodside, Longstanton. The Green Belt should not extend into the area identified.	Structure Plan Policy P9/2b states "The Local Planning Authority will review the outer boundary of the Green Belt to determine if additional areas can be identified which serve the purpose of the Cambridge Green Belt and should be included within it, having regard to the new settlement proposals. The area has a distinct rural character and the site forms an important part of the separation between Longstanton St.Michaels and the main part of the village, reflected in its designation as important countryside frontage. It is also appropriate for the extension of the Green Belt to include this land, as it fulfils the purposes of the Cambridge Green Belt.	

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10812 - C & A Locke	Object	Land at Granta Cottage, Mill Lane, Whittlesford. Objection is raised to the fact that the Green Belt has not been significantly amended so as to facilitate further growth in sustainable locations, as recommended in both the RPG and Structure Plan. It is suggested that amendments could have been made without any compromise to the stated objectives of the Green Belt, while also facilitating the identification of much needed housing sites.	Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5.
10810 - C & A Locke (Whittlesford, Land at Granta Cottage, Mill Lane)	Object	Land at Granta Cottage, Mill Lane, Whittlesford. Land adjacent to Swan's Corner, in Whittlesford is considered appropriate for exclusion from the Green Belt on account of its more direct association with the built form of the existing settlement than to the adjacent countryside.	Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5.



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8747 - Capital & Counties (Fulbourn, Land West of Ida Darwin Hospital)	Object Land west of Ida Darwin Hospital, Fulbourn. The site at Fulbourn Old Drift being identified to the Council should be removed from the Green Belt and allocated for beneficial employment development.	Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5.	
9947 (Fulbourn, Land West of Station Road including proposed Railway Station)	Object An additional / alternative site is put forward to complement the re-designation of Fulbourn as a Rural Centre. This site would provide for a mixed-use development that would deliver a new railway station, a community centre and affordable homes as well as general open market housing. The development can be brought forward immediately. The site is identified on the accompanying plan.	Whilst the Inspector at the Green Belt recommended the removal of this land from the Green Belt, it was rejected by the Local Planning Authority, as this land forms an important part of the setting of Cambridge and Fulbourn. Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5.	
	The allocation of this land should be accompanied by its removal from the Cambridge Green Belt, as previously recommended by the appointed Inspector at the Green Belt Inquiry, and subsequently endorsed by the local authority commissioners study undertaken by Colin Buchanan and Partners. As confirmed by these recommendations and study the land does not fulfil any of the identified criteria to justify the continuing retention of the land within the Cambridge Green Belt.		Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5. Paragraph 1.7 in PPG2 also states that "the extent to which the use of land fulfils these objectives is however not itself a material factor in the inclusion of land within a Green Belt, or in its continued protection. The purposes of including land in Green Belts are of paramount importance to their continued protection, and should take precedence over the land use objectives."
	This site is no longer, and hasn't been suitable for some time, for farming.		

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

8082 (Longstanton, Land between Longstanton and proposed Longstanton Bypass)

Object The principle of designating new Green Belt around the new settlement of Northstowe is supported. We object, however, to the inclusion of land between Longstanton village and the line of the proposed Longstanton Western Bypass within the proposed Green Belt.

Paragraph 2.10 of PPG2 states "When drawing Green Belt boundaries in development plans local planning authorities should take account of the need to promote sustainable patterns of development." The Longstanton bypass has been planned to run through the countryside to the west of the new village of Longstanton in this location will restrict further development on the edge of the village. Longstanton is a less sustainable location for further development than other settlements higher up the development strategy hierarchy, as detailed in Policy ST/1 and Structure Plan Policy P9/1. In addition, land between the village framework and the proposed Longstanton bypass has the ability to perform a positive role in fulfilling the objectives of the Green Belt, as identified at paragraph 1.6 of PPG2. In particular, it can provide opportunities for access to open countryside for the urban population, particularly for residents of the new Home Farm development, who could otherwise be constrained by development and the proposed bypass.

8100 (Teversham, Land North of Teversham Hall)

Object Land north of Teversham Hall, Teversham. 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. Such is the position at Teversham, in the vicinity of Teversham Engineering and the factory of Borley Brothers. Both premises should be excluded from the green belt along with a small area of garden. That can be achieved by using a clearly established fence line as a boundary, as shown on the attached plan (Inset 99).

Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5.

9700 - Foxton Parish Council Support Support policy GB/1.

Support noted.

9632 - Histon & Impington Parish Councils Support The Councils recognise that, in previous LDF submissions, multiple areas were proposed for development in the Green Belt in and around Histon and Impington. The Councils object in the strongest possible terms to these proposals, and any further proposals that may be forthcoming in this round of submissions. The Councils recognise and applaud the rejection of these submissions by SCDC.

Support noted.

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9944 - Bayer CropScience Ltd	Support	Bayer CropScience Ltd welcomes the continuing exclusion of the main works site from the Green Belt as proposed on the Proposals Map, Inset 53.	Support noted.
8107 - Comberton Parish Council	Support	Comberton Parish Council wish to give strong support and endorsement of the many policies which guarantee Green Belt protection.	Support noted.
10793 - Jesus College (Cambridge)	Support	The delineation of the Green Belt to exclude Beech Farm, Harston is supported.	Support noted.

**4.4**

9093 - South Cambridgeshire Primary Care Trust	Object	The PCT endorses the objection of the Cambridge and Peterborough Mental Health Partnership NHS trust to the inclusion of the Fulbourn Hospital site, as indicated in policy GB/5 within the designated Cambridge Green Belt.	Paragraph C3 states that "development plans should identify the site, define the boundary of the present extent of development, and set out a policy for limited infilling for the continuing use within this boundary." It goes on to explain acceptable infilling. Paragraph C4 explains where redevelopment would be acceptable. Therefore, whilst some further infilling and/or redevelopment is permitted on Major Developed Sites in the Green Belt, it is appropriate that it should be restricted to that which can be accommodated without undermining the purpose of the Green Belt, and Policy GB/5 fully accords with Annex C of PPG2.
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**4.5**

8394 - Ashwell (Barton Road) Limited	Object	The Green Belt boundaries should be further reviewed to ensure that sufficient provision can be made for necessary development to take place in sustainable locations.	Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5.
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**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****4.7**

8395 - Ashwell (Barton Road) Limited

Object

Given the acknowledgement of the 'complexity of the administrative boundaries between Cambridge City and South Cambridgeshire' the two authorities should not just undertake work on the Green Belt boundary jointly, but joint working should be extended to the production of a joint Cambridge City and South Cambridgeshire LDF, which the Authorities are empowered to do under Section 28 of the Planning and Compulsory Purchase Act 2004.

The two Councils are working closely on cross-boundary issues, such as the review of the Green Belt boundary and the Cambridge East urban extension. The joint working referred to in Paragraph 4.7 includes the review of the Green Belt boundary at Cambridge East through the Cambridge East Area Action Plan, a joint Plan being produced by the two local authorities.

**GB/2 Development in the Green Belt**

9687 - GO-East

Object

Policy GB/2 either largely repeats PPG2 or cross-references those matters to other policies, thereby deferring the detail of the matters to other policies within the DPD. PPS12 indicates that generic development control policies should not take the form of a compendium of use related policies that introduces repetition and that they should not repeat national policy. We consider that the criteria in Policy GB/2 should be reviewed and the policy amended to only include criteria only retained where they do not repeat other policies in the DPD or national policy. Additionally, following a review of the criteria in Policy GB/2, consideration should be given to including any remaining criteria with Policy GB/1, and GB/2 being deleted.

Agree, PPS12 makes it clear that policies in the LDF should not repeat national planning guidance.

Amend heading before Policy GB/1 to read as follows:  
"DEVELOPMENT IN THE GREEN BELT"

Amend Policy GB/1 to read as follows:  
"There is a presumption against inappropriate development<sup>1</sup> in the Cambridge Green Belt as defined on the Proposals Map.

**NOTE:**

- 1 Inappropriate development is defined in section 3 of PPG2 Green Belt."

Move paragraphs 4.8 and 4.9 to follow paragraph 4.7.

Amend first sentence of paragraph 4.8 to read:

"The main purpose of the Green Belt is to keep land open by placing a permanent and severe restriction on inappropriate development; therefore most types of development can only be permitted in exceptional circumstances, in accordance with PPG2."

Delete Policy GB/2 and remainder of the supporting text - paragraphs 4.10 to 4.15.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10790 - Middlereach Ltd (Longstanton, Land West of Station Road)  
 Object  
 Policy GB/2 should provide for flexibility with particular regard to land to the west of Station Road, Longstanton. If land is to be included within the Green Belt then the existing employment uses on the land should not be unduly constrained. In this particular instance Policy GB/2 should allow for the operational requirements of businesses on the land to the west of Station Road to be met. A similar policy approach taken to major developed sites in the Green Belt should be adopted.

The employment site is outside the village framework and therefore further expansion would be considered in light of Policy ET/6. This permits expansion within village frameworks, Northstowe, Cambridge East, on previously developed sites next to village frameworks, and in established Employment Areas in the Countryside (as defined in Policy ET/4). The site does not fall into any of these categories and further expansion on this site would be constrained regardless of whether the site was situated within the Green Belt. Therefore, there is no reason to exclude such land from the Green Belt.

9955 - Bayer CropScience Ltd  
 Support  
 Generally support subject to comments made in respect of other policies.

Support noted.

3.

8525 - The Felix Hotel

Object

On behalf of the Felix Hotel, we object to this Policy on account of the fact that the third criterion should equally refer to "appropriate commercial uses". There will be instances, such as in the case of the Felix Hotel, where extensions can be promoted without having any material impact on the Green Belt. The Green Belt is a planning tool most appropriately deployed to keep genuinely open land as just that. It need not be used to prevent reasonable and low impact extensions to existing buildings to be carried out.

In response to another representation, the requirements of Policy GB/2 have been merged with Policy GB/1 and Policy GB/2 deleted. Policy GB/1 now reads as follows: "There is a presumption against inappropriate development<sup>1</sup> in the Cambridge Green Belt as defined on the Proposals Map.  
 NOTE: <sup>1</sup>Inappropriate development is defined in section 3 of PPG2 Green Belt."

6.

9703 - Foxton Parish Council

Object

Cambridge Green Belt is relatively small and it is therefore essential to ensure that it cannot be compromised in this way.

This approach accords with PPG2 Green Belt and PPG3 Housing.

7875

Support

The proposal to allow the development of affordable housing on exception sites is supported.

Support noted.

8.

9930 - Babraham Institute

Object

There appears to be a typo under Section 8. Should read '... in accordance with Policy GB/5', NOT GB/6.

In response to another representation, the requirements of Policy GB/2 have been merged with Policy GB/1 and Policy GB/2 deleted.

4.8

10225 - Chancellor, Masters &amp; Scholars of the University of Cambridge

Object

Paragraph 4.8, as currently drafted, does not accurately reflect the fundamental aim or the purpose of including land within a Green Belt as set out in paragraphs 1.4 and 1.5 in Planning Policy Guidance Note 2. The University feels that paragraph 4.8 ought to be revised to reflect PPG guidance.

Paragraph 4.2 sets out the purposes of the Green Belt, which reflects paragraph 1.4 of PPG2, whilst the policies in the Green Belt chapter each reflect the aims detailed in paragraph 1.5 of PPG2. Paragraph 3.5 of PPG2 sets out the types of development which may be appropriate in the Green Belt, uses "which preserve the openness of the Green Belt". Therefore, Policy GB/2 and text at paragraph 4.8 fully reflects PPG2.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

8231	Support	Precisely. See my comments on 4.8. The proposed Cambridge East development is exactly the sort of urban sprawl that the Green Belt is there to prevent.	Support noted.
8230	Support	If the Green Belt places a "permanent" restriction on inappropriate development then it is not acceptable to move the Green Belt in order to allow the proposed development of Cambridge East. It's no good saying "We're not destroying the Green belt, we're just moving it." If you just move it whenever you want to then we may as well not have it in the first place.	Support noted. The amendments to the Cambridge Green Belt at Cambridge East are being carried out in accordance with the adopted Structure Plan, emerging RSS14, and in accordance with paragraph 2.7 of PPG2.
<b>4.11</b>			
8396 - Ashwell (Barton Road) Limited	Object	Buildings for indoor sports may be appropriate in the Green Belt where they are considered as part of a larger sporting complex, where the indoor use would complement the use of Green Belt land for outdoor sports and where the provision of a building for indoor sports would deliver a sustainable form of development.	Paragraphs 3.4 - 3.6 of PPG2 set out the types of development which may be appropriate in the Green Belt, uses "which preserve the openness of the Green Belt". This includes "essential facilities for outdoor sport and outdoor recreation..." as reflected in criteria 2 of Policy GB/2. Paragraph 3.5 provides further clarification "possible examples of such facilities include small changing rooms or unobtrusive spectator accommodation for outdoor sport, or small stables for outdoor sport and outdoor recreation." The provision of indoor sports facilities, other than the sorts of uses referred to in paragraph 3.5 of PPG2, would likely compromise the openness of the Green Belt and be contrary to PPG2.
<b>4.14</b>			
10226 - Chancellor, Masters & Scholars of the University of Cambridge	Object	The wording in line 1 of paragraph 4.14 ought to be more specific about the nature of the change of use involved.	In response to another representation, Policy GB/2 and supporting text at paragraphs 4.10 to 4.15 has been deleted. These issues are covered by national planning guidance in PPG2 and PPS12 makes it clear that policies in the LDF should not repeat national planning guidance.
<b>4.15</b>			
8244	Support	Precisely. See my comments on 4.8. The proposed Cambridge East development is exactly the sort of urban sprawl that the Green Belt is there to prevent.	Support noted.



**Representations**

**Nature Representation Summary**

**Councils' Assessment**

**Change to Draft DPD**

**GB/3 Location and Design of Development**

9691 - GO-East

Object

Policy GB/3 largely repeats PPG2 whilst Policy GB/4 is an effectively a related (landscaping and design criteria) policy. Consideration should be given to amalgamating these policies as both relate to implementation of development in the Green Belt. Consideration might also be given to expanding the policy if necessary, to provide more detail of design considerations that would need specific address relative to the landscape character of the Green Belt in South Cambridgeshire.

Agree, there is some similarity between policies in the remainder of the Green Belt Chapter. Policies GB/3 and GB/7 cover similar issues and should be amalgamated into a new Policy GB/2 - Mitigating the Impact of Development in the Green Belt. However, Policy GB/4 refers to development on the edge of the Green Belt and should be amended into a new Policy GB/3 - Mitigating the Impact of Development adjoining the Green Belt.

Create new Policy GB/2 to read:  
POLICY GB/2 Mitigating the Impact of Development in the Green Belt  
Any development considered appropriate within the Green Belt must be located and designed so that it does not have an adverse effect on the rural character and openness of the Green Belt.

Where development is permitted, landscaping conditions, together with a requirement that any planting is adequately maintained, will be attached to any planning permission in order to ensure that the impact on the Green Belt is mitigated.

Move Paragraphs 4.26 and 4.27 to follow paragraph 4.16.

Create new Policy GB/3 to read:  
POLICY GB/3 Mitigating the Impact of Development adjoining the Green Belt

Where development proposals are in the vicinity of the Green Belt, account will be taken of any adverse impact on the Green Belt.

Development on the edges of settlements which are surrounded by the Green Belt must include careful landscaping and design measures of a high quality in order to protect the purposes of the Green Belt.

Delete Policies GB/3, GB/4 and GB/7.

Move paragraph 4.28 to follow paragraph 4.24.

**Representations**

**Nature Representation Summary**

**Councils' Assessment**

**Change to Draft DPD**

8902 - Gallagher Longstanton Limited  
 Object  
 PPG2 makes it clear that the essential character of the Green Belt is its openness and not its rural character. There are parts of the Green Belt which are open, but not rural, in character. Policy GB/3 should be amended by the deletion of 'the rural character and'. This will help ensure consistency with national planning policy and help meet the following test of soundness as set out in paragraph 4.24 of PPS12: iv and ix.

PPG2 is national planning guidance and the wording within it cannot be site specific, therefore it refers to the broad character of Green Belts, as a collective group, as their openness. However, the majority of the Cambridge Green Belt has a distinct character as being rural as well as open. PPS12 advises against repeating national guidance in LDF policies, so it is justified to refer to the local character of the Cambridge Green Belt in Policy GB/3 as this is a factor which should be taken into consideration in determining any planning application for appropriate development in the Cambridge Green Belt.

9956 - Bayer CropScience Ltd  
 Support  
 Generally support subject to comments made in respect of other policies.

Support noted.

**GB/A Landscaping and Design Measures**

10487 - Cambridgeshire County Council  
 Object  
 Current Government policy precludes the use of the Green Belt for waste management. However there are difficulties in the Cambridge area due to pressures on development land particularly in the Southern Fringe and Milton areas.

Noted. This is an issue for the Cambridgeshire and Peterborough Waste Local Plan.

**Representations**

**Nature Representation Summary**

**Councils' Assessment**

**Change to Draft DPD**

9692 - GO-East  
 Object Policy GB/3 largely repeats PPG2 whilst Policy GB/4 is an effectively a related (landscaping and design criteria) policy. Consideration should be given to amalgamating these policies as both relate to implementation of development in the Green Belt. Consideration might also be given to expanding the policy if necessary, to provide more detail of design considerations that would need specific address relative to the landscape character of the Green Belt in South Cambridgeshire.

Agree, there is some similarity between policies in the remainder of the Green Belt Chapter. Policies GB/3 and GB/7 cover similar issues and should be amalgamated into a new Policy GB/2 - Mitigating the Impact of Development in the Green Belt. However, Policy GB/4 refers to development on the edge of the Green Belt and should be amended into a new Policy GB/3 - Mitigating the Impact of Development adjoining the Green Belt.

Create new Policy GB/2 to read: POLICY GB/2 Mitigating the Impact of Development in the Green Belt  
 Any development considered appropriate within the Green Belt must be located and designed so that it does not have an adverse effect on the rural character and openness of the Green Belt.

Where development is permitted, landscaping conditions, together with a requirement that any planting is adequately maintained, will be attached to any planning permission in order to ensure that the impact on the Green Belt is mitigated.

Move Paragraphs 4.26 and 4.27 to follow paragraph 4.16.

Create new Policy GB/3 to read: POLICY GB/3 Mitigating the Impact of Development adjoining the Green Belt

Where development proposals are in the vicinity of the Green Belt, account will be taken of any adverse impact on the Green Belt.

Development on the edges of settlements which are surrounded by the Green Belt must include careful landscaping and design measures of a high quality in order to protect the purposes of the Green Belt.

Delete Policies GB/3, GB/4 and GB/7.

Move paragraph 4.28 to follow paragraph 4.24.

9957 - Bayer CropScience Ltd Support Generally support subject to comments made in respect of other policies. Support noted.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****GB/5 Major Developed Sites**

9098 - South Cambridgeshire Primary Care Trust 10463 - Cambridgeshire and Peterborough Mental Health Partnership NHS Trust	Object	The Policy relating to Major Development Sites is too restrictive to facilitate the best use of the Fulbourn and Ida Darwin Hospital Sites, and to permit the necessary changes to enable the buildings to fulfil their required function, especially for the NHS Trust. It is logical for policies to allow further rationalisation and alterations within the site. The land is not currently over developed and provides scope of further new build to accommodate changing requirements. The proposed limitation on new build is not in the interests of providing the best National Health Services, and contrary to the policy of utilising brownfield sites to their maximum ability. Any limitation on new build might necessitate the split of functions between various sites, which would obviously be not only unsustainable, but undesirable.	Paragraph C3 states that "development plans should identify the site, define the boundary of the present extent of development, and set out a policy for limited infilling for the continuing use within this boundary." It goes on to explain acceptable infilling. Paragraph C4 explains where redevelopment would be acceptable. Therefore, whilst some further infilling and/or redevelopment is permitted on Major Developed Sites in the Green Belt, it is appropriate that it should be restricted to that which can be accommodated without undermining the purpose of the Green Belt, and Policy GB/5 fully accords with Annex C of PPG2.
9582	Object	I support the general thrust of policy GB/5. However plans and frameworks can sometimes become out of date as new situations develop. I believe that policy GB/5 should be amended to include some reference to the Bayer Copsience site at Hauxton.	Paragraph 4.4 explains that the Green Belt review was undertaken in the 1980s and again in Local Plan 2004. As part of this review process, the boundaries of the Major Developed Sites in the Green Belt were also considered. It is not appropriate for GB/5 or the associated reasoned justification to include reference to the Bayer Cropsience site at Hauxton as it does not fall under the remit of the policy as the site has been removed from the Green Belt. To include reference would be contrary to PPS12.
9958 - Bayer CropScience Ltd (Hauxton, The Bayer CropScience Ltd Site, Water treatment Plant)	Object	Bayer CropScience Ltd welcomes the removal of the MDS notation from this version of the Local Development Framework in respect of the main works site at Hauxton. However the draft plan does not address the redevelopment potential of the waste water treatment part of the site so until such discussions are concluded the company wishes to maintain an objection to this element of Green Belt policy as the MDS approach would be one way in which this could be tackled (An objection is maintained).	Annex C of PPG2 defines Major Developed Sites in the Green Belt, as "substantial sites" and includes sewage treatment works. However, this site is a waste water treatment works and although it is a large site, the works only constitute a very small proportion of the site. There are a number of other unrelated uses, such as a squash hall, cricket pitch, tennis court and an area of lawn. Therefore, it is neither an appropriate use nor of a scale to accord with the definition of Major Developed Site in the Green Belt in PPG2.
11003 - Chancellor, Masters & Scholars of the University of Cambridge (Cambridge, Animal Research Station A1307)	Object	The site of 307 Huntingdon Road should be removed from the Green Belt as part of the review of the boundary of the Green Belt required by the Structure Plan Policy P9/2b. The University considers that this review of the Green Belt boundary should have been undertaken as part of the preparation of the LDF. Alternatively, the land is not to be immediately released from the Green Belt, then the University would wish to see the site of 307 Huntingdon Road included within the list of Major Developed Sites within the Green Belt (Policy GB/5 refers).	Paragraph 4.5 explains that the Green Belt boundaries have been reviewed in accordance with the Structure Plan locations for development. The detailed review of the Green Belt boundaries is being undertaken through the relevant Area Action Plan for each of these locations, as part of a comprehensive approach to identifying the extent of the site. For consistency, the same approach will be applied in the Cambridge North West Area Action Plan.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****1st Bullet**

9928 - Babraham Institute	Object	Although the proposed policy broadly reflects the advice in PPG2 (Green Belts), in some cases (e.g. Babraham Hall) redevelopment proposals have been approved that do not necessarily adhere to the policy specifics but which have nevertheless demonstrated their acceptability/appropriateness within the context of exceptional development in the green belt (e.g. the clustering of bio-technology development, in the national interest). In this instance, planning permission has been granted together with an approved masterplan. It would be helpful if the existence of such an exception to policy was acknowledged, perhaps most appropriately in the supporting paragraphs.
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Policy GB/5 accords with national planning policy guidance in PPG2 and should not be amended. Each planning application is judged on its individual merit and any development permitted where it does not conform to policy (such as the case outlined as being in the national interest) is treated as an exception to policy. These cases are by their very nature permitted on a very exceptional basis, and not as a general rule.

**2nd Bullet**

10462 - Cambridgeshire and Peterborough Mental Health Partnership NHS Trust (Fulbourn, Fulbourn MDS Area's 1, 2, 3 & 4)	Object	Objection is raised to the inclusion of the Fulbourn Hospital site, within the designated Cambridge Green Belt. It is considered that the built form of the site, which predated the initial designation, means that the site fulfils none of the objectives for inclusion within the Green Belt. In addition, the built-up nature of the site means that it does not comply with any of the criteria for inclusion listed in paragraph 4.3: it is strongly recommended that this area be excluded from the Green Belt.
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Annex C of PPG2 outlines what constitutes a Major Developed Site in the Green Belt and their future use. The list of Major Developed Sites in paragraph C1 includes hospitals. The Fulbourn Hospital site is developed at a low density and has an important role in protecting the openness in this part of the Green Belt. There is little physical separation between Fulbourn and Cambridge, in an area with key views of Cambridge from the surrounding countryside, which makes it even more important that any infill development or redevelopment is strictly controlled. Major Developed Sites are restricted to infilling and redevelopment which will continue to protect the openness of the Green Belt. Redevelopment of the site could result in urban sprawl and the loss of a distinctive urban edge to the city. Therefore it is appropriate to designate it a Major Developed Site in the Green Belt in accordance with PPG2.

**4th Bullet**

10637 - Spicers Ltd	Object	We note that the documents identify the existing employment sites as a Major Developed Site in the Green Belt where Policy GB/5 applies. The site is a long established employment site with a number of large buildings, which does not contribute to the purposes of the Green Belt as outlined in PPS2. As such the site should not be identified as within the Green Belt and should instead be treated as it was in the previous Local Plan, as a site lying outside the Green Belt boundaries.
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Annex C of PPG2 outlines what constitutes a Major Developed Site in the Green Belt and their future use. The list of Major Developed Sites in paragraph C1 includes factories. Whilst the Spicers site at Sawston is a large factory surrounded by the Cambridge Green Belt it does not affect the purposes of the Green Belt, as outlined in paragraph 4.2, given that the site is remote from Cambridge. Any further development on the Spicers site would still need to have regard to its setting surrounded by Green Belt. Therefore it is proposed to revert the site back to an island within the Green Belt, as it is in the adopted Local Plan 2004.

Delete Spicers from Policy GB/5 and remove the Green Belt designation from the Spicers site at Sawston and show it as white land on the Proposals Map.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

d.

9932 - Babraham Institute  
 Object To reflect more accurately the advice in PARA C4 (a) of PPG2 (Green Belts), it is suggested that Paragraph 2d reads as follows: "There being a greater impact than the existing development on the openness of The Green Belt."

Agree.

Amend criteria 2 d to read:  
 "There being a greater impact than the existing development on the openness of the Green Belt."

**GB/6 Recreation in the Green Belt**

8331 - The Marshall Group  
 9062 - Ashwell (Barton Road)  
 Limited

Object

Paragraph 3.4 of PPG2 states that development in the Green Belt is inappropriate unless it is for the following purpose - "essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in it (see paragraph 3.5)". Paragraph 3.5 states that "essential facilities should be genuinely required for uses of land which preserve the openness of the Green Belt and do not conflict with the purposes of including land in it. Possible examples of such facilities include small changing rooms or unobtrusive spectator accommodation for outdoor sport, or small stables for outdoor sport and outdoor recreation." To widen the scope of Policy GB/6 beyond countryside recreation' and to allow built development would be contrary to PPG2.

9140 - English Partnerships

Object

National planning guidance in PPG2 states that use of land in Green Belts has a positive role to play in fulfilling key land use objectives. One objective is to provide opportunities for outdoor sport and outdoor recreation near urban areas as well as to provide opportunities for access to open countryside. Additional reference should therefore be added to the objectives of this policy that make specific reference to the provision of outdoor sports facilities within the Green Belt. Policy should be reworded as follows: 'Proposals for the use of the Green Belt which secure increased opportunities for access to the open countryside and which provide opportunities for outdoor sport and recreation will be encouraged'

Amend first sentence of Policy GB/6 to read:

"Proposals for the use of the Green Belt for enhanced opportunities for access to the open countryside and which provide opportunities for outdoor sport and recreation, appropriate to the Green Belt, will be encouraged where it will not harm the objectives of the Green Belt."

8903 - Gallagher Longstanton  
 Limited

Object

PPG2 stipulates the positive role that use of land in Green Belts has on fulfilling key land use objectives such as providing opportunities for outdoor sport and recreation. This positive approach should be reflected in the policy. The following wording is suggested: 'Proposals for the use of the Green Belt which secure increased opportunities for access to the open countryside and which provide opportunities for outdoor sport and recreation will be encouraged.'

Policy GB/6 states "enhanced opportunities for countryside recreation, appropriate to the Green Belt, will be encouraged where it will not harm the objectives of the Green Belt." Thus, the policy already encourages provision for outdoor sport and recreation. Agree, that the first sentence should be broadened to include access to the countryside and outdoor recreation as these accord with paragraph 3.4 of PPG2. However, to remove the caveats "appropriate to the Green Belt" and "where it will not harm the objectives of the Green Belt" could result in development contrary to PPG2.

Amend first sentence of Policy GB/6 to read:

"Proposals for the use of the Green Belt for enhanced opportunities for access to the open countryside and which provide opportunities for outdoor sport and recreation, appropriate to the Green Belt, will be encouraged where it will not harm the objectives of the Green Belt."



**Representations**

**Nature Representation Summary**

**Councils' Assessment**

**Change to Draft DPD**

9449 - English Partnerships 9438 - Gallagher Longstanton Limited	Object	The last sentence of policy GB/6 should be deleted. Matters relating to country parks are addressed in individual AAPs.	Agree, the last sentence of Policy GB/6 should be deleted. These issues are addressed in the Area Action Plans for the major development locations.	Delete the last sentence of Policy GB/6.
9960 - Bayer CropScience Ltd	Support	Generally support	Support noted.	
9143 - Cambridgeshire Local Access Forum	Support	Welcome the inclusion of creation of new country parks and improvements to public rights of way.	Support noted.	
8951 - British Horse Society (Cambridgeshire)	Support	Support increased provision within the green belt by the creation of more public rights of way. The current network is very fragmented and new links will enable local communities and visitors to the area to enjoy informal recreation at any time, whether on horseback, cycle or foot.	Support noted.	
9725 - Royal Society for Protection of Birds	Support	The RSPB support the policy to seek opportunities for quiet countryside recreation within the greenbelt. Further, the RSPB strongly support the policy including provision to create new opportunities for countryside recreation in the greenbelt associated with urban development. The RSPB believe that there are significant opportunities for habitat creation within the district contributing to a high quality of life for the current and future population of the district.	Support noted.	
11074 - Cambridgeshire County Council	Support	It is noted that these two policies cover aspects of active management of the Green Belt as suggested in the last paragraph of Structure Plan Policy P9/2a. Although farm diversification is not covered here, it is covered in Policy ET/10.	Support noted.	
9883 - Cambridge Preservation Society	Support	Support the policy but consider it essential that the following is included: a balance is to be achieved between public access and related access infrastructure the need to retain wildlife sanctuary areas. This in particular to apply to narrow green and river/stream corridors.	Support noted. The protection of wildlife areas is covered by other policies in the Plan. Therefore, specific reference in Policy GB/6 would be unnecessary duplication.	
11089 - Cambridgeshire County Council	Support	Strongly support - welcome explicit reference to improvements of Rights of Way in Green Belt areas.	Support noted.	
<b>4.22</b>				
9452 - swavesey & district bridleways association 8964 - British Horse Society (Cambridgeshire) 9454 11046 10470	Object	Amend paragraph 4.22 to say: "Given the significant development which is proposed for the edge of Cambridge and in the new town of Northstowe, which will take place at higher densities than in the past, it is essential that the residents of these new developments have direct and easy access by foot or cycle AND HORSEBACK to open countryside for recreation"	Agree, Policy GB/6 makes provision for improvements to public rights of way, and some of these will also serve horse riders.	Include a reference in the supporting text to Policy GB/6 to horse riders using public rights of way.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10471 - Swavesey and District  
Bridleways Association (Over  
representative)  
10472  
10540  
10493

Object I am concerned that horseriders have been omitted as a group from paragraph 4.22. Like cyclists and walkers they are very vulnerable road users. The area which will encompass Northstowe is surrounded by stables and fields containing horses. Many of these are ridden by young children as well as adults. It is therefore imperative that the paragraph mentions their needs too.

Include a reference in the supporting text to Policy GB/6 to horse riders using public rights of way.

**4.23**

11077 - Cambridgeshire County  
Council

Object Would like to see added "bridleways, including cycle use, so that wider community (equestrians) are not disadvantaged."

Paragraph 4.23 makes provision for countryside access, including "the provision of new routes for footpaths, bridleways and cycleways." It is not clear why equestrians should be disadvantaged by such provision for all types of countryside access, as cyclists will be able to use bridleways or cycle paths, potentially freeing up space for equestrians.

8976 - British Horse Society  
(Cambridgeshire)

Support Support the inclusion of bridleways but this paragraph can be improved by including reference to "community circuits" which are the local routes that form part of the National Bridleroute Network.

Support noted. Paragraph 4.23 does not preclude the development of "community circuits" and Policy TR/4 already makes provision for improvements to the public rights of way network, including the provision of circular routes.

7879 - Ramblers Association  
[Cambridge Group]

Support We welcome these sentiments: increased development within the Green Belt will also increase pressure on the recreational use of the Green Belt, and indeed increase the opportunities for that use. It is important to recognise that different users have different requirements and concerns: neither horses nor cyclists mix easily with walkers, and adequate separation of provision is required.

Support noted.

**4.24**

7880 - Ramblers Association  
[Cambridge Group]

Support We welcome these comments. We would be concerned that high profile, capital intensive projects, such as 'country parks' might gain a disproportionate share of the budget. Good RoW signing; path maintenance; sturdy stiles and adequate fencing are not capital intensive, but require instead labour intensive care and concern, with problems sorted quickly.

Support noted.

**Representations**

**Nature Representation Summary**

**Councils' Assessment**

**Change to Draft DPD**

**GB/7 Improvements to Landscape and Biodiversity**

**8447 - English Heritage**  
**Object** We recommend that new planting schemes should take account of historic landscape features as represented in the Historic Landscape Character [HLC] database, and any archaeological interest. The policy should be amended to read: '...through additional planting and habitat creation, to reverse the decline in quality, and as appropriate to historic landscape character'. The text should include a reference to the HLC database, and the need to ensure historic features and archaeological remains are taken into account.

**9071 - Ashwell (Barton Road) Limited**  
**Object** Improvements to the landscape and biodiversity need to be considered together with access and use of the Green Belt for formal and informal recreation purposes.

**9698 - GO-East**  
**Object** Consideration should be given to expanding the application of the policy to all rural areas rather than just the Green Belt.

**9699 - GO-East**  
**Object** The policy and supporting text should be amended to clearly indicate how the policy will be implemented and by who.

Paragraph 9.2, in the Cultural Heritage Chapter refers to historic landscapes and the need to have regard to the Historic Landscape Database in determining whether proposals would have an adverse impact on historic landscapes. In addition, policies in the Development Principles and Natural Environment chapters ensure good design and the need to conserve and enhance biodiversity. It would be unnecessary duplication to repeat such requirements.

Paragraph 4.28 already states that "the need for improvements to the landscape and biodiversity will need to be taken into account when considering improvements for recreation and public access."

Policies in the Development Principles and Natural Environment chapters ensure suitable landscaping and the need to conserve and enhance biodiversity. It would be unnecessary duplication to broaden the requirement in Policy GB/7, which is specific to the Green Belt, to include such requirements across the district as a whole.

Agree Policy GB/7 currently reads as a statement of intention. It is proposed to delete Policy GB/7 and expand Policy GB/3 into a new policy on "Mitigating the Impact of Development in the Green Belt".

Delete Policy GB/7.

Amend title of Policy GB/3 to read: "Policy GB/3 Mitigating the Impact of Development in the Green Belt"

Add a new second paragraph to Policy GB/3:  
 "Where development is permitted, landscaping conditions, together with a requirement that any planting is adequately maintained, will be attached to any planning permission in order to ensure that the impact on the Green Belt is mitigated."

Move paragraphs 4.26 and 4.27 to follow paragraph 4.16.

Move paragraph 4.28 to follow paragraph 4.24.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9697 - GO-East	Object	May need to be included in a different chapter such as Natural Environment and consideration should be given as to whether it could be included within another Policy, for example NE/8 which relates to Natural Areas throughout the district that have been defined by, amongst other attributes, landscape and biodiversity.	This is an important issue for the Green Belt chapter. Other policies, such as DP/2 apply district-wide. It is proposed to delete Policy GB/7 and expand Policy GB/3 into a new policy on "Mitigating the Impact of Development in the Green Belt".	Delete Policy GB/7.  Amend title of Policy GB/3 to read: "Policy GB/3 Mitigating the Impact of Development in the Green Belt"  Add a new second paragraph to Policy GB/3: "Where development is permitted, landscaping conditions, together with a requirement that any planting is adequately maintained, will be attached to any planning permission in order to ensure that the impact on the Green Belt is mitigated."  Move paragraphs 4.26 and 4.27 to follow paragraph 4.16.  Move paragraph 4.28 to follow paragraph 4.24.
11075 - Cambridgeshire County Council	Support	It is noted that these two policies cover aspects of active management of the Green Belt as suggested in the last paragraph of Structure Plan Policy P9/2a. Although farm diversification is not covered here, it is covered in Policy ET/10.	Support noted.	
11058 - Environment Agency	Support	We support the proposed policy to seek improvements to landscape and biodiversity in the district.	Support noted.	
9961 - Bayer CropScience Ltd	Support	Generally support	Support noted.	
<b>4.26</b>				
11092 - Cambridgeshire County Council	Object	Would like to see more emphasis in the supporting text on woodland planting especially around existing ancient woodland sites. Ancient woodland is especially highlighted in the new Government Planning Policy Statement 9.	Policy GB/7 and supporting text do not detail the type of planting, as this will vary according to the location. Paragraph 4.26 recognises that much of the landscape is over mature and refers to the need for "new hedge and tree planting". However, policies in the Development Principles chapter, Policy NE/4 and the Design Guide Supplementary Planning Document will ensure appropriate landscaping, which may include woodland planting, as appropriate.	

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****4.27**

11093 - Cambridgeshire County Council  
 Object  
 Would like to see more emphasis in the supporting text on woodland planting especially around existing ancient woodland sites. Ancient woodland is especially highlighted in the new Government Planning Policy Statement 9.

Policy GB/7 and supporting text do not detail the type of planting, as this will vary according to the location. Paragraph 4.26 recognises that much of the landscape is over mature and refers to the need for "new hedge and tree planting". However, policies in the Development Principles chapter, Policy NE/4 and the Design Guide Supplementary Planning Document will ensure appropriate landscaping, which may include woodland planting, as appropriate.

**4.28**

11095 - Cambridgeshire County Council  
 Object  
 Would like to see more emphasis in the supporting text on woodland planting especially around existing ancient woodland sites. Ancient woodland is especially highlighted in the new Government Planning Policy Statement 9.

Policy GB/7 and supporting text do not detail the type of planting, as this will vary according to the location. Paragraph 4.26 recognises that much of the landscape is over mature and refers to the need for "new hedge and tree planting". However, policies in the Development Principles chapter, Policy NE/4 and the Design Guide Supplementary Planning Document will ensure appropriate landscaping, which may include woodland planting, as appropriate.

**Objectives**

9964 - Bayer CropScience Ltd  
 Support  
 Generally support.

Support noted.

**HG/a**

11107 - Cambridgeshire County Council  
 Object  
 It would be useful to show the origins of people moving in - (the County 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.

This level of detail is not directly relevant to the LDF process and should be included in the Supplementary Planning Document.

10227 - Trumpington Meadows Land Company  
 10392 - Gallagher Longstanton Ltd  
 Support  
 Objective HG/a that seeks the provision of a range of housing types and sizes, including affordable housing, to meet the identified needs of all sectors of the community, including key workers is welcomed.

Support noted.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****HG/1 Housing Density**

8332 - The Marshall Group	Object	Higher densities than those stated in Policy HG/1 will be appropriate at Cambridge East, to help in part address the historic imbalance between jobs and homes. The Cambridge East Area Action Plan refers to at least 50 dwellings per hectare, with development aiming to achieve an average net housing density in the order of 75 dwellings per hectare.	Agree Cambridge East can and should accommodate higher densities than the minimum densities stated in HG/1, as reflected in the text at paragraph 5.2. However HG/1 applies district-wide and it is for the Cambridge East AAP to set out the policies that apply specifically to the development of the urban extension.
9142 - English Partnerships	Object	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 and the policy should be reworded to recognise the potential contribution of higher density development to enhance the sustainability of certain locations, (i.e. town and local centres and areas around public transport nodes) where 40 dwellings per ha should be a minimum requirement subject to environmental and detailed design assessment.	Agree higher densities help achieve sustainable development. HG/1 already recognises the role of density in achieving more sustainable development and requires densities of at least 40dph in more sustainable locations. Many of the rural villages have average densities below 30dph and it would not be appropriate to require higher densities in these locations as this would be out of character, although HG/1 does not preclude development at higher densities. However, higher densities will be sought at the new town of Northstowe and the urban extensions to Cambridge, as reflected in the text at paragraph 5.2, and this will be a matter of detail for the individual AAPs for these areas to determine. It would be an unnecessary duplication incorporating this level of detail into HG/1.
10228 - Chancellor, Masters & Scholars of the University of Cambridge	Object	Policy HG/1 should be clarified in respect of the net residential density that will be required in the new urban extensions and specifically the land to be released from the Green Belt between Huntingdon Rd. and Madingley Rd: paragraph 5.2 refers to higher densities being sought in the new urban extensions but is not specific as to the net density that will be sought. The Plan should be specific on net residential densities in relation to the new urban extensions.	HG/1 requires densities of at least 40dph in more sustainable locations. Para 5.2 explains that higher densities will be sought in the urban extensions to Cambridge and that this detail will be set out in the AAPs. It would be an unnecessary duplication incorporating this level of detail into HG/1, which sets out district-wide density standards.
11100 - Cambridgeshire County Council	Object	To be consistent the term "good quality public transport" should be changed to "high quality public transport" throughout and in accordance with Policy 8/6 of the Structure Plan. Also a definition is needed here to clarify what is meant by "high quality".	Agree the reference to Good Quality Public Transport is no longer valid and should be deleted, as this is no longer referred to in the Provisional Local Transport Plan. However, it is not appropriate refer to High Quality Public Transport (HQPT), as Policy P8/6 of the Structure Plan refers to the development of HQPT within Cambridge and Peterborough, and concentrated on the corridors between cities and market towns. Policy 8/6 also refers to "good local services for market towns and feeder services linking rural areas to urban centres", and it is this approach that should be incorporated into Policy HG/1. It is not feasible to require HQPT, given that the majority of villages will never meet this standard of service and such a requirement could preclude development at higher densities. A definition of HQPT is already included in the Glossary.



**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

7956 - Arlington Development Services Ltd      Object      Densities should respect the surrounding area. Heavily increased density levels could detract from the progression of the Cambridge Phenomenon.

HG/1 applies district-wide and is worded to reflect and respect the lower densities in villages, but at the same time bring new development in villages up to a minimum density of 30dph. In more accessible locations, a higher density of at least 40dph will be sought. This approach accords with Structure Plan Policy P5/3 and paragraphs 57 & 58 of PPG3. Higher densities can be accommodated through good design without detriment to the locality and other policies, such as DP/2, control the design of development.

9965 - Bayer CropScience Ltd      Support      Generally support.

Support noted.

**5.1**

9702 - GO-East      Object      It would be helpful to indicate, perhaps in paragraph 5.1, that the policy will not be applied in an inflexible manner, and to emphasise that the density of the development of individual sites will be design-led to ensure that the most efficient use of the land is made, relative to the site's location and context.

Flexibility is inherent in HG/1, requiring densities of "at least" 30 or 40 dph and exceptionally allowing lower densities where there are local circumstances that require different treatment. Paragraph 5.1 already stresses the need for good design, which is also addressed in Policy DP/2. Further reasoned justification is unnecessary, and would be contrary to PPS12 paragraph 2.6.1 which states that "reasoned justification in support of the policies...should be kept to a minimum necessary to provide context to the policy".

**5.2**

10745 - Jarrow Investments Ltd      Object      In order to accommodate its due share of development in the London / Stansted / Cambridge / Peterborough growth area, a second new settlement will be required. Jarrow Investments Ltd is proposing a second new settlement at Hanley Grange near Hinxton. As a consequence, paragraph 5.2 should be amended to read (1st line) "In the urban extensions and the new towns of Northstowe and Hanley Grange, higher densities ....."

The development strategy in the LDF plans for development to 2016 in accordance with the adopted and saved Structure Plan 2003. The emerging Regional Spatial Strategy (RSS14), which incorporates growth in the London / Stansted / Cambridge / Peterborough corridor, covers a longer period to 2021, and is beyond the scope of this LDF.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****HG/2 Housing Mix**

10569

Object

The proposal takes no account whatsoever of housing demand and construes need in over simplistic terms. The policy should be modified to allow for demand to influence housing mix.

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 is 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 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 with approximately half of all new housing being 4 or more bedroom, and targets are therefore set to address identified need. The Housing Needs Survey, prepared in accordance with Government guidance, identified a need for 89% 1 and 2 bedroom dwellings. However, this requirement was adjusted to take into account market forces and to better achieve balanced communities in many existing settlements which already have a plentiful supply of larger properties of 4 or more bedrooms. This approach is in accordance with paragraph 2 of PPG3.

**Representations**

**Nature Representation Summary**

**Councils' Assessment**

**Change to Draft DPD**

8904 - Gallagher Longstanton Limited  
 Object  
 Inconsistent with national policy, over prescriptive, inflexible and not grounded on a robust evidence base.  
 Lacks flexibility to deal with changing circumstances in the District over the life of the LDF.  
 Once affordable housing is taken into account, the resultant proportion of 1 and 2 bed dwellings might be higher.  
 The requirement for significantly large proportions of 1 and 2 bedroom dwellings will place unacceptable constraints on development and could have an inverse effect in terms of creating balanced and mixed communities  
 The provision of dwellings with more bedrooms is consistent with the concept of encouraging a greater degree of home-based working.

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 in Policy HG/2 is 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 (HNS), prepared in accordance with Government guidance. The HNS identified a need for 89% of all new properties to be 1 and 2 bedroom, and also identified an affordable housing need equating to a target of 80.1%. 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 with approximately half of all new housing being 4 or more bedroom, and targets are therefore set to address identified need. The prescribed mix will help to balance communities in many existing settlements which already have a plentiful supply of larger properties of 4 or more bedrooms. Policies HG/2 and HG/3 provide flexibility, allowing applicants to demonstrate where local circumstances may require a different market housing mix or affordable housing provision. Plan, Monitor, Manage and reviews of the HNS will ensure that any changes throughout the plan period are addressed. Provision for home working should be addressed through good design and the appropriate provision of a study or similar, rather than the provision of additional bedrooms.

9459 - English Partnerships  
 Object  
 Reference should be made to the full range of affordable housing types including Homebuy, shared ownership and key worker housing in line with current and emerging government guidance.

Affordable housing is an umbrella term for a range of subsidised housing, and is defined in Paragraph 5.8. This already includes these types of affordable housing.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9968 - Bayer CropScience Ltd

Object

The mix is too prescriptive. The mix should be determined by regular assessment of market factors and housing needs for the affordable housing element and to enable housing development to be responsive as advocated in 'Planning for Housing Provision' (ODPM, 2005).

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 with approximately half of all new housing being 4 or more bedroom, and targets are therefore set to address identified need. The Housing Needs Survey identified a need for smaller dwellings. The prescribed mix will help to balance communities in many existing settlements which already have a plentiful supply of larger properties of 4 or more bedrooms. This approach is in accordance with PPG3 and PPS12 requiring such targets be included within the DPD and not SPD in order that it can be fully consulted on and tested through the Inquiry process. Policy HG/2 also provides flexibility, allowing applicants to demonstrate where local circumstances may require a different mix. Plan, Monitor, Manage and reviews of the Housing Needs Survey will ensure that any changes throughout the plan period are addressed.

8981 - The Fairfield Partnership

Object

It is inappropriate to include a policy in the DPD which restricts market housing, given the fact that the Policy will be out of date within less than a year of adoption and the market experiences 'cycles' and that after 2007, conditions in the private housing market may have changed. The Policy does not provide for a balanced community and this is particularly important when considering provisions for the settlement at Northstowe, which is in a rural area. Restricting 50% of all market housing to 1-2 bedroom homes in Northstowe will result in an unnatural bias towards smaller households.

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 with approximately half of all new housing being 4 or more bedroom, and targets are therefore set to address identified need. The Housing Needs Survey identified a need for smaller dwellings. The prescribed mix will help to balance communities in many existing settlements which already have a plentiful supply of larger properties of 4 or more bedrooms. The issue of housing mix at Northstowe is dealt with under separate representations on the Northstowe Area Action Plan. This approach is in accordance with paragraph 2 of PPG3. HG/2 also provides flexibility, allowing applicants to demonstrate where local circumstances may require a different mix. Plan, Monitor, Manage and reviews of the Housing Needs Survey will ensure that any changes throughout the plan period are addressed.

**Representations**

**Nature Representation Summary**

**Councils' Assessment**

**Change to Draft DPD**

10283 - Stannifer

Object

The market housing mix is too prescriptive and does not have regard to the conclusions of the Barker Review and the Consultation Paper on 'Planning for Housing Provision' (2005). It also assumes that South Cambridgeshire District is a uniform housing market and the market demand for housing sites at the edge of Cambridge is the same as within the smaller villages.

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 is 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 (HNS). 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 with approximately half of all new housing being 4 or more bedroom, and targets are therefore set to address identified need. The HNS identified a need for smaller dwellings. The prescribed mix will help to balance communities in many existing settlements which already have a plentiful supply of larger properties of 4 or more bedrooms. Policy HG/2 provides flexibility, allowing applicants to demonstrate where local circumstances may require a different mix. This approach is in accordance with paragraph 2 of PPG3. The city edge sites do not have a specific target because evidence shows that Cambridge City is responding better to the need for 1 and 2 bedroom properties. For example, the Cambridge East Area Action Plan does not prescribe a market housing mix, but requires a mix to address the high level of need local need for smaller homes.

10665 - David Wilson Estates

Object

To detail in a prescriptive manner the housing mix which will be required on residential developments does not take into account the location of such developments, or indeed the needs which pertain at a particular point in time. Whilst quite clearly the need for housing mix is acknowledged and accepted, the particular mix for any specific site should be a matter for detailed discussion, and not a requirement of a detailed policy. It is therefore suggested that, with the exception of Paragraphs 1 and 2, the remainder of the wording contained within the policy should be deleted.

The housing mix is indicative of the housing need at the present time, as identified by the Housing Needs Survey (HNS). Policy HG/2 provides flexibility, allowing applicants to demonstrate where local circumstances may require a different mix. Even with the deletion of the approximate housing mix, there is still a requirement for the provision of a suitable housing mix to meet local needs (i.e. that identified by the HNS and currently set out in paragraph 3). Therefore, the retention of the approximate mix provides clarity to applicants as to the appropriate housing mix that will be required at any given time. Plan, Monitor, Manage and reviews of the Housing Needs Survey will ensure that any changes throughout the plan period are addressed.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10672 - Atkins Property Development Ltd	Object	It is for the market to determine the appropriate mix based upon local demand. New development proposals in certain areas may provide the opportunity for a variety of house types currently not available to create a balanced and sustainable community. Delete all policy wording following the first paragraph.	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 with approximately half of all new housing being 4 or more bedroom, and targets are therefore set to address identified need. The Housing Needs Survey identified a need for smaller dwellings. The prescribed mix will help to balance communities in many villages which already have a plentiful supply of larger properties of 4 or more bedrooms. This approach is in accordance with paragraph 2 of PPG3.	
10224 - Trumpington Meadows Land Company 10391 - Gallagher Longstanton Ltd	Object	The desirability of providing a range of type, size and affordability of dwellings across the District is accepted. In setting the parameters for the future market housing mix, however, 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 time horizons and abstract analysis. Whilst it is true that the 2002 Housing Needs Survey (HNS) attempted to assess the mix of market housing required, no weight should be attached to its conclusions in this regard.	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 is 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, prepared in accordance with Government guidance. The housing mix in paragraph 3 is indicative of the current housing needs as identified in the HNS. Policy HG/2 also provides flexibility, allowing applicants to demonstrate where local circumstances may require a different mix. Plan, Monitor, Manage and reviews of the Housing Needs Survey will ensure that any changes throughout the plan period are addressed.	
10127 - Fairview New Homes	Object	Fairview object to the requirement that residential developments will contain a mix of units providing accommodation in a range of types, sizes and affordability and also object specified mix. Although Fairview agree with the need to encourage the provision of smaller dwellings in line with national housing trends, the document should not set specific housing mixes for developments, but allow sufficient flexibility for the composition of residential development to be determined by developers. Such requirements increase the complexity of development which may make it unviable, especially on smaller sites. The policy should recognise the variety in housing types that come forward on different development sites and the potential for the combination of these sites to meet the housing needs of the local area.	Despite policies in the 1993 and 2004 Local Plans seeking a mix of house types and sizes, the market has not responded to all new housing being 4 or more bedroom, and targets are therefore set to address identified need. The Housing Needs Survey identified a need for smaller dwellings. The prescribed mix will help to balance communities in many existing settlements which already have a plentiful supply of larger properties of 4 or more bedrooms. This approach is in accordance with PPG3. Policy HG/2 also provides flexibility, allowing applicants to demonstrate where local circumstances may require a different mix. Plan, Monitor, Manage and reviews of the Housing Needs Survey will ensure that any changes throughout the plan period are addressed.	



**Representations**

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9252 - Defence Lands Ops North      Object      The viability of a development can often depend on the correct type of housing being built, for example executive style developments would not sell so well interspersed with one bedroom flats or affordable accommodation. At present, such specific requirements for all new developments are considered onerous and impracticable. It is therefore recommended that the Policy be altered to state: 'Residential developments will contain a mix of units providing accommodation in a range of types, sizes and affordability, to meet local needs, identified at that time through an up to date housing needs assessment.'

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 with approximately half of all new housing being 4 or more bedroom, and targets are therefore set to address identified need. The Housing Needs Survey (HNS) identified a need for smaller dwellings. The prescribed mix will help to balance communities in many villages which already have a plentiful supply of larger properties of 4 or more bedrooms. This approach is in accordance with paragraph 2 of PPG3, which promotes good design in new housing developments. The housing mix is indicative of the housing need at the present time, as identified by the HNS. Policy HG/2 provides flexibility, allowing applicants to demonstrate where local circumstances may require a different mix. Even with the deletion of the approximate housing mix, there is still a requirement for the provision of a suitable housing mix to meet local needs (i.e. that identified by the HNS and currently set out in paragraph 3). Therefore, the retention of the approximate mix provides clarity to applicants as to the appropriate housing mix that will be required at any given time. Plan, Monitor, Manage and reviews of the Housing Needs Survey will ensure that any changes throughout the plan period are addressed.

8333 - The Marshall Group

Object

Policy too prescriptive.  
Smaller household sizes do not necessarily dictate the need for smaller homes.  
Need to recognise changing circumstances over time by including the appropriate mix in terms of housing tenures and house sizes of affordable housing within a development will be determined in response to identified needs and funding priorities at the time of the development.  
To seek to determine house size is unjustified. The house building industry is sensitive to its market, both in general terms and particularly to house size.

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 with approximately half of all new housing being 4 or more bedroom, and targets are therefore set to address identified need. Policy HG/2 also provides flexibility, allowing applicants to demonstrate where local circumstances may require a different mix. Plan, Monitor, Manage and reviews of the Housing Needs Survey will ensure that any changes throughout the plan period are addressed.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10086 - Bellway Homes	Object	We object to this policy on the basis that it is prescriptive across the entire district and that it places further conditions on the market, which must remain flexible in order to deal with changing demands.	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 with approximately half of all new housing being 4 or more bedroom, and targets are therefore set to address identified need. The Housing Needs Survey identified a need for smaller dwellings. The prescribed mix will help to balance communities in many existing settlements which already have a plentiful supply of larger properties of 4 or more bedrooms. This approach is in accordance with PPG3. Policy HG/2 also provides flexibility, allowing applicants to demonstrate where local circumstances may require a different mix. Plan, Monitor, Manage and reviews of the Housing Needs Survey will ensure that any changes throughout the plan period are addressed.
10049 - House Builders Federation	Object	HBF is supportive of policies that seek the provision of an appropriate housing mix. However, it is firmly of the view that this needs to be achieved via negotiation on a site by site basis taking account of local needs and market circumstances. One-size-fits-all policies on housing have been tried in the past and have failed. The suggestion that the 2002 Housing Needs Survey is capable of determining the precise bedroom composition of market sector housing is rejected. That is neither its role nor its purpose. A Local housing Market Assessment will be the more appropriate vehicle for doing this.	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 with approximately half of all new housing being 4 or more bedroom, and targets are therefore set to address identified need. The Housing Needs Survey, prepared in accordance with Government guidance, identified a need for 89% 1 and 2 bedroom dwellings. However, this requirement was adjusted to take into account market forces and to better achieve balanced communities in many existing settlements which already have a plentiful supply of larger properties of 4 or more bedrooms. This approach is in accordance with PPG3. Policy HG/2 also provides flexibility, allowing applicants to demonstrate where local circumstances may require a different mix. Plan, Monitor, Manage and reviews of the Housing Needs Survey will ensure that any changes throughout the plan period are addressed.
9992 - Laing Homes North Thames	Object	Introducing such a prescriptive approach to the housing mix does not take into account local circumstances and other external factors which can affect the housing market. We would suggest that a more flexible approach would be more appropriate and whilst there is some merit in trying to set out a specific housing mix we believe that this policy should be seen as a guideline rather than an inflexible standard.	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 with approximately half of all new housing being 4 or more bedroom, and targets are therefore set to address identified need. The Housing Needs Survey identified a need for smaller dwellings. The prescribed mix will help to balance communities in many existing settlements which already have a plentiful supply of larger properties of 4 or more bedrooms. This approach is in accordance with PPG3. Policy HG/2 also provides flexibility, allowing applicants to demonstrate where local circumstances may require a different mix. Plan, Monitor, Manage and reviews of the Housing Needs Survey will ensure that any changes throughout the plan period are addressed.

**Representations**

**Nature Representation Summary**

**Councils' Assessment**

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9147 - English Partnerships

Object

English Partnerships requests that the policy states that in ensuring an appropriate mix is achieved, that each proposal is 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. In considering new settlement proposals the local authority should also balance housing need with the need for a socio economic mix capable of supporting new employment, commercial and community services. It should also consider historic demographic trends associated with other new settlements in determining appropriate affordable tenure mixes. Market housing mix should also be viewed in context of affordable housing aspirations and the development industry's ability to deliver to these levels of proposed house types.

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 in Policy HG/2 is 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 (HNS), prepared in accordance with Government guidance. The HNS identified 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 with approximately half of all new housing being 4 or more bedroom, and targets are therefore set to address identified need. The prescribed mix will help to balance communities in many existing settlements which already have a plentiful supply of larger properties of 4 or more bedrooms. The issue of housing mix at Northstowe is dealt with under separate representations on the Northstowe Area Action Plan. Policy HG/2 also provides flexibility, allowing applicants to demonstrate where local circumstances may require a different mix. Plan, Monitor, Manage and reviews of the Housing Needs Survey will ensure that any changes throughout the plan period are addressed.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

8/144 - D H Barford + Co Limited	Object	<p>Houses have become more efficient and compact. Small households have aspirations for larger family accommodation.</p> <p>Take account of affordable housing requirement on developments (primarily smaller 1 &amp; 2 bedroom) - it will not result in balanced communities on larger developments. Mix does not make reference to the circumstances or locations that this broad requirement might differ, nor does it distinguish the need for particular consideration on large sites (60 dwellings or 2 ha).</p> <p>Prescriptiveness is contrary to PPG3 and a blanket policy does not accord with Planning for Mixed Communities. Would impact on the viability of a site which would deter developers from providing housing and have an adverse effect on housing supply.</p>	<p>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 in Policy HG/2 is 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 (HNS), prepared in accordance with Government guidance. 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 HNS 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. The HNS also identified an affordable housing need equating to a target of 80.1%. 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 with approximately half of all new housing being 4 or more bedroom, and targets are therefore set to address identified need. The prescribed mix will help to balance communities in many existing settlements which already have a plentiful supply of larger properties of 4 or more bedrooms. Policies HG/2 and HG/3 provide flexibility, allowing applicants to demonstrate where local circumstances may require a different market housing mix or affordable housing provision. Plan, Monitor, Manage and reviews of the HNS will ensure that any changes throughout the plan period are addressed.</p>	<p>Change to Draft DPD</p>
7986 - Stamford Homes Limited	Object	<p>The Draft Consultation Paper 'Planning for Mixed Communities' states in para 5 that 'local planning authorities should ensure that their policies</p> <ul style="list-style-type: none"> <li>- are based on an up-to-date assessment of the full range of housing demand across the plan area over the plan period</li> <li>- are developed in partnership with stakeholders</li> </ul> <p>The housing evidence data base is out of date and there is no reference to the involvement of stakeholders. Delete HG/2 and replace with a policy that is based on up-to-date research in conjunction with key stakeholders.</p>	<p>PPG3 says 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 in Policy HG/2 is 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 (HNS). The HNS (2002) was conducted in accordance with Government guidance and remains current, covering the period to 2007. A Plan, Monitor, Manage approach and reviews of the HNS will ensure that any changes throughout the plan period are addressed.</p>	<p>Change to Draft DPD</p>

**Representations**

**Nature Representation Summary**

**Councils' Assessment**

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7823 - Taylor Woodrow Developments Ltd

Object

It is wrong for policies to be too prescriptive about housing mix when trends in demand can alter during the lifetime of an LDF. It is the experience of the house building industry that sales are directly related to thorough market research and if there was a clear cut demand for high density then market forces respond. There remains a requirement for high density (subject to the character of the area) set by PPS3. To prescribe a housing mix in addition to this is creating undue interference in the market and possible prejudicing best design in layouts. Delete the policy.

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 with approximately half of all new housing being 4 or more bedroom, and targets are therefore set to address identified need. The Housing Needs Survey identified a need for smaller dwellings. The prescribed mix will help to balance communities in many existing settlements which already have a plentiful supply of larger properties of 4 or more bedrooms. This approach is in accordance with paragraph 2 of PPG3. Policy HG/2 also provides flexibility, allowing applicants to demonstrate where local circumstances may require a different mix. Plan, Monitor, Manage and reviews of the Housing Needs Survey will ensure that any changes throughout the plan period are addressed. Policy HG/1 requires minimum densities of 30 dph in accordance with PPG3. Such densities can be accomplished through good design and should not have a bearing on achievement of housing mix.

9706 - GO-East

Object

The policy in its current form appears overly onerous and uncertain. It is also overly prescriptive and inflexible in that it does not indicate how the policy will be applied to individual development sites relative to their scale, location and local need. It is not clear that the mix is appropriate across the district. The policy and supporting text should be reviewed to address these matters prior to inclusion in the submission DPD. The burden of proof is overly onerous on applicant and "demonstrated to the satisfaction of the District Council" is a subjective test.

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 with approximately half of all new housing being 4 or more bedroom, and targets are therefore set to address identified need. The Housing Needs Survey (HNS) identified a need for smaller dwellings. The prescribed mix will help to balance communities in many existing settlements which already have a plentiful supply of larger properties of 4 or more bedrooms. This approach is in accordance with paragraph 2 of PPG3. The housing mix is indicative of the housing need at the present time, as identified by the HNS. Policy HG/2 provides flexibility, allowing applicants to demonstrate where local circumstances may require a different mix. Therefore, the inclusion of an approximate mix provides clarity to applicants as to the appropriate housing mix that will be required at any given time. Plan, Monitor, Manage and reviews of the Housing Needs Survey will ensure that any changes throughout the plan period are addressed. This approach need not be burdensome on developers as the justification may simply rely on observations of the type of residential development in the village, and if there are already a large number of smaller units it may be appropriate for a different mix incorporating more larger units.

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8093	Object	I support the provision of smaller properties but I do not believe this will be achieved by biasing the requirement on the number of bedrooms. There is an example in Linton where a developer has marketed houses as two bedroom, with study, which are standard three bed designs with one bedroom redesignated. To achieve smaller house the criteria should be the size of the property expressed in floor area	It is general practice to seek market housing mix in accordance with the number of bedrooms, although it is recognised that this in itself will not necessarily bring about smaller homes. However, the requirement for developers to make best use of land and to provide an appropriate mix of market housing to meet local needs should help assist in the delivery of smaller dwellings. In addition, in an area of high house prices and where affordability is a big issue, the housing market could influence houses sizes, in terms of saleability. The issue of study / extra bedroom can also be addressed through the development control process, for example, through design. Indeed, it would difficult to determine a minimum / maximum / average size threshold for floorspace. Whilst there have been occasions where developers have built a larger number of rooms (marketed as a study or an additional bedroom) or a smaller number of bedrooms in a larger footprint (i.e. a two bedroom house in the footprint of a three bedroom house), for example, for people seeking more bedrooms without the additional living area, thus keeping the price down, or seeking a larger living area without extra bedrooms, this provides greater choice in the housing market.
9074 - Ashwell (Barton Road) Limited	Object	The proposed housing mix is too prescriptive.	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 with approximately half of all new housing being 4 or more bedroom, and targets are therefore set to address identified need. The HNS identified a need for smaller dwellings. The prescribed mix will help to balance communities in many existing settlements which already have a plentiful supply of larger properties of 4 or more bedrooms. This approach is in accordance with paragraph 2 of PPG3. HG/2 also provides flexibility, allowing applicants to demonstrate where local circumstances may require a different mix.
7991 - Cambridgeshire ACRE	Support	Strongly support the proposed Market Housing Mix as there is a severe shortage of one and two bedroom properties in South Cambridgeshire to cater for smaller households.	Support noted.
9414 - Croxton Parish Council	Support	Croxton PC supports the following draft policies because it is considered that they will all support the delivery of the strategic vision.	Support noted.
10231 - Chancellor, Masters & Scholars of the University of Cambridge	Support	The University welcomes the proposed dwelling mix in Policy HG/2 and the emphasis on the provision of 1 and 2 bed dwellings. The University's own research has shown a significant demand for this size of property among University employees who are looking to gain access to the housing market.	Support noted.



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11102 - Cambridgeshire County Council	Support	Support.	Support noted.
<b>Policy Paragraph 4</b>			
9277 - David Wilson Homes (S Midlands)	Object	Housing developers are generally in a far better position to advise on what is required in a local housing market (build the wrong product and it will not sell). Whilst the need for smaller homes is recognised, the policy is unduly weighted towards 1 and 2 bed dwellings, with the possibility of local market demand being for a different mix appearing as somewhat of an afterthought in the policy.	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 with approximately half of all new housing being 4 or more bedroom, and targets are therefore set to address identified need. The Housing Needs Survey identified a need for smaller dwellings. The prescribed mix will help to balance communities in many existing settlements which already have a plentiful supply of larger properties of 4 or more bedrooms. Policy HG/2 also provides flexibility, allowing applicants to demonstrate where local circumstances may require a different mix. This approach is in accordance with PPG3.
<b>5.3</b>			
11104 - Cambridgeshire County Council	Object	The greater number of 1 and 2 bedroom dwellings will 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.	Greater clarity on population profile is likely to be achieved through inclusion of a specified housing mix. Partnership working with Cambridgeshire County Council will also ensure this is addressed.
7988 - Stamford Homes Limited	Object	The paragraphs rely on old data, have little regard to certain elements of the ODPM Consultation Paper on 'Planning for Mixed Communities' and makes inappropriate comments on housing market failure. Relevant to Policy/Paragraph 5.3-5.7	The Housing Needs Survey (HNS) 2002 was prepared in accordance with Government guidance and covers the period to 2007. 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 with approximately half of all new housing being 4 or more bedroom, and targets are therefore set to address identified need. The HNS identified a need for smaller dwellings. The prescribed mix will help to balance communities in many existing settlements which already have a plentiful supply of larger properties of 4 or more bedrooms. This approach is in accordance with paragraph 2 of PPG3. Plan, Monitor, Manage and reviews of the Housing Needs Survey will ensure that any changes throughout the plan period are addressed.
<b>5.4</b>			
8275	Support	There is a need for lower priced smaller homes in Great Wilbraham which predominantly is of larger higher priced property.	Support noted.

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10393 - Gallagher Longstanton Ltd Object The 2002 HNS is flawed and the detailed findings are therefore not accepted as robust for a number of reasons.

**HG/3 Affordable Housing**

10694 - Cambridgeshire Recycling Object The proposed target of "approximately 50%" is unreasonable and will lead to many schemes, especially very small schemes, becoming unviable. It will therefore not achieve any significant improvement in affordability nor in 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. Affordable housing requirements should not apply to small-scale employment development designed to provide local employment opportunities in villages and this should be made clear in both policies.

The Housing Needs Survey is prepared in accordance with Government guidance.

The Structure Plan Policy P9/1 states that "40% or more of the new housing in the sub-region will be affordable". It does not set an upper limit. The Cambridge sub-region section of draft RSS/14, paragraph 5.1.14 states that "40% or more of the new housing in the sub-region needs to be affordable housing". The Housing Needs Survey, prepared in accordance with Government guidance, has identified a need equating to a target of 80.1%. However, in taking into account custom and practice, a target of 50% is considered justifiable to meet the need. Paragraph 14 of PPG3 states "where there is a demonstrable lack of affordable housing to meet local needs - as assessed by up-to-date surveys and other information - local plans should include a policy for seeking affordable housing in suitable housing developments." Paragraph 15 goes on to state "local plan policies for affordable housing should indicate how many affordable homes need to be provided throughout the plan area." The approach in HG/3 is therefore consistent with the adopted Structure Plan, draft RSS/14 and PPG3. Policy HG/3 allows flexibility according to local circumstances, including development costs. In recognition of the uncertainties over the future funding of affordable housing and to provide flexibility in order to realise the affordable housing target set out in accordance with the assessed housing need, Policy HG/4 has been introduced. It provides further flexibility in exceptional circumstances. The Supplementary Planning Document will provide detail on the application of the policy, including the determination of development costs.

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8983 - The Fairfield Partnership

Object

Policy HG/3 sets out the affordable housing requirements. The Policy is too prescriptive, particularly in respect of the level of affordable housing which is significantly higher than the provision in Policy P9/2 of the adopted Structure Plan. The Policy is also too prescriptive in the requirement for affordable housing relating to employment development. Proposed Amendment - The figure for the level of affordable housing should be substantially reduced and the final sentence of the Policy should be deleted.

The Structure Plan Policy P9/1 states that "40% or more of the new housing in the sub-region will be affordable". It does not set an upper limit. The Cambridge sub-region section of draft RSS14, paragraph 5.114 states that "40% or more of the new housing in the sub-region needs to be affordable housing". The Housing Needs Survey, prepared in accordance with Government guidance, has identified a need equating to a target of 80.1%. However, in taking into account custom and practice, a target of 50% is considered justifiable to meet the need. Paragraph 14 of PPG3 states "where there is a demonstrable lack of affordable housing to meet local needs - as assessed by up-to-date surveys and other information - local plans should include a policy for seeking affordable housing in suitable housing developments." Paragraph 15 goes on to state "local plan policies for affordable housing should indicate how many affordable homes need to be provided throughout the plan area." The approach in HG/3 is therefore consistent with the adopted Structure Plan, draft RSS14 and PPG3. Structure Plan Policy P9/1 also states "employment developments will also be expected to contribute towards affordable housing". This approach has been tested by Oxford City Council through their Local Plan Inquiry, and Policies HG/3 and ET/2 are in accordance with the Oxford City Local Plan Inspector's recommendations. The amount of affordable housing required by employment development will be of a scale and kind to the development, in accordance with Circular 05/2005 on Planning Obligations.

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9371 - Network Rail Infrastructure Limited

Object

Whilst it is reasonable to have a District target, this should not be a blanket percentage applied inflexibly to all sites regardless of 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 receives no benefit at all. The policy should be reworded to recognise that a lower contribution and a more flexible housing mix may be acceptable in some circumstances.

Paragraph 14 of PPG3 states "where there is a demonstrable lack of affordable housing to meet local needs - as assessed by up-to-date surveys and other information - local plans should include a policy for seeking affordable housing in suitable housing developments." Paragraph 15 goes on to state "local plan policies for affordable housing should indicate how many affordable homes need to be provided throughout the plan area." The approach in HG/3 is consistent with the adopted Structure Plan, draft RSS14 and PPG3. Policy HG/3 allows flexibility according to local circumstances, including development costs. Viability issues are material considerations to be taken into account in relation to planning applications. The actual level of affordable housing secured as part of planning permissions will be determined at the time of an application having regard to detailed assessment of all the calls on the development and in negotiation with the developer who will have the opportunity to demonstrate in light of their own detailed assessments of their proposals whether the policy target is achievable or not. In recognition of the uncertainties over the future funding of affordable housing and to provide flexibility in order to realise the affordable housing target set out in accordance with the assessed housing need, Policy HG/4 has been introduced. It provides further flexibility in exceptional circumstances.

11129 - Fairview New Homes

Object

Fairview object to the statement in Policy HG/3 that the council will seek the provision of affordable housing on all sites of two or more dwellings (see also Policy DP/3, paragraph 1). This is unjustified as guidance in Circular 6/98 states that the threshold for developments on which affordable housing can be sought should be housing developments of 25 or more dwellings or residential sites of 1 hectare or more (unless the specific area is in Inner London or in settlements in rural areas with a population of 3000 or fewer) (Paragraph 10a). It has not however been demonstrated that affordable housing should be provided on all sites of two dwellings or more.

The Housing Needs Survey (HNS), prepared in accordance with Government guidance, has identified a need equating to a target of 80.1%. However, in taking into account custom and practice, a target of 50% is considered justifiable to meet the need. The consultation paper relating to the review of PPG3: Influencing the Size, Type and Affordability of Housing (2003), paragraph 10 states "Affordable housing should not normally be sought on sites of less than 0.5 hectares or developments of less than 15 dwellings. Where affordable housing is to be sought on smaller sites this should be justified by local planning authorities in their local plan." Given the high level of affordable housing need (80.1%) identified in the Housing Needs Survey and the lower target of 50%, the district council feels this justifies a lower threshold on all sites. Policy HG/3 allows flexibility according to local circumstances, including development costs.

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10312 - Huntsman Advanced Materials

Object

Needs From Employment Development, ET/2 Meeting Housing Needs From Employment Development  
We object in principle to these policies which require the provision of affordable housing resulting from employment development, on the basis that it is unreasonable.

Structure Plan Policy P9/1 states "employment developments will also be expected to contribute towards affordable housing". This approach has been tested by Oxford City Council through their Local Plan Inquiry, and Policies HG/3 and ET/2 are in accordance with the Oxford City Local Plan Inspector's recommendations. The amount of affordable housing required by employment development will be of a scale and kind to the development, in accordance with Circular 05/2005 on Planning Obligations.

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9154 - English Partnerships  
 Object English Partnerships wishes to see the policy become more flexible. It should include scope for the use of emerging methods of assessing and agreeing affordable housing levels and housing mix, including those in Circular 05/2005 Planning Obligations. This may include the use of third party mediators for negotiations and robust development analysis and sensitivity testing on a site by site basis, taking into account development constraints, site conditions, other policy considerations, viability, economic impact, development phasing and market conditions.

The Structure Plan Policy P9/1 states that "40% or more of the new housing in the sub-region will be affordable". It does not set an upper limit. The Cambridge sub-region section of draft RSS14, paragraph 5.114 states that "40% or more of the new housing in the sub-region needs to be affordable housing". The Housing Needs Survey, prepared in accordance with Government guidance, has identified a need equating to a target of 80.1%. However, in taking into account custom and practice, a target of 50% is considered justifiable to meet the need. Paragraph 14 of PPG3 states "where there is a demonstrable lack of affordable housing to meet local needs - as assessed by up-to-date surveys and other information - local plans should include a policy for seeking affordable housing in suitable housing developments." Paragraph 15 goes on to state "local plan policies for affordable housing should indicate how many affordable homes need to be provided throughout the plan area. The approach in HG/3 is therefore consistent with the adopted Structure Plan, draft RSS14 and PPG3. Policy HG/3 allows flexibility according to local circumstances, including development costs. Viability issues are material considerations to be taken into account in relation to planning applications. The actual level of affordable housing secured as part of planning permissions will be determined at the time of an application having regard to detailed assessment of all the calls on the development and in negotiation with the developer who will have the opportunity to demonstrate in light of their own detailed assessments of their proposals whether the policy target is achievable or not. Paragraph 4 of Policy HG/3 allows flexibility in determining the appropriate mix of affordable housing according to "identified needs and funding priorities at the time of development", whilst paragraph 5.13 provides an indicative mix which is flexible where local circumstances suggest a different mix would better meet local needs. One such evidence base is the Housing Needs Survey, prepared in accordance with Government guidance. Therefore there is sufficient flexibility for the negotiation of the appropriate mix provided it will address the identified local need.



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11133 - Fairview New Homes      Object      Fairview New Homes object to the statement in Policy HG/3 that the council will seek the provision of approximately 50% affordable housing. This is unjustified as guidance in Circular 6/98 clearly states that policies for affordable housing should set "indicative" targets for specific sites and should not other set a fixed quota. As such, the expected target provision should not be included within the document other than as an indicative target. Also, Policy P9/2 of the Cambridgeshire Structure Plan states that 40% or more of the new housing in the Sub-Region should be affordable. There should also be scope included in the policy to consider the particular merits of each case.

The Structure Plan Policy P9/1 states that "40% or more of the new housing in the sub-region will be affordable". It does not set an upper limit. The Cambridge sub-region section of draft RSS14, paragraph 5.114 states that "40% or more of the new housing in the sub-region needs to be affordable housing". The Housing Needs Survey, prepared in accordance with Government guidance, has identified a need equating to a target of 80.1%. However, in taking into account custom and practice, a target of 50% is considered justifiable to meet the need. Paragraph 14 of PPG3 states "where there is a demonstrable lack of affordable housing to meet local needs - as assessed by up-to-date surveys and other information - local plans should include a policy for seeking affordable housing in suitable housing developments." Paragraph 15 goes on to state "local plan policies for affordable housing should indicate how many affordable homes need to be provided throughout the plan area." The approach in HG/3 is therefore consistent with the adopted Structure Plan, draft RSS14 and PPG3. Policy HG/3 requires the provision of approximately 50% affordable housing, which is flexible enough to take account of local circumstances, including development costs.

10323 - Huntsman Advanced Materials      Object      We consider that the policy should be amended to enable Registered Social Landlords to influence the extent to which affordable housing is distributed within development schemes.

Whilst it is important that Registered Social Landlords are involved in determining the distribution of affordable housing within developments, there is no need to change the wording of Policy HG/3 as it is sufficiently flexible. It requires clusters of "typically of 6 to 8 units", which can vary according to the site, location and other local circumstances, including maintenance and management issues.

10279 - Stannifer      Object      On small sites, the provision of one or two affordable homes is not effective from the management point of view. These are economies of scale of the Registered Social Landlord with affordable housing being developed in groups rather than as isolated separate dwellings.

Policy HG/4 recognises there can be specific issues around deliverability and management on small sites and provides flexibility in such circumstances, for example through off-site contributions.

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10230 - Trumpington Meadows Land Company

Object Neither the Council's proposed affordable housing target of 50% nor the recommendations upon which this is based are properly justified. An overall target of up to 30% is likely to prove more appropriate and realistic in all the circumstances.

The Structure Plan Policy P9/1 states that "40% or more of the new housing in the sub-region will be affordable". It does not set an upper limit. The Cambridge sub-region section of draft RSS14, paragraph 5.114 states that "40% or more of the new housing in the sub-region needs to be affordable housing".

The Housing Needs Survey, prepared in accordance with Government guidance, has identified a need equating to a target of 80.1%. However, in taking into account custom and practice, a target of 50% is considered justifiable to meet the need. Paragraph 14 of PPG3 states "where there is a demonstrable lack of affordable housing to meet local needs - as assessed by up-to-date surveys and other information - local plans should include a policy for seeking affordable housing in suitable housing developments." Paragraph 15 goes on to state "local plan policies for affordable housing should indicate how many affordable homes need to be provided throughout the plan area." The approach in HG/3 is therefore consistent with the adopted Structure Plan, draft RSS14 and PPG3.

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10050 - House Builders Federation Object

The policy and its reasoned justification are considered in parts to be at important variance from: Circular 6/98; PPG3 Housing - Influencing the Size, Type and Affordability of Housing (July 2003); and ODPM Consultation Paper 'Planning for Mixed Communities' (January 2005). The suggested threshold of approximately (more than?) 50% affordable housing provision (but not less than 40%) is not considered to be either realistic or achievable. It is not evident whether the Council has given proper consideration to the viability of individual developments as required by Government guidance.

The Structure Plan Policy P9/1 states that "40% or more of the new housing in the sub-region will be affordable". It does not set an upper limit. The Cambridge sub-region section of draft RSS14, paragraph 5.114 states that "40% or more of the new housing in the sub-region needs to be affordable housing". The Housing Needs Survey, prepared in accordance with Government guidance, has identified a need equating to a target of 80.1%. However, in taking into account custom and practice, a target of 50% is considered justifiable to meet the need. Paragraph 14 of PPG3 states "where there is a demonstrable lack of affordable housing to meet local needs - as assessed by up-to-date surveys and other information - local plans should include a policy for seeking affordable housing in suitable housing developments." Paragraph 15 goes on to state "local plan policies for affordable housing should indicate how many affordable homes need to be provided throughout the plan area." The approach in HG/3 is therefore consistent with the adopted Structure Plan, draft RSS14 and PPG3. Policy HG/3 allows flexibility according to local circumstances. Viability issues are material considerations to be taken into account in relation to planning applications. The actual level of affordable housing secured as part of planning permissions will be determined at the time of an application having regard to detailed assessment of all the calls on the development and in negotiation with the developer who will have the opportunity to demonstrate in light of their own detailed assessments of their proposals whether the policy target is achievable or not. In recognition of the uncertainties over the future funding of affordable housing and to provide flexibility in order to realise the affordable housing target set out in accordance with the assessed housing need, HG/4 has been introduced. It provides further flexibility in exceptional circumstances.

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9973 - Bayer CropScience Ltd

Object

Justification for the 50% target should be re-examined via a rigorous economic and viability testing exercise before the next version of the Local Development Framework is published for consultation. The economic assessment must make allowance for other infrastructure contributions that will also affect the inherent viability of proposals as recommended in paragraph 10 of Circular 06/98

The Structure Plan Policy P9/1 states that "40% or more of the new housing in the sub-region will be affordable". It does not set an upper limit. The Cambridge sub-region section of draft RSS14, paragraph 5.114 states that "40% or more of the new housing in the sub-region needs to be affordable housing". The Housing Needs Survey, prepared in accordance with Government guidance, has identified a need equating to a target of 80.1%. However, in taking into account custom and practice, a target of 50% is considered justifiable to meet the need. Paragraph 14 of PPG3 states "where there is a demonstrable lack of affordable housing to meet local needs - as assessed by up-to-date surveys and other information - local plans should include a policy for seeking affordable housing in suitable housing developments." Paragraph 15 goes on to state "local plan policies for affordable housing should indicate how many affordable homes need to be provided throughout the plan area. The approach in HG/3 is therefore consistent with the adopted Structure Plan, draft RSS14 and PPG3. Policy HG/3 allows flexibility according to local circumstances, including development costs. Viability issues are material considerations to be taken into account in relation to planning applications. The actual level of affordable housing secured as part of planning permissions will be determined at the time of an application having regard to detailed assessment of all the calls on the development and in negotiation with the developer who will have the opportunity to demonstrate in light of their own detailed assessments of their proposals whether the policy target is achievable or not. In recognition of the uncertainties over the future funding of affordable housing and to provide flexibility in order to realise the affordable housing target set out in accordance with the assessed housing need, Policy HG/4 has been introduced. It provides further flexibility in exceptional circumstances.

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9971 - Bayer CropScience Ltd      Object      The 50% target is not supported by the Structure Plan as a blanket goal and is unsuitable for some villages. The Structure Plan actually proposes 'at least 40%'. An unrealistically high target will delay the orderly release of housing sites counter to the main objective of securing the completion of more affordable housing in the Cambridge area.

The Structure Plan Policy P9/1 states that "40% or more of the new housing in the sub-region will be affordable". It does not set an upper limit. The Cambridge sub-region section of draft RSS14, paragraph 5.114 states that "40% or more of the new housing in the sub-region needs to be affordable housing". The Housing Needs Survey, prepared in accordance with Government guidance, has identified a need equating to a target of 80.1%. However, in taking into account custom and practice, a target of 50% is considered justifiable to meet the need. Paragraph 14 of PPG3 states "where there is a demonstrable lack of affordable housing to meet local needs - as assessed by up-to-date surveys and other information - local plans should include a policy for seeking affordable housing in suitable housing developments." Paragraph 15 goes on to state "local plan policies for affordable housing should indicate how many affordable homes need to be provided throughout the plan area." The approach in HG/3 is therefore consistent with the adopted Structure Plan, draft RSS14 and PPG3. Policy HG/3 allows flexibility according to local circumstances, including development costs. In recognition of the uncertainties over the future funding of affordable housing and to provide flexibility in order to realise the affordable housing target set out in accordance with the assessed housing need, Policy HG/4 has been introduced. It provides further flexibility in exceptional circumstances.

9287 - David Wilson Homes (S Midlands)      Object      The realism of seeking 50% affordable housing across the board is challenged. LPAs must understand that increasing developer obligations and affordable housing quotas will make development opportunities unviable and land will not come forward. The policy should contain a stronger reference to the costs of bringing land forward being a mitigating factor against providing the full quota of affordable housing.

Policy HG/3 allows flexibility according to local circumstances, including development costs. In recognition of the uncertainties over the future funding of affordable housing and to provide flexibility in order to realise the affordable housing target set out in accordance with the assessed housing need, Policy HG/4 has been introduced. It provides further flexibility in exceptional circumstances.

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8335 - The Marshall Group

Object

Affordable housing should be provided at a rate of 30%, in accordance with the Panel's recommendations on the adopted Structure Plan. Affordability of housing is dynamic. Too high a level of affordable housing could threaten both economic and social viability. In Cambridge, with its dynamic economy, there is a need for a higher proportion of intermediate housing for key workers, to achieve a split of 30% for intermediate housing and 20% social rented.

The Structure Plan Policy P9/1 states that "40% or more of the new housing in the sub-region will be affordable". It does not set an upper limit. The Cambridge sub-region section of draft RSS14, paragraph 5.14 states that "40% or more of the new housing in the sub-region needs to be affordable housing". The Housing Needs Survey, prepared in accordance with Government guidance, has identified a need equating to a target of 80.1%. However, in taking into account custom and practice, a target of 50% is considered justifiable to meet the need. Paragraph 14 of PPG3 states "where there is a demonstrable lack of affordable housing to meet local needs - as assessed by up-to-date surveys and other information - local plans should include a policy for seeking affordable housing in suitable housing developments." Paragraph 15 goes on to state "local plan policies for affordable housing should indicate how many affordable homes need to be provided throughout the plan area." The approach in HG/3 is therefore consistent with the adopted Structure Plan, draft RSS14 and PPG3. Policy HG/3 allows flexibility according to local circumstances, including development costs. Viability issues are material considerations to be taken into account in relation to planning applications. The actual level of affordable housing secured as part of planning permissions will be determined at the time of an application having regard to detailed assessment of all the calls on the development and in negotiation with the developer who will have the opportunity to demonstrate in light of their own detailed assessments of their proposals whether the policy target is achievable or not. In recognition of the uncertainties over the future funding of affordable housing and to provide flexibility in order to realise the affordable housing target set out in accordance with the assessed housing need, Policy HG/4 has been introduced. It provides further flexibility in exceptional circumstances. The affordable housing mix identified at paragraph 5.13 reflects the identified housing needs. However, it is flexible enough to allow for local circumstances to demonstrate where an alternative mix of affordable housing would better meet local needs.



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9263 - Defence Lands Ops North

Object

The policy is too prescriptive and should make allowances for the viability of provision at this level, for example larger sites where there is a high level of infrastructure provision associated with the development, or community facilities. The policy should be altered to require affordable housing in accordance with an up to date assessment of need. The distribution in small groups / clusters is inappropriate and can have a negative impact on the marketing of a site and the value of the market cost housing. The LDF, once adopted, will need to conform to RSS14 - Policy SS13 requires at least 30% with the overall aspiration to achieve 40% where housing warrants higher provision.

The Structure Plan Policy P9/1 states that "40% or more of the new housing in the sub-region will be affordable". It does not set an upper limit. The Cambridge sub-region section of draft RSS14, paragraph 5.114 states that "40% or more of the new housing in the sub-region needs to be affordable housing". The Housing Needs Survey, prepared in accordance with Government guidance, has identified a need equating to a target of 80.1%. However, in taking into account custom and practice, a target of 50% is considered justifiable to meet the need. Paragraph 14 of PPG3 states "where there is a demonstrable lack of affordable housing to meet local needs - as assessed by up-to-date surveys and other information - local plans should include a policy for seeking affordable housing in suitable housing developments." Paragraph 15 goes on to state "local plan policies for affordable housing should indicate how many affordable homes need to be provided throughout the plan area." The approach in HG/3 is therefore consistent with the adopted Structure Plan, draft RSS14 and PPG3. Policy HG/3 allows flexibility according to local circumstances, including development costs. Viability issues are material considerations to be taken into account in relation to planning applications. The actual level of affordable housing secured as part of planning permissions will be determined at the time of an application having regard to detailed assessment of all the calls on the development and in negotiation with the developer who will have the opportunity to demonstrate in light of their own detailed assessments of their proposals whether the policy target is achievable or not. The requirement for clusters of affordable housing in larger developments is designed to avoid overly large groupings and achieve better integration into the wider development and / or community. There is flexibility in the wording "typically of 6 to 8 units", which can vary according to the site and location. This approach is in accordance with PPG3 which seeks to achieve mixed and balanced communities.

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10278 - Stannifer

Object

The limit on the size of development where affordable housing is necessary is unreasonable and does not reflect the guidance set out in national planning policy and conditions. The limit of affordable housing does not make clear the distinction between strategic sites on the edge of Cambridge and within the Rural Areas. The need for affordable housing on the strategic sites is very different to those needs within the smaller villages.

The Housing Needs Survey (HNS), prepared in accordance with Government guidance, has identified a need equating to a target of 80.1%. However, in taking into account custom and practice, a target of 50% is considered justifiable to meet the need. The consultation paper relating to the review of PPG3: Influencing the Size, Type and Affordability of Housing (2003), paragraph 10 states "Affordable housing should not normally be sought on sites of less than 0.5 hectares or developments of less than 15 dwellings. Where affordable housing is to be sought on smaller sites this should be justified by local planning authorities in their local plan." Given the high level of affordable housing need (80.1%) identified in the Housing Needs Survey and the lower target of 50%, the district council feels this justifies a lower threshold on all sites. Policy HG/3 allows flexibility according to local circumstances, including development costs.

9078 - Ashwell (Barton Road) Limited

Object

The policy and supporting text is too prescriptive. The amount of affordable housing sought should be a maximum figure that is in line with the Regional Spatial Strategy and/or National Planning Policy.

The Structure Plan Policy P9/1 states that "40% or more of the new housing in the sub-region will be affordable". It does not set an upper limit. The Cambridge sub-region section of draft RSS14, paragraph 5.114 states that "40% or more of the new housing in the sub-region needs to be affordable housing". The Housing Needs Survey, prepared in accordance with Government guidance, has identified a need equating to a target of 80.1%. However, in taking into account custom and practice, a target of 50% is considered justifiable to meet the need. Paragraph 14 of PPG3 states "where there is a demonstrable lack of affordable housing to meet local needs - as assessed by up-to-date surveys and other information - local plans should include a policy for seeking affordable housing in suitable housing developments." Paragraph 15 goes on to state "local plan policies for affordable housing should indicate how many affordable homes need to be provided throughout the plan area." The approach in HG/3 is therefore consistent with the adopted Structure Plan, draft RSS14 and PPG3. Policy HG/3 allows flexibility according to local circumstances, including development costs.

**Representations**

**Nature Representation Summary**

**Councils' Assessment**

**Change to Draft DPD**

8905 - Gallagher Longstanton Limited  
 Object  
 Objection is lodged to the level of affordable housing sought in HG/3. There has to be an appropriate balance of affordable housing and market housing, in new communities, to create a sustainable, inclusive and balanced community. Applied to Northstowe, a 50% target would represent an over concentration of affordable housing. When justifying affordable housing thresholds local authorities must give consideration to economics of provision and to the need to create balanced communities. A lower District affordable housing target would give a greater degree of consistency with national and regional planning guidance.

The Structure Plan Policy P9/1 states that "40% or more of the new housing in the sub-region will be affordable". It does not set an upper limit. The Cambridge sub-region section of draft RSS14, paragraph 5.114 states that "40% or more of the new housing in the sub-region needs to be affordable housing". The Housing Needs Survey, prepared in accordance with Government guidance, has identified a need equating to a target of 80.1%. However, in taking into account custom and practice, a target of 50% is considered justifiable to meet the need. Paragraph 14 of PPG3 states "where there is a demonstrable lack of affordable housing to meet local needs - as assessed by up-to-date surveys and other information - local plans should include a policy for seeking affordable housing in suitable housing developments." Paragraph 15 goes on to state "local plan policies for affordable housing should indicate how many affordable homes need to be provided throughout the plan area." The approach in HG/3 is therefore consistent with the adopted Structure Plan, draft RSS14 and PPG3. Policy HG/3 allows flexibility according to local circumstances, including development costs.

9034 - Addenbrooke's Hospital  
 Object  
 This policy and/or 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. These facilities are part of the community's social infrastructure and development of these services is a response to increasing population and development is not a driver of the population increase.

Agree, there should be greater clarity over the types of employment development to which Policy ET/2 will apply. The appropriate Use Classes should be set out in a footnote to the policy for consistency with Cambridge City Council, to ensure a consistent approach across the Cambridge Sub-Region. This list includes health care. Addenbrooke's is the chief generator of Key Worker housing demand within the Cambridge area and it is essential that they continue to play their part in facilitating housing provision for their own staff. Policy ET/2 specifically provides that where Key Worker employers are providing or contributing towards the provision of Key Worker housing that this will satisfy the affordable housing requirement of the policy and there would be no expectation for a separate contribution. However, it is right that no blanket exemption is made now which would enable the Trust to scale back its housing activities in the future.

Add the following footnote to Policy ET/2:  
 "Employment developments to which this policy will apply are:  
 - B1(a) Offices.  
 - B1(b) High tech and related industries, and services concerned mainly with commercial research and development.  
 - C2 Hospitals, including healthcare teaching and research.  
 - D1 educational uses and associated sui-generis research institutes and academic research institutes."

7990 - Stamford Homes Limited  
 Object  
 The evidence base is not up to date and there is no reference to participation of key stakeholders especially private house builders as contained in the ODPM Consultation Paper 'Planning for Mixed Communities'.

The Housing Needs Survey 2002 was prepared in accordance with Government guidance and covers the period to 2007.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

7955 - Arlington Development Services Ltd

Object The suggested proposals for 50% affordable housing provision split 30% social rented and 20% intermediate housing (including for key workers) are not preferred. The percentage of affordable housing agreed should, as with the existing planning policy framework, consider the local area need rather than having a standard percentage provided that this does not have a demonstrably detrimental impact upon the feasibility of a development. Arlington would not support high affordable housing.

The Structure Plan Policy P9/1 states that "40% or more of the new housing in the sub-region will be affordable". It does not set an upper limit. The Cambridge sub-region section of draft RSS14, paragraph 5.114 states that "40% or more of the new housing in the sub-region needs to be affordable housing". The Housing Needs Survey, prepared in accordance with Government guidance, has identified a need equating to a target of 80.1%. However, in taking into account custom and practice, a target of 50% is considered justifiable to meet the need. Paragraph 14 of PPG3 states "where there is a demonstrable lack of affordable housing to meet local needs - as assessed by up-to-date surveys and other information - local plans should include a policy for seeking affordable housing in suitable housing developments." Paragraph 15 goes on to state "local plan policies for affordable housing should indicate how many affordable homes need to be provided throughout the plan area." The approach in HG/3 is therefore consistent with the adopted Structure Plan, draft RSS14 and PPG3. Policy HG/3 allows flexibility according to local circumstances, including development costs. The affordable housing mix identified at paragraph 5.13 reflects the identified housing needs. However, it is flexible enough to allow for local circumstances to demonstrate where an alternative mix of affordable housing would better meet local needs.

9818

Object The Authorities should give special consideration to school leavers' needs for affordable housing, as trainees have limited income, the young people should be encouraged to find work in the Cambridge Sub-Region, as they will be the future workers that will help the Cambridge Sub-Region to continue to prosper.

Policy HG/3 does not make explicit references to all groups of people considered within the remit of key worker housing, as this will change over the plan period. Rather it retains flexibility in its application. Although there is no explicit reference to school leavers, the last sentence of paragraph 5.9 provides flexibility to include other groups of workers in housing need where employers are facing recruitment and retention problems related to housing costs.

**Representations**

**Nature Representation Summary**

**Councils' Assessment**

**Change to Draft DPD**

8:145 - D H Barford + Co Limited      Object      The requirement to provide 50% affordable housing on all sites is unreasonable and the Council should retain the thresholds in the current adopted plan. The approach is contrary to PPG3 and Circular 6/98, which seek to ensure that affordable housing is only required on sites which are large enough to accommodate a reasonable mix of types and sizes of housing.

The Structure Plan Policy P9/1 states that "40% or more of the new housing in the sub-region will be affordable". It does not set an upper limit. The Cambridge sub-region section of draft RSS14, paragraph 5.114 states that "40% or more of the new housing in the sub-region needs to be affordable housing". The Housing Needs Survey (HNS), prepared in accordance with Government guidance, has identified a need equating to a target of 80.1%. However, in taking into account custom and practice, a target of 50% is considered justifiable to meet the need. Paragraph 14 of PPG3 states "where there is a demonstrable lack of affordable housing to meet local needs - as assessed by up-to-date surveys and other information - local plans should include a policy for seeking affordable housing in suitable housing developments." Paragraph 15 goes on to state "local plan policies for affordable housing should indicate how many affordable homes need to be provided throughout the plan area." The consultation paper relating to the review of PPG3: Influencing the Size, Type and Affordability of Housing (2003), paragraph 10 states "Affordable housing should not normally be sought on sites of less than 0.5 hectares or developments of less than 15 dwellings. Where affordable housing is to be sought on smaller sites this should be justified by local planning authorities in their local plan." Given the high level of affordable housing need (80.1%) identified in the HNS, the district council feels this justifies a lower threshold. Policy HG/3 allows flexibility according to local circumstances, including development costs. The affordable housing mix identified at paragraph 5.13 reflects the identified housing needs. However, it is flexible enough to allow for local circumstances to demonstrate where an alternative mix of affordable housing would better meet local needs. The approach in HG/3 is therefore consistent with the adopted Structure Plan, draft RSS14, PPG3 and the emerging PPG3 review. The approach in HG/3 is therefore consistent with the adopted Structure Plan, draft RSS14, PPG3 and the emerging PPG3 review.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

8337 - Barker Parry Town Planning Object

The suggested affordable housing provision of 50% on sites of two or more dwellings is considered excessive. The effect of such a policy will be to prevent land for development being brought forward.

The Structure Plan Policy P9/1 states that "40% or more of the new housing in the sub-region will be affordable". It does not set an upper limit. The Cambridge sub-region section of draft RSS14, paragraph 5.114 states that "40% or more of the new housing in the sub-region needs to be affordable housing". The Housing Needs Survey (HNS), prepared in accordance with Government guidance, has identified a need equating to a target of 80.1%. However, in taking into account custom and practice, a target of 50% is considered justifiable to meet the need. Paragraph 14 of PPG3 states "where there is a demonstrable lack of affordable housing to meet local needs - as assessed by up-to-date surveys and other information - local plans should include a policy for seeking affordable housing in suitable housing developments." Paragraph 15 goes on to state "local plan policies for affordable housing should indicate how many affordable homes need to be provided throughout the plan area." The consultation paper relating to the review of PPG3: Influencing the Size, Type and Affordability of Housing (2003), paragraph 10 states "Affordable housing should not normally be sought on sites of less than 0.5 hectares or developments of less than 15 dwellings. Where affordable housing is to be sought on smaller sites this should be justified by local planning authorities in their local plan." Given the high level of affordable housing need (80.1%) identified in the HNS, the district council feels this justifies a lower threshold. Policy HG/3 allows flexibility according to local circumstances, including development costs. The approach in HG/3 is therefore consistent with the adopted Structure Plan, draft RSS14, PPG3 and the emerging PPG3 review.



**Representations**

**Nature Representation Summary**

**Councils' Assessment**

**Change to Draft DPD**

9974 - Bayer CropScience Ltd

Object

The threshold of 2 units above which an affordable housing requirement is sought is too low for an entire District and contrary to sound economics, Structure Plan and government policy (Circular 06/98). Whilst the District is predominantly rural the Council should justify why such a low threshold is proposed across the whole of its administrative area when the Rural Centres LDD states that there are 15 villages with a population of over 3,000.

Paragraph 14 of PPG3 states "where there is a demonstrable lack of affordable housing to meet local needs - as assessed by up-to-date surveys and other information - local plans should include a policy for seeking affordable housing in suitable housing developments." Paragraph 15 goes on to state "local plan policies for affordable housing should indicate how many affordable homes need to be provided throughout the plan area." The consultation paper relating to the review of PPG3: Influencing the Size, Type and Affordability of Housing (2003), paragraph 10 states "Affordable housing should not normally be sought on sites of less than 0.5 hectares or developments of less than 15 dwellings. Where affordable housing is to be sought on smaller sites this should be justified by local planning authorities in their local plan." The Housing Needs Survey (HNS), prepared in accordance with Government guidance, has identified a need equating to a target of 80.1%. However, in taking into account custom and practice, a target of 50% is considered justifiable to meet the need. Given the high level of identified need and a lower target, the district council feels this justifies a lower threshold to bring forward affordable housing on more sites to help address this need. Policy HG/3 allows flexibility according to local circumstances, including development costs. In recognition of the uncertainties over the future funding of affordable housing and to provide flexibility in order to realise the affordable housing target set out in accordance with the assessed housing need, Policy HG/4 has been introduced. It provides further flexibility in exceptional circumstances. The approach in HG/3 is therefore consistent with the adopted Structure Plan, draft RSS14, PPG3 and the emerging PPG3 review.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10129 - Fairview New Homes      Object      Notwithstanding Policy HG/4, which states that in exceptional circumstances, the council may negotiate a lower proportion of affordable housing units to be provided, Fairview object to the requirements in Policy HG/3 and consider that a site threshold should be set on which affordable housing will be sought on individual sites within the Cambridge East area, which accords with Circular 6/98.

The Structure Plan Policy P9/1 states that "40% or more of the new housing in the sub-region will be affordable". It does not set an upper limit. The Cambridge sub-region section of draft RSS14, paragraph 5.114 states that "40% or more of the new housing in the sub-region needs to be affordable housing". The Housing Needs Survey (HNS), prepared in accordance with Government guidance, has identified a need equating to a target of 80.1%. However, in taking into account custom and practice, a target of 50% is considered justifiable to meet the need. Paragraph 14 of PPG3 states "where there is a demonstrable lack of affordable housing to meet local needs - as assessed by up-to-date surveys and other information - local plans should include a policy for seeking affordable housing in suitable housing developments." Paragraph 15 goes on to state "local plan policies for affordable housing should indicate how many affordable homes need to be provided throughout the plan area." The consultation paper relating to the review of PPG3: Influencing the Size, Type and Affordability of Housing (2003), paragraph 10 states "Affordable housing should not normally be sought on sites of less than 0.5 hectares or developments of less than 15 dwellings. Where affordable housing is to be sought on smaller sites this should be justified by local planning authorities in their local plan." Given the high level of affordable housing need (80.1%) identified in the HNS, the district council feels this justifies a lower threshold. Policy HG/3 allows flexibility according to local circumstances, including development costs. In recognition of the uncertainties over the future funding of affordable housing and to provide flexibility in order to realise the affordable housing target set out in accordance with the assessed housing need, Policy HG/4 has been introduced. It provides further flexibility in exceptional circumstances. The approach in HG/3 is therefore consistent with the adopted Structure Plan, draft RSS14, PPG3 and the emerging PPG3 review.

8479 - Gamlingay Parish Council      Support      Council strongly supports the requirement for both housing and employment land should provide affordable housing.

Support noted.

9583      Support      The issue of affordable housing is one of the most serious issues facing the District now and in coming years. House prices are such that the young cannot afford to live where they were born and brought up. I therefore regard policy HG/3 as of very high importance.

Support noted.

**Representations**

**Nature Representation Summary**

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**Change to Draft DPD**

10488 - Cambridgeshire County Council  
 Support  
 The County Council in its previous representations supported approximately 50% affordable housing but subject to the requirement that the overall viability of the development being taken into account. This particular caveat is not included in the policy. However it is recommended that the policy is supported subject to the 50% target not undermining the viability of the development and putting the delivery of both affordable and market homes at risk. In addition it is considered that requirement for all housing sites of 2 or more dwellings to provide affordable housing will be difficult to achieve. As such we propose the threshold should be increased. As we consider that the current threshold could undermine the ability of the District Council to provide sufficient affordable housing.

The Housing Needs Survey (HNS), prepared in accordance with Government guidance, has identified a need equating to a target of 80.1%. However, in taking into account custom and practice, a target of 50% is considered justifiable to meet the need. The consultation paper relating to the review of PPG3: Influencing the Size, Type and Affordability of Housing (2003), paragraph 10 states "Affordable housing should not normally be sought on sites of less than 0.5 hectares or developments of less than 15 dwellings. Where affordable housing is to be sought on smaller sites this should be justified by local planning authorities in their local plan." Given the high level of affordable housing need (80.1%) identified in the Housing Needs Survey and the lower target of 50%, the district council feels this justifies a lower threshold on all sites. Policy HG/3 allows flexibility according to local circumstances, including development costs. In recognition of the uncertainties over the future funding of affordable housing and to provide flexibility in order to realise the affordable housing target set out in accordance with the assessed housing need, Policy HG/4 has been introduced. It provides further flexibility in exceptional circumstances.

9816

Support  
 HG/3 Affordable Housing and HG/4 Affordable Housing Subsidy - I support policy for affordable housing as long as it is provided for all sections of the communities in areas where it is needed.

Support noted.

**Policy Paragraph 1**

9215 - Januarys

Object  
 This policy should be amended so that express reference is also made to private sector employees who may be in "housing need". It would be inequitable to limit occupation of intermediate affordable housing to 'key workers' only, who are deemed to be public sector workers.

Whilst intermediate housing includes key worker housing, it is not limited to it. Paragraph 5.13 suggests an affordable housing mix with approximately 20% intermediate housing, including for key workers. The last sentence of paragraph 5.9 provides flexibility to include other groups of workers in housing need where employers are facing recruitment and retention problems related to housing costs. Therefore, there is already sufficient flexibility in the application of HG/3.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

8:146 - D H Barford + Co Limited      Object      The Policy is vague and lacks clarity. What is the 'agreed mix'? What is 'key Worker housing'? Is this in addition to affordable housing? The Policy lacks clarity and certainty required for the 'Plan-led' system.

The affordable housing mix is identified at paragraph 5.13, which states the indicative mix is likely to be approximately 30% social rented and approximately 20% intermediate housing (including for key workers), to reflect the identified housing needs. However, there is flexibility to allow for local circumstances to demonstrate where an alternative mix of affordable housing would better meet local needs. Key Worker Housing is defined in paragraph 5.9 as housing "which is allocated on the basis of need for those who currently live in or are employed in the locality of the site in the public sector and / or who are involved in the care and comfort of the community or as may otherwise be defined by the District Council in the future". The requirement for the provision of Key Worker Housing is a part of the overall affordable housing requirement, not an additional requirement, as detailed in paragraph 5.13.

9962 - Lewvel Ltd

Object      The council must take into account site suitability and have a full and robust evidence base in place, which has not been done. The policy does not say who agrees the mix of housing, it will differ from site to site and with local need, this needs to be backed up by a full and robust evidence base from the council. The Council should clearly identify how they will determine their aspirations in relation to housing mix, providing reassurance that this will be informed by a credible and robust evidence base, and should 'seek to negotiate with developers/landowners'.

The Housing Needs Survey (HNS), prepared in accordance with Government guidance, has identified a need equating to a target of 80.1%. However, in taking into account custom and practice, a target of 50% is considered justifiable to meet the need. Policy HG/3 allows flexibility according to local circumstances, including development costs. Paragraph 5.13 provides an indicative mix, based on the local need identified in the HNS, which is flexible where local circumstances suggest a different mix would better meet local needs. Therefore there is sufficient flexibility for the negotiation of the appropriate mix provided it will address the identified local need.

11184 - Lewvel Ltd

Object      We don't believe it necessarily needs to refer separately to key workers but the full range of housing, to create a mixed and balanced community.

Affordable housing is an umbrella term which includes a range of house types to address identified local needs. Key worker housing is one type of affordable housing. As Key Worker housing can be delivered through a variety of tenures (as set out in paragraph 5.8), it was considered appropriate to include reference in the text of Policy HG/3, which requires the provision of a mix of affordable housing to meet local needs.

**Representations**

**Nature Representation Summary**

**Councils' Assessment**

**Change to Draft DPD**

**Policy Paragraph 2**

10232 - Chancellor, Masters & Scholars of the University of Cambridge

The University would support a Policy that sought to achieve a minimum of 40% affordable housing and up to 50% where achievable. Greater clarity is required in the wording of this policy to indicate the % of affordable housing the District Council will normally seek and the circumstances in which it will be prepared to accept a reduced level of provision. The University is concerned that the threshold for the provision of affordable housing set out in paragraph 2 of the Policy is too low and doesn't reflect the guidance set out in Circular 6/98.

Object

The Housing Needs Survey (HNS), prepared in accordance with Government guidance, has identified a need equating to a target of 80.1%. Housing needs are assessed on the basis of survey and projections. However, in taking into account custom and practice, a target of 50% is considered justifiable to meet the need. Policy HG/3 is clear in that it requires approximately 50% affordable housing, unless the need for a lower level can be demonstrated, for example due to development costs. The consultation paper relating to the review of PPG3: Influencing the Size, Type and Affordability of Housing (2003), paragraph 10 states "Affordable housing should not normally be sought on sites of less than 0.5 hectares or developments of less than 15 dwellings. Where affordable housing is to be sought on smaller sites this should be justified by local planning authorities in their local plan." Given the high level of affordable housing need (80.1%) identified in the HNS, the district council feels this justifies a lower threshold.

8340 - CPRE

Object

Ref. 'The amount of affordable housing sought will be approximately 50% of the dwellings for which planning permission may be given on all sites of two or more dwellings'. 'Wish to see inclusion of word 'capable'. That is '...permission may be given to all sites capable of two or more dwellings.' This would prevent a developer building a house on half the site, and coming back some years later requesting permission for a house of the other half and thus avoid providing 50% affordable or applying to build a large single house to avoid an affordable element.

Policies DP/5 (Cumulative Development) and HG/1 (Housing Density) should prevent the sub-division or under-development of sites. Therefore, it would be unnecessary duplication to incorporate the change into Policy HG/3.

**Representations**

**Nature Representation Summary**

**Councils' Assessment**

**Change to Draft DPD**

Representation Number	Object	Nature Representation Summary	Councils' Assessment	Change to Draft DPD
10147 - Cambridge Joinery Ltd				
10176	The proposed target of "approximately 50%" is unreasonable and will lead to many schemes, especially very 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.			
10179				
10172				
9970				
10029				
9997				
9995				
9990				
9986				
10026				
10247				
10266				
10158				

The Structure Plan Policy P9/1 states that "40% or more of the new housing in the sub-region will be affordable". It does not set an upper limit. The Cambridge sub-region section of draft RSS14, paragraph 5.114 states that "40% or more of the new housing in the sub-region needs to be affordable housing". The Housing Needs Survey, prepared in accordance with Government guidance, has identified a need equating to a target of 80.1%. However, in taking into account custom and practice, a target of 50% is considered justifiable to meet the need. Paragraph 14 of PPG3 states "where there is a demonstrable lack of affordable housing to meet local needs - as assessed by up-to-date surveys and other information - local plans should include a policy for seeking affordable housing in suitable housing developments." Paragraph 15 goes on to state "local plan policies for affordable housing should indicate how many affordable homes need to be provided throughout the plan area." The approach in HG/3 is therefore consistent with the adopted Structure Plan, draft RSS14 and PPG3. Policy HG/3 allows flexibility according to local circumstances, including development costs. In recognition of the uncertainties over the future funding of affordable housing and to provide flexibility in order to realise the affordable housing target set out in accordance with the assessed housing need, Policy HG/4 has been introduced. It provides further flexibility in exceptional circumstances. The Supplementary Planning Document will provide detail on the application of the policy, including the determination of development costs.



**Representations**

**Nature Representation Summary**

**Councils' Assessment**

**Change to Draft DPD**

9963 - Lewvel Ltd

**Object** 50% affordable housing target, will this achieve delivery of affordable housing in the District? It may hinder rather than promote. The council needs to look at deliverability, with a full and credible evidence base. The plan fails to provide adequate evidence that the policy target is achievable locally.

The Structure Plan Policy P9/1 states that "40% or more of the new housing in the sub-region will be affordable". It does not set an upper limit. The Cambridge sub-region section of draft RSS14, paragraph 5.114 states that "40% or more of the new housing in the sub-region needs to be affordable housing". The Housing Needs Survey, prepared in accordance with Government guidance, has identified a need equating to a target of 80.1%. However, in taking into account custom and practice, a target of 50% is considered justifiable to meet the need. Paragraph 14 of PPG3 states "where there is a demonstrable lack of affordable housing to meet local needs - as assessed by up-to-date surveys and other information - local plans should include a policy for seeking affordable housing in suitable housing developments." Paragraph 15 goes on to state "local plan policies for affordable housing should indicate how many affordable homes need to be provided throughout the plan area." The approach in HG/3 is therefore consistent with the adopted Structure Plan, draft RSS14 and PPG3. Policy HG/3 allows flexibility according to local circumstances, including development costs. In recognition of the uncertainties over the future funding of affordable housing and to provide flexibility in order to realise the affordable housing target set out in accordance with the assessed housing need, Policy HG/4 has been introduced. It provides further flexibility in exceptional circumstances.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10010 - Laing Homes North Thames

Object  
HG/3 seeks to achieve approximately 50% of total dwellings to be affordable on any new development with a minimum threshold of two dwellings. We suggest that this figure would seriously prejudice many brownfield sites from coming forward for development if half of the dwellings proposed have to be affordable. There are a number of implications for adopting such a high target figure which may result in developers compromising on other community benefits which would result in wider benefits to the whole local community rather than only the occupiers of the new development. A lower figure would therefore be more appropriate having regard to the above concern.

The Structure Plan Policy P9/1 states that "40% or more of the new housing in the sub-region will be affordable". It does not set an upper limit. The Cambridge sub-region section of draft RSS14, paragraph 5.114 states that "40% or more of the new housing in the sub-region needs to be affordable housing". The Housing Needs Survey (HNS), prepared in accordance with Government guidance, has identified a need equating to a target of 80.1%. However, in taking into account custom and practice, a target of 50% is considered justifiable to meet the need. Paragraph 14 of PPG3 states "where there is a demonstrable lack of affordable housing to meet local needs - as assessed by up-to-date surveys and other information - local plans should include a policy for seeking affordable housing in suitable housing developments." Paragraph 15 goes on to state "local plan policies for affordable housing should indicate how many affordable homes need to be provided throughout the plan area." The consultation paper relating to the review of PPG3: Influencing the Size, Type and Affordability of Housing (2003), paragraph 10 states "Affordable housing should not normally be sought on sites of less than 0.5 hectares or developments of less than 15 dwellings. Where affordable housing is to be sought on smaller sites this should be justified by local planning authorities in their local plan." Given the high level of affordable housing need (80.1%) identified in the HNS, the district council feels this justifies a lower threshold. Policy HG/3 allows flexibility according to local circumstances, including development costs. In recognition of the uncertainties over the future funding of affordable housing and to provide flexibility in order to realise the affordable housing target set out in accordance with the assessed housing need, Policy HG/4 has been introduced. It provides further flexibility in exceptional circumstances. The approach in HG/3 is therefore consistent with the adopted Structure Plan, draft RSS14, PPG3 and the emerging PPG3 review.

**Representations**

**Nature Representation Summary**

**Councils' Assessment**

**Change to Draft DPD**

9715 - GO-East

Object

The requirement of seeking 50% affordable housing also needs to be justified and demonstrated as being realistic and achievable, and in particular relative to development economics in South Cambridgeshire.

The Structure Plan Policy P9/1 states that "40% or more of the new housing in the sub-region will be affordable". It does not set an upper limit. The Cambridge sub-region section of draft RSS14, paragraph 5.114 states that "40% or more of the new housing in the sub-region needs to be affordable housing". The Housing Needs Survey, prepared in accordance with Government guidance, has identified a need equating to a target of 80.1%. However, in taking into account custom and practice, a target of 50% is considered justifiable to meet the need. Paragraph 14 of PPG3 states "where there is a demonstrable lack of affordable housing to meet local needs - as assessed by up-to-date surveys and other information - local plans should include a policy for seeking affordable housing in suitable housing developments." Paragraph 15 goes on to state "local plan policies for affordable housing should indicate how many affordable homes need to be provided throughout the plan area." The approach in HG/3 is therefore consistent with the adopted Structure Plan, draft RSS14 and PPG3. Policy HG/3 allows flexibility according to local circumstances, including development costs.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9714 - GO-East

Object

There is no evidence provided that the two dwelling or more threshold is justified and the final policy in the submission DPD should include justification for the threshold proposed. Additionally, 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.

Paragraph 14 of PPG3 states "where there is a demonstrable lack of affordable housing to meet local needs - as assessed by up-to-date surveys and other information - local plans should include a policy for seeking affordable housing in suitable housing developments." Paragraph 15 goes on to state "local plan policies for affordable housing should indicate how many affordable homes need to be provided throughout the plan area." The consultation paper relating to the review of PPG3: Influencing the Size, Type and Affordability of Housing (2003), paragraph 10 states "Affordable housing should not normally be sought on sites of less than 0.5 hectares or developments of less than 15 dwellings. Where affordable housing is to be sought on smaller sites this should be justified by local planning authorities in their local plan." The Housing Needs Survey (HNS), prepared in accordance with Government guidance, has identified a need equating to a target of 80.1%. However, in taking into account custom and practice, a target of 50% is considered justifiable to meet the need. Given the high level of identified need and a lower target, the district council feels this justifies a lower threshold to bring forward affordable housing on more sites to help address this need. Policy HG/3 allows flexibility according to local circumstances, including development costs. In recognition of the uncertainties over the future funding of affordable housing and to provide flexibility in order to realise the affordable housing target set out in accordance with the assessed housing need, Policy HG/4 has been introduced. It provides further flexibility in exceptional circumstances. The approach in HG/3 is therefore consistent with the adopted Structure Plan, draft RSS14, PPG3 and the emerging PPG3 review.

**Representations**

**Nature Representation Summary**

**Councils' Assessment**

**Change to Draft DPD**

10795 - Jesus College (Cambridge) Object

The blanket application of a 50% affordable housing contribution across the district is objected to. The policy should provide for flexibility in the approach taken to the provision of affordable housing. PPG3 encourages the identification of suitable sites for the provision of affordable housing. In some instances previously developed sites are incapable of delivering provision as high as 50%. Redevelopment should not therefore be unduly constrained by policy HG/3 and a more flexible approach should therefore be reflected in its wording.

Paragraph 14 of PPG3 states "where there is a demonstrable lack of affordable housing to meet local needs - as assessed by up-to-date surveys and other information - local plans should include a policy for seeking affordable housing in suitable housing developments." Paragraph 15 goes on to state "local plan policies for affordable housing should indicate how many affordable homes need to be provided throughout the plan area." The Housing Needs Survey (HNS), prepared in accordance with Government guidance, has identified a need equating to a target of 80.1%. However, in taking into account custom and practice, a target of 50% is considered justifiable to meet the need. Given the high level of identified need affordable housing will be sought on all sites developed for housing, therefore, there is no requirement to identify individual sites. Policy HG/3 requires the provision of approximately 50% affordable housing, which is flexible enough to take account of local circumstances, including development costs. In recognition of the uncertainties over the future funding of affordable housing and to provide flexibility in order to realise the affordable housing target set out in accordance with the assessed housing need, Policy HG/4 has been introduced. It provides further flexibility in exceptional circumstances.

10838 - Taylor Woodrow Developments Ltd

Object

The level of 50% is higher than set by Policy SS13 RSS (30% with aspiration to secure 40% where need warrants it). The Structure Plan seeks 40%. 50% affordable would create an imbalance in the community of new developments by undermining the creation of much needed larger family homes. Replace 50% by 40%. There are particular costs related to infrastructures provision that will mean for Northstowe 30% is more appropriate. Hence affordable housing provision in the Northstowe Area Action Plan needs to acknowledge this and cross reference to this be included in HG/3.

The Structure Plan Policy P9/1 states that "40% or more of the new housing in the sub-region will be affordable". It does not set an upper limit. The Cambridge sub-region section of draft RSS/14, paragraph 5.1.14 states that "40% or more of the new housing in the sub-region needs to be affordable housing". The Housing Needs Survey, prepared in accordance with Government guidance, has identified a need equating to a target of 80.1%. However, in taking into account custom and practice, a target of 50% is considered justifiable to meet the need. Paragraph 14 of PPG3 states "where there is a demonstrable lack of affordable housing to meet local needs - as assessed by up-to-date surveys and other information - local plans should include a policy for seeking affordable housing in suitable housing developments." Paragraph 15 goes on to state "local plan policies for affordable housing should indicate how many affordable homes need to be provided throughout the plan area."The approach in HG/3 is therefore consistent with the adopted Structure Plan, draft RSS/14 and PPG3. Policy HG/3 allows flexibility according to local circumstances, including development costs. It is also proposed to amend the market housing mix for Northstowe to approximately 40% 1 and 2 bedrooms; 30% 3 bedrooms and 30% 4+ bedrooms. This should help with the creation of a more balanced community, in accordance with PPG3.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9274 - Januarys

Object

The Council should remove the reference to affordable housing being sought at the rate of 50% irrespective of site size. This does not strike a reasonable balance between securing affordable housing and encouraging the development that will help to deliver it. The Council's settlement strategy and limitations on housing development in different categories of settlements is equally not helping. The policy should be reverted to 30% on all sites of 10 or more dwellings, irrespective of the population of the village concerned.

The Structure Plan Policy P9/1 states that "40% or more of the new housing in the sub-region will be affordable". It does not set an upper limit. The Cambridge sub-region section of draft RSS14, paragraph 5.114 states that "40% or more of the new housing in the sub-region needs to be affordable housing". The Housing Needs Survey (HNS), prepared in accordance with Government guidance, has identified a need equating to a target of 80.1%. However, in taking into account custom and practice, a target of 50% is considered justifiable to meet the need. Paragraph 14 of PPG3 states "where there is a demonstrable lack of affordable housing to meet local needs - as assessed by up-to-date surveys and other information - local plans should include a policy for seeking affordable housing in suitable housing developments." Paragraph 15 goes on to state "local plan policies for affordable housing should indicate how many affordable homes need to be provided throughout the plan area." The consultation paper relating to the review of PPG3: Influencing the Size, Type and Affordability of Housing (2003), paragraph 10 states "Affordable housing should not normally be sought on sites of less than 0.5 hectares or developments of less than 15 dwellings. Where affordable housing is to be sought on smaller sites this should be justified by local planning authorities in their local plan." Given the high level of affordable housing need (80.1%) identified in the HNS, the district council feels this justifies a lower threshold. Policy HG/3 allows flexibility according to local circumstances, including development costs. In recognition of the uncertainties over the future funding of affordable housing and to provide flexibility in order to realise the affordable housing target set out in accordance with the assessed housing need, Policy HG/4 has been introduced. It provides further flexibility in exceptional circumstances. The approach in HG/3 is therefore consistent with the adopted Structure Plan, draft RSS14, PPG3 and the emerging PPG3 review.



**Representations**      **Nature**      **Representation Summary**      **Councils' Assessment**      **Change to Draft DPD**

10571	Object	The provision of 50% affordable housing is too high and coupled with the other obligations contained in the draft policies will threaten the viability, and incentive to deliver housing. The policy lacks any sense of priorities and balance to promote the delivery of the overall Structure Plan housing requirements. It fails to recognise the uncertainty of subsidy referred to in Policy HG/4 and fails to recognise the reality of diminishing subsidy levels from Central Government.	The Housing Needs Survey, prepared in accordance with Government guidance, has identified a need equating to a target of 80.1%. Housing needs are assessed on the basis of survey and projections. However, in taking into account custom and practice, a target of 50% is considered justifiable to meet the need, and this is incorporated into Policy HG/3, which also allows flexibility according to local circumstances. The approach in HG/3 is therefore consistent with the adopted Structure Plan, draft RSS14 and PPG3. In recognition of the uncertainties over the future funding of affordable housing and to provide flexibility in order to realise the affordable housing target set out in accordance with the assessed housing need, Policy HG/4 has been introduced. It provides further flexibility in exceptional circumstances.
8147 - D H Barford + Co Limited	Object	The Policy fails to explain how affordable housing will be secured. For example, will this simply involve the transfer of sufficient land to an RSL?	This is a matter of detail for the Supplementary Planning Document.

**Policy Paragraph 3**

9966 - Lewel Ltd	Object	3rd para - There are many other considerations in addition to particular costs and the wider planning gain package, these include: site suitability; site specific circumstances; the need to create mixed and balanced communities; availability of public subsidy.	Policy HG/3 allows flexibility according to local circumstances, including development costs. In recognition of the uncertainties over the future funding of affordable housing and to provide flexibility in order to realise the affordable housing target set out in accordance with the assessed housing need, Policy HG/4 has been introduced. It provides further flexibility in exceptional circumstances.
10234 - Trumpington Meadows Land Company	Object	Policy HG/3 quite rightly states that account will be taken of any particular costs associated with the development as well as 'identified needs and funding priorities'. Further advice on the evaluation of the 'development economics' of sites should be provided within supporting paragraph 5.12.	This is a matter of detail for the Supplementary Planning Document.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10090 - Bellway Homes  
 Object The requirement for 50% of dwellings to be affordable on any site of two or more dwellings could seriously prejudice sites coming forward, particularly small sites within villages where smaller applicants may not be able to cope with such a stringent requirement. Other community benefits may have to be compromised in order to pay for affordable housing.

The Structure Plan Policy P9/1 states that "40% or more of the new housing in the sub-region will be affordable". It does not set an upper limit. The Cambridge sub-region section of draft RSS14, paragraph 5.114 states that "40% or more of the new housing in the sub-region needs to be affordable housing". The Housing Needs Survey, prepared in accordance with Government guidance, has identified a need equating to a target of 80.1%. However, in taking into account custom and practice, a target of 50% is considered justifiable to meet the need. Paragraph 14 of PPG3 states "where there is a demonstrable lack of affordable housing to meet local needs - as assessed by up-to-date surveys and other information - local plans should include a policy for seeking affordable housing in suitable housing developments." Paragraph 15 goes on to state "local plan policies for affordable housing should indicate how many affordable homes need to be provided throughout the plan area." The approach in HG/3 is therefore consistent with the adopted Structure Plan, draft RSS14 and PPG3. Policy HG/3 allows flexibility according to local circumstances. In recognition of the uncertainties over the future funding of affordable housing and to provide flexibility in order to realise the affordable housing target set out in accordance with the assessed housing need, HG/4 has been introduced. It provides further flexibility in exceptional circumstances.

**Policy Paragraph 4**

9967 - Lewel Ltd  
 Object 4th para - Should seek to negotiate the appropriate mix and should also take into account the need to create mixed and balanced communities and site specific circumstances.

Policy HG/3 (Paragraph 4) allows flexibility in determining the appropriate mix of affordable housing according to "identified needs and funding priorities at the time of development". Paragraph 5.13 provides an indicative mix, which is flexible where local circumstances suggest a different mix would better meet local needs. Therefore there is sufficient flexibility for the negotiation of the appropriate mix provided it will address the identified local needs.

10233 - Trumpington Meadows Land Company  
 Support Policy HG/3 seeks to provide an appropriate mix in terms of housing tenures and house sizes of affordable housing within a development in response to identified needs and funding priorities at the time of the development, we welcome this sensible and realistic approach. The tenure mix should not be prescribed in the policy.

Support noted.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****Policy Paragraph 5**

8148 - D H Barford + Co Limited	Object	What is a 'small group or cluster'?	Paragraph 5.14 explains that clusters are "typically of 6 to 8 units", although there is flexibility, allowing for variation according to the site, location and other local circumstances, including maintenance and management issues.	
11135 - Fairview New Homes	Object	Fairview object to the requirement in Policy HG/3 that affordable housing 'will' be distributed through the development in small groups or clusters. While it is advisable to distribute affordable housing through a development, where a Housing Association requires a specific care of a building, for example, to keep service charges low, this principle may not always be possible. The word 'should' or 'where practical' should be used in the policy.	The requirement for clusters of affordable housing in larger developments is designed to avoid overly large groupings and achieve better integration into the wider development and / or community. There is flexibility in the wording "typically of 6 to 8 units", which can vary according to the site, location and other local circumstances, including maintenance and management issues. This is an important approach to achieve mixed and balanced communities in accordance with PPG3.	
9969 - Lewvel Ltd	Object	5th para - 'Challenging Perceptions' produced by the Housing Corporation (April 2005, P4) suggests that 'dispersed tenure developments involve irreconcilable sets of conflicting interests and hence an element of risk for everyone involved.' We would be cautious of this wording of the policy as each development will vary from site to site.	The requirement for clusters of affordable housing in larger developments is designed to avoid overly large groupings and achieve better integration into the wider development and / or community. There is flexibility in the wording at paragraph 5.14 "typically of 6 to 8 units", which allows for variation according to the site, location and other local circumstances, including maintenance and management issues. This is an important approach to achieve mixed and balanced communities in accordance with PPG3.	
8429 - Gamlingay Parish Council	Object	New clusters (minimum 6) opposed, as it takes no account of existing stock/management/maintenance arrangements which may already exist in the village. Could severely limit any opportunity for provision of affordable housing as part of a development on a small village site.	There is no minimum size requirement for a cluster. The requirement for clusters of affordable housing in larger developments is designed to avoid overly large groupings and achieve better integration into the wider development and / or community. There is flexibility in the wording at paragraph 5.14 "typically of 6 to 8 units", which allows for variation according to the site, location and other local circumstances, including maintenance and management issues.	

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****Policy Paragraph 6**

10578	Object	The proposed policy in respect of employment development is objected to for the following reasons: (i) Employment policies effectively limit new proposals to activities essential to the economy of the Sub-Region. The proposal will inhibit the provision of said development. (ii) Provision of affordable housing should be based on local needs based assessments and the impact on employment proposals will be spread over wider areas - the impact of employment development proposals will be impossible to assess. (iii) The proposals will tend to inhibit new investment in the economy. (iv) The proposed supplementary planning document should be published and assessed prior to the assessment of the policies.	The Cambridge area is economically buoyant and unemployment rates are below the county and national averages. Viability issues are material considerations to be taken into account in relation to planning applications. The actual level of affordable housing secured as part of planning permissions will be determined at the time of an application having regard to detailed assessment of all the calls on the development and in negotiation with the developer who will have the opportunity to demonstrate in light of their own detailed assessments of their proposals whether the policy target is achievable or not. The Housing Needs Survey, prepared in accordance with Government guidance, has identified a need equating to a target of 80.1%. However, in taking into account custom and practice, a target of 50% is considered justifiable to meet the need and included in Policy HG/3. Therefore, to help address the shortfall, it is appropriate for employment development to contribute as they generate further demand for affordable housing over and above existing levels of demand. More detail will be provided in a Supplementary Planning Document to amplify the policy, in accordance with PPS12.
10148 - 10177 10180 10173 9972 10030 9998 9996 9993 9987 10028 10250 10267 10160	Object	The requirement that employment development proposals "likely to have an impact on the demand for affordable housing" will be expected to mitigate such impacts, does not explain how this will be applied in terms of judging the "impact". It should not apply to small-scale employment development designed to provide local employment opportunities in villages and this should be made clear in both policies.	Affordable housing will only required on employment sites generating additional demand for affordable housing, and the amount of required will be of a scale and kind to the demand generated by the development, in accordance with Circular 05/2005 on Planning Obligations. Further detail on the application of this policy will be provided in a Supplementary Planning Document.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

8:149 - D H Barford + Co Limited      Object      The policy lacks clarity and certainty. When will proposals be "likely to have an impact on the demand for affordable housing"? How will this be determined? The requirement will discourage investment in new employment development in the district, to the harm of the local economy and nationally important development.

The Cambridge area is economically buoyant and unemployment rates are below the county and national averages. Viability issues are material considerations to be taken into account in relation to planning applications. The actual level of affordable housing secured as part of planning permissions will be determined at the time of an application having regard to detailed assessment of all the calls on the development and in negotiation with the developer who will have the opportunity to demonstrate in light of their own detailed assessments of their proposals whether the policy target is achievable or not. More detail will be provided in a Supplementary Planning Document.

**5.8**

11105 - Cambridgeshire County Council      Object      Specific reference is made to trigger on affordable housing requiring information on both net and gross median household incomes for South Cambridgeshire. The only source for this is from the marketing research company CACI that has to be subscribed to. There is "free" access to data on earnings of full-time employees (ASHE from Office of National Statistics); maybe this should be re-stated to include a freely available data source.

Noted. This is a matter of detail which could be addressed in the Affordable Housing Supplementary Planning Document.

7992 - Stamford Homes Limited      Object      The evidence is not up to date and there is no reference to participation of key stakeholders especially private householders. Reference to policy/paragraph 5.8 - 5.16.

The Housing Needs Survey was prepared in accordance with Government guidance in 2002 and includes housing needs requirements to 2007.

11375 - Chancellor, Masters & Scholars of the University of Cambridge      Support      The University welcomes the text supporting Policy HG/3 that makes it clear that housing for other groups of workers not included in the 'key worker' definition will be included as affordable housing provided it is supported by evidence that their employers are facing recruitment and retention difficulties related to housing costs and that employees cannot afford to rent or buy suitable housing locally to meet their housing needs.

Support noted.

10229 - Trumpington Meadows Land Company  
10394 - Gallagher Longstanton Ltd      Support      The definition of Affordable Housing and the types of subsidised housing to fall under this umbrella contained within paragraph 5.8 is clear. In particular we welcome the definitions of Intermediate Housing and Key Workers Housing, within paragraphs 5.8 and 5.9, and the further clarification in terms of Supported Housing within paragraphs 5.23-5.28.

Support noted.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****5.9**

10237 - Chancellor, Masters & Scholars of the University of Cambridge

Object

The University wishes to see the definition of 'key workers' include those employed in Higher Education as we understand that teachers including Further Education employees are included in the current definition. We would also wish to see the phrase 'or sustaining the local economy' added to line 4 of paragraph 5.9 after '... comfort of the community'... This would make the definition consistent with that contained in the approved Structure Plan.

Policy HG/3 does not make explicit references to all groups of people considered within the remit of key worker housing, as this will change over the plan period. Rather it retains flexibility in its application. Although there is no explicit reference to higher education teachers, the last sentence of paragraph 5.9 provides flexibility to include other groups of workers in housing need where employers are facing recruitment and retention problems related to housing costs.

9950 - Lewel Ltd

Object

The document sourced in this paragraph is not referenced in the guidance notes as a supporting document. Instead another Key Worker Research report is listed. The council needs to be clearer as to what documents are used in their evidence base and also to put together and up-to-date, full and robust evidence base in order to gain a clearer picture as to the needs of the area.

Agree it is important that the LDF refers to documents by their correct title at all times and that all relevant documents are included in the list of supporting documents.

Amend any incorrect references to supporting documents in the LDF and ensure a complete list is incorporated into the list of supporting documents.

10395 - Gallagher Longstanton Ltd

Support

The definition of affordable housing and the types of subsidised housing to fall under this umbrella contained within paragraph 5.8 is clear. In particular we welcome the definitions of Intermediate Housing and Key Workers Housing within paragraphs 5.8 and 5.9, and the further clarification in terms of Supported Housing within paragraphs 5.23 - 5.28.

Support noted.

**5.11**

9951 - Lewel Ltd

Object

Custom and practice is not a robust basis for determining the percentage of an affordable housing requirement. The 2002 HNS fails to be a housing market assessment and as such does not consider the housing needs of the entire market, it is solely an assessment of the need for affordable housing. We would recommend a Housing Market Assessment be undertaken. Furthermore, need can only be considered in the context of housing supply. There is no evidence of the Council having undertaken a detailed assessment of the sources of housing supply over the plan period. As previously mentioned the Council should also take into account the need to create a mixed and balanced community, the availability of grant funding and site specific circumstances. There is no basis for 50% affordable housing target. It is premature to identify such a target given the failure to prove deliverability. This target percentage could frustrate and not encourage development.

The Housing Needs Survey is prepared in accordance with Government guidance and has identified a need equating to a target of 80.1%. Housing needs are assessed on the basis of survey and projections. However, in taking into account custom and practice, a target of 50% is considered justifiable to meet the need, and this is incorporated into Policy HG/3, which also allows flexibility according to local circumstances and to achieve mixed and balanced communities. In recognition of the uncertainties over the future funding of affordable housing and to provide flexibility in order to realise the affordable housing target set out in accordance with the assessed housing need, Policy HG/4 has been introduced. It provides further flexibility in exceptional circumstances. Policy ST/1 sets out the development strategy for accommodating 20,000 dwellings over the plan period. The Annual Monitoring Report will ensure policies in the development plan remain relevant, including policies on housing supply and affordable housing.



**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

11106 - Cambridgeshire County Council  
 Object 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 1087 apparently arising from the housing needs survey which undercounts additional demands by migrants (net) for affordable private sector housing.

The Housing Needs Survey is prepared in accordance with Government guidance. Housing needs are assessed on the basis of survey and projections. If the Structure Plan average figure of 1,176 dwellings per annum is used the affordable housing requirement as a proportion of all housing is reduced from 80.1% to 74.1%. However, this is still clearly well above the 50% target in Policy HG/3.

**5.12**

10396 - Gallagher Longstanton Ltd  
 Object Policy HG/3 quite rightly states that account will be taken of any particular costs associated with development as well as "identified needs and funding priorities". Further advice on the evaluation of the "development economics" of sites should be provided within the supporting paragraph 5.12.

This is a matter of detail for the Supplementary Planning Document.

**5.13**

8928 - The Fairfield Partnership  
 Object The Paragraph is unduly prescriptive in setting out a mix of affordable housing. There should be more flexibility and negotiation with an applicant when assessing the mix of affordable housing. Proposed Amendment - The Paragraph should be deleted and replaced with 'The District Council will seek to negotiate with an applicant on the level of socially rented and the level of intermediate housing to include Key Worker housing.'

The affordable housing mix identified at paragraph 5.13 reflects the identified housing needs. However, it is flexible enough to allow for local circumstances to demonstrate where an alternative mix of affordable housing would better meet local needs.

10489 - Cambridgeshire County Council  
 Object Amend paragraph as follows:  
 'It is envisaged that the indicative mix of affordable housing is likely to be:

1. Approximately 30% social rented housing
2. Approximately 20% intermediate housing, including for key workers; giving a total of 50% affordable housing, unless it can be demonstrated to the satisfaction of the District Council or where land is in ownership of public body that the local circumstances suggest a different mix would better meet local needs.'

Paragraph 5.13 is already flexible enough to allow for local circumstances to demonstrate where an alternative mix of affordable housing would better meet local needs. This could include sites in ownership of a public body. The proposed amended wording is unnecessary.

10238 - Trumpington Meadows Land Company  
 Object Paragraph 5.13 suggests an indicative mix of 30% social rented and 20% intermediate housing, including key workers. Whilst we welcome the mix of both social rented and intermediate provision we reiterate that the Council's overall target of 50% is unjustified and wholly unrealistic. Within a reduced overall headline figure, we would suggest that an even 50:50 split between social rented and intermediate housing, including key workers is more appropriate.

The Housing Needs Survey has identified a need equating to a target of 80.1%. However, in taking into account custom and practice, a target of 50% is considered justifiable to meet the need. Policy HG/3 also allows flexibility according to local circumstances. The affordable housing mix identified at paragraph 5.13 reflects the identified housing needs. However, it is flexible enough to allow for local circumstances to demonstrate where an alternative mix of affordable housing would better meet local needs.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9953 - Lewel Ltd	Object	In reality the affordable housing provision will vary from site to site, depending on mixed and balanced communities, type of development and availability of public subsidy, as such the question is considered to be too prescriptive when sites have not yet been identified.	The affordable housing mix identified at paragraph 5.13 reflects the identified housing needs. However, it is flexible enough to allow for local circumstances to demonstrate where an alternative mix of affordable housing would better meet local needs.
9040 - Addenbrooke's Hospital	Object	The Trust supports the need for a significant proportion of new housing to be affordable; the needs of key workers are specific and a high priority that needs to be met. This can be achieved by specifying the proportion of key worker housing to be sought. This proportion could vary according to the location, with a higher proportion in closer proximity to public service facilities, such as a major hospital.	Support noted. The affordable housing mix identified at paragraph 5.13 reflects the identified housing needs, and includes key worker housing within the 20% intermediate housing criteria. However, it is flexible enough to allow for local circumstances to demonstrate where an alternative mix of affordable housing would better meet local needs.
9372 - Network Rail Infrastructure Limited	Object	The mix suggested in paragraph 5.13 of the supporting text is too prescriptive.	The affordable housing mix identified at paragraph 5.13 reflects the identified housing needs. However, it is flexible enough to allow for local circumstances to demonstrate where an alternative mix of affordable housing would better meet local needs.
<b>5.14</b>			
9952 - Lewel Ltd	Object	The council seeks to have clusters of 6 to 8 Units of Affordable Housing. Again, until the type of development and housing mix are determined this is considered to constitute excessive detail at this stage in the LDF process.	The requirement for clusters of affordable housing in larger developments is designed to avoid overly large groupings and achieve better integration into the wider development and / or community. There is flexibility in the wording "typically of 6 to 8 units", which can vary according to the site and location. This approach is in accordance with PPG3 which seeks to achieve mixed and balanced communities.
11376 - Trumpington Meadows Land Company 10399 - Gallagher Longstanton Ltd	Object	The mention of 6 - 8 dwellings as being 'typical' is inappropriate since there will be circumstances where groupings of up to 20 - 30 dwellings are appropriate.	The requirement for clusters of affordable housing in larger developments is designed to avoid overly large groupings and achieve better integration into the wider development and / or community. There is flexibility in the wording "typically of 6 to 8 units", which can vary according to the site and location. This approach is in accordance with PPG3 which seeks to achieve mixed and balanced communities.
10240 - Trumpington Meadows Land Company 10398 - Gallagher Longstanton Ltd	Support	The Council rightly states within paragraph 5.14 that in order to create sustainable communities, affordable housing should be distributed throughout the development in groups or clusters. We agree that the appropriate size of affordable housing groups should be determined on a site by site basis.	Support noted. There is flexibility in the wording "typically of 6 to 8 units", which can vary according to the site and location.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****5.15**

8150 - D H Barford + Co Limited	Object	This statement is 'sweeping' and is refuted. The majority of jobs created on new developments will provide employment for existing residents in the area. How will a direct link between the funding of affordable housing and employees on the development be secured? Will the housing funded only be available for the business's own staff? What if the staff chose not to live in the area or are not in housing need? If staff/tenants change jobs will they be required to vacate the property? How will the requirement be assessed where the business is not known?	There is currently an imbalance between the numbers of jobs and houses in the Cambridge Sub-Region. The Housing Needs Survey, prepared in accordance with Government guidance, has identified an affordable housing need equating to a target of 80.1%. However, in taking into account custom and practice, a target of 50% is considered justifiable to meet the need and included in Policy HG/3. Therefore, to help address the shortfall, it is appropriate for employment development to contribute as they generate further demand for affordable housing over and above existing levels of demand. Affordable housing will only be required on sites generating additional demand for affordable housing, and the amount of required will be of a scale and kind to the demand generated by the development, in accordance with Circular 05/2005 on Planning Obligations. More detail will be provided in a Supplementary Planning Document to amplify the policy, in accordance with PPS12.
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**5.16**

8354 - The Marshall Group	Object	The application of the affordable housing policy is to be the subject of a supplementary planning document (para 5.16). It is preferable for this issue to be dealt within the LDF where it can be subject to proper consultation followed by scrutiny in front of the LDF Inspector.	The approach adopted in the affordable housing policies and paragraph 5.16 is in accordance with PPS12 (paragraphs 2.31 and 2.44). Policy HG/3 contains all the issues for which it is relevant to be considered by an independent Inspector through the public examination process, whilst the SPD will expand and supplement upon the application of the policy.
8151 - D H Barford + Co Limited	Object	Given the potentially serious financial consequences for new development and impact on the local economy, this policy must be addressed in the Development Document not SPD.	The approach adopted in the affordable housing policies and paragraph 5.16 is in accordance with PPS12 (paragraphs 2.31 and 2.44). Policy HG/3 contains all the issues for which it is relevant to be considered by an independent Inspector through the public examination process, whilst the SPD will expand and supplement upon the application of the policy.

**HG/4 Affordable Housing Subsidy**

9954 - Lewel Ltd	Object	There is no reference to The Housing Strategy 2004-2007 in the core strategy. Within this document you reference the high cost of land and the need for subsidy, otherwise the number of affordable housing units will be "significantly reduced" (P27, Housing Strategy 2004-2007). Quantum and mix of affordable provision will, as recognised in para 4 of HG/3, will be required to reflect funding priorities. There is no evidence that the Council have considered whether sufficient funding will be in place to support 50% provision of affordable housing and as such the policy proposals are not proven to be deliverable.	Policy HG/3 requires the provision of approximately 50% affordable housing. It recognises the costs associated with development and is flexible. However, in recognition of the uncertainties over the future funding of affordable housing and to provide flexibility in order to realise the affordable housing target set out in accordance with the assessed housing need, Policy HG/4 has been introduced. It provides further flexibility in exceptional circumstances, whilst according with the adopted and saved Structure Plan Policy P9/1 which clearly states that "40% or more of the new housing in the sub-region will be affordable".
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**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10706 - Cambridgeshire Recycling Object  
 Whilst welcoming the recognition that availability of public subsidy is a critical factor in the ability of new development to provide affordable housing, it is still unreasonable to require a minimum 40% provision even in exceptional circumstances. It is also unreasonable to expect very small schemes to make financial contributions in lieu of provision and even more unreasonable and contrary to Government advice in Circular 05/2005, to propose to use the monies received for schemes unrelated to the development either functionally or geographically. The policy and text should be amended to provide for a more reasonable approach that is in accordance with Government policy.

9980 - Bayer CropScience Ltd Object  
 The question of subsidy needs to be addressed in the main policy HG/3. The suite of affordable housing policies must operate within the parameters of market forces and against an assumed level of subsidy. The economic assessment should examine what levels of subsidy can be expected and set headline targets accordingly rather than rely on a fall back opt out policy HG/4. There is real concern that unless the underlying economic assumptions are properly examined and exposed, the suite of policies proposed will hold back the provision of all forms of housing contrary to Regional and Structure Plan growth ambitions.

9080 - Ashwell (Barton Road) Object  
 The policy and supporting text is too prescriptive.

The adopted and saved Structure Plan Policy P9/1 clearly states that "40% or more of the new housing in the sub-region will be affordable". Para 5.17, which requires a minimum of 40% even in exceptional circumstances, is in accordance with the Structure Plan and is necessary in order to meet the identified housing need. Policy HG/4 provides flexibility in recognition of difficulties there may be with developing small sites, without which there would be a requirement for affordable housing provision on-site. Where appropriate, contributions in lieu of on-site provision will be directly related to the scale of site and the equivalent provision of affordable housing that should have been provided on-site. Therefore any contributions are in-kind to the development and functionally related.

Policy HG/3 requires the provision of approximately 50% affordable housing. It recognises the costs associated with development and is flexible. However, in recognition of the uncertainties over the future funding of affordable housing and to provide flexibility in order to realise the affordable housing target set out in accordance with the assessed housing need, Policy HG/4 has been introduced. It provides further flexibility in exceptional circumstances, whilst according with the adopted and saved Structure Plan Policy P9/1 which clearly states that "40% or more of the new housing in the sub-region will be affordable".

Policy HG/3 requires the provision of approximately 50% affordable housing. It recognises the costs associated with development and is flexible. However, in recognition of the uncertainties over the future funding of affordable housing and to provide flexibility in order to realise the affordable housing target set out in accordance with the assessed housing need, Policy HG/4 has been introduced. It provides further flexibility in exceptional circumstances, whilst according with the adopted and saved Structure Plan Policy P9/1 which clearly states that "40% or more of the new housing in the sub-region will be affordable".

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10051 - House Builders Federation Object Local planning authorities should balance the need for affordable housing against the likely development potential of sites. This relationship may vary across the plan area. This will mean taking into account the implications of competing land uses and making realistic assumptions about levels of public subsidy likely to be available (based on priorities set out in the regional housing strategy and discussions with the Housing Corporation)". An important failure of the Plan is its complete failure to make reference to the availability of public funding, or on the use of a cascade of fallback mechanism where public funding is lacking.

10490 - Cambridgeshire County Council Object Whilst supporting the general aim of the policy it should be made clear that every effort must be made to find every available source of subsidy for affordable housing before a lower proportion is agreed to.

9817 Support HG/3 Affordable Housing and HG/4 Affordable Housing Subsidy - I support policy for affordable housing as long as it is provided for all sections of the communities in areas where it is needed.

8152 - D H Barford + Co Limited Support The recognition of potential funding problems and the proposed flexibility is supported.

10397 - Gallagher Longstanton Ltd Support Paragraph 5.17 rightly identifies the current and longer term uncertainties regarding funding affordable housing. We welcome the recognition by the Council that there is a need for an element of flexibility. Policy HG/4 is commended as a possible solution where there are insurmountable subsidy issues.

10236 - Trumpington Meadows Land Company Support Policy HG/4 is commended as a possible solution where there are insurmountable subsidy issues.

8346 - The Marshall Group Support Marshall welcomes the flexibility which this policy seeks to achieve to address available levels of subsidy.

9160 - English Partnerships Support English Partnerships feels both options should be retained for consideration 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.

Policy HG/3 requires the provision of approximately 50% affordable housing. It recognises the costs associated with development and is flexible. However, in recognition of the uncertainties over the future funding of affordable housing and to provide flexibility in order to realise the affordable housing target set out in accordance with the assessed housing need, Policy HG/4 has been introduced. It provides further flexibility in exceptional circumstances, whilst according with the adopted and saved Structure Plan Policy P9/1 which clearly states that "40% or more of the new housing in the sub-region will be affordable".

Agree. The policy clearly states that it is only in exceptional circumstances that a more lenient approach will be permitted. It will be for the applicant to demonstrate that they have explored all possible avenues first.

Support noted.

Support noted.

Support noted.

Support noted.

Support noted.

Support noted. Policies HG/3 and HG/4 provide flexibility in order to realise the affordable housing target set out in accordance with the assessed housing need and the adopted and saved Structure Plan Policy P9/1 which clearly states that "40% or more of the new housing in the sub-region will be affordable". The Annual Monitoring Report will ensure the policies remain relevant with regards future changes in funding.



**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****1st Policy Paragraph**

8906 - Gallagher Longstanton Limited	Object	With the levels of affordable housing set as they are in HG/3, it is unlikely that the circumstances where the provision cannot be provided will be exceptional. The word 'exceptional' should be replaced. Nor is the lack of subsidy the only reason why the target cannot, or ought not, to be met. A revised policy wording is proposed which addresses the other circumstances which are established through guidance. Policy HG/4 should be amended to read: Where there are insurmountable subsidy issues, or issues arising from the site development costs, the additional planning objectives to be achieved or the need to secure an appropriate balanced community overall, the Council may negotiate a lower proportion of built affordable housing units to be provided on site.	Policy HG/3 requires the provision of approximately 50% affordable housing. It recognises the costs associated with development and other planning considerations and is flexible. However, in recognition of the uncertainties over the future funding of affordable housing and to provide flexibility in order to realise the affordable housing target set out in accordance with the assessed housing need, Policy HG/4 has been introduced. It provides further flexibility in exceptional circumstances, whilst according with the adopted and saved Structure Plan Policy P9/1 which clearly states that "40% or more of the new housing in the sub-region will be affordable".
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**2nd Policy Paragraph**

10151 - Cambridge Joinery Ltd 10185 10186 10184 9975 10040 10006 10004 10003 10002 10038 10252 10268 10161	Object	Whilst welcoming the recognition that availability of public subsidy is a critical factor in the ability of new development to provide affordable housing, it is still unreasonable to require a minimum 40% provision even in exceptional circumstances. It is also unreasonable to expect very small schemes to make financial contributions in lieu of provision and even more unreasonable and contrary to government advice in Circular 05/2005, to propose to use the monies received for schemes unrelated to the development either functionally or geographically. The policy and text should be amended to provide for a more reasonable approach that is in accordance with government policy.	The adopted and saved Structure Plan Policy P9/1 clearly states that "40% or more of the new housing in the sub-region will be affordable". Para 5.17, which requires a minimum of 40% even in exceptional circumstances, is in accordance with the Structure Plan and is necessary in order to meet the identified housing need. Policy HG/4 provides flexibility in recognition of difficulties there may be with developing small sites, without which there would be a requirement for affordable housing provision on-site. Where appropriate, contributions in lieu of on-site provision will be directly related to the scale of site and the equivalent provision of affordable housing that should have been provided on-site. Therefore any contributions are in-kind to the development and functionally related.
8358 - The Marshall Group	Object	There is no need for the policy to include a reference to 'or smaller sites'. Such a qualification is unnecessary.	Policy HG/4 only applies in exceptional circumstances, in recognition of specific issues around deliverability and management on small sites, therefore it is necessary to qualify "on smaller sites". Policy HG/3 is the general affordable housing policy and provides flexibility in recognition of developer costs and other planning considerations.
8356 - The Marshall Group	Object	There is no need to refer to a minimum of 40%.	The adopted and saved Structure Plan Policy P9/1 clearly states that "40% or more of the new housing in the sub-region will be affordable". Therefore paragraph 5.17, which requires a minimum of 40%, is in accordance with the Structure Plan.

**5.17**



**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

8153 - D H Barford + Co Limited      Object      To ensure flexibility the reference to a 40% limit should be removed.

9373 - Network Rail Infrastructure Limited      Object      The target of 40% set out in the supporting text is an inflexible target which may still render many developments unviable. As Social Housing Grant becomes less available for many private schemes, and it is generally recognised that site-specific assessments will be required, sites will have a different capacity to fund affordable housing out of residential land value. The use of fixed percentages should therefore be avoided.

10235 - Trumpington Meadows Land Company      Support      Paragraph 5.17 rightly identifies the current and longer term uncertainties regarding funding affordable housing. We welcome the recognition by the Council that there is a need for an element of flexibility.

**HG/5 Exceptions Sites for Affordable Housing**

10325 - Huntsman Advanced Materials      Object      We object to the principle of requiring 100% affordable housing schemes as an exception to the policies. The development of brownfield sites should be undertaken in a sustainable and balanced way, and we consider that it is both unreasonable and impracticable for brownfield sites within or adjoining villages to be required to provide 100% affordable housing. Each application and site should be assessed individually, based on its merits.

9415 - Croxton Parish Council      Support      Croxton PC supports the following draft policies because it is considered that they will all support the delivery of the strategic vision.

The adopted and saved Structure Plan Policy P9/1 clearly states that "40% or more of the new housing in the sub-region will be affordable". Therefore paragraph 5.17, which requires a minimum of 40%, is in accordance with the Structure Plan.

The adopted and saved Structure Plan Policy P9/1 clearly states that "40% or more of the new housing in the sub-region will be affordable". Para 5.17, which requires a minimum of 40% even in exceptional circumstances, is in accordance with the Structure Plan and is necessary in order to meet the identified housing need.

Support noted.

Policy HG/5 is in accordance with PPG3, which allows the development of sites outside village framework for 100% affordable housing, on an exceptional basis, in order to meet identified local affordable housing needs. These sites are only permitted where there is an identified affordable housing need and the type and scale of development permitted is such that will address the identified need. It is not the intention of the policy to bring forward all brownfield sites for residential development per se, although it is conceivable some brownfield sites may be suitable for affordable housing where they meet the requirements of Policy HG/5. Development other than exceptions sites for affordable housing outside village framework would not be sustainable, and not accord with PPG3 and PPS7.

Support noted.

**Representations**

**Nature Representation Summary**

**Councils' Assessment**

**Change to Draft DPD**

**Policy Paragraph 2**

9690 - Foxton Parish Council	Object	Object to erosion of Green Belt. Wish to change wording of para after criteria 5 to read "In the case of all sites, before permission is granted for such development..."	All exceptions sites are only permitted where there is an identified need and the scale of development permitted is such that will address the identified need, in accordance with the strict criteria, including ensuring they are well related to the built-up area of the settlement, and facilities and services in the village. As the policy is worded, the applicant will need to demonstrate that there are no other suitable sites adjoining a settlement available prior to the consideration of any sites in the Green Belt. This approach accords with PPG2 and PPG3.
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**1st Bullet**

9112 - South Cambridgeshire Primary Care Trust	Object	This policy is critical to the successful delivery of the target to- 'Improve the quality of life and independence of vulnerable older people by supporting them to live in their own homes.' It is not clear if the special needs identified and the provision of lifetime homes relate to both market housing as well as affordable housing. Market housing also needs to be designed to enable easy adaptation that will allow access to all rooms if residents need access to those rooms. For example, this should include the ability to install a stair lift.	Paragraph 5.24 states "although not specifically set out in policy, the District Council will expect a proportion of new homes to be provided to meet the needs of the above [referring to lifetime homes in the previous paragraph], in accordance with PPG3: Housing." This refers to all new homes, regardless of whether affordable or market housing.
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10054 - House Builders Federation	Object	5.23 - 5.28 The lifetime homes standard has no status as far as town and country planning legislation is concerned. PPS1 and PPS12 make this absolutely clear. The HBF considers that this is largely a matter already dealt with by way of Part M of the building regulations. Thus whilst it may be appropriate for planning authorities to seek to negotiate with developers for a proportion of dwellings to be built to lifetime homes standards, it is considered excessive and unwarranted to require a specific percentage to be built to such standards.	Paragraph 2 of PPG3 states "Local planning authorities should plan to meet the housing requirements of the whole community, including those in need of affordable and special needs housing." Paragraph 13 goes on "this should include affordable housing and housing to help meet the needs of specific groups - the elderly, the disabled..." Therefore, the approach in paragraphs 5.23-5.28 are consistent with PPG3 in terms of delivering housing to meet the needs of the whole community.
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**2nd Bullet**

9611	Object	I did not see anything in the LDF documentation about residential issues and the travelling community.	This is addressed in paragraphs 5.23-5.28. The Council will also be producing a separate DPD on Travellers, as detailed in the Local Development Scheme.
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**5.28**

7987 - Meldreth Parish Council	Object	Suitable sites for travellers should be planned in the LDF.	The needs of travellers is considered in paragraphs 5.23 & 5.24. There is no requirement for the inclusion of sites for travellers in LDFs. However, paragraph 5.28 explains that a separate DPD on Gypsies and Travelling Showpeople will follow. The Local Development Scheme provides detail on the programme of its delivery.
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**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****HG/6 Extensions to Dwellings in the Countryside**

9416 - Croxton Parish Council Support Croxton PC supports the following draft policies because it is considered that they will all support the delivery of the strategic vision.

Support noted.

3.

8154 - D H Barford + Co Limited Object The 50% limitation should incorporate flexibility to allow for additions to very small properties.

Whilst it is acknowledged that some properties could be extended substantially without having a detrimental impact, the Council has identified through the Housing Needs Survey a requirement for more smaller dwellings to meet local needs. Policy HG/6 seeks to ensure the existing stock of smaller dwellings is not unduly diminished by extending dwellings into larger properties. There is flexibility in Policy HG/6 which allows extensions of up to 50% of the original floor area.

5.

9717 - GO-East Object Prevailing case law indicates that abandonment has occurred when, amongst other matters, works have been undertaken on the building to render it abandoned. Additionally, the effect of the paragraph after the criteria appears to be to say that the exception to application of criteria 2 and 3, is where it can be shown the use of the dwelling has not been abandoned, whereas in practice, if the building had been abandoned and was no longer in residential use, then the application would have to be considered against policy requirements other than those set out in Policy HG/6.

Agree, the references to "abandoned" should be deleted from Policy HG/6 and replaced with wording consistent with PPS7.

Amend criteria 5 to read:  
"The dwelling is of permanent design and construction."

Amend 2nd paragraph to read:  
"In exceptional circumstances material considerations may justify an exception to criteria (2) and (3), for example, dwellings with a very small original footprint which do not meet modern living standards."

**Policy Paragraph 2**

9718 - GO-East

Object Prevailing case law indicates that abandonment has occurred when, amongst other matters, works have been undertaken on the building to render it abandoned. Additionally, the effect of the paragraph after the criteria appears to be to say that the exception to application of criteria 2 and 3, is where it can be shown the use of the dwelling has not been abandoned, whereas in practice, if the building had been abandoned and was no longer in residential use, then the application would have to be considered against policy requirements other than those set out in Policy HG/6.

Agree, the references to "abandoned" should be deleted from Policy HG/6 and replaced with wording consistent with PPS7.

Amend criteria 5 to read:  
"The dwelling is of permanent design and construction."

Amend 2nd paragraph to read:  
"In exceptional circumstances material considerations may justify an exception to criteria (2) and (3), for example, dwellings with a very small original footprint which do not meet modern living standards."

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****HG/7 Replacement Dwellings in the Countryside**

9720 - GO-East	Object	The policy and supporting text should be reworded to make it clear whether an additional volume of 15% over and above that of the dwelling to be replaced is or is not permitted and whether the existence of previous extensions or not will be considered. Additionally, the Council should satisfy itself that a blanket 15% is what they intended to apply irrespective of the other restrictions placed on extensions by the GPDO i.e. if the dwelling is located within a conservation area.			Add the following before the last sentence of paragraph 5.31: "The District Council may control the further expansion of replacement dwellings by the use of planning conditions to remove the rights under the General Permitted Development Order."
9693 - Foxton Parish Council	Support	Support policy HG/7.			Policy HG/7 clearly states that one-for-one replacement dwellings are permitted where there is the need for a satisfactory internal layout and amenities and the level of expansion allowed is up to a maximum 15% of volume, as permitted under the General Permitted Development Order (GPDO). Criteria 2 and paragraph 5.31 state that the replacement should be similar in size and height to the original that it replaces. Policy HG/7 does not apply a blanket rate of 15% enlargement but rather allows a maximum level of expansion up to 15% enlargement in volume in keeping with the GPDO, which will vary according to local circumstances. Where a larger replacement property is permitted, it may be controlled by conditions to prevent further expansion.
9417 - Croxton Parish Council	Support	Croxton PC supports the following draft policies because it is considered that they will all support the delivery of the strategic vision.			Support noted.

**Policy Paragraph 1**

8281 - D H Barford + Co Limited	Object	Objection is lodged in respect of the maximum enlargement of 15% of volume. It should be recognised that some sites can accommodate larger replacement properties without harmful impact. Furthermore, to achieve modern living standards and expectations an increase in the volume of more than 15% may in certain instances be reasonable and necessary. In light of the above the reference to the 15% limitation should be replaced with the text in Paragraph 5.31 'that replacements ought to be similar in size and height to the original structure'.			Whilst it is acknowledged that some sites could potentially accommodate larger properties without detriment impact, the Council has identified through the Housing Needs Survey a requirement for more smaller dwellings to meet local needs. Policy HG/7 seeks to ensure the existing stock of smaller dwellings is not unduly diminished by the replacement of dwellings with substantially larger properties. In addition, there is the need to consider the impact of the replacement dwelling on the countryside, and new dwellings, particularly larger dwellings, will tend to be less acceptable with regards their impact on the countryside. Given that properties benefit from permitted development rights, allowing an expansion up to 15%, this is deemed a suitable maximum scale for enlargement for a replacement dwelling. Policy HG/7 offers flexibility to provide satisfactory internal layout and amenities. This approach is consistent with PPS7 (paragraph 19) which states that local planning authorities should clarify the permissible scale of replacement buildings.
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**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****Policy Paragraph 3**

7933 - Country Land & Business Association (CLA)

Object

The intention to prevent the replacement of mobile homes with permanent homes outside the village limits should be subject to two tests: the first where there is a need for a farm or other business; the second is to allow replacement where the mobile home would remain permanently because the construction of a small dwelling would be more sustainable and energy efficient.

The need for a permanent dwelling in the countryside will be considered in accordance with Policy HG/9, and this applies equally to proposals for the replacement of a caravan with a permanent dwelling. This approach is in accordance with PPG3 and PPS7.

**HG/8 Conversion of Buildings in the Countryside for Residential Use**

10796 - Jesus College (Cambridge) Object

The policy should be amended in order to provide greater flexibility in the determination of planning applications for conversions of buildings in the countryside to residential use. As the policy is worded, all such proposals should be refused. In some instances buildings lying within the countryside can provide a sustainable opportunity for new residential development. This should be reflected in the policy.

Allowing the reuse of buildings in the countryside to residential use would not be sustainable, given that it will generate additional trips, most likely by car, in order to access all facilities and services, even if these are provided in nearby settlements. The approach in Policy HG/8 is consistent with Government guidance in PPS7 (paragraph 8 (ii)) and PPG3.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9723 - GO-East  
 Object The policy requires that development resulting in significant scale must be located near to a larger settlement. It would be helpful to indicate in the supporting text what size of settlement is considered to be larger; this might be related to the hierarchy of settlements set out in the Core Strategy i.e. Rural Service Centre etc. Additionally, it would also be helpful to indicate what matters will be considered in determining whether a site is near to a settlement or not e.g. distance to the settlement by road relative to the service catchment of the settlement type, or that the settlement should be accessible from the development by means other than the private car etc. Additional text should be included to provide clarification on these matters.

Agree the 4th paragraph of Policy HG/8 could be made clearer and more consistent with the development strategy, and there is a need for more reasoned justification.

Amend the 4th paragraph of Policy HG/8 to read:  
 "Development must be in scale with the rural location. Residential uses must be located close to local services and facilities, and in an accessible location with a choice of means of travel, including non-car modes. The cumulative impact of the conversion of a number of buildings on adjoining sites or the local area will also be considered."

Add a new paragraph after paragraph 5.32:

"Residential conversion, particularly on a large scale involving several residential units, will only be appropriate in locations close to local service centres such as Cambridge, the market towns and larger villages, including Rural Centres and Minor Rural Centres. Development must also be in a location with, or capable of providing, a sufficient standard of accessibility to offer an appropriate choice of travel by non-car modes, in accordance with Policy TR/1."

9726 - Royal Society for Protection of Birds  
 Object Whilst the RSPB supports the re-use of existing buildings, we have concerns that the potential of these buildings to support wildlife has not been fully recognised. We note that this policy requires any potential re-use proposal for existing buildings to perform well against the issues in policy DP/2 which does refer to nature conservation interest. However, the RSPB believe that policy HG/8 should specifically refer to the need to determine and fully consider any wildlife interest prior to re-developing existing buildings. The RSPB therefore objects to this policy.

Policy HG/8 allows for the conversion of buildings which are structurally sound and as such, it is unlikely that they would have fallen into such a state of disrepair to be inhabited by wildlife. However, if this were to be the case, Policy DP/2 requires the conservation or enhancement of environmental assets. Therefore it is not necessary to repeat this requirement in Policy HG/8.

9695 - Foxton Parish Council Support policy HG/8.

Support noted.

9419 - Croxton Parish Council Support

Croxton PC supports the following draft policies because it is considered that they will all support the delivery of the strategic vision.

Support noted.



**Representations**

**Nature Representation Summary**

**Councils' Assessment**

**Change to Draft DPD**

**HG/9 Dwelling to Support a Rural-based Enterprise**

<p>9727 - GO-East</p>	<p><b>Object</b> The policy, in not applying to all rural based enterprises in an equal way, does not appear to accord with PPS7. The authority should either justify treating equestrian based enterprises differently to other businesses in the Green Belt, or the second paragraph after criterion c. should be deleted. The last paragraph should also be amended to extend its application to the relaxation of occupancy conditions to other rural enterprises as well as agriculture and forestry.</p>	<p>Agree, PPS7 (Annex A, paragraph 15) states that local planning authorities should apply the same stringent levels of assessment to applications for dwellings for rural businesses as for agricultural and forestry workers' dwellings, and Policy HG/9 should be amended so far as rural enterprises are concerned. However, a different approach is justified towards dwellings for equestrian use within the Green Belt, as paragraph 5.39 explains. Paragraph 3.4 of PPG2 identifies appropriate uses within Green Belts, and equestrian uses are not listed. Therefore, the approach in Policy HG/9 accords with PPG2.</p>	<p>Amend Policy HG/9 as follows: Delete "exceptionally" from 1st paragraph. Amend second to last paragraph to read: "Where a new dwelling is permitted, this will be the subject of a condition ensuring the occupation will be limited to a person solely or mainly working, or last working in the locality in agriculture, forestry or a rural enterprise, or a surviving partner of such a person, and to any resident dependents."</p>
<p>7934 - Country Land &amp; Business Association (CLA)</p>	<p><b>Object</b> The introduction to this policy recognises that dwellings may be required for rural businesses other than farming or forestry, but permission should not be 'exceptional' where there is a proven need. Such housing should be permitted where it is necessary and justified (with financial and functional tests). The proposed condition links all such dwellings to agriculture and forestry and a rural business form of words should also be included. The need for security should be taken into account when assessing schemes.</p>	<p>Agree. PPS7 (Annex A, paragraph 15) states that local planning authorities should apply the same stringent levels of assessment to applications for dwellings for rural businesses as for agricultural and forestry workers' dwellings.</p>	<p>Amend 1st sentence of the last paragraph to read: "The relaxation of an occupancy condition will only be permitted where it can be demonstrated that the dwelling is no longer required by the unit or those working, or last working, in the locality in agriculture, forestry or a rural enterprise, or a surviving partner of such a person, and to any resident dependents." Amend Policy HG/9 as follows: Delete "exceptionally" from 1st paragraph. Amend second to last paragraph to read: "Where a new dwelling is permitted, this will be the subject of a condition ensuring the occupation will be limited to a person solely or mainly working, or last working in the locality in agriculture, forestry or a rural enterprise, or a surviving partner of such a person, and to any resident dependents."</p>

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9420 - Croxton Parish Council Support Croxton PC supports the following draft policies because it is considered that they will all support the delivery of the strategic vision.  
Support policy HG/9.

Support noted.

9696 - Foxton Parish Council Support Support policy HG/9.

Support noted.

**Objectives**

9083 - Ashwell (Barton Road) Limited Object The objectives of the Plan should also support sport and recreation as important contributor to the economy and potentially to tourism. Support should also be given to education and education-related employment.

Sport and recreation are addressed by objectives in the services and facilities chapter of the Development Control Policies DPD.

11224 - Cambourne Parish Council Object Whilst supporting the bulk of the policies in this section Cambourne Parish Council is concerned with the Policies as they do not reflect the proposed development of Cambourne set out in the Masterplan with the Market Square, High Street. Containing a range of shops and offices these are essential to ensure the sustainability of Cambourne and therefore should be identified within the LDF.

Such site specific measures would be covered by the Site Specific Policies DPD. A specific objective in this section relating to the development of Cambourne is not required.

9729 - Royal Society for Protection of Birds Object The RSPB note and support the objectives listed under Chapter 6 Economy and Tourism in principle. However, we are disappointed that there is not an over-arching objective which acknowledges the potential of habitat creation schemes to enhance the tourism experience within the district and the contribution that nature reserves make to the local economy. We are therefore objecting to the policy as currently worded and would recommend inclusion of an additional objective which supports habitat creation schemes providing a focus for countryside based tourism.

Not accepted. The change sought seeks a highly specific measure within the strategic objectives. Enhanced biodiversity and landscapes are included in the Natural Environment objectives. Strategic open space, is also covered by the Services and Facilities chapter of the plan.

9983 - Bayer CropScience Ltd Support Generally support

Support noted.

10239 - Chancellor, Masters & Scholars of the University of Cambridge Support The University supports the Objectives ET/a-f in relation to the economy and tourism. In particular the University welcomes the objective ET/a 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 of clusters. The University would expect that planning applications which seek to strengthen the Cambridge Area's position as a world leader in these respects will be supported by the District Council.

Support for the economy and tourism objectives noted.

**Representations**

**Nature Representation Summary**

**Councils' Assessment**

**Change to Draft DPD**

**ET/a**

11108 - Cambridgeshire County Council	Object	There is reference to the need to monitor the LDF in relation to the RSS yet nowhere is there any reference to the likely overall employment growth/change envisaged for either South Cambs or South Cambs/Cambridge City combined - although the latter figures are included in the Cambridgeshire and Peterborough Structure Plan Technical report. There should be a discussion of how valid these still are. It is crucial that employment is monitored over time. Otherwise there will be no way that we can check that the sub-region "aspirational" employment figures in RSS are still robust. This is effectively an issue of "non-compliance" between the LDF and the RSS.	The draft East of England Plan includes the target of 70,500 job growth 2001 to 2021. It is agreed that an indicator measuring job growth and comparison to working population should be included in the LDF Monitoring Strategy, and subsequent Annual Monitoring Reports. This will be prepared in partnership with the County Council, to ensure country and regional consistency of approach.	Include in annual monitoring report and Monitoring Strategy indicators measuring job growth and comparison to working population.
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**ET/a**

10196 - Chancellor, Masters & Scholars of the University of Cambridge	Support	The University welcomes the inclusion as part of the Strategic Vision and the chapter on the Economy of the 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 of clusters. The University would expect that planning applications which seek to strengthen the Cambridge Area's position as a world leader in these respects will be supported by the Council.	Support for objective ET/a noted.	
9772 - Anglia Polytechnic University	Support	Anglia Polytechnic University (APU) is intent upon improving and expanding its presence in Cambridge as an accessible higher education facility, thereby contributing to the world-wide reputation of Cambridge as an educational centre of excellence. APU supports Objective ET/a in the context of its expansion plans and the need to overcome the current inadequacies of its East Road Campus.	Support for objective ET/a noted.	

**ET/b**

8284 - D H Barford + Co Limited	Object	Objection is lodged in respect of the second objective. In accordance with the Structure Plan the aim should be to manage new employment development in the areas close to Cambridge and not the district as a whole.	The Structure Plan refers to the fact that the policy is not intended to cover the entire Cambridge Sub-Region. This is an area much larger than simply the District of South Cambridgeshire, and includes the ring of market towns around the City. It is not sustainable to exclude rural areas on the edge of the South Cambridgeshire District as these areas would be generally inappropriate for large-scale employment development.	
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**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9773 - Anglia Polytechnic University Support	Anglia Polytechnic University (APU) needs further space in Cambridge to fulfil its plans for improvement and expansion of its facilities in the City. Development pressures in the City are intense. Policy 26 and the supporting text of Regional Planning Guidance for East Anglia (RPG6), recommends discrimination in favour of uses that have an essential need for a Cambridge location, specifically referring to higher education. This is followed up by Policy P9/7 of the Cambridgeshire & Peterborough Structure plan 2003. APU supports Objective ET/b in the context of its expansion plans and the need to overcome the current inadequacies of its East Road Campus.	Support noted.
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**ET/1 Limitations On The Occupancy of New Premises In South Cambridgeshire**

9086 - Ashwell (Barton Road) Limited	The policy and supporting text are too prescriptive. The policy is too inflexible and gives insufficient reasoning and justification.	The policy is prescriptive by necessity, in order to implement to policy in RSS6, Draft RSS14, and the Cambridgeshire Structure Plan 2003. Making the policy overly flexible would undermine its implementation.
8911 - Carisbrooke Alliance	It is excessive to include the whole of South Cambridgeshire District within the so-called "Cambridge Area", where occupation restrictions will apply. Carisbrooke's business park at Buckingham (near Swavesey alongside the A14) does not have a local user restriction on the overarching outline planning permission. Other more peripheral sites in the District similarly are not so constrained. The extent of the Cambridge Area needs to be looked at again. Buckingham Business Park should be excluded from it.	The Structure Plan refers to the fact that the policy is not intended to cover the entire Cambridge Sub-Region. This is an area much larger than simply the District of South Cambridgeshire, and includes the ring of market towns around the City. It is not sustainable to exclude rural areas on the edge of the South Cambridgeshire District; as these areas would be generally inappropriate for large-scale employment development.
8288 - D H Barford + Co Limited 8574 - John Gloag	The policy should apply specifically to new employment premises in locations that have a close association with Cambridge itself, not the district as a whole.	The Structure Plan refers to the fact that the policy is not intended to cover the entire Cambridge Sub-Region. This is an area much larger than simply the District of South Cambridgeshire, and includes the ring of market towns around the City. It is not sustainable to exclude rural areas on the edge of the South Cambridgeshire District; as these areas would be generally inappropriate for large-scale employment development.
8988 - Gallagher Longstanton Ltd.	There is a case to make specific reference to ensuring that head offices of Cambridge connected companies remain in the Sub-region.	A specific reference to this is not required. The Structure Plan, and report of the EIP panel, makes clear that offices serving a regional function will be the exception, and this is primarily a response to the regional government role of the city.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9774 - Anglia Polytechnic University Support

Anglia Polytechnic University (APU) needs further space in Cambridge to fulfil its plans for improvement and expansion of its facilities in the City. Existing buildings at the East Road Campus do not meet APU's existing or future quantitative space requirements. Much of the space is poor in qualitative terms and the Campus as a whole is a somewhat incoherent assembly of individual buildings lacking a strong identity and image. APU is supportive of Policy ET/1 on the basis that new (APU) university facilities fall within the ambit of uses that are acceptable under this policy and will therefore be supported in principle.

Support noted.

1.

7957 - Arlington Development Services Ltd

Object

Policy ET/1 proposes that employment development, including change of use, will only be permitted if developers can demonstrate that it falls into one or more of a certain criteria. One of these criteria is in relation to office or other development, in the use class B1(a) and states that the only office or B1 development permissible will be that which will offer an essential service for Cambridge. Arlington believes that this is potentially too restrictive and would recommend that this definition is expanded to include other offices which will contribute towards the economic development of the area.

The selective management of employment policy is required to reserve scarce employment land for uses specifically requiring a Cambridge location. It is required by the Cambridgeshire Structure Plan, RSS6 and Draft RSS14. The term 'contributing to the economic development of the area' would be open to too broad an interpretation, and would not provide the necessary tools for selective management.

2.

8978 - Gallagher Longstanton Ltd.

Object

Reference should be made to services that are concerned primarily with research and development to ensure consistency with Structure Plan Policy P9/7. It is suggested that this section of the policy be amended by the insertion of 'and services' following 'High technology and related industries'.

Agree.

Amend Policy ET/1 point 2 to 'high technology and related industries AND SERVICES.'

10931 - Carter Jonas

Support

We would support those employment policies which are explicitly supportive of high technology research and development industries, their ability to expand if required, and the continuation of existing clusters.

Support noted.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

3. 10241 - Chancellor, Masters & Scholars of the University of Cambridge 8985 - Gallagher Longstanton Ltd.	Object	Objection to the proposed limitation incorporated paragraph 3 of Policy ET/1 which restricts D1 educational uses and sui generis research establishments to those which can demonstrate they are required 'in the national interest'. This is an unacceptable and unnecessary restriction. This wording is not consistent with that contained in the approved Structure Plan (Policy P9/7). The Policy should be amended by omitting the phrase 'in the national interest' and the wording revised to accord with the approved Structure Plan Policy.	Paragraph 9.48 of the Cambridgeshire Structure Plan makes clear that being in the national interest is a material consideration in consideration of future proposals for educational and research establishments.
4. 8305 - D H Barford + Co Limited	Object	The 1,850 sq.m limitation for B1(c), B2 and B8 development does not take account of particular development requirements, business needs or the location. For example, larger development in a village may be more appropriate to meet a specific need.	1850sq m provides a suitable maximum size, to enable operation of the selective management of employment policy. It is detailed in Cambridgeshire Structure Plan Paragraph 9.54. Providing greater flexibility within the policy could undermine its implementation.
8292 - D H Barford + Co Limited	Object	The policy is ambiguous and lacks clarity. How will a use that contributes 'to a greater range of local employment opportunities, particularly if it contributes to the development of locally based skills or expertise be determined. This needs to be explained.	The policy utilises the wording from Structure Plan Policy P9/7, and the Draft RSS14. It emphasises the reasoning behind permitting employment uses of this type.

**Policy Paragraph 2**

7935 - Country Land & Business Association (CLA)	Object	The intention to limit the occupation of business units for the first 10 years could undermine farm diversification schemes funded with loans. While a size limit is acceptable for most such schemes, this should be the only restriction on converted farm buildings; otherwise there needs to be flexibility of occupier to be sure of an adequate demand from potential occupiers throughout the repayment period.	The policy provides a degree of flexibility for other users to take on a unit if they meet the criteria of the policy. To exclude converted farm buildings could significantly weaken the policy, and promote unsustainable developments in rural areas. The size thresholds of the policy also mean that small scale conversion of farm buildings may not include occupancy conditions.
6.1 8294 - D H Barford + Co Limited	Object	The statement does not justify why Policy ET/1 should be applied to the whole district and it is not accepted this conforms with Policy P9/7 of the Cambridgeshire Structure Plan.	The Structure Plan refers to the fact that the policy is not intended to cover the entire Cambridge Sub-Region. This is an area much larger than simply the District of South Cambridgeshire, and includes the ring of market towns around the City. It is not sustainable to exclude rural areas on the edge of the South Cambridgeshire District, as these areas would be generally inappropriate for large-scale employment development.



**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9775 - Anglia Polytechnic University Support  
 Anglia Polytechnic University (APU) needs further space in Cambridge to fulfil its plans for improvement and expansion of its facilities in the City. Existing buildings at the East Road Campus do not meet APU's existing or future quantitative space requirements. Much of the space is poor in qualitative terms and the Campus as a whole is a somewhat incoherent assembly of individual buildings lacking a strong identity and image. APU is supportive of Policy ET/1 on the basis that new (APU) university facilities fall within the ambit of uses that are acceptable under this policy and will therefore be supported in principle.

Support noted.

**6.2**

9776 - Anglia Polytechnic University Support  
 Anglia Polytechnic University (APU) needs further space in Cambridge to fulfil its plans for improvement and expansion of its facilities in the City. Existing buildings at the East Road Campus do not meet APU's existing or future quantitative space requirements. Much of the space is poor in qualitative terms and the Campus as a whole is a somewhat incoherent assembly of individual buildings lacking a strong identity and image. APU is supportive of Policy ET/1 on the basis that new (APU) university facilities fall within the ambit of uses that are acceptable under this policy and will therefore be supported in principle.

Support noted.

**6.3**

8302 - D H Barford + Co Limited  
 8912 - Carisbrooke Alliance  
 Object  
 It is inappropriate for this to be included as lower case text and the intention to resist large scale manufacturing distribution and warehousing should be clearly be stated as planning policy.

9447 - Carisbrooke Alliance  
 Object  
 Carisbrooke take exception to the proposal that the limitation on certain forms of commercial development should apply across the whole district. This is considered unnecessarily restrictive, and the limitation should relate to an area much more tightly related to Cambridge. The company's business park at Buckingham, alongside the A14 at Swavesey, should be excluded from any definition of the "Cambridge Area".

The mechanism by which large scale distribution, warehousing and manufacturing will be resisted is already included within policy ET/1, point 4. This sets a maximum size for this type of activity. A change to the policy is not required.

The Structure Plan refers to the fact that the policy is not intended to cover the entire Cambridge Sub-Region. This is an area much larger than simply the District of South Cambridgeshire, and includes the ring of market towns around the City. It is not sustainable to exclude rural areas on the edge of the South Cambridgeshire District; as these areas would be generally inappropriate for large-scale employment development.

**6.4**

8303 - D H Barford + Co Limited  
 Support  
 This statement is supported, however it does not reflect the text in Policy ET/1.

Support noted. Paragraph 6.4 reflects ET/1 point 4.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****6.5**

9777 - Anglia Polytechnic University Support

Anglia Polytechnic University (APU) needs further space in Cambridge to fulfil its plans for improvement and expansion of its facilities in the City. Existing buildings at the East Road Campus do not meet APU's existing or future quantitative space requirements. Much of the space is poor in qualitative terms and the Campus as a whole is a somewhat incoherent assembly of individual buildings lacking a strong identity and image. APU is supportive of Policy ET/1 on the basis that new (APU) university facilities fall within the ambit of uses that are acceptable under this policy and will therefore be supported in principle.

Support noted.

**6.6**

8914 - Carisbrooke Alliance

Object

It is not considered that there is any logic in the "exceptional" approach promoted by the Structure Plan relative to the location of regional offices to be limited to the City of Cambridge alone. The Structure Plan refers to the "Cambridge Sub-Region" which relates to more than just the City of Cambridge. South Cambridgeshire should also be a potential receptor of such facilities if they are justified in an "exceptional" manner.

Although paragraph 9.52 states that exceptionally office style employment serving a regional function may be located within the sub region, the proliferation of regional offices was not the intention of the Structure Plan. The paragraph reflects that fact that there are already regional government uses in Cambridge. It is correct that Cambridge as the sub-regional centre remains the focus for such uses.

**Representations**

**Nature Representation Summary**

**Councils' Assessment**

**Change to Draft DPD**

**ET/2 Meeting Housing Needs From Employment Development**

10222 - Trumpington Meadows  
 Land Company  
 10400 - Gallagher Longstanton Ltd

Object This Policy is contrary to paragraphs B3, B12 and B14 of Circular 05/2005.

National Planning Policy does not preclude the provision of affordable housing from employment development. Paragraph B3 of Circular 05/2005 states "planning obligations might be used to...mitigate a development's impact. The outcome of these uses of planning obligations should be that the proposed development concerned is made to accord with published local, regional or national planning policies." Paragraph B12 states "However, there may be certain circumstances, which should be specified in the Local Development Framework, where it may not be necessary for provision to be on-site, and where provision on another site or a financial contribution may represent a more appropriate option." Structure Plan Policy P9/1 states "employment developments will also be expected to contribute towards affordable housing". This approach has been tested by Oxford City Council through their Local Plan Inquiry, and Policies HG/3 and ET/2 are in accordance with the Oxford City Local Plan Inspector's recommendations. Policy ET/2 requires affordable housing from employment development where additional demand is placed on affordable housing to mitigate its impact, the provision of which can be on or off-site. This is in accordance with Circular 05/2005 and Structure Plan Policy P9/1.

8986 - The Fairfield Partnership

Object

The Policy is inflexible in that it seeks affordable housing provision or contributions for all employment development 'likely to have an impact on the demand for affordable housing'. There is no flexibility in the Policy to take account of circumstances where employment development forms part of a sustainable mixed-use new settlement or urban extension where there will already be significant provision of affordable housing in line with other policies within the DPD. In addition, the Policy does not set out the ways in which the impact on the demand for affordable housing will be assessed or measured.

Mixed-use schemes would need to be considered on its merits. The residential element will be required to provide affordable housing in accordance with Policy HG/3. The employment element would then be considered separately against the provisions of Policy ET/2. Where the affordable housing is intended to meet the affordable housing needs of the employment development itself the provisions of Policy ET/2 would be satisfied. This could arise for example in relation to an employer of key workers. Otherwise where new employment development is proposed that could have an impact on the demand for affordable housing it is reasonable that that impact be mitigated. In all cases the policy would only apply where it can be shown that there would be a material impact on the demand for affordable housing arising from the development. More detail will be provided in a Supplementary Planning Document to amplify the policy, in accordance with PPS12.

**Representations**

**Nature Representation Summary**

**Councils' Assessment**

**Change to Draft DPD**

8989 - Gallagher Longstanton Ltd. Object A distinction needs to be drawn between new employment developments which will add to Sub-regional housing pressures, and employment developments which form an integral part of mixed use communities. Clarification is required to ensure that the affordable housing contribution associated with the latter form of employment development is set aside.

Mixed-use schemes would need to be considered on its merits. The residential element will be required to provide affordable housing in accordance with Policy HG/3. The employment element would then be considered separately against the provisions of Policy ET/2. Where the affordable housing is intended to meet the affordable housing needs of the employment development itself the provisions of Policy ET/2 would be satisfied. This could arise for example in relation to an employer of key workers. Otherwise where new employment development is proposed that could have an impact on the demand for affordable housing it is reasonable that that impact be mitigated. In all cases the policy would only apply where it can be shown that there would be a material impact on the demand for affordable housing arising from the development. More detail will be provided in a Supplementary Planning Document to amplify the policy, in accordance with PPS12.

9100 - Ashwell (Barton Road) Limited Object The policy does not accord with National Planning Policy. The policy should not relate to all forms of employment generating development. The provision of affordable housing should be dependant on the viability of its provision in relation to the employment use and should not undermine the likelihood of other beneficial employment uses being developed.

National Planning Policy does not preclude the provision of affordable housing from employment development and this approach has been tested by Oxford City Council through their Local Plan Inquiry. The Housing Needs Survey, prepared in accordance with Government guidance, has identified a need equating to a target of 80.1%. However, in taking into account custom and practice, a target of 50% is considered justifiable to meet the need and included in Policy HG/3. Therefore, to help address the shortfall, it is appropriate for employment development to contribute as they generate further demand for affordable housing over and above existing levels of demand. The appropriate Use Classes should be set out in a footnote to the policy for consistency with Cambridge City Council. Viability issues are material considerations to be taken into account in relation to planning applications. The actual level of affordable housing secured as part of planning permissions will be determined at the time of an application having regard to detailed assessment of all the calls on the development and in negotiation with the developer who will have the opportunity to demonstrate in light of their own detailed assessments of their proposals whether the policy target is achievable or not. More detail will be provided in a Supplementary Planning Document.

Add the following footnote to Policy ET/2:  
 "Employment developments to which this policy will apply are:  
 - B1(a) Offices.  
 - B1(b) High tech and related industries, and services concerned mainly with commercial research and development.  
 - C2 Hospitals, including healthcare teaching and research.  
 - D1 educational uses and associated sui-generis research institutes and academic research institutes."

**Representations**

**Nature Representation Summary**

**Councils' Assessment**

**Change to Draft DPD**

9976 - Bayer CropScience Ltd      Object      The application of the policy to employment developments is novel and not supported by Structure Plan or government policy and should be deleted. The policy does not explain the circumstances under which the policy would operate and should be deleted for lack of clarity and scope for complicating planning negotiations.

National Planning Policy does not preclude the provision of affordable housing from employment development and this approach has been tested by Oxford City Council through their Local Plan Inquiry. The Housing Needs Survey, prepared in accordance with Government guidance, has identified a need equating to a target of 80.1%. However, in taking into account custom and practice, a target of 50% is considered justifiable to meet the need and included in Policy HG/3. Therefore, to help address the shortfall, it is appropriate for employment development to contribute as they generate further demand for affordable housing over and above existing levels of demand. More detail will be provided in a Supplementary Planning Document.

10093      Object      The requirement that employment development proposals "likely to have an impact on the demand for affordable housing" will be expected to mitigate such impacts, does not explain how this will be applied in terms of judging the "impact". It should not apply to small-scale employment development designed to provide local employment opportunities in villages and this should be made clear in both policies.

Affordable housing will only required on sites generating additional demand for affordable housing, and the amount of required will be of a scale and kind to the demand generated by the development, in accordance with Circular 05/2005 on Planning Obligations. More detail will be provided in a Supplementary Planning Document.

10579      Object      The proposed policy in respect of employment development is objected to for the following reasons:  
(i) Employment policies effectively limit new proposals to activities essential to the economy of the Sub-Region. The proposal will inhibit the provision of said development.  
(ii) Provision of affordable housing should be based on local needs based assessments and the impact on employment proposals will be spread over wider areas - the impact of employment development proposals will be impossible to assess.  
(iii) The proposals will tend to inhibit new investment in the economy.  
(iv) The proposed supplementary planning document should be published and assessed prior to the assessment of the policies.

The Cambridge area is economically buoyant and unemployment rates are below the county and national averages. Viability issues are material considerations to be taken into account in relation to planning applications. The actual level of affordable housing secured as part of planning permissions will be determined at the time of an application having regard to detailed assessment of all the calls on the development and in negotiation with the developer who will have the opportunity to demonstrate in light of their own detailed assessments of their proposals whether the policy target is achievable or not. The Housing Needs Survey, prepared in accordance with Government guidance, has identified a need equating to a target of 80.1%. However, in taking into account custom and practice, a target of 50% is considered justifiable to meet the need and included in Policy HG/3. Therefore, to help address the shortfall, it is appropriate for employment development to contribute as they generate further demand for affordable housing over and above existing levels of demand. More detail will be provided in a Supplementary Planning Document to amplify the policy, in accordance with PPS12.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

8186 - Lovejoy	Object	The basis for this policy is understood, but it is not equitable to require existing employers who are expanding their operations, as opposed to new employers coming into the District, to make such contributions. The policy should be revised by adding the word 'New' at the start of the preamble to the policy and by a reference in the supporting text at 6.7 that the provisions of ET/2 do not apply to existing employers.	Policy ET/2 applies to all new employment development whether it is an incoming employment development or expansion of an existing, and will not apply to businesses which are relocating within the Cambridge Sub-Region. There is an imbalance between the numbers of jobs and houses in the Cambridge Sub-Region, therefore the provision of further employment will exacerbate this imbalance and generate further demand for housing, including for affordable housing. The level of affordable housing secured will be in scale and kind of development, in accordance with Circular 05/2005 on Planning Obligations.
8304 - D H Barford + Co Limited 8581 - John Gloag	Object	The Policy lacks clarity and certainty and is unreasonable. When will proposals be 'likely to have an impact on the demand for affordable housing'? The requirement to make a financial contribution towards the provision of affordable housing off site is not justified. The majority of jobs created on new developments will provide employment for existing residents in the area. How will the affordable housing requirement be assessed when the business is not known?	Affordable housing will only required on sites generating additional demand for affordable housing, and the amount of required will be of a scale and kind to the demand generated by the development, in accordance with Circular 05/2005 on Planning Obligations. Paragraph B14 of Circular 05/2005 justifies financial contributions towards the provision of off-site affordable housing, stating "there may be certain circumstances, which should be specified in the Local Development Framework, where it may not be necessary for provision to be on-site, and where provision on another site or a financial contribution may represent a more appropriate option." More detail will be provided in a Supplementary Planning Document to amplify the policy, in accordance with PPS12.
10310 - Huntsman Advanced Materials	Object	We object in principle to these policies which require the provision of affordable housing resulting from employment development, on the basis that it is unreasonable.	Structure Plan Policy P9/1 states "employment developments will also be expected to contribute towards affordable housing". This approach has been tested by Oxford City Council through their Local Plan Inquiry, and Policies HG/3 and ET/2 are in accordance with the Oxford City Local Plan Inspector's recommendations. Policy ET/2 will only require a contribution in those instances whereby additional demand will be generated for affordable housing. It does not apply a blanket requirement for affordable housing from all employment development and the level of affordable housing secured will be in scale and kind of development, in accordance with Circular 05/2005 on Planning Obligations.



**Representations**

**Nature Representation Summary**

**Councils' Assessment**

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10243 - Chancellor, Masters & Scholars of the University of Cambridge

Object

While the University welcomes the paragraph in this policy that indicates that if employers of staff recognised as key workers can demonstrate that they are providing or contributing to the provision of key worker housing for their staff, this will satisfy the requirement of this policy (where the employment development is to be occupied by that employer.) The University would however like the policy to be clarified to make it clear that the provision by the University of key worker housing will obviate the need for employers in University associated research establishments and institutions, whether commercial or non commercial, to provide affordable housing.

Support noted. Policy ET/2 will only require a contribution in those instances whereby additional demand will be generated for affordable housing. It does not apply a blanket requirement for affordable housing from all employment development. Therefore, if an applicant can demonstrate no further demand, no contribution will be sought.

8347 - The Marshall Group

Object

Marshall is troubled about the possible requirement to contribute to affordable housing arising from employment development. When it brings forward such proposals on its own land, it will be able to demonstrate that most, if not all its employees are already in the Cambridge area. With only very few likely to be attracted from beyond Cambridge, requiring a contribution seems inequitable. In such circumstances, South Cambridgeshire might accept that employment development would not have an impact on the demand for affordable housing.

Policy ET/2 will only require a contribution in those instances whereby additional demand will be generated for affordable housing. It does not apply a blanket requirement for affordable housing from all employment development. Therefore, if an applicant can demonstrate no further demand, no contribution will be sought. Where additional demand results from the development, the level of affordable housing secured will be in scale and kind of development, in accordance with Circular 05/2005 on Planning Obligations.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10695 - Cambridgeshire Recycling Object

The proposed target of "approximately 50%" is unreasonable and will lead to many schemes, especially very small schemes, becoming unviable. It will therefore not achieve any significant improvement in affordability nor in 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. Affordable housing requirements should not apply to small-scale employment development designed to provide local employment opportunities in villages and this should be made clear in both policies.

The Structure Plan Policy P9/1 states that "40% or more of the new housing in the sub-region will be affordable". It does not set an upper limit. The draft RSS14 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". In the Cambridge sub-region section, paragraph 5.114 says that "40% or more" of new housing will be affordable. If this overall target of all new housing development is to be achieved, affordable housing 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 approach in HG/3 is therefore consistent with both the adopted Structure Plan and draft RSS14. Structure Plan Policy P9/1 also states "employment developments will also be expected to contribute towards affordable housing". This approach has been tested by Oxford City Council through their Local Plan Inquiry, and Policies HG/3 and ET/2 are in accordance with the Oxford City Local Plan Inspector's recommendations. Policy ET/2 will only require a contribution in those instances whereby additional demand will be generated for affordable housing. It does not apply a blanket requirement for affordable housing from all employment development and the level of affordable housing secured will be in scale and kind of development, in accordance with Circular 05/2005 on Planning Obligations.

8480 - Gamlingay Parish Council Support

Council strongly supports the requirement for both housing and employment land should provide affordable housing.

Support noted.

6.7

10223 - Trumpington Meadows Land Company Object

This Policy is contrary to paragraphs B3, B12 and B14 of Circular 05/2005.

Affordable housing will only required on sites generating additional demand for affordable housing, and the amount of required will be of a scale and kind to the demand generated by the development, in accordance with Circular 05/2005 on Planning Obligations. Paragraph B3 concerns itself with making acceptable development which would otherwise be unacceptable in planning terms and suggests planning obligations may be used to prescribe the nature of a development and uses the example of securing a proportion of affordable housing. Paragraph B12 continues this approach. Paragraph B14 of Circular 05/2005 justifies financial contributions towards the provision of off-site affordable housing. Therefore Policies HG/3 and ET/2 are consistent with Circular 05/2005.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

8308 - D H Barford + Co Limited  
8586 - John Gloag

Object

There is currently an imbalance between the numbers of jobs and houses in the Cambridge Sub-Region. National Planning Policy does not preclude the provision of affordable housing from employment development and this approach has been tested by Oxford City Council through their Local Plan Inquiry. The Housing Needs Survey, prepared in accordance with Government guidance, has identified a need equating to a target of 80.1%. However, in taking into account custom and practice, a target of 50% is considered justifiable to meet the need and included in Policy HG/3. Therefore, to help address the shortfall, it is appropriate for employment development to contribute as they generate further demand for affordable housing over and above existing levels of demand. Affordable housing will only be required on sites generating additional demand for affordable housing, and the amount of required will be of a scale and kind to the demand generated by the development, in accordance with Circular 05/2005 on Planning Obligations. More detail will be provided in a Supplementary Planning Document to amplify the policy, in accordance with PPS12.

8306 - D H Barford + Co Limited

Object

The comment 'new employment development increases pressure on the housing market' is sweeping and not necessarily factual. This does not provide justification for contributions towards affordable housing.

There is currently an imbalance between the numbers of jobs and houses in the Cambridge Sub-Region. National Planning Policy does not preclude the provision of affordable housing from employment development and this approach has been tested by Oxford City Council through their Local Plan Inquiry. The Housing Needs Survey, prepared in accordance with Government guidance, has identified a need equating to a target of 80.1%. However, in taking into account custom and practice, a target of 50% is considered justifiable to meet the need and included in Policy HG/3. Therefore, to help address the shortfall, it is appropriate for employment development to contribute as they generate further demand for affordable housing over and above existing levels of demand. Affordable housing will only be required on sites generating additional demand for affordable housing, and the amount of required will be of a scale and kind to the demand generated by the development, in accordance with Circular 05/2005 on Planning Obligations. More detail will be provided in a Supplementary Planning Document to amplify the policy, in accordance with PPS12.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****ET/3 Promotion of Clusters**

8990 - Gallagher Longstanton Ltd.	Object	The importance of cluster promotion is supported and is generally consistent with the approach adopted in the emerging East of England Plan. However, the Policy should recognise that this is not a static concept but, rather, one which may well evolve significantly over the plan period in response to changing conditions in the global economy.	
10748 - Jarrow Investments Ltd	Object	In order to accommodate its due share of development in the London / Stansted / Cambridge / Peterborough growth area, a second new settlement will be required. Jarrow Investments Ltd is proposing a second new settlement at Hanley Grange near Hinxton. As a consequence, Policy ET/3 needs amending as follows: (Final paragraph 2nd line) "especially suited for cluster development are Northstowe, Hanley Grange, and the urban extensions to Cambridge ....."	The policy as written provides sufficient flexibility to deal with future changing circumstances. In particular it allows for consideration of other clusters as they emerge. It also provides flexibility through implementation, where measures can be explored through development, including Northstowe and urban extensions to Cambridge, to best support cluster development.  A new settlement at Hanley Grange has not been allocated in the Local Development Framework. A consequential change to this policy is therefore not required.
11109 - Cambridgeshire County Council	Object	There should be reference to monitoring employment in these key clusters (through the County Council's employer's database which is part-funded by SCDC).	Development in the key clusters is included as an indicator in the Local Development Framework Monitoring Strategy.
11110 - Cambridgeshire County Council	Object	The Policy should however reflect the intention and wording of the approved Structure Plan and recognise North West Cambridge as a strategic employment location and make specific reference to it in the last paragraph of the policy. Proposed Change : Request amendment to Policy ET/3 to make specific reference to North West Cambridge as a location especially suited to cluster development.	The final policy paragraph refers to the urban extensions of Cambridge, of which North west Cambridge is one. A specific reference is not required in this policy.
10248 - Chancellor, Masters & Scholars of the University of Cambridge	Object	Policy ET/3 which promotes the development of clusters, including those associated with medicine, is supported. A cluster is defined as 'a group of independent companies operating in a specific field of industrial or economic activity' This definition is considered to be too narrow, and should also be extended to incorporate medical facilities associated with NHS Hospitals. It is proposed that either this policy be amended to incorporate National Health medical institutions, or a separate policy be incorporated.	Policy ET/3 is sufficiently broad to acknowledge cover the clustering of medical facilities. However, an amendment to paragraph 6.8 is proposed.
10459 - Cambridgeshire and Peterborough Mental Health Partnership NHS Trust	Object	Support for Policy ET/3 in respect of the development of Clusters.	Amend paragraph 6.8 'a cluster is a group of independent ORGANISATIONS OR companies....'
10251 - Chancellor, Masters & Scholars of the University of Cambridge	Support		
9985 - Bayer CropScience Ltd	Support		Support noted.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10932 - Carter Jonas Support We would support those employment policies which are explicitly supportive of high technology research and development industries, their ability to expand if required, and the continuation of existing clusters.

Support noted.

7.

11381 - Chancellor, Masters & Scholars of the University of Cambridge Object The University is concerned that point 7 of Policy ET/3 relates only to locally driven high technology clusters and this could prove limiting for the University's research programmes. It is suggested that the wording of point 7 be revised to read 'other significant high technology areas of research as they emerge'

Point 7 of the policy utilises the phrase 'other locally driven clusters..' reflecting Structure Plan Policy P9/6.

6.8

11382 - Chancellor, Masters & Scholars of the University of Cambridge Object The wording of paragraph 6.8 line 2 should refer to independent 'organisations' not companies as this definition incorporates institutions which are not usually companies.

Agree.

Amend paragraph 6.8 'a cluster is a group of independent ORGANISATIONS OR companies.'

**ET/4 Development In Established Employment Areas In The Countryside**

9656 - GO-East Object The policy is uncertain in its reference to 'appropriate infill development'. Additionally, there is no apparent definition of 'employment' uses, which we assume means uses in Classes B1, B2 and B8. The policy and supporting text should be amended/expanded to clearly indicate what matters will be considered in determining if infill development is appropriate e.g. scale of development, type of development such as office uses which pursuant to PPS6 should be directed to other more central and accessible locations, traffic generation relative to location or the form of the development etc. Additionally, a definition should be included as to what constitutes employment uses.

Following representations, an amendment is proposed to remove the restriction to infilling, as it was agreed that in some cases suitable developments may go beyond this narrow definition. Considerations of what constitutes appropriate development must also take account of the development principles policies. This includes consideration of scale of development to location. Employment development is defined by policy ET/1.

**Representations**

**Nature Representation Summary**

**Councils' Assessment**

**Change to Draft DPD**

9316 - Vantico Ltd 8922 - Carisbrooke Alliance	Object	The principle and tenor of this policy is supported, but it should go further in that appropriate development on established employment sites should not be limited to the redevelopment of existing sites and "infilling" alone.	It is agreed that there may be cases where appropriate development would go beyond the definition of infilling as defined. An amendment to the policy is therefore proposed.	Amend 1st and last paragraphs of policy ET/4 in defined Established Employment Areas In The Countryside, redevelopment of existing buildings, and appropriate [infill] development for employment use may be permitted. [infilling is defined as filling small gaps between built development. Cumulative impact of proposals will be considered.] Permission will be refused where there would be a negative impact on surrounding countryside, or landscape character area. Developments will be subject to other policies in the plan, in particular policy ET/6 on the expansion of existing firms. Amend paragraph 6.11: Within these areas, appropriate [infill] DEVELOPMENT and redevelopment will be permitted, subject to consideration of land supply across the District, and other policy concerns. This will enable more efficient use of the sites, and allow them to be adapted for the needs of existing and future users.
8378 - Mr. P Hutchinson (Gamlingay, Old Windmill Site Potton Road)	Object	The document fails to acknowledge the existing established employment site at Potton Road Gamlingay where there are existing employment premises and planning permission for further development granted by the Council under references S/0131/96/F (implemented) and S/2238/04/F.	This small site comprises an isolated employment use in the countryside, and does not warrant designation.	
11111 - Cambridgeshire County Council	Object	There is no mention in this chapter of the need to monitor actual jobs, workplace populations and employment densities. We are working with SCDC to identify how this should be done.	Such issues have been addressed through the Monitoring Strategy that will accompany the Local Development Framework. In particular the development of employment land, and employment in key sectors will be monitored.	
10792 (Cottenham, Land at Beach Road)	Object	Dataracks, Beach Road, Cottenham is an established employment site, and should be recognised as a defined established site in the Countryside at Policy ET/4. The site should be recognised as being a site as identified at paragraph 6.14 (Policy ET5), that is capable of sensitive small scale employment that can help sustain the economy, and achieve a wider range of employment opportunities, and where there is potential to cluster related firms.	This site comprises two buildings and associated hardstanding on the road frontage. The rest of the land to the rear is currently green field. Due to the isolated nature of these buildings, not forming part of a larger are of employment uses, the site does not warrant designation as an Established Employment Area.	



**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10461 - Cambridgeshire and Peterborough Mental Health Partnership NHS Trust (Fulbourn, Fulbourn MDS Area's 1, 2, 3 & 4)

Object

Large National Health sites, including those of the Ida Darwin and Fulbourn Hospital, are significant providers of employment and should be treated as such in the emerging LDF. It is considered appropriate for the Fulbourn and Ida Darwin site to be identified as either an established employment area in the countryside, or as a cluster, on which matter separate representations have been submitted. It is considered that the employment generated by the Fulbourn site far exceeds many other established employment areas identified in policy ET/4, and this reason justifies the identification of the hospital site within this category. Such a designation would facilitate further development within the site, thereby accommodating the required needs of the hospital trust.

Due to its location, the Ida Darwin and Fulbourn Hospital site has been designated as a Major Developed Site in the Green Belt. As such, it is considered under policy GB/5. Its designation under policy ET/4 would be inappropriate, and the reasoned justification to the policy makes clear it excludes sites in the green belt.

9988 - Bayer CropScience Ltd

Support

Support

Support noted, although the policy has been amended.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****Policy Paragraph 1**

8187 - Lovejoy  
11384 - Chancerygate Asset  
Management Ltd

**Object**

The limitation of acceptable development in such area to 'redevelopment of existing buildings, and appropriate infill development' is too restricted, particularly given the definition of 'infilling' in the latter part of the policy. The purpose and thrust of the policy would not be diminished if the word 'infill' was deleted from the opening paragraph of the policy, and the definition, in the first sentence of the last paragraph of the policy, also deleted.

It is agreed that there may be cases where appropriate development would go beyond the definition of infilling as defined. An amendment to the policy is therefore proposed.

Amend 1st and last paragraphs of policy ET/4  
  
In defined Established Employment Areas In The Countryside, redevelopment of existing buildings, and appropriate [infill] development for employment use may be permitted.

[Infilling is defined as filling small gaps between built development. Cumulative impact of proposals will be considered.] Permission will be refused where there would be a negative impact on surrounding countryside, or landscape character area. Developments will be subject to other policies in the plan, in particular policy ET/6 on the expansion of existing firms.

Amend paragraph 6.11:

Within these areas, appropriate [infill] DEVELOPMENT and redevelopment will be permitted, subject to consideration of land supply across the District, and other policy concerns. This will enable more efficient use of the sites, and allow them to be adapted for the needs of existing and future users.

**Policy Paragraph 2**

8428 - Gamlingay Parish Council

**Object**

Councillors require feedback on the status of the Station Road, Gamlingay site, is this classified as developed or not? Surely this site needs to be classified or be referred to in this policy. Clarification on how this site fits into these policies is requested.

The site at Station Road Gamlingay is proposed to be allocated for Employment class B1 and B2. It also has the benefit of planning permission, which has yet to be implemented. Once implemented, it may be designated as a site under ET/4, but this would be considered through a future review of the Development Control Policies DPD.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9067 - South Cambridgeshire Primary Care Trust (Fulbourn, Fulbourn MDS Area's 1, 2, 3 & 4)	Object	The PCT endorses the view of the Cambridge and Peterborough Mental Health Partnership NHS trust that large National Health sites, including those of the Ida Darwin and Fulbourn Hospital, are significant providers of employment and should be treated as such in the emerging LDF. It is considered appropriate for the Fulbourn and Ida Darwin site to be identified as either an established employment area in the countryside, or as a cluster, on which matter separate representations have been submitted.	Due to its location, the Ida Darwin and Fulbourn Hospital site has been designated as a Major Developed Site in the Green Belt. As such, it is considered under policy GB/5. Its designation under policy ET/4 would be inappropriate, and the reasoned justification to the policy makes clear it excludes sites in the green belt.		
3.	9017 - Chancerygate Asset Management Ltd	Support	Chancerygate can offer some general support for this policy, which establishes the principle of additional employment development at land north Cambridge Research Park, Landbeach, through redevelopment and infilling.	Support noted.	
8.	10315 - Huntsman Advanced Materials	Object	The Council now refers to the site within the DPD as 'Vantico' (as opposed to 'Ciba Polymers/Hexcel' in the Council's Preferred Approach). The site should be referred to as the 'Huntsman/Hexcel' site and the text within the DPD should be amended accordingly.	A change was made at the preferred options stage following representations, however there still appears to be disagreement on the site name by owners / occupiers of the site. It is therefore appropriate to provide a neutral reference utilising the location of the site.	Replace name 'Vantico South of Duxford', with 'Land at Hinxton Road, South of Duxford'.
11385 - Lovejoy (Duxford, Land East of Ickleton Road)	Object	Hexcel is currently considering the possible development of a new facility on the site. This would necessitate a new process building, and associated development. Initial assessments of possible locations within/ adjacent to the existing operational area indicate that land owned by Hexcel on the west side of the existing site would, in operational terms, be the optimum location for such development, in that development would be linked directly into existing services/ production processes, without involving significant (and expensive) site rearrangement and or redevelopment. Some of this area is currently developed, either with buildings./ structures, or is hard standing / unused rail infrastructure. It would not be possible to accommodate the above scale of development on land in Hexcel's ownership within 'the Established Employment Area in the Countryside' defined on the Proposals Map.	Not accepted. Including an area of undeveloped land within the Established Employment Area would effectively allocate it for development. Sufficient land supply has already been identified for employment to meet the Structure Plan 2003 guidelines. The main focus for additional employment land is the strategic employment sites at Northstowe and the urban extensions to Cambridge. Given the search sequence detailed in policy P/1/1 of the Cambridgeshire structure plan, an additional employment allocation in the rural area is not appropriate.		

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

8190 - Lovejoy (Duxford, Land East of Iokleton Road)

Object

The defined extent of site 8, as shown on the Proposals Map, does not reflect the actual operational area on the site used by Hexcel and others. The current boundary to the Existing Employment area appears to have been drawn around some, but not all of the buildings on site and ignores other operational elements such as areas of hardstanding, roads, and structures. Policy SP/16 Rail Freight seeks to protect - presumably for use in association with the existing uses - sidings at Duxford. There is a paradox in a policy that seeks to protect rail infrastructure off site - presumably for the benefit of development - and a site-specific policy that excludes rail lines from an existing employment area. The defined extent of site 8 should be revised to provide flexibility for future development.

It is agreed that the policy should be amended to better reflect the site. The sidings do form a part of the established employment area, and should be included.

Amend boundary of Established Employment Area south of Duxford, to include existing buildings and sidings, but not additional areas of undeveloped land.

10313 - Huntsman Advanced Materials (Duxford, Land South of Rectory Road)

Object

We support in principle the Council's draft DPD which identifies the site south of Duxford as an 'Established Employment Area in the Countryside' (previously referred to as a Major Employment Area) allocation, subject to the site boundary being redefined to acknowledge the release of part of the site for residential-led development.(attached map shows land to be released for residential development).

Representations proposing the allocation of part of the site south of Duxford for residential development have been considered through the appropriate policy in the Site Specific Policies DPD. The land has not been allocated for housing, and should remain as an established employment area in the countryside.

**Representations**

**Nature Representation Summary**

**Councils' Assessment**

**Change to Draft DPD**

**ET/5 New Employment Development**

9657 - GO-East	<p>Object</p> <p>We suggest that consideration is given to defining small-scale by other means than the numbers of employees that might vary over time and be difficult to establish prior to the business being operational, particularly where a development is proposed that does not have specific end user. An alternative way of defining small-scale is to set floor area thresholds relative to the typical use types. The policy and supporting paragraph 6.16 should be amended to address these matters prior to submission of the DPD.</p>	<p>Agreed. Policy ET/5 also needs to differentiate itself from those employment policies which will apply in the major growth areas (the Area Action PLans and at the main employment sites (policy ET/4) and such sites the Cambridge Science Park. Employment densities are available from the English Partnerships publication "Employment densities: a simple guide."</p>	<p>Amend policy ET/5 "New Employment Development in Villages" to read:                  "Planning permission will be granted at an appropriate scale for new small-scale employment in the B1 - B8 Use Classes provided that the development would contribute to a greater range of local employment opportunities, or facilitate cluster development within village frameworks, and on previously developed sites adjoining or very close to the village frameworks of rural centres or minor rural centres. Small scale employment development in villages is defined as employing no more than 25 people as follows:</p> <ol style="list-style-type: none"> <li>1. Offices B1(a): 400 sq.m.</li> <li>2. High tech/R&amp;D (B1b): 725 sq.m.</li> <li>3. Light industry (B1c): 800 sq.m.</li> <li>4. General industry (B2-B7): 850 sq.m.</li> <li>5. Warehousing (B8): 1250 sq.m."</li> </ol>
9820	<p>Object</p> <p>Policy ET/5 New Employment Development - i object to this policy that employment class B1 - B8 should be located within or close to the Village Framework. Please see my NS/2 representation, which provides details of businesses in Longstanton that employ people from outside the village and travel to work by car. Businesses next to residential areas are creating environmental and other problems to residents. Consideration should be given to the fact that lots of businesses today work longer hours, some 24 hours 7 days a week. Land should be allocated for business where they would have easy access to major roads and not through residential areas.</p>	<p>Whilst the Local Development Framework does allocate employment land, particularly through the Area Action Plans, small scale employment opportunities within villages provide opportunities for people to access employment while reducing the need to travel. They also can enhance the vitality of rural centres, supporting the rural economy. This is consistent with policy P2/6 of the Cambridgeshire Structure Plan 2003. Other policies in the plan, particularly the development principles, provide appropriate policies for considering the impact of proposals with regard to their scale and location.</p>	
10100	<p>Object</p> <p>Limiting new small-scale employment development adjoining village frameworks to previously developed sites is unreasonable and will prevent the satisfactory rationalisation and improvement of existing premises, such as our client's land at Willingham. The policy should be amended to allow for such opportunities to be realised.</p>	<p>PPS1 (paragraph 27) requires development plans to promote the use of suitably located previously developed land and buildings, in order to seek efficient use of land. The policy provides a degree of flexibility outside the village frameworks of the more relatively sustainable villages, in order to achieve this. Widening this approach to green field sites would be at odds with proposed policy DP/8, and policy P1/1 of the Cambridgeshire Structure Plan 2003.</p>	

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10751 - Jarrow Investments Ltd      Object      In order to accommodate its due share of development in the London / Stansted / Cambridge / Peterborough growth area, a second new settlement will be required. Jarrow Investments Ltd is proposing a second new settlement at Hanley Grange near Hinxton. As a consequence, Policy ET/5 needs amending as follows ;

(amend '2' as follows) "2. Within Northstowe, Hanley Grange and Cambridge East; or .....".

9107 - Ashwell (Barton Road) Limited      Object      The provisions of the policy are too prescriptive. Small scale B1 uses should also be considered appropriate and supported by the LPA in other locations. Provision should not be excluded in other locations such as local centres etc.

9989 - Bayer CropScience Ltd      Support      Support for policy ET/5.

10933 - Carter Jonas

**Policy Paragraph 1**

8309 - D H Barford + Co Limited      Object      The policy and text fails to adequately define 'small scale employment development'. Although Paragraph 6.16 refers to businesses employing 25 people or less, this does not reflect different uses. For example, a 50,000 sq.ft. warehouse might employ less than 25 people, yet this would be a large development. The Policy is therefore ambiguous and lacks clarity. For the avoidance of doubt there should be reference to floor area.

Support noted.

Agreed. Policy ET/5 is proposed to be amended to include floorspace figures which would provide up to 25 jobs for each of the use classes B1 - B8 based on the English Partnerships publication "Employment densites: a simple guide".

Amend policy ET/5 "New Employment Development in Villages" to read:  
"Planning permission will be granted at an appropriate scale for new small-scale employment in the B1 - B8 Use Classes provided that the development would contribute to a greater range of local employment opportunities, or facilitate cluster development within village frameworks, and on previously developed sites adjoining or very close to the village frameworks of rural centres or minor rural centres. Small scale employment development in villages is defined as employing no more than 25 people as follows:

1. Offices B1(a): 400 sq.m.
2. High tech/R&D (B1b): 725 sq.m.
3. Light industry (B1c): 800 sq.m.
4. General industry (B2-B7): 850 sq.m.
5. Warehousing (B8): 1250 sq.m."



**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

2.

8348 - The Marshall Group	Object	Marshall is concerned to see the qualification that it should be for small-scale employment, where employees total 25 people or less. That seems an unnecessary imposition in this new urban quarter.	It is agreed that such a restriction should not apply within urban frameworks. The policy should be revised accordingly.	Amend policy ET/5 "New Employment Development in Villages" to read: "Planning permission will be granted at an appropriate scale for new small-scale employment in the B1 - B8 Use Classes provided that the development would contribute to a greater range of local employment opportunities, or facilitate cluster development within village frameworks, and on previously developed sites adjoining or very close to the village frameworks of rural centres or minor rural centres. Small scale employment development in villages is defined as employing no more than 25 people as follows:  1. Offices B1(a): 400 sq.m. 2. High tech/R&D (B1b): 725 sq.m. 3. Light industry (B1c): 800 sq.m. 4. General industry (B2-B7): 850 sq.m. 5. Warehousing (B8): 1250 sq.m."
8359 - The Marshall Group	Support	Marshall welcomes the identification of Cambridge East at ET/5.2 as an appropriate employment site.	Support noted, although the policy has been modified.	

6.14

7936 - Country Land & Business Association (CLA)	Support	The CLA welcomes the recognition given to small scale employment provision in rural areas. This should extend to farm shops as well as to any commercial or manufacturing businesses.	Support noted. It should be noted that farm shops in the countryside are dealt with under policy SF/6.	
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**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****6.16**

9658 - GO-East	Object	We suggest that consideration is given to defining small-scale by other means than the numbers of employees that might vary over time and be difficult to establish prior to the business being operational, particularly where a development is proposed that does not have specific end user. An alternative way of defining small-scale is to set floor area thresholds relative to the typical use types. The policy and supporting paragraph 6.16 should be amended to address these matters prior to submission of the DPD.	Agreed. An amendment to policy ET/5 is proposed which provides a floorspace figure for small scale employment for all of the uses B1 - B8 which would provide for up to 25 jobs to be created by any single development.	Amend paragraph 6.16 to read: "Small scale is defined as the employment of up to 25 people. The actual scale of new employment which would be appropriate in any village will be determined having regard to the size of each village and the amount of locally available employment. 25 jobs is converted into floorspace using the English Partnerships publication 'Employment densities: a simple guide'."
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**ET/6 Expansion of Existing Firms**

8310 - D H Barford + Co Limited	Object	Policy ET/6 fails to provide for the expansion of established businesses located in the countryside on sites not included in Policy ET/4. These businesses may be there because of difficulties in finding alternative sites and serve an existing local workforce. In a rural area this could be an important source of local employment. The policy should support the continued success of these businesses, providing that any expansion does not conflict with other policies in the plan.	The policy is consistent with policy DP/8 Village Frameworks, restricting development in the countryside. Any expansion would have to be considered as an exception to policy.	
9668 - GO-East	Object	It is uncertain what constitutes a non-conforming use as it is not defined. It also appears unreasonable to predetermine that an expansion of such a use will not be permissible before the merits of any application are considered. The policy might be better and more positively framed by setting out any additional matters that will be taken into consideration in the determination of applications to expand non-conforming uses. The Council must clarify what matters must be addressed if a non-conforming use is to be permitted.	It is agreed that a definition of non-conforming uses should be included. A further change to the policy is not required, as it correctly only allows expansion in appropriate circumstances.	Non-conforming Use - a use which does not conform to the general provisions of the development plan for the area in which it is located, and may have an adverse impact on an area's principal use.
10752 - Jarrow Investments Ltd	Object	In order to accommodate its due share of development in the London / Stansted / Cambridge / Peterborough growth area, a second new settlement will be required. Jarrow Investments Ltd is proposing a second new settlement at Hanley Grange near Hinxton. As a consequence, Policy ET/6 needs amending as follows: (amend '2' as follows) "2. Within Northstowe, Hanley Grange and Cambridge East; or ...."	A new settlement at Hanley Grange has not been allocated in the Local Development Framework. A consequential change to this policy is therefore not required.	
8349 - The Marshall Group 9991 - Bayer CropScience Ltd 10934 - Carter Jonas	Support	Support for policy ET/6.	Support noted.	

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

4.

8191 - Lovejoy  
 Object  
 Policy ET/6 is supported in principle. However criterion (4) is considered too restrictive and should be revised to "Within, or immediately adjacent to, Established Existing Employment areas in the Countryside listed in Policy ET/4."

Hexcel is currently considering the possible development of a new facility on the site. This would necessitate a new process building, and associated development. Initial assessments of possible locations within/ adjacent to the existing operational area indicate that land owned by Hexcel on the west side of the existing site would, in operational terms, be the optimum location for such development, in that development would be linked directly into existing services/ production processes, without involving significant (and expensive) site rearrangement and or redevelopment. Some of this area is currently developed, either with buildings./ structures, or is hard standing / unused rail infrastructure. It would not be possible to accommodate the above scale of development on land in Hexcel's ownership within 'the Established Employment Area in the Countryside' defined on the Proposals Map.

Not accepted. Such a change would have the impact of allowing additional green field land to be developed for employment the countryside, which would be at odds with proposed policy DP/8, and policy P1/1 of the Cambridgeshire Structure Plan 2003.

**Policy Paragraph 2**

8933 - Carisbrooke Alliance

Object

Traditionally, we understand that a firm has had to have had premises in the area for two years to qualify as an "existing" firm. Extending this to five years seems somewhat draconian. Two years is a reasonable period of time.

In order to develop a consistent approach in the Cambridge area, 5 years has been utilised in the policy . this is considered a reasonable time for a firm to be considered as established.

6.17

9669 - GO-East

Object

Paragraph 6.17 should be expanded to define the terms non-conforming use.

It is agreed that a definition of non-conforming uses should be included.

Add footnote to Policy ET/6. Non-conforming Use - a use which does not conform to the general provisions of the development plan for the area in which it is located, and may have an adverse impact on an area's principal use.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****ET/7 Loss of Rural Employment to Non-Employment Uses**

9984 - Laing Homes North Thames Object Whilst we would 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.

General support for the policy is noted. The existence of sites generating environmental problems is acknowledged in the policy. This policy is proposed to be modified.

10476 - Balsham (Building) Ltd Object Objection is made to the fact that all planning applications for change of use of employment land to non employment uses will have to be accompanied by evidence that the property has been marketed for a period not less than 12 months. There will inevitably be cases where the site of an existing employment use is entirely unsatisfactory on account of its incompatibility with neighbours, vehicular access etc. In such cases, the policy's should be flexible to allow changes of use to occur without the required advertising.

It is agreed that for two of the criteria, the requirement for a 12 month marketing period may not be appropriate.

Amend Policy ET/7 to read: The conversion, change of use or re-development of existing employment sites to non-employment uses within village frameworks should be resisted unless one of the following criteria is met: 1. It is demonstrated that the site is inappropriate for any employment use to continue having regard to market demand. 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.or 2. The overall benefit to the community of the proposal outweighs any adverse effect on employment opportunities and the range of available employment land and premises; or 3. The existing use is generating environmental problems such as noise, pollution, or unacceptable levels of traffic.

**Representations**

**Nature Representation Summary**

**Councils' Assessment**

**Change to Draft DPD**

10091 - Bellway Homes

Object

Whilst we understand the logic behind this policy, the Council must acknowledge that there are a number of outmoded industrial sites, which in some instances are environmental eyesores. If this is the case the local planning authority should consider redevelopment to other more appropriate uses. In addition, the 12 month marketing period required is excessive; 6 months would be an adequate period for marketing of a property to show that there is a lack of demand.

The existence of sites generating environmental problems is acknowledged in the policy, however it is acknowledged that the policy could be restructured for clarity, and that marketing of such sites may not be required. A 6 month marketing period is considered too short to fully assess demand for the site.

Amend Policy ET/7 to read:

The conversion, change of use or re-development of existing employment sites to non-employment uses within village frameworks should be resisted unless one of the following criteria is met:

1.  It is demonstrated that the site is inappropriate for any employment use to continue having regard to market demand. 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 or

2.  The overall benefit to the community of the proposal outweighs any adverse effect on employment opportunities and the range of available employment land and premises; or

3.  The existing use is generating environmental problems such as noise, pollution, or unacceptable levels of traffic.

9994 - Bayer CropScience Ltd

Support

Support

Support noted, although the policy has been modified.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****ET/8 Conversion Of Rural Buildings For Employment**

9730 - Royal Society for Protection of Birds  
 Object The RSPB object to this policy for the conversion of rural buildings for employment because it does not recognise and provide for the protection of wildlife interest which may exist in the buildings where redevelopment is proposed. We recommend that the policy be amended to incorporate specific reference to the need to identify any nature conservation value of the buildings to be redeveloped and that provision must be made within the development to provided alternative habitat for species affected.

Not accepted, issues of biodiversity are dealt with in the Natural Environment chapter of the Development Control Policies DPD, in particular relevant issues are dealt with by policy NE/6. This also requires mitigation measures where appropriate. Additional wording added to this policy would create repetition.

9999 - Bayer CropScience Ltd  
 7937 - Country Land & Business Association (CLA)  
 Support for policy ET/8.

Support noted.

**ET/9 Replacement Buildings In The Countryside**

9673 - GO-East  
 Object Policy ET/9 repeats PPS7. PPS12 indicates that development control policies should not duplicate national policy but rather should explain how national policy applies at the local level. Policy ET/9 should either be expanded to indicate what local criteria will be applied to replacement buildings for employment use in the countryside, or if national policy is to be relied on, Policy ET/9 should be deleted with the reference to PPS7 retained in the supporting text (paragraph 6.22).

Agree that the policy reflects PPS7, however the final paragraph is a local consideration, and should remain in the policy.

Amend policy ET/9, including deleting points 1-3:  
 When considering proposals for replacement buildings in the countryside for employment use, any increase in floor area will be strictly controlled, and must be for the benefit of the design, or in order to better integrate the development with its surroundings.

[1.  The buildings are not makeshift in nature, and are of permanent, substantial construction;

2.  It would bring about an environmental improvement in terms of the impact of the development on its surroundings and the landscape;

3.  It would result in a more acceptable and sustainable development than might be achieved through conversion.]



**Representations**

**Nature Representation Summary**

**Councils' Assessment**

**Change to Draft DPD**

7938 - Country Land & Business Association (CLA) Object The CLA is very pleased to see this policy which may result in the replacement of some buildings to achieve an enhanced development to benefit the landscape and the wider environment; redevelopment may also result in more sustainable and lower energy buildings - BUT the policy should also provide for the provision of new small scale developments in line with PPS7.

The provision of new employment development in the countryside is addressed by other policies in the plan.

8311 - D H Barford + Co Limited Support Support for the policy is confirmed as this reflects the advice in PPS7.

Support noted, however the policy has been amended.

**ET/10 Farm Diversification**

8314 - D H Barford + Co Limited Object The Policy should also allow for schemes that assist in producing additional income for the farming enterprise and where there may be benefit in an activity/business being located in the countryside. For example, making provision for an established small local business employing local people to operate from a farm. These businesses may not necessarily need to be located in the countryside but there may be clear benefits in sustainability terms in providing for this. The policy should acknowledge this.

Policy ET/10 repeats the phrase utilised in policy DP/8, restricting development outside frameworks to those uses which need to be located in the countryside, it is agreed therefore that it is not required in this policy. It can be argued that a variety of uses need to be located in the countryside if they are part of a farm diversification scheme, therefore its continued inclusion in policy DP/8 is sound.

Amend 1st paragraph of policy ET/10:  
Well conceived farm diversification schemes [involving uses that need to be located in the countryside], where they are directly related to supporting a working farm will be permitted if...

10000 - Bayer CropScience Ltd Support Support

Support noted, although the policy has been modified.

**Policy Paragraph 1**

9645 - GO-East Object Policy ET/10 refers to permissible farm diversification schemes being those, which involve uses 'that need to be located in the countryside'. PPS7 indicates however that local planning authorities should be supportive of business purposes that contribute to sustainable development objectives and help sustain the agricultural enterprise and are consistent in scale with their rural location, a more flexible approach than requiring at the outset that uses in farm diversification schemes are restricted to those that need to be located in the countryside. The policy should be amended to remove reference to the need to be located in the countryside to comply with PPS7.

Policy ET/10 repeats the phrase utilised in policy DP/8, restricting development outside frameworks to those uses which need to be located in the countryside, it is agreed therefore that it is not required in this policy. It can be argued that a variety of uses need to be located in the countryside if they are part of a farm diversification scheme, therefore its continued inclusion in policy DP/8 is sound.

Amend 1st paragraph of policy ET/10:  
Well conceived farm diversification schemes [involving uses that need to be located in the countryside], where they are directly related to supporting a working farm will be permitted if...

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****Policy Paragraph 2**

9646 - GO-East	Object	The policy also indicates that applications may be supported by a farm plan, but it is uncertain as to when farm plan would be beneficial e.g. in relation to particular types of diversification schemes such as on-site or off-site schemes or the scale of development. The supporting text could be helpfully expanded on to indicate in what circumstances as farm plan should be submitted.	It is agreed that the policy and paragraph could be clarified. As the policy requires farm diversification projects to be directly related to a working farm, it is reasonable to require a farm plan to be submitted to demonstrate this.	Amend last paragraph of policy ET/10: Applications must include a farm plan, to demonstrate how the proposal will support a working farm.
				Replace paragraph 6.25 with: 'It is important that diversification proposals are well founded in terms of effectively contributing to the farm business and the rural economy and integrating new activities into the environment and the rural scene. Farmers are therefore encouraged to submit a farm plan with any planning application for diversification. This should include details of existing farm activities, the need for diversification, details of the proposal and implications of the proposal on, for example, the rural economy and the environment.'

**ET/11 Tourism Facilities**

9647 - GO-East	Object	Policy ET/11 is a very general single criteria policy that repeats policy elsewhere in the DPD. It therefore unnecessary and duplicative and should be deleted.	Agree that policy repeats development principles established elsewhere in the plan.	Delete policy ET/11, and consequentially paragraphs 6.26 and 6.27.
10001 - Bayer CropScience Ltd	Support	Support	Support noted, but policy is proposed to be deleted as it repeats principles established in the development principles.	

**ET/12 Tourist Facilities and Visitor Accommodation**

8690 - Houston Crest Properties (UK) Ltd	Object	Policy ET/12 should be recast to the effect that the Local Authority will view proposals for overnight visitor accommodation favourably, subject to an assessment of visual and traffic impact. There should be no mention in the policy of developments only being permissible if they do not involve "significant" extensions. The terms is vague and what may be significant in one case may be wholly insignificant in another.	The aim of the policy is to focus development of visitor accommodation into sustainable locations. It therefore aims to restrict new development in the countryside consistent with policy DP/8 on Village Frameworks. Removing the restriction on the size of replacement buildings would effectively provide potential for any size of building, which could have implications for sustainability, weakening the strategy of the plan. The policy provides sufficient flexibility in the terms it uses for permitting extensions. The size of an extension can be judged on a case by case basis within the limits of the policy. Adding the terms 'and suitable ancillary facility facilities' would not be appropriate, and this would be extremely open to interpretation.	
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**Councils' Assessment** *Change to Draft DPD*

**Nature Representation Summary**

**Representations**

10007 - Bayer CropScience Ltd	Support	Support - Provided the policy is interpreted positively to facilitate the regeneration of large brownfield sites such as the Bayer CropScience Ltd water treatment plant site	Support noted, although the policy does not refer to the regeneration of large brownfield sites.
<i>SF/g</i>			
11113 - Cambridgeshire County Council	Support	The objective for protection and enhancement of open space/strategic open space and the creation of connectivity with existing rights of way is supported.	Support noted.
8992 - British Horse Society (Cambridgeshire)	Support	Support this objective. Users of the countryside for informal pleasure, recreation and leisure are often faced with problems caused by a fragmented network, having to make use of motorised routes to connect rights of way into the countryside.	Support noted.
7884 - Ramblers Association [Cambridge Group]	Support	We support very strongly the need for the connectivity of RoW, both between parishes within Cambridgeshire, and also between our adjacent counties. A typical Ramblers Association Saturday group walk, from Audley End Station to Royston [some 12 miles], involves RoW in three counties, and it vital to walkers, whether a more formal group, or as individuals can count on some consistency of signing and maintenance throughout the length of such a walk.	Support noted.
7882 - Ramblers Association [Cambridge Group]	Support	We believe this section ties in closely with GB6, and would merely wish to reinforce our concern that undue emphasis will be given to the high profile capital intensive projects, such as sports hall, tennis courts [whose development we would of course welcome], to the detriment of the less obvious but valuable addition to informal recreation with which we are more concerned.	Support noted. Informal recreation is being addressed across the Cambridge sub region through strategic open space standards. The open space standards detailed in policy SF/13 also include an element of informal open space.
<i>SF/1 Protection Of Village Services and Facilities</i>			
11114 - Cambridgeshire County Council	Object	As stated previously, the second matter for consideration in determining loss would carry more weight if the term "High Quality Public Transport" (as defined in Policy P8/6 of the Structure Plan) were substituted for "Good quality Public Transport", which is not defined.	High quality is unlikely to be achieved in many South Cambridgeshire villages, making the test largely unattainable. The term 'good' was used in the Local Transport Plan (LTP), but is not longer in the replacement 'Provisional LTP'. This provided a realistic level of public transport provision to judge proposals against. Structure Plan Policy P8/6 refers to 'good local services'. This can be used as a replacement.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

7939 - Country Land & Business Association (CLA) Object The CLA is keen to ensure that existing village services are protected and improved for the benefit of local residents and businesses. Reducing services in many villages has a damaging effect on the community and undermines the social and economic aspects of sustainable development. When assessing rural development proposals consideration should be given to the extent to which they will help to sustain existing community services.

It is acknowledged that protection and enhancement of rural services and facilities is important, but it should not be used to permit unsustainable development. It would be unsustainable to allow large developments in most of the smaller villages as it would generate a disproportionate number of additional journeys. It is unclear whether modest developments would be sufficient to support significant gains in local services, with an overall benefit to sustainability. It would also be contrary to policy P1/1 of the Cambridgeshire Structure Plan.

9584 Support I feel that policy SF/1 is very important in helping to maintain the vitality of villages by opposing the loss of facilities that would cause an unacceptable reduction in the level of community or service provision in the locality.

Support noted.

9709 - Foxton Parish Council Support Support policy SF/1.

Support noted.

9421 - Croxton Parish Council

**SF/2 Retail Hierarchy**

10245 - Trumpington Meadows Land Company Object TMLC seek clarification of where local centres fit into the retail hierarchy set out in Policy SF/2.

As the policy states, Rural Centres fulfil the role of local centres, but are not appropriate locations for shopping developments which serve urban areas which are subject to the sequential test.

10679 - Atkins Property Development Ltd Object The hierarchy for retail centres must be based on the amount of existing retail floorspace which currently exists or has planning permission for. Thus, there is a need to reappraise the situation in light of this otherwise a theoretical hierarchy as presently suggested may affect the viability and vitality of existing retail centres.

The retail hierarchy takes account of existing and planned floorspace, as well as the Cambridgeshire Structure Plan, and guidance in PPS6.

11225 - Cambourne Parish Council Object Whilst supporting the bulk of the policies, Cambourne Parish Council is concerned with Policy SF/2 Retail Hierarchy, as it does not reflect the proposed development of Cambourne set out in the Masterplan with the Market Square, High Street Containing a range of shops and offices these are essential to ensure the sustainability of Cambourne and therefore should be identified within Policy SF/2.

The role of Cambourne in serving a rural catchment area is acknowledged by its status as a Rural Centre. It is not an appropriate location for shopping facilities that serve urban areas, therefore a status higher up the retail hierarchy is not appropriate.

9168 - English Partnerships Object Whilst English Partnerships supports the proposed retail hierarchy for South Cambridgeshire as proposed and welcomes the development of Northstowe as a town centre, English Partnerships feel that significant comparison retail provision could be serviced at Northstowe through future household growth without any diversion of existing trade from key centres such as Cambridge. Retail provision should be allowed to grow based on retail capacity at Northstowe.

Cambridgeshire Structure Plan 2003 policy P9/10 makes clear that there is no further need for major sub-regional shopping provision in the structure plan period. Paragraph 7.4 makes clear that there will be a need for some retail above the size thresholds defining what constitutes major sub-regional shopping provision, in order to support a sustainable new settlement. However Northstowe is not intended to perform a sub regional shopping role. The level of retail permitted should be commensurate with the size of the planned new town, and such issues will be addressed by the Area Action Plan.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

8351 - The Marshall Group  
Object  
The retailing element at Cambridge East should be properly identified as a town centre rather than a district centre, given the scale of development intended for Cambridge East. Town centre designation is compatible and a proper interpretation of Structure Plan policy P3/2, requiring shopping proposals to be of a scale appropriate to the function within the catchment area.

Disagree, Cambridge East is correctly designated as a District Centre. This is due to the location relative to Cambridge City Centre, and the role it will play in retail provision.

9786 - GO-East  
11388 - Wm Morrison  
Supermarkets Plc  
Object

The retail hierarchy, and supporting information, should be placed on the Core Strategy.

Agree.

Move Policy SF/2, and paragraphs 7.2 to 7.5 to the Core Strategy DPD.

10171 - East of England Regional  
Assembly  
Object

Add a note to the effect that the Draft East of England Plan has a different terminology of the retail hierarchy, but that this is not inconsistent with the application of policy SF/2.

Agree.

Add to end of paragraph 7.2: Policy E9 of Draft Regional Spatial Strategy sets out the regional structure of retail centres. Although it uses a different terminology, it is not incompatible with policy SF/2.

10753 - Jarrow Investments Ltd  
Object

In order to accommodate its due share of development in the London / Stansted / Cambridge / Peterborough growth area, a second new settlement will be required. Jarrow Investments Ltd is proposing a second new settlement at Hanley Grange near Hinxton. As a consequence, Policy SF/2 needs amending as follows;  
(a)  (Point 1) "New Towns of Northstowe and Hanley Grange"  
(b)  (4th paragraph) "The new towns of Northstowe and Hanley Grange will also be considered as town centres in the hierarchy".

A new town at Hanley Grange has not been allocated in the Local Development Framework. A consequential change to this policy is therefore not required.

9711 - Foxton Parish Council  
Support

Support policy SF/2.

Support noted.

2.

11389 - GO-East  
Object

In relation to Cambridge East, we also question whether a district centre designation (as defined in Annex A to PPS6) is of sufficient scale relative to the scale of the development overall and its catchment. The Council should give further consideration to this in finalising the designation of the centre for Cambridge East (see also our representation in respect of this issue on the Cambridge East AAP).

The designation of Cambridge East as a District Centre is correct, although it will be a large district centre. This is due to the location relative to Cambridge City Centre, and the role it will play in retail provision.



**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

3.

8919 - Wm Morrison Supermarkets Plc  
 Object  
 Wm Morrison notes that the retail centre at Cambourne is defined as a Rural Centre (equivalent to a Local Centre) within the retail hierarchy set out at Policy SF/2, as clarified by Policy ST/3. In our client's view the centre should be defined as a District Centre in a similar way to the proposed centre at Cambridge East.

The role of Cambourne in serving a rural catchment area is acknowledged by its status as a Rural Centre, however, it is not an appropriate location for shopping facilities that serve urban areas. Annex A of PPS6 also states that in rural areas large villages may perform the role of a local centre. This definition is appropriate for the location. The need for additional retail development at Cambourne to meet the needs of additional development can be addressed through revisions to the masterplan.

**SF/3 Applications for New Retail Development**

9174 - English Partnerships  
 Object  
 English Partnerships notes that national planning policy guidance in PPS6 states that within existing or proposed town centres such as Northstowe, there should be no need to satisfy the test of new retail development set out in paragraphs 1 to 3. Therefore English Partnerships would suggest that the first sentence of the policy is reworded to refer to: 'planning permission for retail development will not be granted outside town centres unless the applicant.'

Policy SF/2 makes clear that Cambridge is at the top of the local retail hierarchy. Given that Northstowe is not intended to perform a sub-regional shopping role, it is correct that development is required to accord to the centres position in the hierarchy, and be of an appropriate scale to the location.

8995 - Gallagher Longstanton Ltd.

Object  
 Within existing or proposed town centres, the guidance in PPS6 suggests that there should be no need to satisfy the test of new retail development set out in paragraphs 1 to 3. Accordingly the rewording of the first sentence of the Policy is proposed to refer to 'planning permission for retail development will not be granted outside town centres unless the applicant'. This will address the tests of soundness (iv) and (vii) as set out in para. 4.24 of PPS12 are met.

Policy SF/2 makes clear that Cambridge is at the top of the local retail hierarchy. Given that Northstowe is not intended to perform a sub-regional shopping role, it is correct that development is required to accord to the centres position in the hierarchy, and be of an appropriate scale to the location.

7.3

8921 - Wm Morrison Supermarkets Plc

Object  
 Paragraph 7.3 of the Development Control Policies DPD asserts that there is no further need for major sub-regional shopping provision in the Cambridge Sub-Region in the period to 2016, other than that granted permission in Cambridge. However, there is no evidence that the Council has completed a retail need assessment to back up this assertion, or to identify what levels of food and non-food retail capacity are likely to arise up to 2016.

The Cambridgeshire and Peterborough Structure Plan Review Retail Study 2001 (CB Hillier Parker) provided an assessment of capacity and need for convenience and comparison shopping over the plan period. Further studies are also required by the Area Action Plans, to explore the type of retail, and the floorspace required, in the major new developments.



**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****7.4**

8997 - Gallagher Longstanton Ltd. Object The town centre should be large enough to create a vital and attractive centre that underpins the new town yet which does not impact on Cambridge. To text might helpfully be clarified accordingly:  
'However the District Council does not intend that Northstowe should perform a sub-regional role that has a significant impact on the role of Cambridge'. The proposed amendments would be consistent with the Structure Plan.

Agree.

Add to paragraph 7.4:

'However the District Council does not intend that Northstowe should perform a sub-regional shopping role THAT HAS A SIGNIFICANT IMPACT ON THE ROLE OF CAMBRIDGE.'

**SF/5 Retailing In Villages**

8923 - Wm Morrison Supermarkets Plc Object Wm Morrison notes that Policy SF/5 stipulates that the size and attraction of retail proposals within villages should be of a scale appropriate to the size of the village. In our client's view the key test when assessing 'scale' is the actual role and function of the retail centre; not simply the size of the settlement.

The role some villages play in providing services to a rural hinterland is acknowledged by designation as rural centres, and to a lesser extent minor rural centres. It is agreed that this should be acknowledged in SF5.

Amend policy SF5 as follows: '...will only be permitted where the size and attraction of the shopping development is of a scale appropriate to the FUNCTION AND size of the village.'

**SF/6 Retailing In The Countryside**

9787 - GO-East Object The policy is uncertain as to how the term majority is undefined in terms of how it will be determined, for instance, is it based on floor area given over to the sale of the goods or the proportion of income derived from those goods. Clarification on this matter should be included in the supporting text.

Such a consideration can be made on a case by case basis, at the planning application stage. Additional detail in the policy is not required.

**Policy Paragraph 2**

7940 - Country Land & Business Association (CLA) Object While the thrust of this policy for retailing on farms and other properties in the countryside is welcomed, the CLA is concerned that planning conditions should not undermine the viability of schemes by imposing conditions on what may be sold which are too rigid. This is not to request an unrestricted retail policy but viability is a key factor for farm retail schemes, and the requirements of each specific proposal should be given full and individual consideration.

Point 2 in the policy provides a degree of flexibility that may support a farm retail scheme.

**SF/7 Public Art and New Development**

9298 - David Wilson Homes (S Midlands) Object The policy to seek between 1-5% of development costs for public art is a nonsense. The expectations should be more realistic.

Disagree, the amount sought reflects the 'percent for art' mechanism, widely applied in Europe and the United States. A higher figure may be appropriate on some applications, for the benefit of a development. The plan makes clear that is will be sought by negotiation, and is not a mandatory requirement.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10068 - House Builders Federation	Object	The policy must make it clear that the Council will seek to negotiate with developers for the provision of, or contributions towards public art, where appropriate, rather than requiring it in all circumstances. Whilst the Council does not actually state that it will require such provision, it is implied in the policy and its reasoned justification.	
10254 - Chancellor, Masters & Scholars of the University of Cambridge	Support	The University welcomes the approach adopted in Policy SF/7 towards the provision of Public Art whereby contributions will not be mandatory but will be sought through negotiation.	Support noted.
10092 - Bellway Homes	Object	Whilst the principle of this policy is supported we consider that the minimum threshold should be 100 dwellings or more before public art contributions are required.	A scheme of 10 dwellings or more is considered an appropriate scale for the implementation of a public art scheme. Having a higher threshold would miss many opportunities to improve the built environment.
11352 - House Builders Federation	Object	The statement in paragraph 7.11 that precise plans and budgets will need to be agreed in association with the District Council's officers prior to planning approval is both inappropriate and worrying. It is not the place of the Council's officers to decide how much should or should not be spent on arts provision. The text needs to be amended in order to reflect this.	Public art has an important role to play in improving the quality of developments. The key to a successful Public Art project is to plan for the involvement of artists at the earliest opportunity in the development process, ensuring that any costs are considered as part of the process. The Council's Public Art policy provides a clear guide as to what is sought, but also sufficient flexibility to deal with a wide variety of developments and circumstances. It provides clarity, making clear what will be sought by negotiation through the development process.
11410 - Gallagher Longstanton Ltd.	Object	The strategy as indicated in paragraph 7.11 needs to be agreed before commencement of development rather than before planning approval.	The key to a successful Public Art project is to plan for the involvement of artists at the earliest opportunity in the development process, ensuring that any costs are considered as part of the process and that alternatives to a financial contribution are fully explored. The Council's 'Public Art Guide to Developers', makes clear the level of detail that will be sought at the outline planning applications stage, and at the full or reserved matters stage. It is agreed that the third sentence of paragraph 7.11 could be miss leading, therefore an amendment is proposed.

Amend 3rd sentence of paragraph 7.11: 'Plans and budgets will need to be agreed in association with the District Council's officers prior to planning approval, AT A LEVEL APPROPRIATE TO THE TYPE OF APPLICATION.'	
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**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9000 - Gallagher Longstanton Ltd. Object A contribution of between 1% and 5% of the total cost of development could appear to be very high. The justification for such a figure cannot be examined through the DPD and ought not to be included, leaving the precise contribution to negotiation, or in due course, further SPD in relation to planning obligations.

The amount sought reflects the 'percent for art' mechanism, widely applied in Europe and the United States. A higher figure than 1 % may be appropriate on some applications, for the benefit of a development. Including an indication of the amounts that will be sought through negotiation provides clarity, as opposed to providing standard purely in supplementary guidance.

**SF/8 Telecommunications**

9788 - GO-East Object Policy SF/8 effectively repeats PPG8. PPS12 indicates that development control policies should not duplicate national policy but rather should explain how national policy applies at the local level. Policy SF/8 should either be expanded to indicate what local criteria will be applied to telecommunications apparatus, or if national policy is to be relied on, Policy SF/8 should be deleted with the reference to PPG8 included in the supporting text (paragraphs 7.12 or 7.13).

While PPG8 calls for criteria based policies to be present in local plans, it is acknowledged that the criteria within the policy are covered by national policy. It is therefore proposed that the policy be deleted.

Delete Policy SF/8 delete paragraphs 7.12 and 7.13 and replace with: PPG8: Telecommunications sets out national policy on telecommunications installations. It includes requirements to consider the design and siting of apparatus and impact on amenity and appearance. It also makes clear that Local planning authorities may reasonably expect applicants for new masts to show evidence that they have explored the possibility of erecting antennas on an existing building, mast or other structure.'

3.

9789 - GO-East Object It is also noted that criterion 3 relates to radio masts in terms of demonstration that alternative sites or locating on existing structures have been explored, however, PPG8 indicates that this a material consideration in relation to mobile phone masts as well. We are therefore unsure whether the specificity of the application of the criterion was intentional or whether it was intended to apply to other telecommunications masts other than just radio masts.

Policy is proposed to be deleted.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****SF/9 Underground Pipes, Wires, Fibres And Cables**

9791 - GO-East	<p>Object</p> <p>Policy SF/9 indicates that the Council will strongly urge utility companies to place utilities e.g. wires and cable underground. However, the mechanism of how this will be achieved is not clear and accordingly the policy is more a statement of intent and aspirational in nature. The policy could be amended so as to expand on the specific circumstances where under grounding of cables or wires is of importance such as in a conservation area or an area where existing services are underground. A stronger emphasis should also be placed in the text on the mechanism that will be used to deliver the undergrounding of services such as the Council's comments on proposals or any alternative mechanisms.</p>	<p>The Council is concerned about the impact of the proliferation of the utility companies services on the built and natural environment regardless of whether they are located within Conservation Areas. The Council recognises that it cannot require the utility companies to underground their services in all instances but nevertheless considers that this policy is appropriate.</p>	<p>Amend policy SF/9 "Underground Pipes, Wires, Fibres and Cables" to read:</p> <p>"Utility companies will be strongly urged to place all pipes, fibres, wires and cables underground where this would not damage identified areas of ecological or archaeological importance or have other unacceptable environmental impacts (e.g. on the landscape or agricultural land quality). In such circumstances, careful line routing would usually be the most appropriate way to minimise the visual impacts of overhead wires and cables.</p>
9712 - Foxton Parish Council	<p>Support</p> <p>Support policy SF/9.</p>	<p>Support noted.</p>	<p>In view of the substantial practical, technical and cost disadvantages involved, the under-grounding of high voltage power lines (275kV and above) will only be sought in exceptional circumstances. Underground services can be damaging to the water environment and advice should be sought from the Environment Agency on any mitigation measures.</p>

**SF/10 Lord's Bridge Radio Telescope**

10260 - Chancellor, Masters & Scholars of the University of Cambridge (Proposed Enlarged Lordsbridge Consultation Area)

Object

The boundary of the consultation area does not however reflect that previously requested and the University would wish to see the boundary extended. A Plan showing the boundary of the consultation area required is in course of preparation and will be forwarded under a separate cover.

The goal of the policy is to seek to protect the radio telescope. If there is potential from interference from a wider area the university should be consulted, as required by Structure Plan paragraph 9.56.

Extend the boundary of the Lords Bridge Consultation Area.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10258 - Chancellor, Masters & Scholars of the University of Cambridge Support The University supports the proposed safeguarding policy for the Mullard Radio Astronomy Observatory at Lord's Bridge (Policy SF/10). This will ensure that developments that potentially could cause interference and which would disrupt the work of the Observatory will be refused unless the interference caused and the potential harm to the Observatory could be overcome by the use of conditions or planning obligations. The boundary of the 'restricted' area shown on the Proposals Map is correct.

Support noted.

**SF/11 Protection of Existing Recreation Areas**

9348 - Sport England East Support Policy SF11 is supported as it provides for the protection of existing recreation areas which accords with Government guidance in PPG17 and Sport England's planning policies.

Support noted, although policy has been modified.

1.

9349 - Sport England East Object Objection is made to criterion 1 because this no longer accords with Government guidance in PPG17.

Accept.

Delete point 1 of the policy.

3.

9008 - Gallagher Longstanton Ltd. Object The policy approach is supported although the wording is unnecessarily restrictive. For a greater degree of consistency with PPG17 (para 12), and to address the test of soundness (iv) outlined in PPS12 and the circumstances that may well apply in larger developments, we recommend the following amendment: 'the proposed development includes provision for the open space, sports and recreation facilities of sufficient benefit to outweigh the loss.'

It is acknowledged that the wording should be clarified to include other recreational uses as well as purely sport.

Modify point 3 of the policy to read: 'The proposed development [is for an outdoor or indoor sports facility] INCLUDES PROVISION FOR OPEN SPACE, SPORTS AND RECREATION FACILITIES of sufficient benefit to RECREATION PROVISION to outweigh the loss.'

4.

9350 - Sport England East Object Objection is made to criterion 4 because reference needs to be made to an excess of provision in both quantitative and qualitative terms being demonstrated in order to avoid ambiguity.

Accept.

Amend point 4 of the policy to read: 'An excess of provision IN QUANTITATIVE AND QUALITATIVE TERMS is clearly demonstrated.'

9012 - Gallagher Longstanton Ltd. Object This section of the policy is broadly consistent with PPG17, but not entirely so. To ensure better compliance with PPG17 and therefore to meet the test of soundness (iv) as set out in para 4.24 of PPS12 the following or similar rewording is suggested: 'Following assessment, the facility is surplus to requirements, having regard to all the functions that it can perform and to appropriate consultation.'

Not accepted. Paragraph 1 of PPG17 makes clear that Local Authorities should take account of the future needs of communities. Therefore if it is clearly established that potential future demand will mean a space is not surplus to requirements, it should be taken into account in planning decisions.



**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****7.17**

8426 - Papworth Everard Parish Council Planning Committee Support

The Papworth Everard Parish Council response to the November 2004 LDF consultation included three factual corrections to the Recreation Study entries/map re Outdoor Play Space. e.g. the large Jubilee Green in the centre of the village that is used as outdoor play space was omitted from your original draft. As this draft does not contain such updates we wish to receive confirmation that the information provided has been incorporated in relevant documents and maps of the village.

This representation does not relate to the Development Control Policies DPD, and the Recreation study is not currently the subject of consultation. Following representations on the consultation draft Recreation Study in 2004, changes were made for the Recreation Study 2005. The Jubilee Green was added as informal play space to the Papworth Everard map, and two other changes were also made. It is acknowledged that further updates will need to be made, particularly in villages undergoing significant changes like Papworth Everard.

**SF/12 Outdoor Playspace, Informal Open Space, and New Developments**

9351 - Sport England East Object

Policy SF/12 is objected to on the following grounds - Lack of detail of how the policy will be implemented in practice. The policy and reasoned justification should be amended to address these issues.

The Recreation and Community Supplementary Planning Document referred to in paragraph 7.21 will include details of implementation of the outdoor play space and new developments policy. It will provide details of costings and the levels of contribution required, and the quality standards required to be met by on-site provision. This reflects the requirements of planning circular 05/2005. However, it is agreed that paragraph 7.21 should be reworded for clarification.

Delete paragraph 7.21 and replace with: 'A Recreation and Community Supplementary Planning Document will detail mechanisms for implementation, including costings, and further details on standards for quantity and quality of provision.'

8999 - British Horse Society (Cambridgeshire) Object

Object to the omission of equestrian based sports. Every village in S Cambs has an equestrian population but communal facilities such as all weather surfaces, jumping arenas, hunter trial courses etc are few and far between and travel to the existing facilities requires a journey by horse box. Each village should have at least a 20m x 40m all weather riding arena.

It would be inappropriate to require all developments to provide a contribution towards equestrian facilities.

9353 - Sport England East Object

Policy SF/12 is objected to on the following grounds - the policy only applies to outdoor sports facilities, no reference is made to built sports facilities. The policy and reasoned justification should be amended to address these issues.

Built facilities can be addressed under Policy DP/4, on a site specific basis. They are being specifically addressed through the area actions plans, which seek appropriate provision for new communities, which are of a scale to provide them directly.



**Representations**

**Nature Representation Summary**

**Councils' Assessment**

**Change to Draft DPD**

10072 - House Builders Federation    Object    In the case of very small developments the vast majority of the overall open space requirement, apart from perhaps amenity open space, would be expected to be provided off-site or via contributions in lieu of direct provision. Applying the requirement to all development is not a satisfactory way forward, regardless of the nature of existing open space provision. Instead it should only be applied to developments over a certain threshold. The policy should, therefore be amended so that it only applies to developments of 10 or more dwellings (net gain).

Disagree. 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. The South Cambridgeshire Recreation Study has demonstrated that there is under provision in terms of quantity and quality of all types of outdoor play space in the vast majority of villages. 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. The impact of cumulative development was explored in the South Cambridgeshire Recreation Study, making clear that growth created by smaller developments in the villages has had an impact on the level of village provision, and would continue to diminish provision without action. This new system will create clarity, and speed up the planning application process, consistent with Planning Circular 05/2005. The nature of the district, split into the geographical units of villages and parishes, provide a mechanism to ensure funding is utilised on facilities related to the development. The policy of pooling funding is also consistent with paragraphs B21 - B24 of Circular 05/2005. The mechanisms for implementation will be further developed through preparation of a supplementary planning document.

9352 - Sport England East    Object    Policy SF/12 is objected to on the following grounds - the policy would only appear to apply to residential developments. The policy and reasoned justification should be amended to address these issues.

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.

9423 - Croxton Parish Council    Support    Croxton PC supports the following draft policies because it is considered that they will all support the delivery of the strategic vision.

Support noted.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****Policy Paragraph 1**

10130 - Fairview New Homes

Object

Fairview object to the requirement in Policy SF/12 that schemes including one or more new dwellings should contribute towards Outdoor Playing Space and Informal Open Space. The need for such provision should be applied on a site by site basis. Contributions should only made where there are insufficient levels of Play and Open Space which can reasonably be accessed from the site. This accords with PPG 3 which states that: "new housing developments should incorporate sufficient provision where such spaces are not already adequately provided within easy access of the new housing."

Disagree. 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. The South Cambridgeshire Recreation Study has demonstrated that there is under provision in terms of quantity and quality of all types of outdoor play space in the vast majority of villages. Therefore improvements will be needed as a direct result of a development, to meet its residents needs, and existing provision has been fully examined. 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. This new system will create clarity, and speed up the planning application process, consistent with Planning Circular 05/2005.

**Policy Paragraph 3**

10094 - Bellway Homes

Object

The threshold of 10 dwellings generating full open space provision is too low, given that other obligations may well come into play within the site. It also makes no reference to the level of existing provision and whether any further space is even necessary. Therefore this issue should be dealt with on a site-by-site basis on individual merits.

The reference to 10 dwellings relates purely to on site provision, setting a scale where it is reasonable for a play space to be expected to be provided on site. 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. The South Cambridgeshire Recreation Study has demonstrated that there is under provision in terms of quantity and quality of all types of outdoor play space in the vast majority of villages. Therefore improvements will be needed as a direct result of a development, to meet its residents needs, and existing provision has been fully examined. 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. This new system will create clarity, and speed up the planning application process, consistent with Planning Circular 05/2005.

**Policy Paragraph 4**

9016 - Gallagher Longstanton Ltd.

Object

The final two paragraphs prescribe unnecessary detail regarding financial arrangements for constructing recreational facilities which should be deleted. Such detail is more appropriate to the Recreation and Community SPD. Details relating to the provision of recreational facilities should be negotiated on a site by site basis. The proposed deletion would address the test of soundness (ix) as outlined in para. 4.24 of PPS12.

Paragraph B.25 of Circular 05/2005 states 'local planning authorities should include in their Development Plan Documents general policies about the principles and use of planning obligations - i.e. matters to be covered by planning obligations and factors to be taken into account when considering the scale and form of contributions.' This the final two paragraphs of this policy are concerned with the scale and form of contributions, and therefore should remain in the DPD.

**Representations**

**Nature Representation Summary**

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**Policy Paragraph 5**

10576	Object	The section of the policy in respect of commuted sums does not accord with para. B.19 of Circular 05/05 and should be deleted.	It is acknowledged that circular 05/05 makes clear that there are the circumstances where types of costs can be sought, and it depends on the nature of the facility. Further detail can be provided in a supplementary planning document.	Delete 4th Paragraph of policy SF/12 and replace with:  'DEPENDING ON THE NATURE OF PROVISION, CONTRIBUTIONS MAY MAINTENANCE AND / OR OPERATING COSTS EITHER AS PUMP PRIMING OR IN PERPETUITY, IN ACCORDANCE WITH THE RECREATION AND COMMUNITY SUPPLEMENTARY PLANNING DOCUMENT.'
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9443 - Gallagher Longstanton Ltd. Object The final two paragraphs prescribe unnecessary detail regarding financial arrangements for constructing recreational facilities which should be deleted. Such detail is more appropriate to the Recreation and Community SPD. Details relating to the provision of recreational facilities should be negotiated on a site by site basis. The proposed deletion would address the test of soundness (ix) as outlined in para. 4.24 of PPS12.

Delete 4th Paragraph of policy SF/12 and replace with:  
  
'DEPENDING ON THE NATURE OF PROVISION, CONTRIBUTIONS MAY ALSO BE REQUIRED TO MEET MAINTENANCE AND / OR OPERATING COSTS EITHER AS PUMP PRIMING OR IN PERPETUITY, IN ACCORDANCE WITH THE RECREATION AND COMMUNITY SUPPLEMENTARY PLANNING DOCUMENT.'

**SF/13 Open Space Standards**

8316 - D H Barford + Co Limited	Object	The higher standard of open space provision in excess of the established '6 acre per 1,000' standard is not justified. In assessing the requirement for open space provision regard needs to be given to the existing level of provision and the proximity to existing facilities. The Policy should therefore incorporate additional words along the lines that open space provision will take account of existing facilities.	PPG17 advocates that standards should be set locally, based on audits and assessments of need. The South Cambridgeshire 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. 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. The South Cambridgeshire Recreation Study has demonstrated that there is under provision in terms of quantity and quality of all types of outdoor play space in the vast majority of villages. Therefore improvements will be needed as a direct result of a development, to meet its residents needs, and existing provision has been fully examined.
9019 - Gallagher Longstanton Ltd.	Object	SF/13 is a standard. There is no need for the use of the phrase 'minimum standard'. The word 'minimum' should be deleted.	Disagree. The standard is a minimum. Higher standards of some or all of types of open space may be appropriate for certain developments.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10131 - Fairview New Homes      Object      Fairview object to the setting of open space standards in Policy SF/13. According to PPG3, local authorities should avoid the inefficient use of land. Notably, paragraph 57 states that: "Policies which place unduly restrictive ceilings on the amount of housing that can be accommodated on a site, irrespective of its location and the type of housing envisaged or the types of households likely to occupy the housing, should be avoided". Different levels of provision of open space may be appropriate in different areas. In this way, the provision of open space should be based on local circumstances giving consideration to a range of issues, including the efficient use of land as stated in PPG3.

PPG17 requires locally derived standards to be included in development plans. The South Cambridgeshire Recreation Study explored provision and need both quantitative and qualitative in the District to create standards. It demonstrates under provision of playspace in terms of quantity or quality will be needed as a direct result of a development, to meet its residents needs, and existing provision has been fully examined. Local circumstances will still play a key role in determining how the needs of the development can best be met, for example, deciding between on site and off site provision of certain types of space, and off site improvements that can best contribute to meeting the needs of the development. This will be further explored through a Supplementary Planning Document.

8106 - Comberton Parish Council      Support      Comberton Parish Council wish to give strong support and endorsement of Specific policy SF/13, which specifies how to calculate the amounts of outdoor play space needed by a village.

Support noted.

7886 - Ramblers Association  
[Cambridge Group]      Support      We recognise the importance of developing Standards and measures of Open Spaces requirements. We also recognise the lack of precision which can be applied to RoW compared to other facilities, and fear that the less obviously measurable will lose out to the apparently measurable. For instance the report suggests that the new development at Northstowe will have a population to justify 1.9 sports halls!

Although the policy sets a minimum standard for open space provision, it would be inappropriate to set a standard for length of rights of way. The plan does seek improvements, particularly relating to the major developments. DP/2 design of new developments policy also requires developments to link to the existing footpath network.

9360 - Sport England East      Support      This policy is supported as this provides a basis for ensuring that adequate outdoor sports facility provision is made in new development. Furthermore, as the standard proposed for outdoor sport (1.6 ha per 1000 people) is locally derived and based on the assessment of local need that has been undertaken through the Council's Recreation Study, I consider that the standards are robust and would accord with the guidance in paragraphs 6-8 of PPG17.

Support noted.

**Policy Paragraph 1**

8353 - The Marshall Group      Object      Marshall objects to the minimum of 2.8 hectares per thousand people. At Cambridge East it proposes a hierarchy of open space which, whilst meeting the overall standard, has a different mix of space. Submitted separately to inform this objection is a report prepared by LDA Design, which addresses this point.

The Cambridge East Area Action Plan proposes that in Cambridge East the Cambridge City Council minimum open space standards. Any scheme proposed will need to be assessed to examine whether it meets the needs of the development.

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***Representations***      ***Nature***      ***Representation Summary***      ***Councils' Assessment***      ***Change to Draft DPD***

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***1.***      9005 - British Horse Society (Cambridgeshire)      Object      Object to the omission of equestrian based sports. Every village should have at least a 20m x 40m all weather riding arena.      It would be inappropriate to require all developments to provide a contribution towards equestrian facilities.

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***Representations***

***Nature Representation Summary***

***Councils' Assessment***

***Change to Draft DPD***

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7.23



**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

11119 - Cambridgeshire County Council	Object	<p>This section needs to be updated to reflect the revised definitions etc for Strategic Open Space (SOS).</p> <p>Suggest the following wording for paragraph 7.23 and 7.24 (see separate representation for revised wording to 7.24) and also that a policy be introduced for SOS:</p> <p>POLICY SF/14 Strategic Open Space The District will seek to provide Strategic Open Space to the standard of 5.1ha per 1000 people.</p> <p>7.23 <input type="checkbox"/> The County and District Councils have developed the concept of Strategic Open Space (SOS). SOS provides more than a local function and spaces are generally larger, more varied, and provide a different visitor experience to village open spaces.</p> <p>Strategic Open Space is defined as: Parks, gardens and areas of natural and semi-natural greenspace that provide opportunities for informal recreation and public access, are greater than 25ha in extent (exc. woodland* and open water) and fulfil five or more of the following criteria:</p> <ul style="list-style-type: none"> <li>-fulfil structure plan and/or local development objectives</li> <li>-contribute to large-scale public access schemes</li> <li>-contain a network of linear access routes</li> <li>-provide free and open access across the site</li> <li>-are secured for or have a right of public use in perpetuity</li> <li>-have a status or an intent to allow public access <input type="checkbox"/></li> <li>-the provision of facilities that assist public access <input type="checkbox"/></li> <li>-meet Local Biodiversity Action Plan targets</li> </ul> <p>*Given the nature of Cambridgeshire and the lack of woodland in the County, publicly accessible woodland under 25ha that meets five of the above criteria and which lies within enhancement areas where the total amount of woodland exceeds 25ha should be included as it is strategically and environmentally important.</p>
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At the time of the Pre-Submission Public Participation draft DPD, work was still being undertaken by the County Council on a standard for strategic open space. This has subsequently been completed.

It is correct that a standard is included in the submission DPD, with more detailed information on its implementation contained in a supplementary planning document. This will support a consistent approach across the Cambridge Sub-region.

Add to first paragraph of Policy SF/12 Outdoor Playspace, Informal Open Space, STRATEGIC OPEN SPACE, and New Developments:

Schemes including one or more new dwellings will be required to contribute towards Outdoor Playing Space (including children's play and formal sports facilities) [and], Informal Open Space, AND STRATEGIC OPEN SPACE to meet the additional need generated by the development.

Add to policy SF/13:

STRATEGIC OPEN SPACE - 5.1HA PER 1000 PEOPLE

Add note to Policy SF/13:

STRATEGIC OPEN SPACE IS DEFINED AS: PARKS, GARDENS AND AREAS OF NATURAL AND SEMI-NATURAL GREENSPACE THAT PROVIDE OPPORTUNITIES FOR INFORMAL RECREATION AND PUBLIC ACCESS, ARE GREATER THAN 25HA IN EXTENT (EXC. WOODLAND\* AND OPEN WATER) AND FULFIL FIVE OR MORE OF THE FOLLOWING CRITERIA:

- FULFIL STRUCTURE PLAN AND/OR LOCAL DEVELOPMENT OBJECTIVES
- CONTRIBUTE TO LARGE-SCALE PUBLIC ACCESS SCHEMES
- CONTAIN A NETWORK OF LINEAR ACCESS ROUTES
- PROVIDE FREE AND OPEN ACCESS ACROSS THE SITE
- ARE SECURED FOR OR HAVE A RIGHT OF PUBLIC USE IN PERPETUITY
- HAVE A STATUS OR AN INTENT TO

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ALLOW PUBLIC ACCESS  
 -THE PROVISION OF FACILITIES THAT ASSIST PUBLIC ACCESS  
 -MEET LOCAL BIODIVERSITY ACTION PLAN TARGETS

\*GIVEN THE NATURE OF CAMBRIDGESHIRE AND THE LACK OF WOODLAND IN THE COUNTY, PUBLICLY ACCESSIBLE WOODLAND UNDER 25HA THAT MEETS FIVE OF THE ABOVE CRITERIA AND WHICH LIES WITHIN ENHANCEMENT AREAS WHERE THE TOTAL AMOUNT OF WOODLAND EXCEEDS 25HA SHOULD BE INCLUDED AS IT IS STRATEGICALLY AND ENVIRONMENTALLY IMPORTANT.;

Delete paragraph 7.23 and replace with:

THE COUNTY AND DISTRICT COUNCILS HAVE DEVELOPED THE CONCEPT OF STRATEGIC OPEN SPACE (SOS). SOS PROVIDES MORE THAN A LOCAL FUNCTION AND SPACES ARE GENERALLY LARGER, MORE VARIED, AND PROVIDE A DIFFERENT VISITOR EXPERIENCE TO VILLAGE OPEN SPACES.

9186 - English Partnerships

Object

Form and function of open space should relate to the needs of the development. Whilst welcoming the position outlined in paragraphs 7.23 and 7.24, English Partnerships feels that the matter should be considered as a separate policy, which states that in considering the form and use of open space, regard will be had to the communities that it serves and its long-term sustainable use regarding management and function.

A policy is proposed which sets a standard for provision of Strategic open space, and further details on its implementation will be provided in supplementary planning documents. The standard reflects the needs of development, based on an assessment of existing provision and need.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10012 - Bayer CropScience Ltd      Object      Contributions towards strategic open space should not be required unless there is a proven shortage in the vicinity established by a needs assessment and a direct link can be determined with the development. Any thing else is contrary to Circular 05/2005.

Cambridgeshire County Council have undertaken research on the provision and need for additional strategic open space in Cambridgeshire, and developed a standard accordingly. Due to the nature of existing provision, additional development would require additional provision to meet its needs, as existing provision meets the standard for the current population.

**7.24**

11121 - Cambridgeshire County Council      Object      This section needs to be updated to reflect the revised definitions etc for Strategic Open Space (SOS).  
Suggest the following wording for paragraph 7.23 (revised wording for 7.23 shown in separate representation) and 7.24 and also that a policy be introduced for SOS.  
POLICY SF/14 Strategic Open SpaceThe District will seek to provide Strategic Open Space to the standard of 5.1ha per 1000 people.

Accept that paragraph 7.24 should be redrafted to reflect the proposed standard.

Delete paragraph 7.24 and replace with:

A STANDARD FOR THE PROVISION OF SOS HAS ALSO BEEN DEVELOPED. THIS WILL BE USED TO ENSURE THAT NEW DEVELOPMENTS PROVIDE OR CONTRIBUTE TO APPROPRIATE LEVELS OF STRATEGIC OPEN SPACE. THERE IS CURRENTLY A SHORTFALL IN TERMS OF QUALITY, ACCESSIBILITY AND QUANTITY. THE STANDARD FOR STRATEGIC OPEN SPACE IS 5.1HA OF STRATEGIC OPEN SPACE PER 1000 PEOPLE. THIS SHOULD BE PROVIDED WITHIN 5 MILES OF PEOPLE'S HOMES AND BE ACCESSIBLE BY MEANS OTHER THAN JUST BY CAR. PROVISION MAY INVOLVE THE CREATION OF NEW SITES, OR THE IMPROVEMENT OF EXISTING SITES (INCLUDING ACCESS PROVISION). FURTHER SPECIFIC DETAILS ON STRATEGIC OPEN SPACE WILL BE PROVIDED IN SUPPLEMENTARY PLANNING DOCUMENTS.

This standard should be:

- maintained in existing settlements;
- provided for existing settlements that do not have access to SOS at the standard and; provided for new settlements.
- Provision may involve the creation of new sites, or the improvement of existing sites (including access provision).

The requirement for contributions towards the provision of strategic open space is not founded upon a robust and credible evidence base.

Studies undertaken by the county council have been used to develop an appropriate strategic open space standard. This includes an audit of existing provision, surveys of existing users, and development of an appropriate formula.

Where the needs of a development cannot be met by existing facilities, it should be required to meet the need it creates. This is the approach being developed by the standard.

9022 - Gallagher Longstanton Ltd.      Object

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8944 - The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough

Support

The Wildlife Trust supports the recognition of the need for provision of Strategic Open Spaces, not only to meet future needs but also to make up for an historical deficit in provision.

Support for use of strategic open space standards noted.

11134 - Cambridgeshire County Council

Support

Support the provision of open space standards.

Support for use of strategic open space standards noted.

9884 - Cambridge Preservation Society

Support

Support the further work on creating strategic open spaces. However at this stage we feel the following is essential to be included in this paragraph: With the existing three strategic open spaces (Wandlebury Country Park / the Magog Down, Milton Country Park and the Coton Countryside Reserve) and two planned country parks at Trumpington /Cambridge South and Teversham / Cambridge East there is a clear lack of strategic open space to the north of Cambridge and in particular an appropriate strategic opens space provision should be included between Girton, Milton and north Cambridge's urban extensions and to either side of the A14.

Support noted, however, a change to the DPD is not required. The Strategic Open space Study provides details of existing spaces, and the locations for additional spaces have been addressed through the Area Action Plans.

**SF/14 The River Cam**

11130 - Cambridgeshire County Council

Object

Ignores the fact that public rights of way are often the only way of accessing these important waterways - this should be reflected in 7.25. Suggest change to: "and the need to protect their setting and the associated public rights of access to them"

Agree.

Amend paragraph 7.25: 'Due to the sensitive environment, the need to protect their setting, AND THE ASSOCIATED PUBLIC RIGHTS OF ACCESS, the policy strictly limits further development.'

11124 - Cambridgeshire County Council

Object

Noted that this policy strictly limits further development on the River Cam, notwithstanding that Policy P4/4 of the Structure Plan refers to "strategies for the enhancement of the recreation and the tourism potential" of the River Cam and Great Ouse.

Agreed. However, the landscape character and importance of the Cam corridor for all public users of the river and its margins mean that further marina development and boatyards must continue to be limited.

Amend policy SF/14 The River Cam to read: "The District Council will only permit extensions to the curtilage of existing marinas or boat yards, or new marinas and boat yards if development would not have an adverse impact on the landscape and character of the River Cam corridor."

7805 - The camToo Project

Support

The camToo flood relief channel will form such a cut and provide up to an extra mile of bank space for mooring of which one third would be on the existing river. This would represent a doubling of the mooring opportunities in Cambridge

Neither the County Council or District Council have made a commitment to the CamToo project. It would be inappropriate to include proposals in a policy in the LDF.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****7.25**

7806 - The camToo Project	Object	the following should be added "except for the construction of the camToo flood relief channel which will be needed to accommodate the 30% increase in rowing that will result from the planned 30% increase in student numbers at Cambridge University and 30% increase in population if the major housing developments proposed in the LDF take place (currently 15% students row plus 1% of the non academic population)"	Neither the County Council or District Council have made a commitment to the CamToo project. It would be inappropriate to include proposals in a policy in the LDF.
11132 - Cambridgeshire County Council	Object	Ignores the fact that public rights of way are often the only way of accessing these important waterways - this should be reflected in 7.25. Suggest change to: "and the need to protect their setting and the associated public rights of access to them"	Agree.

Amend paragraph 7.25: Due to the sensitive environment, the need to protect their setting, AND THE ASSOCIATED PUBLIC RIGHTS OF ACCESS, the policy strictly limits further development.

**Objectives**

10959 - Cambridgeshire County Council	Object	In general would comment that whilst LDF has certainly attempted to pick up on some of the aspects of countryside access covered in the Cambridgeshire and Peterborough Structure Plan, there is still little express inclusion of policies to protect and improve public rights of way network corresponding to the Structure Plan policies P8/9 and P4/2. Strongly welcome inclusion of climate change adaptation and mitigation.	Policies TR/1 and TR/4 require adequate provision for non-car modes, including walking and cycling, and ensures that the rights of way network is not undermined. The Area Action Plans for the major development sites also require provision as an integral part of the development. The policies in the LDF will be read together, so there is no need to duplicate policies.
11137 - Cambridgeshire County Council	Support	Strongly welcome inclusion of climate change adaptation and mitigation.	Support noted.

**NE/f**

8227	Support	It is important that new and replacement street lights should be of the full cut-off design, to ensure that all light is directed downwards onto the area required and none is allowed to leak upwards, horizontally, or close to the horizontal. This is to prevent waste of energy and light pollution of the night sky.	Support noted.
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**NE/1 Energy Efficiency**

9193 - English Partnerships	Object	English Partnerships encourages the LPA to consider additional BREEAM and NHER standards, particularly with regard to Northstowe.	Policy NE/1 does not preclude the achievement of a higher environmental standard. It is not appropriate to require through planning permission a standard beyond Building Regulations. In recognition of the opportunities at Northstowe, Policy NS/26 in the Northstowe Area Action Plan requires the provision of exemplar projects in sustainable development, including energy efficient measures.
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**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

8355 - The Marshall Group	Object	Buildings Regulations, as opposed to planning policy, should be used to secure the desired levels of energy efficiency.	The Building Regulations set out the minimum requirements and Policy NE/1 encourages developers to strive to achieve energy efficiency standards above the minimum. This accords with the approach in the emerging RSS14 and reflects the Council's own commitment to the Nottingham Declaration on climate change.
9749 - GO-East	Object	We consider that this policy contains matters that are beyond the scope of planning by virtue of not constituting development under the Act and are matters that would be dealt with through Building Regulations. Any matters that are beyond the scope of planning should be deleted from the policy. Where those matters are related to the overall objective of the policy but delivered through an alternative mechanism, those matters and how they will be implemented could be set out in the supporting text.	Draft RSS 14 Policy ENV8 requires "developers to maximize energy efficiencies...and encourage developers to strive to achieve energy efficiency standards that exceed the minimum standards." This reflects Government commitments to reducing CO2 in accordance with the Kyoto Protocol. The Building Regulations set out the minimum requirements and Policy NE/1 encourages developers to strive to achieve energy efficiency standards above the minimum. This accords with the approach in the emerging RSS14 and reflects the Council's own commitment to the Nottingham Declaration on climate change.
10017 - Bayer CropScience Ltd	Object	These policies are not yet based on formal government or RSS or other adopted policy guidance and should be adjusted in due course to ensure consistency.	Draft RSS 14 Policy ENV8 requires "developers to maximize energy efficiencies...and encourage developers to strive to achieve energy efficiency standards that exceed the minimum standards." This reflects Government commitments to reducing CO2 in accordance with the Kyoto Protocol. The Building Regulations set out the minimum requirements and Policy NE/1 encourages developers to strive to achieve energy efficiency standards above the minimum. This accords with the approach in the emerging RSS14 and reflects the Council's own commitment to the Nottingham Declaration on climate change.
11144 - Cambridgeshire County Council	Object	Why "encouraged"? What is the incentive for a developer to actually fulfil this policy? Should there be a requirement to provide reasons why this has not been achieved?	It is not appropriate to require through planning permission a standard beyond Building Regulations, therefore the policy can only encourage developers to further reduce levels of CO2.
10077 - House Builders Federation	Object	The HBF strongly objects to the Council's policy which in reality seeks to alter nationally set Building Requirements (by 10%) to different local standards which would be more onerous upon developers. It would clearly be inappropriate for individual Local Authorities to seek to disregard national Regulations and replace them with something that is different which may well be incapable of being met. Furthermore, national guidance in PPS1 and PPS12 is clear that planning should not seek to deal with matters that are instead the responsibility of other legislative regimes.	Draft RSS 14 Policy ENV8 requires "developers to maximize energy efficiencies...and encourage developers to strive to achieve energy efficiency standards that exceed the minimum standards." This reflects Government commitments to reducing CO2 in accordance with the Kyoto Protocol. The Building Regulations set out the minimum requirements and Policy NE/1 encourages developers to strive to achieve energy efficiency standards above the minimum. This accords with the approach in the emerging RSS14 and reflects the Council's own commitment to the Nottingham Declaration on climate change.
11060 - Environment Agency	Support	The policy to incorporate energy efficiency measures in new developments is supported.	Support noted.



**Representations**

**Nature Representation Summary**

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**Policy Paragraph 2**

9030 - Gallagher Longstanton Ltd. Object  
There is not the evidence base to support the proposed approach or a realistic expectation regarding the implementation of the policy in terms of feasibility. The last paragraph of Policy NE/1 should therefore be deleted.

Draft RSS 14 Policy ENV8 requires "developers to maximize energy efficiencies...and encourage developers to strive to achieve energy efficiency standards that exceed the minimum standards." This reflects Government commitments to reducing CO2 in accordance with the Kyoto Protocol. The Building Regulations set out the minimum requirements and Policy NE/1 encourages developers to strive to achieve energy efficiency standards above the minimum. This accords with the approach in the emerging RSS14 and reflects the Council's own commitment to the Nottingham Declaration on climate change.

10132 - Fairview New Homes Object  
It has yet to be demonstrated that the end purchasers pay higher prices for houses as a result of the provision of a number of energy initiatives sought within the document, and as such the cost is currently borne by the developer. Such requirements potentially affect the viability of delivering development in the District and meeting primary objectives such as meeting housing targets, particularly sites which were bought some time ago, in advance of energy policies. As such Fairview object to the following requirements. □ Fairview object to Policy NE/1 paragraph 2 which seeks a reduction in the amount of Carbon Dioxide emitted by 10% compared to the minimum Building Regulation requirement and paragraph 3 of the same Policy which requires the inclusion of technology for renewable energy to provide at least 10% of its predicted energy requirements.

The Building Regulations set out the minimum requirements and Policy NE/1 encourages developers to strive to achieve energy efficiency standards above the minimum. This accords with the approach in the emerging RSS14 and reflects the Council's own commitment to the Nottingham Declaration on climate change.

**NE/2 Renewable Energy**

10174 - East of England Regional Assembly Object  
Support intention of policy but request that the detailed wording of the renewable energy policy is revised, as it requires in all cases a connection to the national grid (this may not always be appropriate). This is not consistent with text in paragraph 8.12 which does allow an exemption.

All energy generation is required to be connected to the national grid to ensure there are no fluctuations in supply and demand, and prevent the developments receiving the electricity to be restricted in being served by one energy supply company. Paragraph 8.12 explains this, but the reference to "the most flexible approach" could be misinterpreted to mean that it does not have to be connected to the national grid. Paragraph 8.12 should be made clearer by deletion of "the most flexible approach".

Amend the first sentence of paragraph 8.12 to read:  
"Electricity generation from renewable sources will be directed into the national grid where it could help smooth out fluctuations in supply and demand; it would also not require the developments receiving the electricity to be limited to a single energy supply company."

11061 - Environment Agency Support  
We support the policy to enable renewable energy to be generated within the district (subject to the development principles stated).

Support noted.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****Policy Paragraph 1**

7941 - Country Land & Business Association (CLA)	Object	The CLA welcomes the recognition for renewable energy projects and hopes to see a diverse range of activities from new crops to PV and other generating sources being used appropriately across the district. However, the Council must be aware that such schemes are relatively new and expensive, and the viability is marginal in many cases; there is little, if any, opportunity for green energy schemes to make any financial contributions as envisaged in policies DP/3 and DP/4.	Policy NE/2 permits the provision of renewable energy schemes provided the proposals accord with other policies in the development plan. Policies DP/3 and DP/4 are concerned with ensuring all development provides the necessary infrastructure, services and facilities to ensure development is acceptable in planning terms. Neither policy requires financial contributions from renewable energy schemes.	
<b>I.</b> 11164 - Cambridgeshire County Council	Object	This potentially excludes the use of private wire/district systems, which are the subject of a current South Cambridgeshire Energy Research Trust research study. Suggest point 1 is deleted.	This point is accepted but a revision is proposed to the criterion to address this point. It is important that there is a clear end user for the energy generated if it is to play a role in meeting energy needs.	Add the following to the end of criterion 1 of Policy NE/2:  "...unless it can be demonstrated that energy generation would be used on-site to meet the needs of a specific end user."
9779 - GO-East	Object	Policy NE/2 is overly restrictive in requiring renewable energy generation proposals to be able to be efficiently connected to the existing national grid infrastructure. This requirement also appears to be inconsistent with Policy NE/3. The criterion is applied to all development irrespective of its location and would rule out permission being granted for a proposal to generate electricity on-site for a specific end user and where the on-site generation meets the demand in part and therefore there would be no surplus requiring national grid connection. An example would be where a factory proposes a small-scale turbine on site to meet some of its power demand. The policy should be reworded to ensure that on-site renewable generation is not ruled out because of a lack of connection to the national grid.	Agreed.	Add the following to the end of criterion 1 of Policy NE/2:  "...unless it can be demonstrated that energy generation would be used on-site to meet the needs of a specific end user."
<b>8.8</b> 8161 - Papworth Everard Parish Council Planning Committee	Object	The choice of words '... large wind farms would BE LIKELY TO compromise the need to maintain the quality of the historic and natural landscape ...' is too woolly and subjective. It provides the opportunity for developers to force through an opposed application on appeal. The words 'be likely to' should be removed.	Policy NE/2 is a criteria-based policy for judging cases objectively on a case-by-case basis and accords with PPS22. The second sentence of Paragraph 8.8 is prejudging whether certain types of schemes are likely to have unacceptable impacts and should be deleted to ensure consistency with PPS22.	Delete second sentence of paragraph 8.8.

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9781 - GO-East      Object      Paragraph 8.8 is contrary to PPS22 in prejudging whether certain types of schemes are likely to have unacceptable impacts rather than indicating that that proposals will be judged objectively in the particular circumstances of the case i.e. states 'large wind farms would be likely to compromise the need to maintain the quality of the historic and natural landscapes'. This statement should be deleted from paragraph 8.8 to ensure consistency with PPS22.

Policy NE/2 is a criteria-based policy for judging cases objectively on a case-by-case basis and accords with PPS22. The second sentence of Paragraph 8.8 is prejudging whether certain types of schemes are likely to have unacceptable impacts and should be deleted to ensure consistency with PPS22.

Delete second sentence of paragraph 8.8.

**NE/3 Renewable Energy Technologies in New Development**

8357 - The Marshall Group      Object      Whilst sympathetic to the objective underpinning this policy, Marshall is nevertheless concerned by its implications, in particular, the reference to localised wind generators, which are not suitable in high density residential areas. Technologies such as photovoltaic cells are still very much at a developmental stage, where costs of installation require a pay-back period which is so long that an occupier-owner of a house finds the added cost of acquisition disproportionate.

Policy NE/3 does not specify the means of achieving the energy saving and paragraph 8.11 recognises it could take various forms and may be provided off-site as appropriate. The form of renewable energy provision will vary according to the type and scale of development. The threshold applied in NE/3 takes into consideration the viability issue by only requiring larger developments to contribute to the target.

8926 - Wm Morrison Supermarkets Plc      Object      Whilst it is agreed that fostering renewable energy is a laudable aim, Wm Morrison is concerned that, as currently drafted, Policy NE/3 does not include any built in flexibility to cater for circumstances where it will neither be practicable to achieve the 10% target, nor possible in viability terms. In respect of the latter point, developers of sites may face abnormal costs to assemble them, and/or there may be conflicting demands in respect of other financial contributions sought by the Local Planning Authority, such as public art for example.

The threshold applied in NE/3 takes into consideration the viability issue by only requiring larger developments to contribute to the target.

9033 - Gallagher Longstanton Ltd.      Object      The requirement that all new developments greater than 10 dwellings will include renewable energy technologies to provide at least 10% of their predicted energy requirements is not based upon a sufficiently robust and credible evidence.

PPS22 sets out the Government 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 Policy EN/8, which requires all developments above a certain threshold to demonstrate that 10% of energy requirements can be met by renewables. This approach is therefore consistent. The threshold applied in NE/3 takes into consideration the viability issue by only requiring larger developments to contribute to the target. The threshold is in line with the definition of "major development" in the GPD0 and the approach being adopted by Cambridge City Council.

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10134 - Fairview New Homes      Object      It has yet to be demonstrated that the end purchasers pay higher prices for houses as a result of the provision of a number of energy initiatives sought within the document, and as such the cost is currently borne by the developer. Such requirements potentially affect the viability of delivering development in the District and meeting primary objectives such as meeting housing targets, particularly sites which were bought some time ago, in advance of energy policies. As such Fairview object to the following requirements. Fairview object to Policy NE/3 which seeks the inclusion of technology for renewable energy to provide at least 10% of their predicted energy requirements in all development proposals greater than 1000 sq m or 10 dwellings (see also Policy DP/1 paragraph 6).

9374 - Network Rail Infrastructure Limited      Object      It is not clear where the target of 10% is derived from and how developments will be expected to meet this target. 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. Therefore, it is reasonable to expect larger developments to contribute towards this target. The emerging RSS14 includes Policy ENV8, which requires all developments above a certain threshold to demonstrate that 10% of energy requirements can be met by renewables. This approach is therefore consistent. The threshold applied in NE/3 takes into consideration the viability issue by only requiring larger developments to contribute to the target.

10095 - Bellway Homes      Object      We would query whether this matter is relevant to land use planning and would suggest that it is more properly addressed within building regulation legislation. Policy should encourage rather than require such an approach.

PPS22 sets out the Government 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 Policy ENV8, which requires all developments above a certain threshold to demonstrate that 10% of energy requirements can be met by renewables. This approach is therefore consistent.

10081 - House Builders Federation      Object      The HBF does not believe that there is any justification for seeking to automatically require that all developments of over 10 dwellings will include technology for renewable energy to provide at least 10% of their predicted energy requirement. To do so would be likely to make many potential development sites unviable.

PPS22 sets out the Government 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 Policy ENV8, which requires all developments above a certain threshold to demonstrate that 10% of energy requirements can be met by renewables. This approach is therefore consistent. The threshold applied in NE/3 takes into consideration the viability issue by only requiring larger developments to contribute to the target. The threshold is in line with the definition of "major development" in the GPDO and the approach being adopted by Cambridge City Council.

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10018 - Bayer CropScience Ltd      Object      These policies are not yet based on formal government or RSS or other adopted policy guidance and should be adjusted in due course to ensure consistency.

10242 - Trumpington Meadows Land Company      Object      The requirement to provide technology on-site for renewable energy to provide at least 10% of the sites energy requirements may be too onerous on a development when all site costs have been taken into account. This policy should encourage renewable energy where possible, but not require it without regard to other site factors.

11166 - Cambridgeshire County Council      Support      Support for Policy NE/3.

**NE/4 Landscape Character Areas**

10385 - Great Shelford Parish Council      Object      Our main concern is the broad brush of landscape characteristics And the non designation of areas as pvaa.

8448 - English Heritage      Object      Since the landscape is a product of man's intervention over centuries, this section should include cross references to the historic landscapes policy CH/1 in Section 9, especially in policy NE/4.

9424 - Croxton Parish Council      Support      Croxton PC supports the following draft policies because it is considered that they will all support the delivery of the strategic vision.

9196 - English Partnerships      Support      English Partnerships welcomes and supports policies that respect and enhance local character and distinctiveness.

PPS22 sets out the Government 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 Policy ENV8, which requires all developments above a certain threshold to demonstrate that 10% of energy requirements can be met by renewables. This approach is therefore consistent.

PPS22 sets out the Government 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 Policy ENV8, which requires all developments above a certain threshold to demonstrate that 10% of energy requirements can be met by renewables. This approach is therefore consistent. The threshold applied in NE/3 takes into consideration the viability issue by only requiring larger developments to contribute to the target.

Support noted.

PVAAs are designated in accordance with Policy CH/6 for those parts of villages which are important for local amenity. These are quite separate from Landscape Character Areas, which refer to the wider countryside outside the built-up areas. The Landscape Character Areas were defined in accordance with Countryside Agency / English Nature framework, as explained at paragraph 8.14. The Design Guide Supplementary Planning Guidance provides even greater detail on the local distinctiveness of these areas, and the special considerations given to the urban fringe.

Policy CH/1 and paragraphs 9.1 - 9.3 apply specifically to Historic Landscapes. Paragraph 2.29 of PPS12 states that "Local planning authorities should avoid producing a compendium of use-related development control policies which can be repetitive." The LDF contains a suite of policies which are to be read alongside each other, therefore, it would be unnecessary repetition to cross-refer to other parts of the Plan.

Support noted.

Support noted.



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11174 - Cambridgeshire County Council	Support	Support Policy NE/4.	Support noted.	
<b>8.17</b>				
11180 - Cambridgeshire County Council	Support	The reference to the urban fringe, and the strategies for its maintenance and enhancement set out in the Area Action Plans, is supported.	Support noted.	
<b>NE/5 Countryside Enhancement Areas</b>				
9782 - GO-East	Object	Policy NE/5 is more a statement of intent and aspirational, as it provides no certainty as to how it will be implemented. The policy should either be redrafted to make it clear how the policy will be implemented and by whom, or should be deleted.	Agree, the policy should be redrafted.	Amend Policy NE/5 to read: "Development within, or closely associated with, Countryside Enhancement Areas will contribute towards schemes for quiet recreation, biodiversity and landscape enhancement."
7887 - Ramblers Association [Cambridge Group]	Support	Nothing is quieter than a group of Ramblers using well signed and well-maintained RoW, and we would welcome this emphasis on quiet recreation!	Support noted, although the policy has been amended.	Amend last sentence of paragraph 8.18 to read: "The Biodiversity Strategy, which will be adopted as a Supplementary Planning Document, identifies a number of Countryside Enhancement Areas. Areas have been identified because of their existing, or potential, biodiversity value for a wide range of species and habitats, or because of their proximity to significant habitat and/or access creation projects."
8948 - The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough	Support	The Wildlife Trust fully supports this policy.	Support noted, although the policy has been amended.	
<b>NE/6 Biodiversity</b>				
9046 - Gallagher Longstanton Ltd.	Object	A minor addition to the first sentence of paragraph 2 is proposed: 'The District Council will resist development that would have an unacceptable adverse impact on the population'. This would be consistent with the wording used in relation to noise in Policy NE/18.	Policy NE/6 has been reworded in response to an another representation and the addition of the word "unacceptable" would be superfluous.	No change.
11063 - Environment Agency	Support	We support the biodiversity policy aims for no net loss of biodiversity in the district.	Support noted.	



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9731 - Royal Society for Protection of Birds	Support	The RSPB strongly support policy NE/6 which seeks to protect the district's biodiversity and apply a stepwise approach to assessing development schemes which may have a negative impact on biodiversity. The policy also seeks to secure biodiversity enhancements.	Support noted.
9425 - Croxton Parish Council	Support	Croxton PC supports the following draft policies because it is considered that they will all support the delivery of the strategic vision.	Support noted.
8949 - The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough	Support	Thw Wildlife Trust fully supports this policy.	Support noted.
11182 - Cambridgeshire County Council	Support	Support for Policy NE/6.	Support noted.

**NE/7 Sites of Biodiversity Importance**

9760 - Caldecote Parish Council	Object	Caldecote Parish Council was unaware of the designation of the whole SSSI. That is because the LDF Inset Map no 13 does not extend far enough south to detail it all clearly.	Noted. Sites of Special Scientific Interest are also shown on the district-wide Proposals Map.
10566 - The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough	Object	While supporting the inclusion of County Wildlife Sites on the proposals map, the Wildlife Trust must unfortunately object to the proposals map as it currently stands, as it fails to include the most up to date information on County Wildlife Sites. 4 new sites have been identified since the last Local Plan; Over Railway Cutting, Madingley Slip Road RSV, London Road Fowlmere RSV and South Farm Pond Shingay. The Wildlife Trust requests that the most up to date information is used in the LDF. We can supply the revised County Wildlife Sites information to South Cambridgeshire District Council as a GIS layer.	Amend the Proposals Map to include the latest County Wildlife Sites.
10605 - The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough (Madingley Slip Road RSV County Wildlife Site)	Object		
10595 - The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough (London Road, Fowlmere RSV County Wildlife Site)	Object		
10587 - The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough (Shingay Lake Nature Reserve (South Farm Pond) CWS)	Object		
10581 - The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough (Over Railway Cutting CWS)	Object		

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10087 - House Builders Federation    Object    The policy starts by stating that: 'planning permission will not be given for proposals that may have an adverse impact, either directly, or indirectly, on a Site of Biodiversity Importance'. The HBF does not consider that the above wording complies with national policy guidance, which emphasises the hierarchy of different types of sites requiring protection, and the different levels of protection that can reasonably be afforded them. It is clearly inappropriate that the Council could refuse planning permission for a proposal that may indirectly affect a site designated such status. The Council's blanket approach is clearly inappropriate, as it disregards their individual levels of importance (an Internationally protected site is more important than a non-statutory County Wildlife Site). Consequently, the first paragraph of the policy should be deleted.

9050 - Gallagher Longstanton Ltd.    Object    A minor addition to the first sentence is proposed: 'Planning permission will not be given for proposals that will have an unacceptable adverse impact, either'. This would be consistent with the wording used in relation to noise in Policy NE/18.

9704 - Royal Society for Protection of Birds    Support    The RSPB strongly supports policy NE/7 which seeks to protect nationally and internationally important nature conservation sites. Policy NE/7 adheres to the tiered approach identified in PPG9 giving greater protection to sites designated under international law than those designated under national law. The policy also clearly identifies the steps which will be applied when assessing applications coming forward which affect designated sites. It is important for the LDF to include this policy highlighting the importance with which the district hold its designated sites and helping contribute to sustainable development within the district in accordance with policy DP/2.

11186 - Cambridgeshire County Council    Support    Support for Policy NE/7.

11064 - Environment Agency    Support    We support the protection of sites of biodiversity importance.

9426 - Croxton Parish Council    Support    Croxton PC supports the following draft policies because it is considered that they will all support the delivery of the strategic vision.

8950 - The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough    Support    Thw Wildlife Trust fully supports this policy.

Paragraph 6 of PPS9 states that "the most important sites for biodiversity are those identified through international conventions and European Directives. Local planning authorities...may need to cross-refer to the statutory protection given to these sites in the explanatory texts in local development documents. Since they enjoy statutory protection in local development documents". Policy NE/7 is a generic policy, which applies to all Sites of Biodiversity Importance regardless of their position within the hierarchy, as the same principles apply to their protection. The reasoned justification takes into account the importance of a Site of Biodiversity Importance by referring to them in the same order as they appear in hierarchy. The reasoned justification will also be updated to take account of more up to date guidance in PPS9 and Circular 06/2005.

Disagree. These sites include statutorily protected sites and they should be adequately protected. Inserting the word "unacceptable" would weaken the policy.

No change.

Support noted.

Support noted.

Support noted.

Support noted.

Support noted.

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***Representations***

***Nature Representation Summary***

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8.34

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

11190 - Cambridgeshire County Council  
 Object Should recognise that Rights of Way are often also green corridors in their own right - can be up to 60 feet wide strips through the countryside - and should be protected for the biodiversity opportunities they provide. These corridors often co-exist with SSSIs, County Wildlife Sites, and Scheduled Ancient Monuments and need to be very carefully managed to balance the complex rights and various statutory protections. Suggest add in new para after 8.34 to this effect.

Agree rights of way should be protected for the biodiversity opportunities they provide.

Amend paragraph 8.34 to read:  
 "PPS9 recognises that Regional or Local Sites have a fundamental role to play in meeting overall national biodiversity targets; contributing to the quality of life and the well-being of the community; and in supporting research and education. In South Cambridgeshire these "County Wildlife Sites" (CWS) are identified by the Wildlife Trust in accordance with published criteria and are marked on the Proposals Map. As the SSSI network is only a representative sample, many CWSs are equivalent ecological value to SSSIs and a majority of CWSs support priority BAP habitats and species. They will be treated as material to the consideration of development proposals. The knowledge of such sites and their condition is always changing and sites may be added and removed from the list. PPS9 also recognises the value provided by networks of natural habitats. They may link sites of biodiversity importance and provide routes or stepping stones for the migration, dispersal and genetic exchange of species in the wider environment. In South Cambridgeshire such networks may include public rights of way, important roadside verges which need to be protected from road improvements or new access points, ponds, moats, marshes and ditches that can be adversely affected by changes in local hydrology, woodlands, copses, pollarded willow and hedgerows, semi-natural grasslands and disused gravel, chalk or clunch pits. The management of such features is crucial to maintaining the existing biodiversity interest and to assisting further colonisation of habitats by various species."

Add new paragraph after 8.34:  
"Public rights of way can often be green corridors in their own right, especially when in open arable countryside, which can be up to some rights of way can be up to ten metres wide 60 feet wide strips through the countryside, and should consequently be protected for the biodiversity opportunities that they provide. These corridors often co-exist with SSSIs, County Wildlife Sites, and Scheduled Ancient Monuments, and need to be very carefully managed to balance the complex rights and various statutory protections."

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8956 - The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough	<p>Object</p> <p>The Wildlife Trust would like to suggest some additional wording to provide clarification and further strengthening of the justification behind the policy and supporting text. 2nd sentence, add "in accordance with published criteria" after "the Wildlife Trust". Between 2nd and 3rd sentences, add a new sentence: "As the SSSI network is only a representative sample, many County Wildlife Sites are of equivalent ecological value to SSSIs and a majority of County Wildlife Sites support priority BAP habitats and species."</p>	<p>Agree the additional wording would clarify and strengthen the text.</p>	<p>Amend paragraph 8.34 to read: "PPS9 recognises that Regional or Local Sites have a fundamental role to play in meeting overall national biodiversity targets; contributing to the quality of life and the well-being of the community; and in supporting research and education. In South Cambridgeshire these "County Wildlife Sites" (CWS) are identified by the Wildlife Trust in accordance with published criteria and are marked on the Proposals Map. As the SSSI network is only a representative sample, many CWSs are equivalent ecological value to SSSIs and a majority of CWSs support priority BAP habitats and species. They will be treated as material to the consideration of development proposals. The knowledge of such sites and their condition is always changing and sites may be added and removed from the list. PPS9 also recognises the value provided by networks of natural habitats. They may link sites of biodiversity importance and provide routes or stepping stones for the migration, dispersal and genetic exchange of species in the wider environment. In South Cambridgeshire such networks may include public rights of way, important roadside verges which need to be protected from road improvements or new access points, ponds, moats, marshes and ditches that can be adversely affected by changes in local hydrology, woodlands, copses, pollarded willow and hedgerows, semi-natural grasslands and disused gravel, chalk or clunch pits. The management of such features is crucial to maintaining the existing biodiversity interest and to assisting further colonisation of habitats by various species."</p>
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**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****NE/8 Natural Areas**

9701 - GO-East	Object	May need to be included in a different chapter such as Natural Environment and consideration should be given as to whether it could be included within another Policy, for example NE/8 which relates to Natural Areas throughout the district that have been defined by, amongst other attributes, landscape and biodiversity.	This is an important issue for the Green Belt chapter. Other policies, such as DP/2 apply district-wide. It is proposed to delete Policy GB/7 and expand Policy GB/3 into a new policy on "Mitigating the Impact of Development in the Green Belt".	
9053 - Gallagher Longstanton Ltd.	Object	A minor addition to the first sentence is proposed: 'Planning permission will not be granted for development which would have an unacceptable adverse impact on the biodiversity, unless there are demonstrable reasons for the proposal which outweigh the negative impacts'. This would be consistent with the wording used in relation to noise in Policy NE/18.	Disagree with the inserting the word "unacceptable" as this would weaken the policy.	No change.
9784 - GO-East	Object	The policy is very general and relates to development not impacting on the biodiversity of the Natural Area. We would suggest that consideration is given to whether Policy NE/8 could be incorporated within another policy such as Policy NE/6.	Agree Policy NE/8 should be merged with Policy NE/6.	Add the text of Policy NE/8 to the end of Policy NE/6.  Move paragraphs 8.35 and 8.36 to follow paragraph 8.26.
10088 - House Builders Federation	Object	The HBF does not consider that the policy complies with national policy guidance, which emphasises the hierarchy of different types of sites requiring protection, and the different levels of protection that can reasonably be afforded them. It is clearly inappropriate that the Council could refuse planning permission for a proposal that may have an adverse impact upon a site designated such status. The blanket approach across vast areas of the district is clearly inappropriate, as it disregards the individual levels of importance of sites (an Internationally protected site is more important than a non-statutory County Wildlife Site). Consequently, in the absence of any apparent reasonable justification the policy should be deleted.	Paragraph 6 of PPS9 states that "the most important sites for biodiversity are those identified through international conventions and European Directives. Local planning authorities... may need to cross-refer to the statutory protection given to these sites in the explanatory texts in local development documents. Since they enjoy statutory protection specific policies in respect of these sites should not be included in local development documents". Policy NE/7 is a generic policy, which applies to all Sites of Biodiversity Importance regardless of their position within the hierarchy, as the same principles apply to their protection. The reasoned justification takes into account the importance of a Site of Biodiversity Importance by referring to them in the same order as they appear in hierarchy. The reasoned justification will also be updated to take account of more up to date guidance in PPS9 and Circular 06/2005.	Amend the reasoned justification to refer to, and take account of changes resulting from, PPS9 and Circular 06/2005.
11202 - Cambridgeshire County Council	Object	Support but again this would need to be covered in any Landscape Supplementary Planning Documents. I suggest that it may be better to produce a Joint Landscape and Biodiversity Supplementary Planning Document.	Noted. The District Council has already undertaken a considerable amount of work on a Biodiversity Strategy whilst the Landscape SPD is not so far advanced. Therefore, it is not considered appropriate to merge the two.	
9427 - Croxton Parish Council	Support	Croxton PC supports the following draft policies because it is considered that they will all support the delivery of the strategic vision.	Support noted.	

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8957 - The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough

Support The Wildlife Trust fully supports this policy.

Support noted.

**NE/9 Regionally Important Geological / Geomorphological Sites**

9785 - GO-East

Object The supporting text at paragraph 8.38 indicates that there are no regionally important geological / geomorphological sites within South Cambridgeshire. The policy is therefore unnecessary and should be deleted. If a site is designated at some time in the future, then PPS9 should be relied on pending inclusion of any necessary policy in the DPD in the future.

Agree, as there are no Regionally Important Geological sites within the district, Policy NE/9 should be deleted. However, there is a geological SSSI and it is proposed to amend Policy NE/7 to refer to Sites of Biodiversity or Geological Importance. This accords with the approach in PPS9.

Delete Policy NE/9 and paragraph 8.37.

Amend title of Policy NE/7 to read: "Policy NE/7 Sites of Biodiversity or Geological Importance"

Amend first sentence of first paragraph to read:

"Planning permission will not be given for proposals that may have an adverse impact, either directly or indirectly, on a Site of Biodiversity or Geological Importance."

Amend first sentence of paragraph 8.27 to read:

"Sites of Biodiversity or Geological Importance are identified on the Proposals Map."

Move paragraph 8.38 to follow paragraph 8.31.

Add new paragraph to follow 8.31A:

"In considering any development proposal, the District Council will have regard to the need to allow suitable opportunities to study and record exposures and features, and the opportunity to incorporate within the development the preservation of geological features of interest."

8960 - The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough

Support The Wildlife Trust fully supports this policy.

Support noted.

11209 - Cambridgeshire County Council

Support Support for NE/9.

Support noted.

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9752 - GO-East

Object

The policy is very general in nature and restates policy considerations contained in PPG23. PPG12 indicates that development control policies should not duplicate national policy but rather should explain how national policy applies at the local level. We question whether the policy could be made more specific relative to the zones in the Ground Water Protection Maps prepared by the Environment Agency to make it a more local application of national policy. In its current form the policy is unnecessary as it duplicates national policy contrary to PPS12 and should be deleted if cannot be amended to apply criteria that respond to local circumstances rather than repeating national policy.

This policy has the support of the Environment Agency, producers of the ground water protection maps. It should therefore remain in the plan.

11065 - Environment Agency

Support

The policy is supported as the protection of groundwater sources is necessary to ensure existing and future requirements can be met.

Support noted.

8961 - The Wildlife Trust for

Bedfordshire, Cambridgeshire,

Northamptonshire &amp; Peterborough

**NE/11 Water and Drainage Infrastructure**

9429 - Anglian Water Services Ltd

Object

Anglian Water Services Limited objects to this policy. The policy should include reference to the possibility of Milton Wastewater Treatment Works being relocated to a new site as part of the development of the Cambridge Northern Fringe (East) area. The District Council should engage with the County Council, as the waste planning authority, regarding the potential need for a new site.

New sites for waste infrastructure will be allocated through the Cambridgeshire Minerals and Waste Development Framework. A specific reference is not required in this policy. The issue of the sewage works is addressed by paragraph 11.8 of the Site Specific Policies DPD. The future development of Chesterton Sidings is not dependant on the relocation, if design measures can be used to provide an acceptable scheme.

9056 - Gallagher Longstanton Ltd.

Object

The purpose of the LDF is to provide the basis for the statutory bodies to provide the necessary infrastructure to meet development needs. It should not be the role of the LDF to phase development according to the infrastructure programme.

Development should not be permitted where infrastructure is inadequate, therefore the policy correctly requires provision, or the use of planning conditions and agreements to ensure it is in place before the development takes place.

11067 - Environment Agency

Support

We support the requirement of new developments to have appropriate water supply, sewerage and land drainage systems.

Support noted.

8965 - The Wildlife Trust for

Bedfordshire, Cambridgeshire,

Northamptonshire &amp; Peterborough

Support

The Wildlife Trust supports this policy, as lack of water is potentially a major constraint to development and a major threat to the local environment and biodiversity.

Support noted.

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7942 - Country Land & Business Association (CLA)	Support	The proposed levels of development will create serious problems for water supplies and other existing services and supplies. It is imperative that the Council ensures that the supplies and facilities are adequate before approving any additional development. Water is a key resource for agriculture which, with including food processing and packaging, makes a huge contribution to the GDP of the east of England.	Support noted.
9705 - Foxton Parish Council 9428 - Croxton Parish Council	Support	Support policy NE/11.	Support noted.
9105 - Ely Group of Internal Drainage Boards	Support	The Boards support the policy relating to water and drainage infrastructure, foul drainage, flood risk and sustainable drainage systems (p112-p114). These policies should be used to assess all planning applications. The Boards should be consulted on all planning applications that may affect their districts.	Support noted.

**NE/12 Foul Drainage - Alternative Drainage Systems**

11069 - Environment Agency	Object	Whilst supporting the principle of the policy the following alteration should be made: The second paragraph is not required. The pollution prevention measures can be undertaken/required as in conjunction with NE/10.	Not accepted. The additional detail is required in this policy, to ensure appropriate measures for pollution control are taken.
9106 - Ely Group of Internal Drainage Boards	Support	The Boards support the policy relating to water and drainage infrastructure, foul drainage, flood risk and sustainable drainage systems (p112-p114). These policies should be used to assess all planning applications. The Boards should be consulted on all planning applications that may affect their districts.	Support noted, although policy has been amended.

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**Policy Paragraph 1**

11068 - Environment Agency	Object	Whilst supporting the principle of the policy the following alteration should be made: "...if proposed alternative facilities are considered ADEQUATE..."	Agree that the first paragraph of policy NE/12 requires clarification.	Amend first paragraph of policy NE/12 as follows:[Drainage to a public sewer should be provided wherever possible] The development of sites where drainage to a public sewer is not feasible will only be permitted if proposed alternative facilities are considered [in]adequate and would NOT pose an unacceptable risk to the quality or quantity of ground or surface water, pollution of local ditches, watercourses or sites of biodiversity importance. DRAINAGE TO A PUBLIC SEWER SHOULD BE PROVIDED WHEREVER POSSIBLE. A package treatment plant [will therefore need to] should be provided WHERE THIS IS NOT POSSIBLE. Only where it is clearly demonstrated that neither of these options is feasible will a system incorporating septic tank(s) be acceptable.
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**NE/13 Flood Risk**

10327 - Huntsman Advanced Materials	Object	The wording of the policy needs clarification that mitigation relates to sites that are liable to flooding.
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Disagree. Mitigation may also be required on sites not liable to flooding, but that could increase risk of flood risk elsewhere, such as by creating additional run-off. This is made clear in policy NE/13.

7861 - Elsworth Parish Council	Object	Elsworth Parish Council requests that inset map 28 Draft June 2005 be revised to show correct flood risk areas.
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The proposals map displays the Environment Agency (EA) Flood Zone maps, produced by the EA in 2005. They enable a risk based approach to planning and flooding. Although the maps show areas of possible flooding from rivers, streams, and watercourses, they do not take account of flood defences, and always take a conservative approach where detailed information is available. These maps are regularly updated by the EA. The Council's Strategic Flood Risk Assessment examines areas of potential growth in greater detail. The information collected in the study may be used in the future to improve the EA mapping.

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9201 - Papworth Saint Agnes Parish Meeting  
 Object The boundary of the High Risk Flood Zone is misleadingly shown on the Proposals Map Inset No 85 for Papworth St Agnes. Houses that are on higher ground at the southern end of the area included within the village framework are shown as being at high risk. This is inaccurate and the high (and medium) risk designation should be removed.

The proposals map displays the Environment Agency (EA) Flood Zone maps, produced by the EA in 2005. They enable a risk based approach to planning and flooding. Although the maps show areas of possible flooding from rivers, streams, and watercourses, they do not take account of flood defences, and always take a conservative approach where detailed information is available. These maps are regularly updated by the EA. These maps are not produced by the District Council, and therefore cannot be amended by the Council. The Council's Strategic Flood Risk Assessment examines areas of potential growth in greater detail. The information collected in the study may be used in the future to improve the EA mapping.

9823  
 Object Policy NE/13 - please see my representation that I made under policy NS/2 and the attached Environment Agency Map. Policy NE/21 has also been covered by my previous representations.

The requirement in the policy not to increase flood risk to surrounding areas also applies to Northstowe. Specific issues around flooding and Northstowe are dealt with in the Northstowe Area Action Plan. A change to policy NE/13 is not required.

11214 - Cambridgeshire County Council  
 Object Should include mention of taking into account projected impacts of climate change.

Paragraph 8.47 makes clear that where appropriate a Flood Risk Assessment in association with a development will be required to take account of the impact of climate change. The potential impact of climate change has also been explored through the Council's Strategic Flood Risk Assessment.

9753 - GO-East  
 Object We note however that the policy is framed in a way that means that permission will not be granted where the site is liable to flooding OR where development is likely to result in the detrimental circumstances as set out in the criteria. This seems to imply that the location of a development on a site that is liable to flooding will be reason enough to refuse permission irrespective of what the impacts are, which seems inconsistent with paragraph 8.46 and the application of a more detailed sequential approach to assessment of flood risk and the degree to which different types of development might be acceptable, as set out in PPG25. The policy should be reworded to ensure that it is consistent with PPG25.

Disagree. The policy clearly states that development will not be permitted where it is at risk, or will increase flood risk. It also makes clear that it may be permitted if those impacts can be mitigated. The policy is consistent with PPG25.

11076 - Environment Agency  
 Object We suggest that the proposals map key should include wording to refer the reader to the most up to date flood zone maps. These could either be the agency's updated flood map (on the internet) or the approved strategic flood risk assessment.

Agree.  
 Amend proposals map key to refer to EA website, and the Council's Strategic Flood Risk Assessment, for further information.



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11070 - Environment Agency 9707 - Foxton Parish Council 9108 - Ely Group of Internal Drainage Boards 9710 - Royal Society for Protection of Birds 8967 - The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough 9430 - Croxton Parish Council 9335 - Caxton Parish Council	Support	Support for policy NE/13.	Support noted.
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8233	Support	Concreting over 250 hectares to build Cambridge East will significantly increase the flood risk for Teversham.	The requirement of development not increasing flood risk in surrounding areas applies to Cambridge East. Specific measures are addressed in the Cambridge East Area Action Plan.
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**Policy Paragraph 2**

7811 - The camToo Project	Support	The camToo Project has been specifically designed to enable the first section of stage 2 of the guided bus (crossing the Cam flood plain downstream of Cambridge) to be built without an increase in flood risk due to widening the railway embankment - indeed the project will reduce the risk of flooding in central Cambridge.	A change to this policy relating to this proposed protect is not required.
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8.45

9002 - The Fairfield Partnership	Object	The Flood Zone Maps are generated using a generalised technique and should not therefore be used in isolation to suggest that specific areas are at risk of flooding and that planning permission should be refused. Proposed Amendment - Reference should be made in either paragraph 8.45 or paragraph 8.46 to indicate that significant additional flood modelling may be required to determine the risk of flooding in a specific area.	Paragraph 8.47 states the need for flood risk assessments in relation to proposals of an appropriate scale and nature. Even where a flood risk exists the policy makes clear that where this can be overcome by appropriate alleviation and mitigation measures planning permission may be granted subject to planning conditions or agreements.
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**NE/14 Sustainable Drainage Systems**

9754 - GO-East  
Object  
The policy lacks certainty as to how the requirement will be implemented and by whom and what the criteria are for determining whether implementing SUDs is practicable. Further clarification should be provided as to how the requirement will be implemented e.g. as a requirement of a planning permission or through alternative means that might be implemented by the Environment Agency, and clarifying what practicable might mean in practice i.e. larger schemes etc.  
Support for policy NE/14.

11216 - Cambridgeshire County Council  
11215 - Cambridgeshire County Council  
11071 - Environment Agency  
9124 - Ely Group of Internal Drainage Boards  
9199 - English Partnerships  
8968 - The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough  
Support noted.

**NE/15 Water Conservation**

10136 - Fairview New Homes  
Object  
It has yet to be demonstrated that the end purchasers pay higher prices for houses as a result of the provision of a number of energy initiatives sought within the document, and as such the cost is currently borne by the developer. Such requirements potentially affect the viability of delivering development in the District and meeting primary objectives such as meeting housing targets, particularly sites which were bought some time ago, in advance of energy policies. As such Fairview object to the following requirements.  Fairview object to the requirement in Policy DP/1 and Policy NE/15 that development should incorporate water recycling measures.

PPS1 paragraph 21 states: 'Development plan policies should seek to minimise the need to consume new resources over the lifetime of the development by making more efficient use or reuse of existing resources... Planning Authorities should promote the sustainable use of water resources.' The policy provides a mechanism for achieving that goal. It also provides sufficient flexibility to take account of the constraints of a site, and issues of viability.

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9066 - Gallagher Longstanton Ltd. Object A general policy relating is supported. However, the requirements within Policy NE/15 begin to prejudice the outcome of a water conservation strategy. In order to provide the necessary flexibility, there is no need for the policy to outline specific water conservation measures, in particular grey water recycling which may well not provide a viable or useful part of each strategy. The deletion of the first sentence following 'measures' would be prudent in order to meet the flexibility test of soundness.

Amend 1st sentence of policy NE/15: Development must incorporate water conservation measures [such as water saving devices, rainwater harvesting, and greywater recycling].

Amend paragraph 8.51: 'There are a number of ways water conservation can be achieved, SUCH AS WATER SAVING DEVICES, RAINWATER HARVESTING, AND GREYWATER RECYCLING, and the policy offers a degree of flexibility on the exact methods used.'

9338 - Caxton Parish Council Object Whilst Caxton parish council supports generally water conservation measures it objects that the policy does not clearly identify where the water will be obtained from to support all the new development in the District.

Support for water conservation noted. Policy NE/11 requires adequate water supply to be in place or required by planning agreement / condition before planning permission is granted.

8317 - D H Barford + Co Limited Object Objection is lodged in respect of Policy NE/15 - the Policy states 'major developments will be required to submit a water conservation strategy' However the document fails to define what is a 'major development' where the policy will be applied. This should be clarified.

Major development is defined by the General Development Order as greater than 1000m2 of floorspace or 10 dwellings. It is agreed this should be defined in the policy.

Amend policy NE15:  
Development must incorporate water conservation measures, [such as water saving devices, rainwater harvesting, and greywater recycling]. Any measures must avoid adverse impact on the water environment and biodiversity. [Major Developments] ALL DEVELOPMENT PROPOSALS GREATER THAN 1,000 M2 OR 10 DWELLINGS will be required to submit a Water Conservation Strategy, to demonstrate how this is to be achieved.

9758 - GO-East Object Whilst supportive of measures that conserve water, the measures are beyond the scope of planning by virtue of not constituting development under the Act and are matters that would be dealt with through Building Regulations. The planning system should not duplicate, cut across, or detrimentally affect matters within the scope of other legislative requirements, such as those set out in the Building Regulations (paragraph 30 in PPS1). Therefore the approach should be reconsidered and reference to these matters and their implementation through alternative mechanisms might be retained in the text.

PPS1 paragraph 21 states that development plan policies should seek to minimise the need to consume new resources over the lifetime of the development by making more efficient use or reuse of existing resources. Planning Authorities should promote the sustainable use of water resources. The policy provides a means of achieving this goal.

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11217 - Cambridgeshire County Council 11072 - Environment Agency 9713 - Royal Society for Protection of Birds 8969 - The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough	Support	Support for water conservation policy.	Support noted.
<b>NE/17 Lighting Proposals</b>			
9634 - Histon & Impington Parish Councils	Object	Support, but require a further constraint to minimise light spillage outside of the curtilage of the development.	General support for the policy noted. Controlling light spillage outside the curtilage of a development is adequately covered by the third point of the policy that seeks to ensure there is no adverse impact on nearby properties or the countryside.
8972 - The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough	Support	The Wildlife Trust fully supports this policy.	Support noted.
8234	Support	I agree. There should be no light spillage even close to the horizontal, it's unnecessary and risky (because any slight misalignment of light fitting will cause spillage above the horizontal). This applies mainly to street lights and lights illuminating buildings.	Support noted.
9076 - Gallagher Longstanton Ltd.	Object	A minor addition to the first sentence is proposed: 'There is no unacceptable adverse impact on neighbouring'. This would be consistent with the wording used in relation to noise in Policy NE/18.	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.
11218 - Cambridgeshire County Council	Object	Support but suggest additional wording for 3 to read "there is no adverse impact on neighbouring or nearby properties OR WILDLIFE or on the surrounding countryside".	Disagree. Specific reference to wildlife is unnecessary given the other criteria of the policy.
10253 - Trumpington Meadows Land Company	Object	TMLC would welcome an addition to this policy stating: 'If to be adopted, road and footway lighting meets the District and County Council's adopted standards.'	Disagree. The standard for road and footway lighting involve a consideration of safety. It would be inappropriate to require those standards to be met only where the road was to be adopted.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****NE/18 Noise Pollution**

9585 Object The section on Natural Environment contains some very helpful policies. I feel that it would be helpful if policy NE/18 recognised that at present residents in Little Shelford and Hauxton suffer from noise pollution now and that steps need to be taken to reduce the noise from the M11.

Such a statement would not be suitable in this suite of development control policies.

**Policy Paragraph 1**

9764 - GO-East Object It is not clear that the numbered criteria differ from matters set out in PPG24. PPS12 indicates that development control policies should not repeat national policy. Criteria 1 to 3 should therefore either be expanded on to apply national policy to local circumstances or should be deleted.

The policy provides a clear statement of the criteria the Council will take into account in relation to noise in considering planning applications as recommended in PPG24. The criteria do not duplicate PPG24.

3

9766 - GO-East

Object It is noted that Criteria 3 makes reference to unacceptable 'ambient' noise levels. This relates to background noise levels and does not take into account the nature of specific noises including impulses, whether it is irregular and the tone. Consideration should be given to rewording any criteria relating to noise impacts to recognise these characteristics of noise and the impact they will have on whether noise is a nuisance or not.

Agreed.

Revise Policy NE/18 criterion 3 to read:

"3. Would be subject to unacceptable noise levels from existing noise sources, both ambient levels and having regard to noise impulses whether irregular or tone."

**Policy Paragraph 3**

9769 - GO-East

Object It is not clear why in sensitive locations why business use is restricted to office use only (Use Class B1(a)) where all BI Uses i.e. including B1(b) and (c) are compatible with residential amenity by definition. Accordingly, the policy appears overly restrictive and should be amended to indicate that all B1 uses may be appropriate in sensitive locations.

Whilst the three categories of B1 uses are by definition suitable in residential areas, this relates to the use within the building and it is also relevant to have regard to the nature of associated uses serving the building. The nature of B1(b) and (c) uses is such that there can be HGV traffic visiting the premises and this is a material factor in determining applications, particularly in sensitive locations.

**NE/19 Emissions**

11219 - Cambridgeshire County Council

Support

Support for Policy NE/19.

Support noted.

**NE/20 Land Contamination**

11073 - Environment Agency

Support

We support the policy ensuring that land contamination is investigated and remediated as soon as possible.

Support noted.

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**NE/21 Protecting High Quality Agricultural Land**

10256 - Trumpington Meadows Land Company  
8974 - The Fairfield Partnership  
9079 - Gallagher Longstanton Ltd.  
9129 - Ashwell (Barton Road) Limited

Object Policy NE/21 is inconsistent with advice contained within PPS7. Guidance in PPS7 advises that in some instances the use of higher grade quality agricultural may be acceptable when taking into account other sustainability considerations.

It is acknowledged that some higher-grade agricultural land has been allocated in the Local Development Framework, due to the need for development and the relative sustainability of the locations, and this should be acknowledged in the policy. An amendment to better reflect PPS7 on the considerations where high grade agricultural land may be developed is also proposed.

Amend 1st paragraph of policy NE/21: 'The District Council will not grant planning permission which would lead to the irreversible loss of grades 1, 2, or 3a agricultural land UNLESS: - LAND IS ALLOCATED FOR DEVELOPMENT IN THE LOCAL DEVELOPMENT FRAMEWORK; - SUSTAINABILITY CONSIDERATIONS AND THE NEED FOR THE DEVELOPMENT ARE SUFFICIENT TO OVERRIDE THE NEED TO PROTECT THE AGRICULTURAL VALUE OF THE LAND.'

Add to end of paragraph 8.62: 'DEVELOPMENT OUTSIDE VILLAGE FRAMEWORKS IS RESISTED TO THAT REQUIRED FOR AGRICULTURE, HORSICULTURE, FORESTRY, OUTDOOR RECREATION AND OTHER USES WHICH NEED TO BE LOCATED IN THE COUNTRYSIDE, BY POLICY DP/8.'

9708 - Foxton Parish Council Support Support policy NE/21. Support noted, although the policy has been modified to better reflect PPS7.

Support noted.

**Objectives**

10021 - Bayer CropScience Ltd Support Generally Support.

**CH/a**

11226 - Cambridgeshire County Council Object Welcome inclusion of rights of way in objective but would request that 'public' be inserted before rights of way.

Agree.

Amend objective CH/a: 'To protect historic landscapes and PUBLIC rights of way'

9023 - British Horse Society (Cambridgeshire) Support Support - these areas should be protected and managed sensitively but at the same time permitting public access.

Support noted.



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7888 - Ramblers Association [Cambridge Group] Support We welcome this objective, and would merely ask that the sense of a past discovered should not be diminished by over-enthusiastic use of signs and interpretative boards. Most already provided in the county are excellent, but the feeling of being somewhere different, perhaps less tamed, should not be lost.

Support noted, but the concerns raised are not relevant to the Development Control Policies DPD.

**CH/1 Historic Landscapes**

9135 - Ashwell (Barton Road) Limited Object The policy does not accord with Government Guidance.

Disagree. Paragraph 2.8 of PPG15 states, 'Local plans should set out clearly the planning authority's policies for the preservation and enhancement of the historic environment in their area.'

9090 - Gallagher Longstanton Ltd. Object In the absence of further detail on the nature and extent of such historic landscapes, the plan is unable to provide a clear guide. The text refers to a Historic Landscape Database and the intent appears to be to protect those landscapes recorded on that database. Rather than preclude all development the plan should seek an assessment of the impact of development on such features before consideration of proposals. The policy at present appears over prescriptive.

Disagree. The policy is intended to protect the historic landscape. When a site is identified as including historic landscape features, measures will be required to be taken to avoid adverse impact or loss. If such measures cannot be taken the policy requires the application should be refused. The Historic Landscape Database is intended to draw together sources of information, for further consideration as part of relevant planning applications. It does not in itself designate areas of land.

11228 - Cambridgeshire County Council Support Support for protection of historic environment assets.

Support noted.

9431 - Croxton Parish Council

**9.1**

11005 - Cambridge Antiquarian Society Object The second sentence in 9.1 should include settlements.

Disagree. The focus of the policy is on landscapes, while other policies focus on the built environment.

11004 - Cambridge Antiquarian Society Object In 9.1, 'particularly relevant ... long period' is superfluous and misleading. If this remark is not deleted, it will put all that follows into a poor light. It suggests that the policy has been drafted without understanding the historic environment.

Agree that the second half of the sentence is superfluous. Delete 2nd half of 1st sentence of paragraph 9.1. The landscape is the product of human action on the natural landscape over many thousands of years[, particularly relevant in South Cambridgeshire which has been significantly settled for a long period].

11229 - Cambridgeshire County Council Support Allows for adequate protection of historic environment assets (landscape and archaeology).

Support noted, although the paragraph has been modified.

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11007 - Cambridge Antiquarian Society	Object	For 9.2, it is not valid to cite the Cambridgeshire Historic Landscape Database or to propose dependence on it. The Database is not yet available for consultation. The draft of it has not even been released for expert consultation. We strongly advise the District Council to avoid reference to the Database until expert landscape assessment of it is feasible. We suspect that the draft will be revised before any use can be made of the Database. It is not at all clear how long this process will take.	Whilst it is acknowledged the database is still under preparation, due to the timescale of the plan preparation process it is likely it will be in operation before the Development control Policies DPD is adopted. It should therefore remain in the plan.
11006 - Cambridge Antiquarian Society	Object	In 9.2, it is quite correct to state that many significant features are officially unrecognised. We welcome this statement warmly. However, the details of this paragraph are heavily laced with loop-holes. In its details, this paragraph is uninformed, very weak, quite inadequate.	The paragraph is necessarily open, as it is difficult to define every historic landscape feature, and its importance, through the development control policy.
11234 - Cambridgeshire County Council	Object	Change "connected by local streets and rights of way..." to reflect the importance of this part of the public highway network in connecting up local communities.	A change regarding access to historic landscapes is not required in this paragraph.
8344 - CPRE	Object	Historic Landscapes. "...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." We understand that this Database has not been completed. Suggest the amending the wording to "...the Cambridgeshire Historic Landscape Database, currently being developed by the County Council, will provide a valuable tool."	Whilst it is acknowledged the database is still under preparation, due to the timescale of the plan preparation process it is likely it will be in operation before the Development control Policies DPD is adopted. It should therefore remain in the plan.
11230 - Cambridgeshire County Council	Support	Allows for adequate protection of historic environment assets (landscape and archaeology).	Support noted.
<b>9.3</b>			
11008 - Cambridge Antiquarian Society	Object	In 9.3, it is appropriate to mention historic parkland. However, that feature has to be appraised in context. 9.3 is unbalanced and would soon prove a liability. Revise this paragraph carefully by broadening it.	It is unclear why this paragraph is unbalanced and would prove a liability. It adequately describes the process of considering historic parks and gardens.
11231 - Cambridgeshire County Council	Support	Allows for adequate protection of historic environment assets (landscape and archaeology).	Support noted.
<b>CH/2 Archaeological Sites</b>			
11009 - Cambridge Antiquarian Society	Object	Open CH/2 with a statement on how archaeology relates to historic landscape. As soon as that is done, the exclusive emphasis on sites will be exposed as a weakness. In the preamble, much more attention is needed to "settings".	Repeating the text of CH/1 in CH/2 is not required. It is unclear what further clarity is required on 'settings'.

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9683 - Foxton Parish Council 9432 - Croxton Parish Council 11010 - Cambridge Antiquarian Society	Support	Support for policy CH/2.	Support noted.	
<b>9.4</b> 11011 - Cambridge Antiquarian Society	Object	We approve of the proposal to favour preservation in situ. 9.4: clarify the distinction between 'value in their own right' and education etc.. Specify the government policies that favour preservation.	The first part of paragraph 9.4 does not require clarification, however a change is agreed with regard to the second point.	Replace 4th sentence of paragraph 9.4 with:[Government policy favours the retention of important remains in situ.] PARAGRAPH 13 OF PPG16 MAKES CLEAR THAT PRESERVATION IN SITU OF IMPORTANT ARCHAEOLOGICAL REMAINS IS NEARLY ALWAYS THE PREFERRED APPROACH.
<b>9.6</b> 11012 - Cambridge Antiquarian Society	Support	9.6: we strongly support the proposal to attend to sites of more local value. Clearer thought on CH/1 would make this part of the policy much easier to draft.	Support for paragraph 9.6 noted.	
<b>9.7</b> 11013 - Cambridge Antiquarian Society	Object	9.7: clarification of the sentence, "Prospective developers", could make it firmer. That is vitally important. Our Society anticipates that, in the years to come, appraisal will have to cover more than just archaeology. That is implicit in CH/1.	This sentence highlights the point that it could speed up the development process if developers are aware from an early stage of the constraints on a site. It does not need to be made firmer.	

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****CH/3 Listed Buildings**

9548 - GO-East	Object	The Policy repeats national policy contained in PPG15. PPS12 indicates that development control policies should not repeat national policy but should explain how national policy is to be applied at the local level. The policy should either be amended to remove repetition of national policy and include criteria that apply national policy specific to the local level or should be deleted.	Agree Policy CH/3 repeats PPG15 and should be amended.	Amend Policy CH/3 to read: "Applications for planning permission and listed building consent (including applications for alterations, extensions, change of use or demolition of Listed Buildings) will be determined in accordance with legislative provisions and national policy (currently in PPG15), together with the local policies set out in Supplementary Planning Documents. In assessing such applications the District Council will adopt a presumption in favour of the retention and preservation of local materials and details on Listed Buildings in the district."
9433 - Croxton Parish Council	Support	Croxton PC supports the following draft policies because it is considered that they will all support the delivery of the strategic vision.	Support noted.	Add the following text to the end of paragraph 9.1.1: "In particular the District Council will resist applications that result in the loss of traditional longstraw roofs and their ridge, barge and dormer details, or the loss of traditional gault clay pegtiles and pantile roofs, their ridge, valley, verge and abutment details."
9684 - Foxton Parish Council	Support	Support policy CH/3.	Support noted.	
<b>Policy Paragraph 2</b>				
7943 - Country Land & Business Association (CLA)	Object	While it is important to conserve special and older properties, the policy must recognise the need to permit the use of such buildings in a way which generates an income and covers the maintenance costs; while the special qualities of each building need to be respected, suitable and viable uses for many such grade II buildings need to be recognised even if some compromises have to be made.	Noted. Policy CH/3 has been amended as it duplicates PPG15, an approach which is contrary to PPS12. However, the amended policy requires that applications be determined in accordance with policy in PPG15, and this issue is covered by PPG15.	

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*CH/4 Development Within the Curtilage or Setting of a Listed Building*

9434 - Croxton Parish Council      Support      Croxton PC supports the following draft policies because it is considered that they will all support the delivery of the strategic vision.      Support noted.

*CH/5 Conservation Areas*

10800 - Comberton Parish Council      Object      Comberton Parish Council is disappointed that the Southern Comberton Conservation Area is not shown in its entirety on the Comberton Inset map.      It is acknowledged that this conservation area south of the village does not entirely appear on the proposals map, it is continued on the district wide map, so its full extent can be ascertained. This approach has been taken with many such conservation areas in the countryside across the district.

10663 - Bourn Parish Council      Object      Bourn Parish Council object to the Conservation Areas as shown on the Inset map for Bourn. These areas should be joined in the middle to include all of the central area.      Conservation Areas are not designated by the Local Development Framework, however the Council does have a duty from time to time to review the areas included. Details of this representation will be passed on to the Conservation section of the Council.

10871 (Over, Land South of Willingham Road)      Object      Land south of Willingham Road Over should be designated as a Conservation Area to provide a wooded and wildflower meadow to be used by villagers.      Conservation Areas are not designated by the Local Development Framework, however the Council does have a duty from time to time to review the areas included. Details of this representation will be passed on to the Conservation section of the Council.

9465 - Croxton Parish Council      Object      Croxton PC also notes the extent of the existing Conservation Area but it requests that SDCDC looks towards reviewing and expanding that boundary so that it includes the surrounding landscape that more readily defines the character of the conservation area and forms the setting for the conservation area.      Conservation Areas are not designated by the Local Development Framework, however the Council does have a duty from time to time to review the areas included. Details of this representation will be passed on to the Conservation section of the Council.

8110 - Comberton Parish Council (Comberton, Land along Green End)      Object      Comberton Parish Council oppose the Conservation Area in Comberton as detailed on inset map ref 20. The Parish Council ask that this is extended up Green End, to include the many fine old buildings there which should be afforded protection.      Conservation Areas are not designated by the Local Development Framework, however the Council does have a duty from time to time to review the areas included. Details of this representation will be passed on to the Conservation section of the Council.

8449 - English Heritage      Object      This section generally provides good coverage of the historic environment. We consider policy CH/5 requires strengthening to address demolition. It should refer to the presumption in favour of the retention of buildings in conservation areas which contribute to their character or appearance [para 4.27 PPG15], and state that demolition of such buildings will only be granted exceptionally.      Noted. Policy CH/5 has been amended as it duplicates PPG15, an approach which is contrary to PPS12. However, the amended policy requires that applications be determined in accordance with policy in PPG15, and this issue is covered by PPG15.

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9549 - GO-East	Object	The policy either repeats matters set out in PPG15 and legislation i.e. relating to development preserving or enhancing the conservation area, or sets out design criteria that are effectively covered by policy DP/2 or any generic design policy. PPS 12 indicates that the development control policies should not be a compendium of use related policies that can be repetitive and should not repeat national policy but rather should indicate how national policy is to be applied at the local level. We therefore think that this policy in its current form is unnecessary and contrary to PPS12 and should be deleted.	Agree Policy CH/5 repeats PPG15 and should be amended.	Amend Policy CH/5 to read: "Planning applications for development proposals (including applications for Conservation Area Consent for demolitions) in or affecting Conservation Areas will be determined in accordance with legislative provisions and national policy (currently in PPG15), together with the local policies set out in Supplementary Planning Documents and guidance contained in specific Conservation Area Appraisals (where they exist) and the District Design Guide."
9685 - Foxton Parish Council	Support	Support for conservation areas and conservation area policy.	support noted.	Add the following text to the end of paragraph 9.18: "Where appropriate they will be adopted as Supplementary Planning Documents."
9736 - Guilden Morden Parish Council				
9408 - Eltisbury Parish Council				
9435 - Croxton Parish Council				
9290 - Papworth Saint Agnes Parish Meeting				
9751 - Caldecote Parish Council				
9572				
9586				
<b>CH/6 Protected Village Amenities Areas</b>				
9596 - GO-East	Object	PPS12 indicates that development control policies should take the form of a limited suite of generic policies and should not be a compendium of policies that can be repetitive. The policy is very general and appears to in part repeat criterion 2 in Policy DP/8. We therefore question whether this needs to be a separate policy or whether the criteria could be effectively incorporated within Policy DP/8 in order to reduce the overall number of policies and avoid proponents of schemes having to refer to, and comply with a number of policies that are similar but all slightly varied.	Disagree. The policy focuses on particular areas that contribute to the character, amenity and functioning of the village. The village framework policy determines the division between the countryside and a village. It would cause confusion to assign two very different special elements to one policy.	



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9072 (Comberton , Land West of 64 Barton Road)	Object	<p>1) object to the inclusion of a specific parcel of land within the Comberton PVAA.</p> <p>2)The land is extremely well screened by mature trees and hedging on both the road frontage and the whole of the west boundary and is thereby physically and visually separated from the remainder of the the PVAA.</p> <p>3)The land could be satisfactorily developed for a single dwelling without adverse impact on the PVAA as or the village. Any development can be subject to appropriate tree preservation orders and the requirements of Conservation policies.</p>	<p>The Protected Village Amenity Area in the centre of Comberton contributes significantly to the character of the village. Although this particular site has become overgrown, it continues contribute to the open character of that area of the village. Its removal could diminish the role of the remaining area, in particular by reducing the openness of Barton Road. Paragraph 9.21 of the Development Control Policies DPD states that PVAAs may be enclosed or semi enclosed, but still perform the roles they are designated to protect.</p>
10870 (Over, Land North of Primary School)	Object	<p>Land north of Primary School, Over</p> <p>This land should be designated a PVAA as it provides an open area in the middle of the village as well as providing a site for wildlife.</p>	<p>The southern part of this site is allocated for an extension to the school playing field. When this is completed, it should be examined for its suitability as a PVAA as part of a future review of the Development Control Policies DPD. With regard to the remaining area, its contribution is limited due to lack of access, views, and the nature of the site, and does not warrant designation.</p>
7824 (Over, Land East of Station Road)	Object	<p>We are asking for the removal of the PVAA status from our land in Over, East of Station Road. The site in question has been derelict for many years. Amenity areas within the village of Over have greatly improved over the last 5 years, with further land set aside for more areas for recreational use. Given that our site serves no amenity purpose and never has, we would respectfully request that the PVAA be removed from this site.</p>	<p>The Protected Village Amenity Area East of Station Road in Over contributes to the character of this part of the village. Although this particular site has become overgrown, it continues contribute to the open character of that area of the village. Its removal could diminish the role of the remaining area, in particular by reducing the openness. Paragraph 9.21 of the Development Control Policies DPD states that PVAAs may be enclosed or semi enclosed, but still perform the roles they are designated to protect.</p>
9650 - Histon & Impington Parish Councils (Histon, Chivers Barrell Field (Manor Park))	Object	<p>The area of woodland between Histon &amp; Girton adjacent to the railway line (disused) should be retained and, if possible, expanded, linking to the area adjacent to No.4 Footpath to the north.</p>	<p>This site is outside the village framework. Its designation as a Protected Village Amenity Area is not required.</p>
9636 - Histon & Impington Parish Councils (Impington, Land between Clay Close Lane and Burgoynes Road)	Object	<p>An important PVAA has been omitted at Impington. The parcel of land adjoining the junction of Clay Close Lane and Burgoynes Road currently used as open space should be designated as a Protected Village Amenity Area.</p>	<p>This land is outside the village framework as it does not form part of the built up area of the village, and the importance of its openness acknowledged by designation of Important Countryside Frontage.</p>
9576	Support	<p>Policies CH/5, CH/6 and CH/7 are important in order to retain the particular character of individual villages. I fully support the designation of Protected Village Amenity Areas as set out on the Proposals Map for Great and Little Abington. In particular, the designation of the central area within Magna Close is important for recreation and amenity reasons. Several years ago I requested protection for this area within Magna Close as part of my comments submitted in relation to consultations on a previous Local Plan.</p>	<p>Support for PVAA at Magna Close, Great Abington noted.</p>

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9587	Support	Policies CH/5, CH/6 and Ch/7 are important to retain the particular character of individual villages. I support all the designations of Protected Village Amenity Areas as set out in the Proposals Maps for Great Shelford and Stapleford, Harston, Little Shelford, Newton and Sawston. I am particularly pleased that Spicers Sports Ground in Sawston has such protection.	Support noted.
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**CH/7 Important Countryside Frontages**

10564 (Fulbourn, Land at Home End)	Object	Land at Home End Fulbourn. The designation of Important Countryside Frontage is considered inappropriate bearing in mind that the existing hedge, which could be preserved in any residential scheme, restricts views into the site. In the event that one could see into and beyond the site, it does not back on to open countryside but onto the car parking areas associated with the Village recreation ground, the pavilions, bowling greens and the lighting associated with these facilities.	Disagree. This frontage does perform the role required to justify designation of an Important Countryside Frontage. It allows the countryside to sweep into the built up area of the village.
8532 - Steeple Morden Parish Council (Steeple Morden, Views North of Cheyney Street)	Object	North of Cheyney Street, Steeple Morden. The village descriptions that accompanied the Inset Maps in the Local Plan 2004 have been removed. These helped provide a reference point for describing village character in the absence of a village design and character assessment. Therefore a new Important Countryside Frontage is proposed. This proposed frontage is important to the character and setting of the village and in particular emphasises where the countryside enters the village setting. This designation will help fill the policy vacuum before SPG on village character is produced.	This frontage is in the countryside, open on both sides. It does not warrant specific designation, as it does not bring rural character into the built up area, or provide a break between two significantly built up areas.
11017 - Trustees of the Estate of the Late D L January (Great Shelford, Land NW of 11 Cambridge Road)	Object	An objection is raised to the continued inclusion of land to the northwest of 11 Cambridge Road, Great Shelford within the Cambridge Green Belt and the designation of Important Countryside Frontage to the Cambridge Road. Owing to the mature tree and hedge belt to the road frontage, there are no significant connections between the street scene and the surrounding rural area as all views are blocked. There is other open land adjoining, which is not screened to such an extent, that would still provide an important rural break between two nearby detached paths of the Village Framework. The mature trees to the frontage could be retained in any development scheme as vehicular access already exists.	Disagree. The Inspector's report of the Local Plan 2004 Inquiry confirmed that it emphasises the role of the green belt in this location in protecting the countryside from further encroachment. The frontage does form an important break between built up areas of the village, and should be retained as an important countryside frontage.
10872 (Over, Frontage East of Hill Road)	Object	East of Hill Road, Over. This frontage should be designated an Important Countryside Frontage as it complies with the wording of the policy.	Agree.  Designate Important Countryside Frontage east of Hill Road.

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10874 (Over, Frontage bounded by New Road, Station Road & The Doles)	Object Frontage bounded by New Road, Station Road & The Doles, Over This frontage should be designated an Important Countryside Frontage as it complies with the wording of the policy.	Disagree. The majority of the proposed ICF does not consist of open frontages, but land to the rear of properties. The areas that does consist of frontages is obscured by trees and hedges, not bringing the countryside into the built up area.
10880 (Over, Frontage North of High Street)	Object North of High Street, Over This frontage should be designated an Important Countryside Frontage as it complies with the wording of the policy.	Disagree, the proposed ICF runs to the rear of properties along the high street. It does not consist of a frontage, or provide a significant connection between the street scene and the countryside beyond.
10878 (Over, Frontage between 69 & 71 Station Road)	Object Station Road, Over This frontage should be designated an Important Countryside Frontage as it complies with the wording of the policy.	Disagree. The site lies some distance from the built up area of the village indicated by the village framework. Given the location, the small gap in the frontage does not warrant specific designation for significantly connecting the street scene to the surrounding rural area.
10875 (Over, Frontage between 96 & 110 Station Road)	Object Station Road, Over This frontage should be designated an Important Countryside Frontage as it complies with the wording of the policy.	Disagree. The site lies some distance from the built up area of the village indicated by the village framework. Given the location, the small gap in the frontage does not warrant specific designation for significantly connecting the street scene to the surrounding rural area.
10876 (Over, Frontage South of 110 Station Road)	Object Station Road, Over This frontage should be designated an Important Countryside Frontage as it complies with the wording of the policy.	Disagree. The site lies some distance from the built up area of the village indicated by the village framework. Given the location, the small gap in the frontage does not warrant specific designation for significantly connecting the street scene to the surrounding rural area.
10873 (Over, Frontage bounded by New Road, Station Road & The Doles)	Object Frontage bounded by New Road, Station Road & The Doles, Over This frontage should be designated an Important Countryside Frontage as it complies with the wording of the policy.	Disagree. The majority of the proposed ICF does not consist of open frontages, but land to the rear of properties. The areas that does consist of frontages is obscured by trees and hedges, not bringing the countryside into the built up area.
8534 - Steeple Morden Parish Council (Steeple Morden, Views opposite 19-33 Station Road)	Object Steeple Morden The village descriptions that accompanied the Inset Maps in the Local Plan 2004 have been removed. These helped provide a reference point for describing village character in the absence of a village design and character assessment. Therefore a new Important Countryside Frontage is proposed. This proposed frontage is important to the character and setting of the village and in particular embraces where the countryside enters the village setting. This designation will help fill the policy vacuum before SPG on village character is produced.	Disagree. Due to the enclosed nature of the frontage, with planting limiting views, it does not sufficiently link the built up area of the village with the countryside beyond to warrant specific designation.

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8533 - Steeple Morden Parish Council (Steeple Morden, Views West of Brook End)	Object West of Brook End, Steeple Morden. The village descriptions that accompanied the Inset Maps in the Local Plan 2004 have been removed. These helped provide a reference point for describing village character in the absence of a village design and character assessment. Therefore a new Important Countryside Frontage is proposed. This proposed frontage is important to the character and setting of the village and in particular emphasises where the countryside enters the village setting. This designation will help fill the policy vacuum before SPG on village character is produced.	This frontage is in the countryside, open on both sides. It does not warrant specific designation, as it does not bring rural character into the built up area, or provide a break between two significantly built up areas.
8536 - Steeple Morden Parish Council	Object The retention of open spaces between distinct parts of Steeple Morden should be given greater weight than the Countryside Policies in PPS/7 and the Policies contained in the emerging Draft LDF currently provides.	Some frontages have been designated as important countryside frontages where appropriate. Specific proposals have been considered through responses to separate representations.
9639 - Histon & Impington Parish Councils (Histon, Proposed frontage N of Park Lane)	Object An important Countryside Frontage designation has been omitted at Park Lane, Histon	It is agreed that this frontage warrants designation as an Important Countryside Frontage, as it provides a significant connection between the street scene and the countryside.
10773 (Fen Ditton, Land off Horningsea Road)	Object Land between no. 28 and 12 Horningsea Road, Fen Ditton, objection is raised to its designation an important Countryside Frontage. At the present time, the frontage presents an unattractive appearance comprising a broken down concrete post and wire fence with little or no vegetation alongside. In addition, views to the open countryside beyond are restricted by some tree planting along the rear boundary. Given the open character of the land towards the west, together with the surrounding agricultural land, it is considered that the development of this frontage would not significantly detract from the character or setting of Fen Ditton.	This site is not proposed to be designated as Important Countryside Frontage in the Pre Submission Public Participation DPD.
10825 - Cambs County Council Property & Procurement Department (Litlington, ICF along South Street)	Object It is considered difficult to justify the Important Countryside Frontage (ICF) designation linked to the recreation ground at Litlington. This is particularly relevant to the western section in front of the recreation centre, which is surrounded by, and is integral to the built environment of the village.	Disagree. This frontage does perform the role required to justify designation of an Important Countryside Frontage. It allows the countryside to sweep into the built up area of the village.
9852 (Longstanton, Built Area South of Woodside) 9850 (Longstanton, Built Area South of Woodside)	Object South of Woodside, Longstanton. The protected countryside frontage policy should be removed from this land. The hedge in question is predominately leylandii and has been planted by us as owners nearly 30 years ago. There are agricultural barns situated behind the hedge all along the frontage.	Disagree. This frontage performs a rural break between two nearby but separate areas of the village framework. Its designation as Important Countryside Frontage should be retained.
10881 (Over, Frontage West of Longstanton Road)	Object Longstanton Road, Over This frontage should be designated an Important Countryside Frontage as it complies with the wording of the policy.	Disagree. This frontage does not perform the role required to justify designation of an Important Countryside Frontage. Views out into the countryside are limited.

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10882 (Over, Frontage East of Longstanton Road)	Object	Longstanton Road, Over This frontage should be designated an Important Countryside Frontage as it complies with the wording of the policy.	Disagree. This frontage does not perform the role required to justify designation of an Important Countryside Frontage.
8535 - Steeple Morden Parish Council (Steeple Morden, Views opposite 93-105 Hay Street)	Object	Hay Street, Steeple Morden The village descriptions that accompanied the Inset Maps in the Local Plan 2004 have been removed. These helped provide a reference point for describing village character in the absence of a village design and character assessment. Therefore a new Important Countryside Frontage is proposed. This proposed frontage is important to the character and setting of the village and in particular emphasises where the countryside enters the village setting. This designation will help fill the policy vacuum before SPG on village character is produced.	Disagree. Due to the enclosed nature of the frontage, with planting limiting views, it does not sufficiently link the built up area of the village with the countryside beyond to warrant specific designation.
8530 - Steeple Morden Parish Council	Support	Steeple Morden Parish Council believes that the criteria under PPS 7/24 and 25 for Local Landscape Designation have been met in regard to Policy CH/7 Important Countryside Frontages.	Support noted.
9739 - Guilden Morden Parish Council	Support	Guiden Morden Parish Council support the Importance Village Frontage as detailed on Proposals Map Inset no. 47.	Support noted.
9579	Support	This policy, together with policies CH/5 and CH/6, is important in order to retain the particular character of individual villages. I support Countryside Frontages set out on the Proposals Map of Great and Little Abington and of Pampisford.	Support noted.
9589	Support	This policy, together with policies CH/5 and CH/6, is important in order to retain the particular character of individual villages. I support the Important Countryside Frontages set out in the Proposals Map for the villages of Great Shelford and Stapleford, Harston, Hauxton, Little Shelford, Newton and Sawston.	Support noted.
10803 - Comberton Parish Council	Support	Comberton Parish Council wish to give strong support and endorsement of the village protection frontage.	Support noted.
<b>Objectives</b>			
10316 - Highways Agency	Support	The Highways Agency fully supports criteria 2 of Policy DP/1 and the objectives set out in Chapter 10, that seeks to ensure that development is located in areas highly accessible by public transport, cycling and walking thereby reducing the need to travel by car. This is of course fully in line with Government policy that seeks to reduce car use.	Support noted.



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8360 - The Marshall Group	Support	In supporting these objectives, Marshall asks the Council to be mindful of the benefits of sustainability achieved at a high level by promoting and accepting the concentration of new development in urban extensions as opposed to a more dispersed distribution to selected villages.	Support noted.	
<b>TR/c</b>				
11236 - Cambridgeshire County Council	Object	Change the wording to reflect the objective to increase travel by sustainable modes. "To increase travel by sustainable modes through the encouragement of modal shift away from the private motorcar."	Agree, amend the wording of Objective TR/c.	Amend the wording of Objective TR/c to read: "To increase travel by sustainable modes through the encouragement of modal shift away from the private car."
<b>TR/e</b>				
10292 - Huntsman Advanced Materials	Support	We support Policy TR/e which acknowledges the potential for sustainable travel and good accessibility to be achieved through new development.	Support noted.	
<b>TR/g</b>				
7889 - Ramblers Association [Cambridge Group]	Support	We would emphasise the multiple benefits of walking, whether to work, to school, to shops, or for recreation: walking contributes to a healthier life style, and is cheap!	Support noted.	
<b>TR/1 Planning for More Sustainable Travel</b>				
10284 - Stannifer	Object	Planning for more sustainable travel, needs to recognise that improvements may be necessary along the existing transport corridors between Cambridge and the surrounding market towns if High Quality Public Transport (HQPT) provision is to be made. Policy TR/1 should be expanded to make clear the policy advantages of improving existing roads within the main transport corridors of the district.		Policy criteria 1 already recognises and makes provision for "securing appropriate improvements to public transport (including infrastructure improvements) in accordance with the aims of the Local Transport Plan" (LTP). The LTP adopts a corridor approach and this policy would support such.



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10096 - Bellway Homes	<p>Object</p> <p>We object to this policy on the basis that almost all new development will give rise to an increase in travel demands, and in some cases it will not be possible for contributions to be made to alternative transport solutions, if there are other costs associated with developing the land, such as contamination.</p>	<p>This policy allows for flexibility, securing "appropriate" improvements. The measures listed are indicative of the sorts of things which may be sought to improve provision for non-car modes. Measures and contributions will be sought of a kind and level in scale with the development and could also include a financial contribution into a "pot" for the implementation of larger schemes.</p> <p>Add reasoned justification in a new paragraph before paragraph 10.5.</p>	<p>Add a new paragraph before paragraph 10.5:</p> <p>"All development should strive to offer travel choice by non-car modes appropriate in scale and kind to the development. An indicative list of measures which may assist in achieving suitable modal choice are listed. The measures applicable to each development proposal will vary on case by case basis, according to type and scale of development proposed, its location, and the level of existing transport infrastructure and services in the immediate area. This could also include a financial contribution into a "pot" for the implementation of schemes beyond the scope of an individual development to deliver."</p>
11140 - Fairview New Homes	<p>Object</p> <p>Fairview are concerned with the statement in Policy TR/1 (see also DP/3 paragraph 2) that the council will seek to ensure that every opportunity is taken to secure appropriate improvements to public and community transport in accordance with the aims of the Local Transport Plan. Improvements should only be sought where such improvements are necessary to make the proposed development acceptable in planning terms.</p>	<p>This policy seeks to ensure development is acceptable in transport terms and allows for flexibility, securing "appropriate" improvements. The measures listed are indicative of the sorts of things which may be sought to improve provision for non-car modes. Any contributions will be sought of a kind and level in scale with the development. This could also include a financial contribution into a "pot" for the implementation of larger schemes.</p> <p>Add reasoned justification in a new paragraph before paragraph 10.5.</p>	<p>Add a new paragraph before paragraph 10.5: "All development should strive to offer travel choice by non-car modes appropriate in scale and kind to the development. An indicative list of measures which may assist in achieving suitable modal choice are listed. The measures applicable to each development proposal will vary on case by case basis, according to the type and scale of development proposed, its location, and the level of existing transport infrastructure and services in the immediate area. This could also include a financial contribution into a "pot" for the implementation of schemes beyond the scope of an individual development to deliver."</p>

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9203 - English Partnerships	Object	This policy could usefully make reference to the use of travel plans in Policy TR/3 and set out requirements for development to be within walking distance of a public transport corridor, whether it is 'high quality' or 'good quality'.	There is no need to include reference to Travel Plans, which are addressed in Policy TR/3. It would be unnecessary duplication.	Amend bullet 4 to read: "Ensuring that new developments are located and designed at the outset with permeable layouts to facilitate and encourage short distance trips by cycle and walking, including to public transport interchanges, in accordance with Policy TR/4."
9436 - Croxton Parish Council	Support	Croxton PC supports the following draft policies because it is considered that they will all support the delivery of the strategic vision.	The development strategy steers development to the larger, more sustainable, settlements which are better served by public transport. It would not be feasible, to require development to be within walking distance of a public transport corridor, given that the accepted walking distance to a bus stop is 400m and a large proportion of the district is removed from the corridors (as identified in the Local Transport Plan). However, bullet point 4 of the policy could be amended to require new development to be located close to public transport interchanges.	Amend bullet 3 of Policy TR/4 to read: "That detailed designs and layouts are permeable and encourage cycle use and walking for all or part of a journey, e.g. by including safe, direct links to schools, nearby centres of attraction and public transport interchanges, contributing..."
10261 - Chancellor, Masters & Scholars of the University of Cambridge	Support	The University welcomes the policy promoting more sustainable travel (TR/1).	Support noted.	
10022 - Bayer CropScience Ltd	Support	BayerCropScience supports the policies as general criteria for assessing planning applications but reserves the right to make representations at the deposit stage of the local development framework, if experience from preparing a planning brief for the Hauxton site suggests that improvements can be made.	Support noted.	

**Policy Paragraph 1**

8318 - D H Barford + Co Limited	Object	The policy requires further clarification in terms of the reference to 'material increase'.	Agree this could be clarified. Add a new paragraph after paragraph 10.4 in the reasoned justification, explaining how this will be measured.	Add a new paragraph after paragraph 10.4: "In assessing whether the development proposal is likely to give rise to a material increase in travel demand, the Council will consider the existing use of the building(s) / site, existing transport conditions in the immediate and wider area, and likely transport generation resulting from the development proposal(s)."
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7944 - Country Land & Business Association (CLA)

Object

Too often the assessment of sustainability comes down against development in rural areas because most people will have a reliance on the private motor car: there is limited public transport across much of the district preventing easy access for rural residents to work, services and recreation. Sustainability requires a balance to be struck between the social, economic and environmental considerations and such a balance is vital to many rural communities.

A balance is already being struck with the rural development strategy. The greater part of development in the rural area is permitted in the larger, more sustainable, settlements - Rural Centres and Minor Rural Centres. These settlements have a wider range of facilities and services, reducing the need to travel, and are more capable of providing travel choice. It would not be appropriate to allow for greater levels of residential or employment development at smaller villages or in the open countryside which would encourage unsustainable travel. Focusing new development on more sustainable locations helps to support rural areas, promote a more inclusive society and may lessen the impact on existing levels of congestion, with it's associated social, economic, environmental impacts on rural communities.

3.

9783 - Haslingfield Parish Council  
7945 - Country Land & Business Association (CLA)

Object

There is a clear need to balance parking provision with what is needed and expected by people. While policies to restrict parking spaces may feel that a step has been taken to limit car use, it is clear that this leads to more on street parking and friction between neighbours.

The Council is sympathetic to the view expressed that levels of car ownership are not necessarily directly related to car use. However, the policy is consistent with PPGs 3 & 13, the Local Transport Plan and Structure Plan, which seek to minimise car parking provision. Residential car parking provision must be made in accordance with PPG3, paragraph 62, which states that policies which would result in higher than an average of 1.5 spaces per dwelling should not be adopted. This is an average across the whole district. In rural areas more lenient standards are applied to reflect the poorer accessibility by alternative modes, whilst in more accessible areas with better travel choice, such as the major development areas, more stringent standards are applied. This is approach is necessary to retain the average across the district and it would be contrary to policy to amend the policy approach. Appendix 1 should be amended to clarify that residential parking standard refers to an average of 1.5 spaces applied across the district.

Amend Appendix 1, Use Class C3: Dwelling Homes, to read: "Average of 1.5 spaces per dwelling across the district..."

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****TR/2 Car and Cycle Parking Standards**

11242 - Cambridgeshire County Council	<p><b>Object</b></p> <p>The County Council will expect to see parking provided at levels that are consistent with the fact that as new developments with no preset travel patterns, there is ample opportunity to achieve sustainable travel patterns from the outset and avoid the need for overly large and wasteful parking areas. The document implies that parking for commercial / retail uses (and indeed residential use) will be provided at maximum standard levels. Disabled parking provision is to be included within the maximum provision and not to be considered as an additional provision.</p>	<p>Policies already encourage shared parking and apply a more stringent approach to sites with good facilities and services and HQPT (e.g. the major development sites). Parking standards are fairly stringent for a rural area and should not result in large and wasteful parking areas - the design of parking areas should be controlled by DP/2 etc.</p> <p>However, Policy TR/2 could also refer to car pooling, to ensure consistency with the approach in the AAPs.</p> <p>Appendix 1 clearly states the car parking standards are maximum standards and provision will be up to the maximum level.</p> <p>The approach requiring the addition of, rather than inclusion of, disabled parking is in accordance with PPG13, Annex D, Note 3.</p> <p>New development is restricted in poorly accessible areas because it is not sustainable in travel terms. However, where limited development may be acceptable in planning terms, e.g. infill development in smaller villages, car parking provision must be made in accordance with PPG3, paragraph 62, which states that policies which would result in higher than an average of 1.5 spaces per dwelling should not be adopted. This is an average across the whole district. In rural areas more lenient standards are applied to reflect the poorer accessibility by alternative modes, whilst in more accessible areas with better travel choice, such as the major development areas, more stringent standards are applied. This is approach is necessary to retain the average across the district and it would be contrary to policy to amend the policy approach. Appendix 1 should be amended to clarify that the average of 1.5 spaces per dwelling is across the district.</p>	<p>Amend 2nd sentence of 2nd paragraph to read:          "Where opportunities arise, for example, on mixed-use sites, shared use parking and car pooling will be encouraged to minimise provision."</p>
10099 - Bellway Homes	<p><b>Object</b></p> <p>We consider that the restrictions to two spaces for three-bedroom or larger dwellings in poorly accessible areas is too restrictive. Given that South Cambridgeshire is a predominantly rural district with poor public transport, there should be flexibility within the parking standards.</p>	<p>Amend Appendix 1, Use Class C3: Dwelling Homes to read: "Average of 1.5 spaces per dwelling across the district..."</p>	

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9096 - Gallagher Longstanton Ltd. Object Reference to the particular circumstances of Northstowe and the sustainable communities should be made in the text. Further restrictions on car parking over and above those set out in the standards that the District Council intends to adopt, may impact on the success of centres and as such detract from the wider objectives of the LDF. They must not undermine the establishment of the robust centres and mixes of uses which are necessary in building communities.

Such an approach is consistent with PPG3 paragraph 61 which states that "local authorities should revise their car parking standards to allow for significantly lower levels of off-street parking provision, particularly for developments: in locations, such as town centres, where facilities and services are readily accessible by walking, cycling or public transport". The concerns of the representor are unproven. Car parking standards will be applied on a case by case basis, in accordance with the above guidance. In the case of Northstowe, it is appropriate that the aim in respect of car parking provision in the town centre should be to reduce provision by methods such as shared use parking and other opportunities. The town centre will be located on the dedicated busway through the town and there will be high levels of accessibility to the route for local residents.

10023 - Bayer CropScience Ltd Support BayerCropScience supports the policies as general criteria for assessing planning applications but reserves the right to make representations at the deposit stage of the local development framework, if experience from preparing a planning brief for the Hauxton site suggests that improvements can be made.

Support noted.

**Policy Paragraph 3**

10262 - Chancellor, Masters & Scholars of the University of Cambridge Support The University welcomes the introduction of cycle parking standards (TR/2).

Support noted.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****TR/3 Mitigating Travel Impact**

11246 - Cambridgeshire County Council      Object      The third paragraph should make mention to residential developments also requiring Transport Assessments and Travel Plans as Para. 89 of PPG13 only refers to commercial development proposals.  
 In addition, smaller developments may require Transport Statements to outline the transportation implications of the development proposal and how they are to be mitigated and comply with sustainable transport policies.

Whilst the Council agrees that a Transport Assessment should be required for residential development proposals which may have 'significant transport implications', it would not be appropriate to require a Travel Plan, given that the end user and their trip pattern is unknown and there will be a wide variation in destinations.

Amend the 3rd paragraph to require a Transport Assessment for major residential developments, with a new footnote defining what constitutes 'major development':

Agree, there should be a requirement for a Transport Statement for smaller schemes, and this would be consistent with the approach in DP/2 for Design and Access Statements. Add this requirement in a new sentence after bullet 2.

Add reasoned justification in a new paragraph before 10.9 to explain the policy requirements for a Transport Assessment and Travel Plan.

Amend 3rd paragraph to read:  
 "Proposals for 'major development\*' or where a proposal is likely to have 'significant transport implications' the Council will require developers to submit the following alongside planning applications:..."

Add new footnote to read: "Major development' will be interpreted as set out in paragraph 3.5 on page 32."

Add the following text after bullet 2:  
 "All other planning applications should be accompanied by a Transport Statement to demonstrate that the development will achieve adequate mitigation of its transport impacts."

Add new paragraph before 10.9, as follows:

"It is important that all development mitigates its transport impact. 'Major development' proposals or development proposals with a 'significant transport implications' will be required to produce a Transport Assessment and a Travel Plan (for non-residential proposals). A Transport Statement should be submitted alongside all other development proposals to enable the applicant to demonstrate to the Council that they have properly considered the transport impact of the proposal and taken into account how to mitigate them. The level of detail of the Transport Statement will vary according to the scale and complexity of the application."



**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9102 - Gallagher Longstanton Ltd.	Object	The policy draws no distinction between the outline and more detailed stages of the application process. With no knowledge of end users it is not possible to submit a travel plan alongside an outline planning application. The policy should include a caveat at its end as follows: 'In relation to outline planning applications, a Framework for the preparation of Travel Plans will be submitted with the application proposals.'	Agree, add caveat to the end of Policy TR/3.	Add the following caveat to the end of Policy TR/3: "In relation to outline planning applications, a Framework for the preparation of Travel Plans will be submitted with the application proposals."
10024 - Bayer CropScience Ltd	Support	BayerCropScience supports the policies as general criteria for assessing planning applications but reserves the right to make representations at the deposit stage of the local development framework, if experience from preparing a planning brief for the Hauxton site suggests that improvements can be made.	Support noted.	
<b>TR/4 Cycling and Walking Provision</b>				
9037 - British Horse Society (Cambridgeshire)	Object	OBJECT: this policy would be better titled "Non motorised Provision". In its current form it discriminates against other vulnerable road users, and any leisure users.	Agree, the title does not fully reflect the range of users the policy refers to and should be amended.  The policy should also better reflect this and the 1st and 2nd paragraphs should be amended to refer to non-car modes.  The policy includes provision for leisure use.	Amend policy title to: "Non-car modes".  Amend 1st paragraph to read: "The District Council will use its planning powers to support increased use of non-car modes by all sectors of society, including cycle use and walking by ensuring that..."  Amend 2nd paragraph to read: "In assessing such future provision for non-car modes, the District Council will use the following priorities:..."
10264 - Chancellor, Masters & Scholars of the University of Cambridge	Object	Specific reference should be made in Policy TR/4 to the need to provide facilities to encourage cycling and walking in the new urban extensions (including North West Cambridge).	Criteria 3 already seeks linkages within the development, to centres of attraction and the wider network. In addition, the Area Action Plans for the major development sites provide more detail on cycle infrastructure, including internal and external cycle links to the main centres of attraction, and to the wider countryside. An area Action Plan for North West Cambridge is proposed.	
10025 - Bayer CropScience Ltd	Support	BayerCropScience supports the policies as general criteria for assessing planning applications but reserves the right to make representations at the deposit stage of the local development framework, if experience from preparing a planning brief for the Hauxton site suggests that improvements can be made.	Support noted.	

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10208 - 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. The Local Authority should seek to achieve a balanced provision of external links between large-scale developments and good quality intra settlement links.

10263 - Chancellor, Masters & Scholars of the University of Cambridge  
Support  
The University welcomes promotion of cycling and walking provision (TR/4).

9437 - Croxton Parish Council  
Support  
Croxton PC supports the following draft policies because it is considered that they will all support the delivery of the strategic vision.

**3.**

9045 - British Horse Society (Cambridgeshire)  
Object  
OBJECT to the exclusion of equestrians: safe crossing places (i.e Pegasus lights, bridges or underpasses) are needed just as much by horse riders as by cyclists and pedestrians. A crossing that caters for all users offers a 'best value' option.

Whilst there is no explicit mention of equestrians within the policy text, provision is made for all non-car modes, including equestrians. Agree that crossing facilities are an important aspect of effective routes and should be added to list of things improving the attractiveness of the network in the last paragraph.

Amend 1st sentence of the last paragraph to read:  
"...or improve the attractiveness of the network, including through improved maintenance, crossings, signposting and waymarking of cycleways, footpaths and other rights of way."

**Policy Paragraph 2**

9051 - British Horse Society (Cambridgeshire)  
Object  
Object: non motorised safety is equally important to all vulnerable road users, whether the journey is made for leisure or other use.

The policy requires any new routes to be safe. This applies to all users and for both leisure or other use.

**Representations**

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c.

9058 - British Horse Society (Cambridgeshire)

Object

OBJECT: The 3 tier objective means that needs of equestrians will be omitted, as emphasis is likely to fall on the first two objectives.

The three tiers are weighted to reflect value for money in terms of the likely / potential usage levels. However, that is not to say that the third tier will be omitted. For example, recreation and leisure routes are an integral part of the proposals in the major development areas and are provided for in the Area Action Plans.

Add some reasoned justification, before paragraph 10.11, to explain the reasoning behind the tiers.

Add new paragraph, before paragraph 10.11, as follows:  
 "The hierarchy sets out the priority for the delivery of infrastructure provision for non-car modes through the planning process, for example through Section 46 contributions. Although listed in priority order, no one priority should be promoted to the exclusion of others. The first priority is to connect to larger centres of attraction, both within or adjacent to the district, including Cambridge and the market towns. These centres have a range of services and facilities, including schools and employment areas. This offers greater value for money in terms of the range of the population who could potentially use the routes. In addition, Safer Routes to School, whilst contributing to the overall aims of improving infrastructure, is already delivered from a separate pot of money. Leisure and recreation routes are also an important resource, particularly to improve access to the surrounding countryside as part of a healthy lifestyle."

**Policy Paragraph 4**

7911 - Ramblers Association [Cambridge Group]

Support

We would strongly support the sentiments in this statement: it is the continuous care and maintenance of RoW that matters, and making their presence known to a wider public, that really matters. The mere establishment of such routes is not sufficient. We welcome too the concern to establish circular routes, though in order to achieve this, with walks of varying lengths, it will be necessary to consider connectivity to other District Councils, whether in Cambridgeshire or not.

Support noted. The hierarchy of provision promotes linkages to centres with facilities and services, which may include settlements outside of the district, including Cambridge City and the market towns. The Area Action Plans for the major development sites also provide more detail on infrastructure provision, including internal and external links.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****TR/6 Eastern Rapid Transit**

9525 - GO-East

Object

It is not clear whether the route and other facilities associated with the Eastern Rapid Transit link is wholly contained within the defined area of the Cambridge East Area Action Plan (CEAAP) or not. If the link and the associated facilities are wholly contained within the Area Action Plan area, then this policy is unnecessary and should be deleted, as the matters could be dealt with through policies in the CEAAP. However, if the link and/or associated facilities are to be provided outside the defined area of the CEAAP, then it would be appropriate to retain the policy. Further consideration should be given to this matter and any necessary changes made prior to submission of the DPD.

The policy relates to the rapid transit link which will serve the urban expansion of Cambridge East. It is contained within the Cambridge East Area Action Plan and this policy is to be deleted as it is unnecessary duplication of the Area Action Plan, and it would not be reasonable to retain the policy and expect development in the wider area to contribute to a scheme serving the urban expansion.

Delete Policy TR/6.

8361 - The Marshall Group

Support

The Structure Plan has a requirement for a link to a rapid transit system, but at present a decision is awaited from the Secretary of State on the Transport and Works Act application. Guided bus, which is the chosen rapid transit system, will bring benefits to many sites and individuals. It will be of sub-regional significance. Thought needs to be given to a system of contribution from many sources.

Support noted. However, this policy is to be deleted, as it is unnecessary duplication of the Cambridge East Area Action Plan, and it would not be reasonable to retain the policy and expect development in the wider area to contribute to a scheme serving the new urban quarter.

**TR/7 Aviation-Related Development Proposals**

8362 - The Marshall Group

Object

The text supporting this policy indicates a wide range of flying activities and runway provision throughout South Cambridgeshire. Cambridge City Airport is the most important operational airport in the sub region. It fulfils a number of roles. Whilst Marshall is planning to relocate, nevertheless in the interim period it may bring forward proposals to enhance its business at Cambridge City Airport and Marshall requests that such a policy provision should be written in.

The policy already allows flexibility for further expansion of Cambridge Airport with Criteria 1, which allows the consideration of the economic / employment advantages of development.

**USE CLASSES ORDER A1**8336 - Wm Morrison Supermarkets  
Plc

Object

Wm Morrison is concerned that the proposed cycle parking standard for supermarkets is 1 space/25 sq.m of gross floorspace. In our client's experience as a supermarket operator there is a limited requirement for cycle parking facilities in food retail facilities, since the bulky food shopping trip (which is predominantly undertaken by car) has become the norm. In our client's view a cycle parking standard of 1 space/400 sq.m should be sufficient to cater for cycle parking demands at most supermarket developments.

Supermarkets perform a number of functions in addition to the bulky shopping trip, including "top-up" shopping, and many supermarkets have cafe / restaurant facilities. It is possible for all the above to be accessed by cycle, especially as cycles have range of panniers / trailers to allow carriage of a range of goods. This approach is consistent with PPG 13 and it would therefore be contrary to policy to amend the policy approach.

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## **Appendix C**

### **South Cambridgeshire Local Development Framework**

#### **Pre-Submission Site Specific Policies DPD Responses to Representations**

**Special Council 15 November 2005**



**Representations**

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**PART C - SITE SPECIFIC POLICES DPD**

**SP/1 Housing Allocations in Rural Areas**

8940 (Girton, Beckbrook Equestrian Centre) Object Beckbrook Equestrian Centre is a 26 acre site located to the East of Oakington Road, Girton between Beck brook ending opposite the Barn Fitness Centre. It is accessed via Oakington Road & Gatehouse Road. The area to the West of Oakington Road is already developed. A development here would add essential housing to the region without adding to the already over congested A14. Being 2-3 miles from Cambridge City centre, it is ideally positioned for the University, Hospital etc & would encourage the use of bicycles.

The site comprises largely green field land between Girton and Oakington. It does not form part of the built up area of Girton. The site is designated as green belt, therefore its allocation for residential development would be inappropriate. Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan.

10670 - Atkins Property Development Ltd (Barhill, Land West of Bar Hill) Object Objection is made to this policy as it does not include reference to 300 dwellings north west of Bar Hill. Add the following wording to SP/1: "Site 1 north west Bar Hill, Site size (ha) 10, Notional allocation 300, Notional density 30." The Structure Plan allows for development within Rural Centres where it can contribute to the social and economic need of those communities. There is no capacity within the currently drawn settlement framework to accommodate new mixed development.

Development of this site would significantly extend the built up area of Bar Hill into the countryside north of the village, beyond the current boundary of the perimeter road. Part of the site is in the zone 2 and zone 3 flood zones, identified by the Environment Agency. As such its allocation would be contrary to the sequential test advocated in PPG25. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10788 (Meldreth, Site at Whitecroft Road)  
 Object  
 An Additional Site Allocation For Development: Whitecroft Road, Meldreth. Housing or employment. land consists of previously unused land and is well connected to the existing village framework. The site is well constrained by existing development and other defensible boundaries (Station Road and the railway line). The site, which partly sits within the village framework, is more closely related to the existing built up area than the open countryside.

As the representation states, the previously developed land part of this site lies within the village framework. The remainder of the site comprises undeveloped land, on the edge of the village, with a countryside character. Its development would effectively extend the village south. With regard to specific allocation for development, an additional allocation on this scale would not be appropriate for a group village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations in the rural area are not required.

8343 - Barker Parry Town Planning (Willingham, Land north of SP/1f)  
 Object  
 Land to the west of High Street/George Street Willingham adjacent to Site 6 should be allocated as a housing site. It displays the same characteristics as the identified site and would make a logical extension to the site. The land is bounded by ditches and hedgerows which create a boundary to development. It also falls without the area of identified flood risk. Access is available and in all other respects the site is unconstrained.

Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan.

8022 (Willingham, Land East of Rampton Road)  
 Object  
 Land east of Rampton Road on eastern edge of Willingham. Land comprises approximately 3.33 hectares of under-used nursery land and partly vacant land. Access directly from Rampton Road. The land is available and suitable for early development. The land is not hamstrung by multi-ownership or access problems. The site does not harm the character of the village. The site represents an early opportunity to provide affordable housing, education enhancements, and the provision of recreational open space.

Development of this site would extend the built up area into the countryside east of the village, to the rear of linear development along Rampton Road. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan.

10275 - Old Road Securities Plc (Linton, Land North of Bartlow Road)  
 Object  
 Land north of Bartlow Road, Linton. Linton is a sustainable location with a good level of employment opportunities and service facilities. It can accommodate additional growth without detriment to existing services and facilities outside the village development limits. Additional external growth should be identified at Linton at land north of Bartlow Road and south of Horseheath Road. Development in these locations could be well served by public transport.

Development of this site west of Linton would result in an extension of the village into the countryside. It is a prominent site, and would effectively join the western edge of the village to the A1307. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations are not required. Development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10869 (Great Shelford, Land at 12 Cabbage Moor) Object An Additional Site Allocation For Development: Land to south of Great Shelford Caravan and Camping Club, Cambridge Road, Great Shelford. Residential development with associated open space.

The site is designated as green belt, and proposed in the Cambridge Southern Fringe Area Action Plan (CSF5) for landscape improvements associated with development on the edge of Cambridge. Its development for housing would reduce the separation of the village to Cambridge, and compromise the purposes of the green belt. It would also extend the linear development along Cambridge Road into the countryside. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required.

8339 (Duxford, Land off Lacey's Way) Object Objection is lodged in respect of the failure to allocate land rear of Greenacres, Duxford for residential development.

This site comprises open fields north of Duxford. Development would extend the built up area of the village into the countryside. With regard to specific allocation for development, an additional allocation would not be appropriate for a group village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations in the rural area are not required.

10481 - Davison & Co (Barford) Ltd (Elsworth, Land between Cambourne and Papworth Everard)

Object Land north of the A428 Dual Carriageway Cambourne should be designated for development, as detailed on the accompanying plan. In order to secure the range and size of facilities for Cambourne to satisfy the proposed designation as a Rural Centre, it will be necessary to have a considerably greater range of facilities and population size. Without this additional growth, it is unlikely that Cambourne will become sustainable as is necessary to comply with Government objectives.

Development of this scale and in this location would have a significant impact on the landscape and character of the area. It is currently largely open countryside. It is separated from Cambourne by some distance, and by the physical barrier of the A428. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10817 - Cambs County Council Property & Procurement Department (Litlington, Land in Litlington PVAA)

Object Within Litlington there is an ideal opportunity to create a new village green in conjunction with a small area of infill development. At present this is precluded by a PVAA, preventing this very real community benefit from coming forward. Flexibility should therefore be built into the relevant policy or the area should be amended to allow a small area of enabling development.

Not accepted. This site is designated as Protected Village Amenity Area due to the contribution it makes to the character and amenity of the village. Its allocation for development would diminish this role. With regard to specific allocation for development, an additional allocation on this scale would not be appropriate for an infill village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations in the rural area are not required.

10627 (Dry Drayton, Land East of Cotton's Field)

Object Land east of Cotton's Field, Dry Drayton. It is required that:

- (i) The site as identified is deleted from its Green Belt designation, and instead is allocated within an amended village framework. The Proposals Map for Dry Drayton (Inset Map 26) should be modified in line with the enclosed plan.
- (ii) The site be allocated for residential development (up to 8 dwellings as per Policy ST/5) and the remainder of the site area to provide public open space, already identified as deficient in the village in the South Cambridgeshire Recreation Study (2002).

The site is designated as green belt (addressed by separate representation), as such its allocation for residential development would be inappropriate. With regard to specific allocation for development, an additional allocation would not be appropriate for a group village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations in the rural area are not required.

10537 - The W Scambler Trust (Dry Drayton, Land North of Pettitt's Close)

Object

Land north of Pettitt's Close, Dry Drayton. Objection is raised to the inclusion of our client's land within the Green Belt and outside the defined Village Framework of Dry Drayton. The site represents a logical one for residential development, as it adjoins recent residential development both to the south east and south west, and is defined by a footpath connecting to the rest of the Village along the north eastern boundary. The inclusion of this land in the Village Framework would represent a logical rounding off of a development in this vicinity, without detriment to the village form or significant incursion into the Green Belt. It is considered that further limited growth within Dry Drayton would support the local facilities whilst at the same time providing needed affordable housing in the locality.

This site does not form part of the built up area of the village, and its allocation would extend the built up area to the north. With regard to specific allocation for development, an additional allocation would not be appropriate for a group village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations in the rural area are not required.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

11370 (Great Sheffield, Powells Garage Woolards Lane) Object It should be noted that our client's land, edged red on the attached plan, is currently in employment use.

My client has the benefit of an extant planning permission to use the site for the erection of Warden controlled retirement flats on the land. However, this can only be implemented once the lease of the current tenants has expired.

At that time, it should be noted that the intention would be to implement a residential or retirement flatted scheme on the land in question.

The South Cambridgeshire Urban Capacity Study includes an allowance for commercial land coming forward for housing development during the plan period. This acknowledges the fact that there are policy tests, detailed in policy ET/7 of the development control policies DPD, that must be met for the loss of rural employment sites to be permitted. Whether this site meets those tests will be considered through the planning applications process.

It is, therefore, requested that the potential availability of this land was taken into account the preparation of housing land availability.

8393 - Mr. D. Barford (Gamlingay, Land East of The Maltings) Object Objection is lodged in respect of the failure to allocate land Rear of 47 Church Street, Gamlingay for residential development.

This land comprises green field land on the edge of the village. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan.

10293 - Huntsman Advanced Materials (Duxford, Land South of Rectory Road) Object Duxford, land south of Rectory Road. We maintain our objection to the Councils Preferred Options, and object to the Council's DPD which does not allocate our client's site for a residential-led development. We consider that our client's site should be included as a residential-led allocation and identified on the Proposals Map. The site is directly adjacent to the village framework and in our view forms part of the settlement of Duxford. It is a previously developed brownfield site and its redevelopment would be in accordance with national planning policy.

This site is part of the proposed designation of Established Employment Area in the Countryside. Although the site is previously developed, due to its location it does not warrant special consideration for housing development. It is located on the edge of a group village, some distance from Cambridge with limited public transport links. An additional allocation on this scale would not be appropriate for a group village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District.



**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10424 - Martin Grant Homes Ltd (Cambourne, Proposed extension North of Cambourne)	Object Proposed extension north of Cambourne. Object to the proposed set of objectives for the Rural Centres as set out in the Policy. Our clients consider that their proposals for growth at north Cambourne would meet sustainability requirements set out in PPG3 and would have no adverse impact on the setting of Lower and Greater Cambourne to the south. The LDF should be amended with the addition of a new policy ST/X, allocating land at north Cambourne for development. This should be supplemented by an Area Action Plan.	Policy P9/1 of the Structure Plan provides a clear indication of the distribution of housing within each of the districts and Policy ST/1 accords with this, and greater detail of the breakdown is provided in Figures 1 to 3. Policy ST/7 sets out the phasing of housing land to ensure a continuous supply over the plan period. The detail for each of the major development locations is contained in the Area Action Plans. Policy ST/8, the housing trajectory and the Annual Monitoring Report will ensure the policies remain relevant and ensure an adequate and continuous supply of housing land is available throughout the plan period. The Council has undertaken further work on the rural housing numbers, including the production of a housing trajectory. As part of this work the Council revisited the housing allocations rolled forward from Local Plan 2004 and deleted the sites with planning permission at March 2005 (as these are now counted as commitments), deleted those allocations in the less sustainable settlements that cannot be relied upon to come forward for development in the plan period, and updated the housing land supply information with data to the end of March 2005. The Council is able to demonstrate sufficient housing land supply to meet the remainder of the requirement in the rural area. Therefore there is no need to allocate any further sites to meet the rural element of the housing requirement.
10434 - Harcourt Developments Ltd. (Cambourne, Proposed extension North of Cambourne)	Object Proposed extension north of Cambourne. Object to the proposed set of objectives for the Rural Centres as set out in the Policy. Our clients consider that their proposals for growth at north Cambourne would meet sustainability requirements set out in PPG3 and would have no adverse impact on the setting of Lower and Greater Cambourne to the south. The LDF should be amended with the addition of a new policy ST/X, allocating land at north Cambourne for development. This should be supplemented by an Area Action Plan.	The representation proposes a site north of Cambourne for an additional 2500 homes. This development would have a significant impact of the landscape, using a large area of undeveloped, agricultural land. Sufficient housing capacity has been demonstrated to meet the Structure Plan guidelines for development in the rural area, therefore an additional allocation on this scale is not required.



**Representations**

**Nature Representation Summary**

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**Change to Draft DPD**

8017 - Conservators of the River Cam (Cambridge, Land North of the Cam in the district, Fen Road)

Object

Recreational and other pressures for the Cam are growing and foreseeably will continue to grow. The City are to introduce a mooring policy for the Commons, the number of residential houseboats will continue to rise , while other usage will expand. To accommodate the navigational needs, space needs to be found for an off-river mooring site. The Council is asked to recognise this need and to add this site which is ideal in many senses to the Site Specific Policies. Otherwise we foresee that pressure for mooring will spill further into South Cambridgeshire. (Site to be confirmed)

This site is designated as green belt. Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5. The River Cam is an extremely sensitive location for development, and the designation of green belt in this area is fully justified. There is insufficient detail on any proposals to warrant specific allocation and amendment of the green belt. Any proposals should be considered against the policies of the LDF.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10767 - Deal Farms Ltd. (Barrington, Land North of Glebe Road)	<p>Object</p> <p>Land north of Glebe Road, Barrington. Objections are raised to the omission of Land to the north of Glebe Road, Barrington from within the Village Framework and being retained within the designated Cambridge Green Belt. It is considered that residential development on the land could be accommodated without detriment to the village form, as it would represent a rounding-off of the existing development in Barrington and would be adjoined on three sides by existing residential development. Owing to the relationship of the land to the existing built form, there would be no detriment to the openness of the Green Belt should the land be developed.</p>	<p>Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5.</p>
9382 - The Fairey Family (Linton, Land at The Grip, Hadstock Road)	<p>Object</p> <p>"The Grip" - Hadstock Road, Linton</p> <p>On the basis of the current strategy it is not thought that these 20,000 dwellings will be achieved. Further allocations are therefore needed so that the development industry can respond to a wider range of opportunities for new development. Our Site will help meet this shortfall.</p>	<p>The site is grade 2 agricultural land, lower grade land should be sought unless there are overriding sustainability reasons. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. An allocation on this scale would not be appropriate for a group village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations are not required. Development in this location would have a significant impact on the landscape.</p> <p>The land is currently outside the village framework, and contains agricultural buildings. It is not classed as previously developed land. Its development for residential development would have a significant impact on this part of the village, and be very prominent due to the topography. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations are not required. It is separated from the main part of the village by the A1307, and residential development is restricted in this area of the village by policy SP/9.</p>

**Representations**

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10940 (Sawston, Deal Grove)

Object

An Additional Site Allocation For Development: Land at Deal Farm, including nos. 64 and 62 Cambridge Road, Sawston. Residential/Farm buildings.

Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5.

Buildings associated with agricultural are not an inappropriate use for the green belt, and these buildings do not form part of the built up character of the village. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations are not required. The development of the open part of the site would have a significant impact on the character of the settlement, the openness of the green belt, and the separation of settlements.

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9505 - GO-East	Object	Concern is expressed that the rolling forward of these allocations appears to be inconsistent with the policies of the Core Strategy, and as such, Policy SP/1 may not be in conformity with the Core Strategy. The Council should ensure that they can robustly justify the continuing allocation of these sites relative to sustainability considerations, and particularly relative to any alternative sites might have been brought forward to be considered for allocation in other settlements that are identified in the Core Strategy as being more sustainable i.e. in Rural Centres or Minor Rural Centres.	This point is noted. The allocations are intended to provide a transition towards the Structure Plan / RSS strategy and search sequence for housing development. The Council has undertaken a full review of the remaining Local Plan 2004 housing allocations in order to produce a Housing Trajectory. Approximately half the allocations have the benefit of planning permission, and can be considered as commitments. The trajectory is able to demonstrate progress towards completion, and their continued allocation is unnecessary. Of those remaining, the trajectory demonstrates progress is likely to be made on most within the remaining life of the Local Plan. It has become evident that a number of them are not showing any progress, and cannot be relied upon to meet the housing numbers required by the Structure plan. These are located in group villages, there continued allocation in the hope that they will come forward later in the plan period is not appropriate. Therefore, the Site Specific Policy DPD only allocates two allocations in group villages, both of which now have gained planning permission after the March 2005 monitoring date. the remaining two allocations are in rural and minor rural centres.	Revise the Rural Housing allocations table, and consequential changes to the proposals map and Core Strategy (refer to Special Council Report 15th November 2005).
11478 - GO-East	Object	We think that the Core Strategy and other DPDs will need to include a clearer and more robust implementation and monitoring framework that should set out how delivery will be achieved and measured. Clearly, we recognise that this is not possible in a detailed manner for developments that will be phased towards the end of the Structure Plan period, such as the majority of the Cambridge East development. However, we would expect the Core Strategy to include a commentary on when the sites are expected to come forward for development, the anticipated delivery timescales, as well as some of the main dependencies, risks to delivery and any contingencies. This overall implementation framework should then be built on in further detail in respect of the main sites through the AAPs and allocations DPD.	Agreed.	In response to other objections, the Core Strategy is already proposed to be amended to include a commentary on when the sites are expected to come forward for development, the anticipated delivery timescales, as well as some of the main dependencies, risks to delivery and any contingencies.
10575	Object	The policy should be revised to indicate that where reference is made to historic planning permissions rather than allocations, the capacity of sites with planning permissions but which do not reflect current policies in respect of density will be reviewed to accord with these policies. In respect of Site 13, Longstanton: north of Over Road, the position should be revised to indicate: (i) the the permission has been implemented (ii) the site capacity is expected to be at least 630 dwellings.	Historic allocations which have planning permission are proposed to be deleted from the plans because they are commitments and are no longer 'proposals'. These sites will be shown in the housing land supply/trajectory section of the Annual Monitoring Report.	Delete all allocations which have planning permission.

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11353 (Longstanton, Land between Longstanton and proposed Longstanton Bypass)

Object

Development of the land at Green End Farm represents the sustainable use of a site otherwise isolated between the proposed Longstanton Western Bypass and the remainder of the village, now that the Home Farm development is well under way. It would not serve as a precedent for further outward expansion into open countryside as the Bypass would represent a robust Boundary.

Longstanton is already reasonably well-served by public transport and will be even more so with the construction of the Guided Busway. A programme of local road improvements is already in hand and these will provide improved access to Green End avoiding the centre of the village.

These features make the site ideal for a high-quality development carefully designed to blend in with established neighbouring properties in a style which respects the character of the area and which would deliver a quantum of much needed affordable housing.

(1) An over-riding policy objective for Longstanton is that the village will be quite separate from Northstowe to the extent that the strategic policy requires that there be 'green separation' between the two settlements with the express purpose of maintaining Longstanton's village character. Further development in the vicinity of Home Farm would not be likely to maintain the village character of Longstanton.

(2) Despite its proximity, Longstanton village will not enjoy the same access to the services and facilities of Northstowe as will the residents of the new town. Its suitability for development is rightly considered in the context of the limited services and facilities available within the village.

(3) In the context of the relatively modest services and facilities in Longstanton, the development at Home Farm was only allocated and permitted in order to fund a bypass for the village. The development that has been permitted will fund the bypass and no further development is needed for that purpose.

(4) The proposed development is very poorly located to be served by the Guided Busway at Northstowe.

(5) As part of the planned development of Northstowe, the Cambridge Green Belt is proposed to be extended to encompass Longstanton village. The inclusion of the objection site in the extended green belt will be important to ensuring that Longstanton village is seen in a countryside setting from the bypass.

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10738 - Countryside Properties (Special Projects) Plc

Object

These objections relate to:  
 (f) Policy SP/1 in respect of the reliance on a range of less sustainable rural allocations than a comprehensive development at Cambourne would provide; and  
 (g) The failure of the Plan to allocate sufficient housing sites/reserve sites in the context of the above to meet the Structure Plan requirement by 2016.

(f) Many of the rural allocations in the Core Strategy have been carried forward from the 2004 South Cambridgeshire Local Plan which were scrutinised against the requirements of PPG3 "Housing" and the policies in the 2003 Cambridgeshire Structure Plan by the Inspector who considered objections at that Local Plan Inquiry. The majority of sites in Policy SP/1 have planning permission and are proposed to be removed as 'proposals' from the Site Specific Policies. These sites cannot therefore be substituted for development in Cambourne or anywhere else. Those sites are counted as commitments and are included in Figure 3 of the Core Strategy which shows the Housing Land Supply in Rural Areas - a 10% discount is applied to all planning permissions in Figure 3 where development has not yet started and where there has not yet been an indication from the developer of a proposed housing trajectory to allow for a proportion of planning permissions which may not be implemented. The remaining allocations in policy SP/1 are at Impington, Waterbeach, Papworth Everard and Heathfield. (NB. The allocations at Papworth Everard and Heathfield also have planning permission which was granted after March 2005 - the operative date for the most recent housing land supply figures).  
 (g) It is not accepted that reserve sites are needed. The sites in villages allocated in Local Plan No.2 which were tested and revised against the requirements of PPG3 have provided for the housebuilding industry to keep pace with demand whilst the Local Development Framework policies and proposals are being prepared. The LDF includes housing trajectories for the development sites in the the Core Strategy and the Area Action Plans which have been prepared in discussion with landowners/developers which demonstrate that the housing targets can be met by 2016 WITHOUT any contribution from development at North West Cambridge. Should any unforeseen circumstances cause any variation from the housing trajectories, once the Area Action Plan for North West Cambridge has been completed, additional housing will begin to come on-stream and will make good those shortfalls. In addition, the 'saved' Structure Plan takes an holistic view of development in the Cambridge Sub-Region by bracketting the housing figures of the City and South Cambridgeshire District Councils. The City Council's Local Plan will be adopted by June 2006 and (subject to market conditions) will result in a significant increase in housing land supply for example in the Cambridge Southern Fringe where Countryside Properties Plc will be developing up to 2,500 dwellings.  
 (h) The Structure Plan requirement for 9600 dwellings in the Rural Area up to 2016 is therefore largely met by existing



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completions and commitments, windfalls within settlements and reviewing the density of development in the remaining area of Cambourne. The allocation of a large area of countryside at Bourne Airfield is not required. Should any shortfalls occur higher up the development sequence it should not be met by allocating additional land in the Rural Area which would have the effect of making the pattern of in South Cambridgeshire less sustainable than proposed in the 'saved' Cambridgeshire Structure Plan, draft RSS14 and national planning policy set out in PPG3 "Housing".

Land at the rear of 104 West Drive, Caldecote. An Additional Site Allocation For Development: Residential with associated Public Open Space and facilities as required by the Local Planning Authority. Representations are made in respect of the omission of land to the rear of 104 West Drive, Caldecote from within the Village Framework of Highfields Caldecote. Site formerly comprised part of Grafton Pig Farms. Site also adjoins residential development which has been recently implemented, and from which vehicular access into the land has been retained.

Although the area within the current village framework adjoining the site has recently been developed, development of the site to the rear would result in a significant extension of the village into the countryside to the west of the village. An additional allocation on this scale would not be appropriate for a group village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations in the rural area are not required.

10849 (Caldecote, Land rear of 104 West Drive)

Object

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10027 - Bayer CropScience Ltd (Hauxton, The Bayer CropScience Ltd Site)

**Object**  
 The Bayer CropScience Ltd site should be allocated in the Plan. Policy SP/1 fails to make an appropriate allocation. The Bayer CropScience Ltd site has acknowledged residential potential, is readily available for redevelopment and should be incorporated in the policy. The policy text should be amended according to the rationale and text set out in the attached covering statement. The company supports the preparation of a planning brief for the Hauxton site and is well advanced in its technical work.

The Bayer CropScience Ltd site at Hauxton is a major employment site close to Hauxton village but located in the countryside which forms an important part of the Cambridge Green Belt on a prominent approach to the city. As a site which until recently was used wholly employment site in the countryside was not sustainable and the underlying objective for any redevelopment must be to make the site more sustainable whilst recognising that redevelopment of just 8 hectares of land cannot result in a wholly sustainable development. The intention is to create a mixed development with a balance on homes and jobs on the site. The actual amount of homes and jobs to be determined as a result of a masterplan or development brief which will take account of such factors as site contamination/remediation, proximity to the floodplain and measures to compensate for the shortcomings of the location for residential development.

Add a new policy SP/2 (and renumber all existing policies accordingly) to read: "Bayer Cropsience, Hauxton (title).

Land at BayerCropScience Plc, Hauxton, is allocated for a sustainable mixed use development. Development of the 8.7 hectare site will comprise an even balance between jobs in B1 employment development, and numbers of dwellings, as well as open space and community facilities.

The development will include:

1.  The creation of riverside informal openspace linking between the proposed Trumington Meadows Country Park and Hauxton village, retaining appropriate existing features of ecological interest, and creation of new features that will enhance the site.
2.  Establishing pedestrian and cycle links to the Trumington West Development, and to the Trumington Park & Ride.
3.  Establishing pedestrian and cycle links to the village of Hauxton.
4. Contributions to improved public transport provision along the A10 corridor.
5. Finding uses for the Listed Buildings on the site at the Hauxton Mill complex.
6. The remediation of all land contaminated by the former industrial processes.
7. Redevelopment will secure a reduced visual impact of the site on

the openness of the Cambridge Green Belt.

A masterplan will be required for the site. (policy)

The Bayer Cropsience site near Hauxton offers a specific opportunity where a brownfield site is to come available for redevelopment, located near to the edge of Cambridge. The site comprises an intensively developed industrial site, including manufacturing and warehousing. Appropriate redevelopment will comprise a mix of uses, to maximise sustainability. It will enable visual improvement of this prominent site, improving a major approach into Cambridge. It will need to be sensitively designed to take account of its position surrounded by the Green Belt. It is capable of being developed with good links to the Trumpington West development, and Trumpington Park & Ride, as well as the village of Hauxton itself. The site also offers opportunities for improved access to the River Cam. Part of the site lies within the medium risk flood zone, and appropriate mitigation measures will be required.

Proposals for redevelopment of the recreation buildings and waste water treatment facility on the western side of the A10 will be considered in the context of proposals for appropriate development within the green belt. (written justification)

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8098 - Dencora/Helical Bar (Sawston, Deal Grove)  
 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.

Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations are not required. The development of the site would have a significant impact on the character of the settlement, the openness of the green belt, and the separation of settlements.

8118 - Freshwater Estates Ltd. (Sawston, Land at 41 Mill Lane)  
 Object Land at Mill Lane Sawston should be allocated for residential development. Site is surrounded by existing development, no history of flooding, outside green belt, within 650m of secondary school/sports centre. Site is occupied by existing dwelling and outbuildings, and constitutes previously developed land defined in PPG3 and its development is in accordance with policy ST/2 of the draft core strategy. Site is located in settlement with good public transport links, good shopping and other services and good employment opportunities, designated as a rural centre.

The site mainly comprises open fields, as well as some agricultural buildings. The part of the site fronting Mill Road may be considered as previously developed land, as it comprises an existing dwelling. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required.

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10811 - C & A Locke (Whittlesford, Land at Granta Cottage, Mill Lane)

Object

An Additional Site Allocation For Development: Land adjoining Swan's corner, Mill Lane, Whittlesford. Residential land adjacent to Swan's Corner, in Whittlesford is considered appropriate for exclusion from the Green Belt on account of its more direct association with the built form of the existing settlement than to the adjacent countryside.

This site is currently outside the village framework and designated as green belt, although it has recently been enclosed by fencing. With regard to specific allocation for development, an additional allocation would not be appropriate for a group village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required.

10902 - St John's College (Girton, Land at the end of Cockerton Road)

Object

In the context of reclassification of Girton to a higher status settlement, the land identified on the plan attached should be allocated for housing.

This site constitutes open land on the edge of the village, currently designated as green belt. Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan.

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10567 (Fulbourn, Land at Home End)	Object	Land at Home End, Fulbourn. An Additional Site Allocation For Development: Lane at Home End, Fulbourn. Residential. Objections are raised to the omission of Lane at Home End, Fulbourn from within the Village Framework and also for the proposed designation of Important Countryside Frontage and the designation within the Cambridge Green Belt. The site is suitable for small scale residential development, as it is within the core of the Village and adjoins a residential development both to the north and south and existing development on the opposite side of Home End.	This site is outside the village framework, designated as green belt, and an important countryside frontage. Given these designations it would be inappropriate to allocate for residential development. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan.
9065 - The Cambourne Consortium (Caxton, Land West of Cambourne)	Object	The Development Control Policies DPD should contain a policy allocating an urban extension to west of Cambourne. The urban extension would form a fourth character area within an enlargement settlement.	This site mainly comprises agricultural land to the east of Lower Cambourne. Its development would significantly increase the footprint of the village, and result in the loss of a significant area of green field land. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required.
9946 (Fulbourn, Land West of Station Road including proposed Railway Station)	Object	An additional / alternative site is put forward to complement the re-designation of Fulbourn as a Rural Centre. This site would provide for a mixed-use development that would deliver a new railway station, a community centre and affordable homes as well as general open market housing. The development can be brought forward immediately. The site is identified on the accompanying plan.	This site is outside the village framework and designated as green belt. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan.
		The allocation of this land should be accompanied by its removal from the Cambridge Green Belt, as previously recommended by the appointed Inspector at the Green Belt Inquiry, and subsequently endorsed by the local authority commissioned study undertaken by Colin Buchanan and Partners. As confirmed by these recommendations and study the land does not fulfil any of the identified criteria to justify the continuing retention of the land within the Cambridge Green Belt.	
		This site is no longer, and hasn't been suitable for some time, for farming.	



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10375 (Oakington, Land at Water Lane/Kettles Close)  
 Object: Land at Water Lane / Kettles Close, Oakington.  
 We also recommend the inclusion of an additional housing allocation on our client's land south of water Lane. The site is no different than the allocation of the Council's depot site in terms of size or orientation, and the proposals are attached accordingly for the allocation of this site. At the last Local Plan review, the Inspector clearly indicated that given the lawful use of the site for commercial purposes, consideration should be given to its exclusion from the Green Belt. We note no such consideration has been given, despite the fact that arguments for its exclusion were generally supported by the Inspector and we had anticipated that the consequential amendment would be included in this Local Plan.

This site comprises green field land designated as green belt. With regard to specific allocation for development, an additional allocation on this scale would not be appropriate for a group village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required.

7878 (Histon, Land adjoining 59 & 61 Cottenham Road)  
 Object: Land adjoining 59 and 61 Cottenham Road Histon could make a valuable contribution to market and affordable housing in a large village, which is a recognised Centre. Histon has very good services and good public transport. Allocating these sites would be fully in line with the principles of sustainable development.

This site comprises undeveloped land north of the village. The land is designated as green belt, therefore its allocation for housing development would be inappropriate. Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan.

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10626 (Arrington, Land north of Church Farm, Church Lane)	Object Land at Arrington should be included within the village framework and allocated for residential development. The inclusion of the site represents a logical extension to the village framework. It is pertinent to note that the designation of the Important Countryside frontage was removed at the suggestion of the Local Plan Inspector in 2000, in recognition that the land is in no way connected to the Open Countryside. Sites in smaller villages can benefit the amenity of the village in terms of services and provide much needed affordable housing.	With regard to specific allocation for development, an additional allocation on this scale would not be appropriate for an infill village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations in the rural area are not required.
8424 - Papworth Everard Parish Council Planning Committee (Papworth Everard, Land S of North Lodge Drive)	Object There is a 1.642 hectare site to the south of North Lodge Drive in Papworth Everard that was granted outline planning permission for B1 use in 1998. A January 2004 application to use the site for residential development was approved. A full planning application for housing has recently been submitted by a developer. This site allocation does not appear in the draft LDF under either SP/1 or SP/5.	As the representation states, this site has the benefit of planning permission. Its allocation is unnecessary.
8115 (Impington, Land South of Clay Close Lane)	Object Land south of Clay Close Lane Impington. The site is largely surrounded by existing residential development and bounded by Clay Cross Lane. It is within 150m of a secondary school and associated sports centre and within walking distance of the village centre. The site is located within a settlement with good public transport links, shopping, other local services and employment opportunities which is designated as a Rural Centre. The site is within the physical structure of the settlement and fulfils none of the purposes of Green Belts as set out in PPG2. It should be included in the Village Framework and allocated for Residential Development in Policy SP/1.	This site is designated as green belt. Its allocation for development would compromise the purposes of the green belt. Development would be detrimental to the open character of Clay Close lane. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required.
11471 - GO-East	Object We welcome the fact that you have produced a monitoring strategy in respect of the LDF as a whole. We consider, however, that each DPD should include its own monitoring strategy as part of the overall implementation framework and that, accordingly, the submission DPDs will need to incorporate and develop the relevant parts of the current separate monitoring document.	Although details of monitoring are included in the LDF Monitoring Strategy, the need for details to be included in the DPD itself is acknowledged. Include in the Site Specific Policies DPD, details of monitoring arrangements, including a housing trajectory.

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10687 - David Wilson Estates      Object      On the grounds of sustainability, residential allocations should be made in relation to locations which fall above the rural areas in the settlement hierarchy. On this basis, the following notional allocations made at Policy SP/1 should be amended so that non-rural centre settlements only permit scheme sizes of up to 15 dwellings, as follows:  
 Site 4, Waterbeach, Notional allocation 85, Max No. of dwellings allowed -15, Over allocation =70. Site 6, Willingham, 72, -15, =57. Site 7, Bassinbourn, 18, -15, =3. Site 8, Highfields, 76, -15, =61. Site 12 Guilden Morden, 18, -15, =3. Site 14 Meldreth, 29, -15, =14. Site 16 Oakington, 32, -15, =17. Site 22 Heathfield, 37, -15, =22. Total = 247. sp/

10474 - Balsham (Building) Ltd (Balsham, 7 High Street)      Object      Balsham (Building) Ltd, Balsham, 0.8 ha. Possible residential development.

The Local Plan 2004 allocations form a transition towards the Structure Plan 2003 / RSS strategy. The Housing Trajectory (to be included in the Submission DPD) has submitted these allocations to further scrutiny, and is able to demonstrate progress on these allocations and there expected completions date. The majority of these allocations now have planning permission, and for the remaining, progress is being made towards completion.

With regard to specific allocation for development, an additional allocation on this scale would not be appropriate for a group village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required.

10781 (Meldreth, Site at back of 1 Whitecroft Road)      Object      An Additional Site Allocation For Development: Whitcroft Road, Meldreth. Housing or employment. Land consists of previously unused land and is well connected to the existing village framework. The site is well constrained by existing development and other defensible boundaries (Station Road and the railway line). The site, which partly sits within the village framework, is more closely related to the existing built up area than the open countryside.

Although part of this site is within the village framework, it has a distinct rural character, and its allocation would intensify use of the site, as linear development extending into the countryside. With regard to specific allocation for development, an additional allocation on this scale would not be appropriate for a group village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required.

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10369 (Willingham, Land West of Haden Way) Object We feel that a further site for development should be included for residential development on our client's land. This site is equally suitable for development as land allocated to the west of High Street, as the land is already a residential street, serving a substantial amount of development off Hayden Way, and surrounded by further development to the north and a caravan site to the west. It is undoubtedly suitable for development, and we would ask that this be made an additional allocation in the plan to accommodate 30 to 40 houses.

The site mainly comprises open land, and buildings associated with agriculture. Development would effectively extend the built up area of the village further west into the countryside. The site is proposed to be designated as Green Belt in the Pre-Submission LDF. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan.

10320 - Highways Agency Object With regard to the Site Specific Policies, the Highways Agency has concerns about proposed development at Cambridge Northern Fringe, Cambridge Northern Fringe East (Chesterton Sidings), Papworth Everard, Cambridge Airport, and Cambourne all of which could have implications for the trunk road network. We would wish to see evidence that the scale of development proposed could be accommodated without having a detrimental impact on the operation of the adjacent trunk roads.

The development plan seeks to reduce the need to travel, and where unavoidable, achieve access by non-car modes. Policy TR/1 will not permit development where additional travel demand is not sufficiently addressed through providing modal choice, and Policy TR/3 is concerned with mitigating traffic impact and requires a Transport Assessment be undertaken for development with 'significant transport implications', in accordance with PPG13. Policy DP/3 criteria 2 is concerned with securing "appropriate access from the highway network that does not compromise safety." Whilst not making explicit mention of the trunk road network, these policies address concerns raised.

Historically development which came forward through policies in Local Plan 2004 made provision to mitigate their impacts, for example, development at Cambourne contributed to the dualling of the A428 and Cambridge Northern Fringe provides additional capacity at existing junctions onto the A14. Similarly, the LDF should ensure that future development adequately mitigates its impact. The Highways Agency has been fully engaged in the early work on planning the major developments at Northstowe and Cambridge East with active membership on the Transport Topic Groups. The Highways Authority is also consulted on all planning applications in the vicinity of the trunk road network and if a planning application were considered to jeopardise the trunk road network in any way, could recommend appropriate mitigation or even refusal.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10680 (Great Wilbraham, Land North of Toft Lane)	Object	By taking the 1st Strip at Toft Lane great Wilbraham out of the green Belt small starter-type houses 1/2 bedrooms could be built matching those already built in Toft Lane Nos 15 - 21.	The site comprises an open frontage, designated as green belt. With regard to specific allocation for development, an additional allocation would not be appropriate in a group village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required.
10690 - Cambridgeshire Recycling (Gamlingay, Industrial Land SW of Gamlingay)	Object	Land off Potton Road, Gamlingay, should be allocated for a mixed use development, including housing, to help address this shortfall and to maintain and improve the service centre role of this village, as illustrated in the enclosed Design Strategy. The Council has not demonstrated that enough land is genuinely available, through the LDF process, to meet the Structure Plan housing requirement to 2016.	The site comprises scattered development and open fields along Potton Road, south of Gamlingay. It is separated from the built up area of the village, and as such its allocation for development would result in a large development in the countryside. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Rural Centres would be examined if allocations were required.
10590 (Foxton, Land between A10 & Foxton) 10584 (Foxton, Land between A10 & Foxton)	Object	An Additional Site Allocation For Development: Land to the North of Shepreth Rd, Foxton. Residential development with associated public open space and any other facilities required by the Local Planning Authority.	The site comprises of a field that separates the south west of Foxton from the A10. Development on this scale would have a significant impact on the character and appearance of the village, and involve the development of a significant area of green field land. With regard to specific allocation for development, an additional allocation on this scale would not be appropriate for a group village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required.



**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10591 (Foxton, Land at Beech Tree Farm, South of Shepreth Road)  
 10586 (Foxton, Land at Beech Tree Farm, South of Shepreth Road)

**Object** An Additional Site Allocation For Development: land to the south of Shepreth Road, Foxton. Residential development with associated public open space and any other facilities required by the Local Planning Authority

The site comprises agricultural land to the west of the village. Its development would result in an extension of the built up area as ribbon development along Shepreth Road, into open countryside. With regard to specific allocation for development, an additional allocation on this scale would not be appropriate for a group village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required.

10512 (Swavesey, Proposed recreation ground West of Middlewatch)

**Object** Land off Boxworth End, Swavesey. Mixed development including residential/employment/public open space

Although considered separately this site is isolated green field land in the countryside, the representation requests that it be considered as part of a comprehensive development of this are of Swavesey. As a whole this would be a very large increase in the size of the village, and result in the development of a significant area of countryside. With regard to specific allocation for development, an additional allocation on this scale would not be appropriate for a group village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required.



**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10504 (Swavesey, Land North of Rose & Crown Road)  
 Object Land north of Rose & Crown Road, Swavesey, An Additional Site Allocation For Development: Land to the north of Rose and Crown Road, Swavesey. Residential/employment/public open space/structural landscaping and other facilities as required by the LPA.

The site comprises green field land in the countryside west of Swavesey. Development would significantly extend the village along Rose and Crown Road, having a negative impact on the openness of the area. With regard to specific allocation for development, an additional allocation on this scale would not be appropriate for a group village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required.

8099 - Thriplow Farms Ltd  
 (Thriplow, The Granery, Lodge Road (site 29/07/05))

Object Land at The Granery, Lodge Road Thriplow. Thriplow is recognised as a Group Village, reflecting the presence of the primary school, shop, public house, recreation ground and employment. It could absorb and would benefit from some limited additional housing beyond the threshold of up to 15 dwellings. This site, which has brownfield characteristics (albeit predominantly old farm buildings), is not included within the green belt and is shown outside but adjacent to the existing village framework. Its redevelopment for housing would achieve significant visual improvements as well as bringing the benefits of a limited amount of housing to the village.

This site is primarily agricultural buildings, and as such has been designated outside the village framework. Its development for housing would have a potentially negative impact on the rural character of this area of the village. With regard to specific allocation for development, an additional allocation on this scale would not be appropriate for a group village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10612 (Swavesey, Land North of Taylors Lane)  
 Object An Additional Site Allocation For Development Land to the north of Taylors Lane, Swavesey. Residential and associated public open space. It is considered that a comprehensive development within this area, which already has an extant planning permission for the erection of a tennis club and associated courts, would be to the benefit of the village. Part of the land could be developed for residential purposes at the same time as facilitating public access to part of the scheduled Ancient Monument which forms part of this site. It is pertinent to note that Swavesey is identified as currently being short of public open space which this proposal would address.

The site largely comprises open land, with some scattered development. The area has a distinct rural character separate from the main part of the village. Development for housing would have a significant impact on the village, extending the built up area to the north into the countryside. There are a number of designations which reduce its suitability for allocation. The southern part of the site is designated as a scheduled ancient monument, and is in a Conservation Area. The northern part of the site is a County Wildlife Site. Much of the site is within the high and medium risk flood zones. PPG25 requires a sequential test, seeking sites with a lower flood risk first. With regard to specific allocation for development, an additional allocation on this scale would not be appropriate for a group village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required.

10608 - Dixon International Group Ltd (Pampisford, Land North of Brewery Raod)  
 Object The Dixon International Group 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 and the site presents a clear and logical solution to meet the housing land supply targets in the rural area and address the identified shortfall to 2016.

Whilst the site falls within the village framework of Pampisford, development of this site would significantly go beyond the scale permitted in an infill village. An additional allocation on this scale would not be appropriate for an infill village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Although close to Sawston, its is still a significant distance from the village centre. It is not accepted that Pampisford should be considered as part of the rural centre of sawston. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10749 - Latent Land (Balsham, Land North of High Street)	Object	Land to the rear of 108 High Street, Balsham should be included within the village framework and allocated for residential development.	This is a green field site to the north of the village situated in a conservation area. Its development would form backland development extending the village into the countryside. With regard to specific allocation for development, an additional allocation on this scale would not be appropriate for a group village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required. Further allocations are also not required to achieve the anticipated amount of windfall development.
10531 - Yardline Limited (Pampisford, Land East of High Street)	Object	Land east of High Street, Pampisford. Objections are made to our client's land being excluded from the Village Framework, yet included within the Conservation Area and omitted from the Green Belt designation. There would appear to be no apparent reason for the Village Framework as indicated, which takes no account of access to the parking areas to the rear of properties fronting on to the High Street. The development of the land for residential purposes would enhance the visual amenity of this part of the Conservation Area by the removal of the overgrown scrub and debris. Vehicular access could be obtained from the High Street via that existing and any development on the land would be in keeping with that of surrounding and would not project development into the open countryside.	Although semi enclosed by garden uses, this area of open land remains outside the built up area of the village. With regard to specific allocation for development, an additional allocation on this scale would not be appropriate for an infill village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required.
10497 - Mr. B. Baker, Mr. R Mallandine, The W Scrambler Trust (Swavesey, Land between Whitton Close/Rose & Crown Road)	Object	Land between Whitton Close / Rose & Crown Road, Swavesey. An Additional Site Allocation For Development: Land to the south of Whitton Close, and north of Rose and Crown Road, Swavesey. Mixed residential/employment/public open space and other facilities.	The site mainly comprises fields to the west of the village. Its development would significantly extend the village into the countryside, and have a significant impact on the character of the village. With regard to specific allocation for development, an additional allocation on this scale would not be appropriate for a group village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10657 (Over, Land East of Recreation Ground)  
10662 (Over, Land East of Recreation Ground)

**Object**

An Additional Site Allocation For Development: Residential. Objections are raised to the fact Land at the Doles, New Road, Over, has been omitted from the Village Framework for Over and allocated as an extension to the existing recreation ground. It is considered more appropriate for the additional recreational facilities to be located on the outskirts of the Village, whilst facilitating further residential development land more conveniently situated for all facilities.

The site is green field, comprising of pasture adjoining the existing recreation ground. It is well located for the extension of the recreation ground, a use for which it is allocated by policy SP/7. With regard to specific allocation for development, an additional allocation on this scale would not be appropriate for a group village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required.

10089 - House Builders Federation

**Object**

It is stated at the beginning that development briefs will be required for all sites prior to a planning application. However, given the limited size of some of the sites listed, this would not seem to be a necessary requirement.

In the interests of good design and high quality development, it is important that housing allocations, as areas of significant change, are supported by a development brief.

8094 (Little Gransden, Land NW of 20 Primrose Walk)

**Object**

Land north west of Primrose Walk Little Gransden should be allocated for development. This is a brownfield site, having had several nissen huts and currently has significant areas of concrete and old foundations; it has been used as an occasional tip and is generally an eyesore. The site relates well to the existing development along Primrose Walk. The site would contribute to the policy to maximise development on brownfield sites. It could accommodate 3 affordable and 3 market houses and, at almost 0.2 ha, this would exceed 30 per hectare.

This site is largely overgrown, and evidence of any previous built development is limited. Development would effectively extend the built up area of the village into the countryside. With regard to specific allocation for development, an additional allocation on this scale would not be appropriate for an infill village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10507 - The W Scambler Trust (Swavesey, Land South of Whitton Close)  
 Object Land south of Whitton Close, Swavesey. An Additional Site Allocation For Development: Land to the south of Whitton Close, Swavesey.  
 10573 - The W Scambler Trust (Swavesey, Land South of Whitton Close)  
 Object Residential. It is considered that this land represents a logical extension to the Village Framework of the settlement, to which access could be obtained from Whitton Close following the demolition of one property. In addition, the land could form part of a larger rectangular allocation extending to Rose and Crown Road to the south, which could accommodate a mixed development beneficial to Swavesey, without extending the Village Framework to detriment to the setting of the Village.

The site comprises green field land in the countryside adjoining Swavesey. With regard to specific allocation for development, an additional allocation on this scale would not be appropriate for a group village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required.

10636 - Munro Group Ltd (Waterbeach, Land North of Cambridge Road)  
 Object An Additional Site Allocation For Development: Land to the North of Cambridge Road, Waterbeach. Residential. The land represents a logical rounding off of the village framework of Waterbeach given its proximity to Cambridge Road.

This site is designated as green belt (addressed in response to representation 10634), and residential development would be inappropriate. Its development would extend the built up area of the village into the countryside east of the village. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Rural Centres would be examined if allocations were required.

9458 - Defence Lands Ops North (Waterbeach Barracks)  
 Object Waterbeach Barracks is available for development and has the potential to provide 6,000 residential units, as well as a significant employment contribution of up to 90,000m<sup>2</sup> floorspace. Infrastructure provision would include high quality bus and rail based public transport and a mixed-use new settlement of sufficient scale to support a full range of urban facilities, including a secondary school.

Sufficient housing land has been identified through the local development framework to meet the requirements of the Cambridgeshire Structure Plan 2003. A new settlement at Waterbeach was not included in the Structure plan, and is not required to achieve the required housing numbers. The need for any future new settlement will be considered through the Regional Spatial strategy.



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10846 - Taylor Woodrow Developments Ltd (Waterbeach, Land between Waterbeach and railway)  
 Object Land between Waterbeach and railway, Waterbeach. Waterbeach should be a Rural Centre. Land south of Bannold Road, Waterbeach to the east of the village should be deleted from the Green Belt and allocated for housing development. The Inset Boundary for the village should follow the line of the railway line. The floodplain map should be re-evaluated.

This site is designated as green belt (addressed in response to representation 10843), and allocation for residential development would be inappropriate. Development would extend the built up area into green field land east of the village. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Rural Centres would be examined if allocations were required. The Flood Zone maps are produced by the Environment Agency, who are also responsible for any future updates.

9379 - The Fairey Family (Linton, Land at Long Lane)  
 Object Land at Long Lane, Linton.  
 On the basis of the current strategy it is not thought that these 20,000 dwellings will be achieved. Further allocations are therefore needed so that the development industry can respond to a wider range of opportunities for new development. Our Site will help meet this shortfall.

Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations are not required.

9380 - The Fairey Family (Linton, Land at Webbs, Balsham Road)  
 Object "Webbs" - Balsham Road, Linton  
 On the basis of the current strategy it is not thought that these 20,000 dwellings will be achieved. Further allocations are therefore needed so that the development industry can respond to a wider range of opportunities for new development. Our Site will help meet this shortfall.

The site is in the zone 2 and zone 3 flood zones, identified by the Environment Agency. As such its allocation would be contrary to the sequential test advocated in PPG25. Part of the site is within a Conservation Area. It is separated from the main part of the village by the A1307, and residential development is restricted in this area of the village by policy SP/9.

Allocation for development on this scale and in this location would have a significant impact on the setting of the village, and be extremely prominent in the landscape. Development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations are not required.



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10830 (Waterbeach, Land adjacent to Pieces Lane)  
 Object An Additional Site Allocation For Development: Land adjacent to Pieces Lane, Waterbeach. Residential. The land represents a logical rounding off of the village framework of Waterbeach by the inclusion of land which is contiguous with existing residential development on three sides.

Half of this site is designated as green belt (addressed in response to representation 10828), and allocation for development would be inappropriate. Development would extend the built up area into green field land east of the village. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Rural Centres would be examined if allocations were required.

10750 - Latent Land (Balsham, Land East of Fox Street)  
 Object Land to the east of Fox Road, Balsham should be included within the village framework and allocated for residential development.

The site mainly comprises undeveloped land outside the built up area of the village. Its development would effectively extend the village into the countryside. The affordable housing rural exception site which is included in the site, does not set a precedent for further development, and is an appropriate countryside use. With regard to specific allocation for development, an additional allocation on this scale would not be appropriate for a group village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required. Amendments to frameworks are not required to achieve the anticipated windfall rate, as demonstrated by the Urban Capacity Study.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10722 - Countryside Properties (Special Projects) Plc (Cambourne, Land East of Cambourne)  
 Object These submissions relate to an amendment to the Proposals Map for Cambourne. Details of the proposals for this 'omission site' are contained in the attached brochure. Without the inclusion of the omission site, the Plan fails the test of soundness set out in PPS12 para 4.24 (vii), in terms of the identification of the most appropriate site allocations.

Sufficient capacity has been demonstrated through the Local Development Framework that additional housing allocations are not required to meet the requirements of the Cambridgeshire Structure plan 2003. The requirement for 9600 dwelling in the rural area up to 2016 is largely met by existing completions and commitments, windfalls within settlements, and reviewing the density of the development in the remaining area of Cambourne. The allocation of a large area of land in the countryside is not required.

The Council is endeavouring to ensure housing requirements are delivered. Any shortfalls higher up the development sequence should they occur would be identified by monitoring, and future reviews of the LDF. Development would be sought at that level in the sequence to redress this, following the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan.

10372 - J W Burgess & Son (Swavesey, Dairy Farm Boxworth End)

Object Dairy farm, Boxworth End Swavesey should be included as a new allocation and an amendment to Proposals Map Inset 96.

The site comprises open pasture, and some farm buildings. The site is designated as an important Countryside Frontage to reflect the importance of the openness of this frontage to the character of the village. Its development would therefore have a significant detrimental impact. With regard to specific allocation for development, an additional allocation on this scale would not be appropriate for a group village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required.

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10890 - Ashdale Land & Property Consultants (Waterbeach, Land North of Pooresfield Road)

Object

An Additional Site Allocation For Development: Residential. Land to the north of Pooresfield Road, Waterbeach. The land is well located to the existing built-up area of Waterbeach, and will not encroach beyond the westerly extent of the village envelope. Its inclusion within the framework is entirely logical. The site is located outside the Green Belt, the boundary of which would represent a more sensible boundary. The land was recommended for inclusion within the framework by the Local Plan Inspector in 2002.

Harding Close and Vicarage Close were allocated for residential development in the 1982 Waterbeach and Landbeach District Plan. The small parcels of land between them were specifically excluded from development to provide land either side of a network of rural public footpaths which run from Green Side and Cambridge Road to Ely Road. Including these areas within the Village Framework and allowing development would make development very prominent and substantially change the character of this public footpath. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Rural Centres would be examined if allocations were required.

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8935 (Oakington, Land behind 64 Water Lane)

Object

It is considered that an additional small allocation should be made at Oakington and that the land to the rear of 64 Water Lane is the most appropriate location for such an allocation.

This site comprising open land does not form part of the built up area of the village. It is designated as green belt. Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5. With regard to specific allocation for development, an additional allocation on this scale would not be appropriate for a group village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations in the rural area are not required.

**Representations**

**Nature Representation Summary**

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9158 - Foregreen Developments Ltd (Waterbeach, Land down Gibson Close)  
 Object Land west of Gibson Close, Waterbeach, should be included within the village framework and positively allocated for housing under Policy SP/1. This could be in isolation or in conjunction with adjacent parcels of land, all of which (in common with the subject site) are excluded from the Green Belt. This would accord with the recommendation of the previous Local Plan Inquiry Inspector, whose recommendation was unjustifiably rejected by the Council.

Harding Close and Vicarage Close were allocated for residential development in the 1982 Waterbeach and Landbeach District Plan. The small parcels of land between them were specifically excluded from development to provide land either side of a network of rural public footpaths which run from Green Side and Cambridge Road to Ely Road. Including these areas within the Village Framework and allowing development would make development very prominent and substantially change the character of this public footpath. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Rural Centres would be examined if allocations were required.

10287 - Cambridge Water Company (Fulbourn, Land between Teversham Road and Cow Lane)  
 Object 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.

This site comprises open fields to the north of the village. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Rural Centres would be examined if allocations were required.

10274 - Old Road Securities Plc (Waterbeach, Land at Denny End)  
 Object Land at Denny End Road Waterbeach. Waterbeach can accommodate additional growth outside the current settlement limits. Land at Denny End Road, whilst in the Green Belt, provides a sustainable development site being adjacent to existing employment opportunities.

This site west of waterbeach is designated as Green Belt (addressed by response to representation 9923). Its development would merge the village with the industrial estate. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Rural Centres would be examined if allocations were required.

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10898 - H C Moss (Builders) Ltd (Melbourn, Land at East Farm)

**Object** An Additional Site Allocation For Development: Residential development with associated structural landscaping and facilities as required by the LPA. Land at East Farm, Melbourn. Melbourn is considered to be an extremely sustainable location, not only with regard to existing facilities and services within Melbourn itself, but owing to its close proximity to Royston. Bearing in mind the entirely different character of the site in question from the surrounding agricultural countryside, it is considered appropriate to include it within the Village Framework.

The site comprises an orchard and associated uses south of the village. Residential development would effectively extend the village south into the countryside, utilising predominantly green field land. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Rural Centres are higher up the search sequence, and would be examined prior to minor rural centres if allocations were required.

10642 - Munro Group Ltd (Waterbeach, Land between Bannold Road/Burgess Road)

**Object** Land between Bannold Road and Burgess Road, Waterbeach. Residential. The land represents a logical rounding off of the village framework of Waterbeach by the inclusion of land which is contiguous with existing residential development on three sides. It is anticipated that the principal access can be achieved from Bannold Road, a secondary access could connect to Pieces court to the west, and Burgess Road could be used essentially for cycle and pedestrian use.

This site is predominantly designated as green belt (addressed in response to representation 10643), and residential development would be inappropriate. Development would extend the built up area into green field land east of the village. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Rural Centres would be examined if allocations were required.

10923 (Kneesworth, Land North of Kneesworth Site B)

**Object** An Additional Site Allocation For Development: land to the north of Chestnut Lane Kneesworth. Site would accommodate additional housing land, in a sustainable position in relation to the facilities both within Bassingbourn-cum-Kneesworth, and the nearby centre of Royston. Site could also provide needed public open space together with residential/employment

Allocation for development would result in a significant eastern expansion of the village into the countryside. An additional allocation on this scale would not be appropriate for an infill village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations are not required. The site is grade 2 agricultural land, and therefore lower grade land should be used unless sustainability considerations dictate otherwise.



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10478 - Davison & Co (Barford) Ltd (Papworth Everard, Land North East of Papworth Everard)

Object

Land to the east of Papworth Everard, Residential, open space and other facilities that the Local Planning Authority might require

Site is primarily made up of agricultural land, north of Papworth Everard. It is a prominent site visible from a long distance from the surrounding area. Development in this location would have a significant impact on the landscape. It would result in a large increase in the size of the village, some distance from the existing centre. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations are not required. An allocation on this scale would not be appropriate for a group village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District.

8783 (Willingham, Land behind 5-23 Green Street)

Object

Our client seeks the residential allocation of land generally south of Priest Lane and east of Green Street, Willingham. The site is well-contained in landscape terms and would present an ideal opportunity to round the village off in this location, whilst offering the potential for perhaps 80-90 new residential units, including much needed affordable housing (which would represent at least 30% of the total number of units).

The site consists of properties fronting Green Street, and green field land in the countryside to the rear. The site as mapped appears to include a number of existing properties, including two listed buildings. The northern part of the site is in a Conservation Area. Without redevelopment of fronting properties, this may be considered as backland development with limited access. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations are not required. An allocation on this scale would not be appropriate for a minor rural centre, where community services and facilities, public transport, and access to employment, are less than available at Rural Centres.

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11018 - Trustees of the Estate of the Late D L January (Great Shelford, Land NW of 11 Cambridge Road)

Object

An Additional Site Allocation For Development: Land to the northwest of 11 Cambridge Road, Great Shelford. Residential development. As the site is heavily treed on all sides, it is not seen in relation with the adjoining open countryside from which it is totally different in character. As a consequence, there would appear to be no conflict with the stated aims of the Green Belt if this land was removed and developed for residential purposes. Any development scheme could retain the existing trees in the road frontage as the existing vehicular access could serve the development.

The site is currently green belt, and protected by an Important Countryside Frontage along Cambridge Road. Residential development would reduce the openness of this part of the frontage.

Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5.

Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations in the rural area are not required. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan.

10486 (Caldecote, Land at 44 East Drive)

Object

Land adjoining 44 East Drive, Caldecote, 0.35ha, An Additional Site Allocation For Development: Residential.

The site is part of the countryside to the east of the village. Access is limited. An allocation on such a minor scale, and in this location, would not be appropriate. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations in the rural area are not required.

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10851 (Caldecote, Land rear of 10 West Drive, Caldecote)  
 Object Land at the rear of 10 West Drive, Caldecote.  
 An Additional Site Allocation For Development: Residential with associated Public Open Space and facilities as required by the Local Planning Authority. Representations are made in respect of the omission of land to the rear of land to the rear of 10 West Drive, Caldecote from within the Village Framework of Highfields Caldecote. Site formerly comprised part of Grafton Pig Farms. Site also adjoins residential development which has been recently implemented, and from which vehicular access into the land has been retained.

10799 - Jesus College (Cambridge) (Harston, Beech Farm Church Street)  
 Object The Beech Farm site at Harston should be allocated for residential development. It provides the opportunity for sustainable residential development which would result in the removal of a use which is to the detriment of surrounding residential amenity. Planning permission was recently refused for further development at Cambourne. The Beech Farm site provides a sustainable alternative opportunity for the accommodation of this growth. A sustainability appraisal of the site will be carried out for the Council's consideration.

10856 (Caldecote, Land rear of 10 West Drive, Caldecote)  
 Object Land at the rear of 10 West Drive, Caldecote.  
 An Additional Site Allocation For Development: Residential with associated Public Open Space and facilities as required by the Local Planning Authority. Representations are made in respect of the omission of land to the rear of land to the rear of 10 West Drive, Caldecote from within the Village Framework of Highfields Caldecote. Site formerly comprised part of Grafton Pig Farms. Site also adjoins residential development which has been recently implemented, and from which vehicular access into the land has been retained.

Although the area within the current village framework adjoining the site has recently been developed, development of the site to the rear would result in a significant extension of the village into the countryside to the west of the village. An additional allocation on this scale would not be appropriate for a group village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations in the rural area are not required.

the site comprises a farm in the countryside to the north of the village. Its development could reduce the openness of the frontage of Church Street, and therefore have a negative impact on an Important Countryside Frontage. With regard to specific allocation for development, an additional allocation on this scale would not be appropriate for a group village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required.

Although the area within the current village framework adjoining the site has recently been developed, development of the site to the rear would result in a significant extension of the village into the countryside to the west of the village. An additional allocation on this scale would not be appropriate for a group village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations in the rural area are not required.

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10685 - Atkins Property Development Ltd  
 Object No allocations should be made in the Minor Rural Centres or Group Villages as new development should be directed towards the Rural Centres on the grounds of sustainability. On this premise, the following notional allocations made at Policy SP/1 should be changed so that non Rural Centre settlements only allow scheme sizes of up to 15 dwellings.

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.

10854 (Caldecote, Land rear of 104 West Drive)  
 Object Land at the rear of 104 West Drive, Caldecote. An Additional Site Allocation For Development: Residential with associated Public Open Space and facilities as required by the Local Planning Authority. Representations are made in respect of the omission of land to the rear of 104 West Drive, Caldecote from within the Village Framework of Highfields Caldecote. Site formerly comprised part of Grafton Pig Farms. Site also adjoins residential development which has been recently implemented, and from which vehicular access into the land has been retained.

Although the area within the current village framework adjoining the site has recently been developed, development of the site to the rear would result in a significant extension of the village into the countryside to the west of the village. An additional allocation on this scale would not be appropriate for a group village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations in the rural area are not required.

10631 (Arrington, Land north of Church Farm, Church Lane)  
 Object Land at Arrington should be included within the village framework and allocated for residential development. The inclusion of the site represents a logical extension to the village framework. It is pertinent to note that the designation of the important Countryside frontage was removed at the suggestion of the Local Plan Inspector in 2000, in recognition that the land is in no way connected to the Open Countryside. Sites in smaller villages can benefit the amenity of the village in terms of services and provide much needed affordable housing.

An additional allocation on this scale would not be appropriate for an infill village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations are not required.

10630 (Arrington, Land at Church Farm, Church Lane)  
 Object Land at Arrington should be included within the village framework and allocated for residential development. The inclusion of the site represents a logical extension to the village framework. It is pertinent to note that the designation of the important Countryside frontage was removed at the suggestion of the Local Plan Inspector in 2000, in recognition that the land is in no way connected to the Open Countryside. Sites in smaller villages can benefit the amenity of the village in terms of services and provide much needed affordable housing.

An additional allocation on this scale would not be appropriate for an infill village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations are not required.

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10625 (Arrington, Land at Church Farm, Church Lane) Object Land at Arrington should be included within the village framework and allocated for residential development. The inclusion of the site represents a logical extension to the village framework. It is pertinent to note that the designation of the Important Countryside frontage was removed at the suggestion of the Local Plan Inspector in 2000, in recognition that the land is in no way connected to the Open Countryside. Sites in smaller villages can benefit the amenity of the village in terms of services and provide much needed affordable housing.

8941 - Wm Morrison Supermarkets Plc Object Wm Morrison is concerned that the Council is proposing a significant amount of development in villages that are at a low level in the settlement hierarchy. A more sustainable option would be to focus development at higher order settlements such as Rural Centres. In particular, we consider that there is a compelling case for directing residential development to Cambourne.

An additional allocation on this scale would not be appropriate for an infill village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations are not required.

In considering the supply of housing in the rural area, the majority of the 9600 required upto 2016 is made up of completions, existing planning permissions, and windfalls calculated against the proposed settlement strategy. The remaining requirement is met when proposed density policies are applied to Cambourne, and current allocations.

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. "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.

10276 - Old Road Securities Plc (Linton, Land South of Horseheath Road) Object Land south of Horseheath Road, Linton. Linton is a sustainable location with a good level of employment opportunities and service facilities. It can accommodate additional growth without detriment to existing services and facilities outside the village development limits. Additional external growth should be identified at Linton at land north of Barlow Road and south of Horseheath Road. Development in these locations could be well served by public transport.

Development of this site west of Linton would result in a significant extension of the village into the countryside. It is a prominent site, and would impact the views over a wide area.

Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations are not required. Development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan.



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8032 (Weston Green, Mines Farm Chapel Road)	Object	D'Abo Family Trusts own five sites. We have consulted with local Parish Councils and have their support for the proposed developments. We strongly support limited expansion of these villages in order that community services are maintained and improved. Our development plans provide many benefits for local community, including provision of much needed social housing, village shop and post office, new car parking facilities, dedicated playground, new cricket pavilion and more. We would request that we be granted the opportunity to put forward the local case for these developments before proposed LDF Public Enquiry.
8163 (West Wrattling, Land North of the Causeway)	Object	West Wrattling, Land north of the Causeway. This site is one third within the village envelope and remaining two thirds outside. Wish to move the boundary to the rear of the site to correspond with boundaries of all the neighbouring properties. Single dwelling to be erected. We have consulted with local Parish Councils and have their support for the proposed developments. We strongly support limited expansion of these villages in order that community services are maintained and improved. Our development plans provide many benefits for local community, including provision of much needed social housing, village shop and post office, new car parking facilities, dedicated playground, new cricket pavilion and more.

Allocation for development of a small group of farm buildings in the countryside would not be appropriate. It would not comply with the search sequence for development in policy P1/1 of the Cambridgeshire Structure Plan. A proposal of this scale is more suited to be judged against development control policies at the planning application stage.

Although the frontage of the site lies within the village framework, the majority is outside and comprises green field land. With regard to specific allocation for development, an additional allocation on this scale would not be appropriate for an infill village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required.



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10891 - Grantchester Townlands Charity (Cambridge, Land at Fulbrooke Road)  
 Object Land at Fulbrooke Road, Cambridge. The Green Belt boundary should be varied at Fulbrooke Road, Cambridge, to facilitate a small housing development in a sustainable location.

The site does not warrant exclusion from the green belt, and its development is not needed in order to meet the housing requirements of the Cambridgeshire Structure plan 2003. Development of the site would harm the openness of the green belt, and the setting of Cambridge.

Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5.

10364 (Swavesey, Land South of Mill Way)  
 10359 (Swavesey, Land South of Mill Way)  
 Object Swavesey, Land south of Mill Lane. Land is identified for allocation. Such allocation would be in line with the inclusion of Swavesey under either Policy ST/3 or ST/4, with suitable alteration made to the housing capacity of Policy ST/4 to accommodate at least 50 dwellings.

Development would extend the village into the countryside to the north. Although there is some development on the site it is largely open in character. Development would have a negative impact on the open character of the Taylors lane area. Access potential appears limited given the nature of Taylors Lane, and existing development in Whitegate close. With regard to specific allocation for development, an additional allocation on this scale would not be appropriate for a group village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required.

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10730 (Stow-cum-Quy, Land off Church Road)  
 Object An Additional Site Allocation For Development: Land off Church Road, Stow-Cum-Quay. The site does not project into the open countryside, nor would it be very visible owing to the fact that there is residential development on two sides of the site. The significant hedge between the Church and no. 15 Church Road, effectively restricts views across our client's land from the defined 'Important Countryside Frontage'. The site could be developed without material visual detriment to the area. There is a strong case for including the site based on the site's proximity to Cambridge (with good cycle links) and the park and ride.

The site is green field land, currently designated as green belt. Its development would merge the village with an area of dispersed development to the south. With regard to specific allocation for development, an additional allocation on this scale would not be appropriate for an infill village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining developments in the rural area are not required.

10774 (Fen Ditton, Land off Horningsea Road)  
 Object An Additional Site Allocation For Development: Land between no. 28 and 12 Horningsea Road, Fen Ditton. Residential. Bearing in mind the sustainability of the settlement in relation to Cambridge, to which it is very accessible by foot, bicycle and the nearby park and ride, it is considered that it is an ideal settlement in which to incorporate further sustainable development. The site comprises a gap in an otherwise built up frontage which is bounded by a broken down post and wire fence which has no associated planting.

The site is green field land, currently designated as green belt, outside the village framework to the north of the village. Development would have a negative impact on the openness of Horningsea Road, extending the built up area into the countryside. With regard to specific allocation for development, an additional allocation on this scale would not be appropriate for a group village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining developments in the rural area are not required.

The site is green field land, currently designated as green belt, outside the village framework to the north of the village. Development would have a negative impact on the openness of Horningsea Road, extending the built up area into the countryside. With regard to specific allocation for development, an additional allocation on this scale would not be appropriate for a group village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required.

7974 - Stamford Homes Limited (Over, Land between New Road & Station Road)  
 Object Land at the junction of New Road/Station Road Over, there is an paucity of opportunities within the village framework to meet the housing need. A site is identified for limited expansion.

This site is green field land adjoining the recreation ground. Development would effectively extend the built up area of the village to the west, and have a significant impact on the openness of that part of Over. With regard to specific allocation for development, an additional allocation on this scale would not be appropriate for a group village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required.

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10545 (Bassingbourn, Land South of the cemetery, The Causeway) Object Land to the south of the Causeway, Bassingbourn. It is considered that the land should be located within the village framework, which would represent a logical extension of the village boundary. The land is ideally suited for residential or employment development. Employment land would help balance additional residential development and help create a more sustainable community. The village has a good range of local facilities including a primary school and village college, and is located just 4km from Royston. The land at north Brook Road, if accessed from Poplar Farm Close, would ensure that the important Countryside frontage is not affected. The site is located in a very sustainable location.

10411 - Davison & Co (Barford) Ltd (Elsworth, Land North and West of Elsworth School) Object Our client's land at Elsworth is capable of accommodating more than 8 dwellings without detriment to the Village character. In addition, it would bring forward the much needed affordable housing.

This site is green field land between the village frameworks of Bassingbourn and Kneesworth. Development would effectively merge the two villages, and have a detrimental impact on the character of the area. With regard to specific allocation for development, an additional allocation on this scale would not be appropriate for an infill or group village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required.

The site partly consists of allotments, and is partially within a Conservation Area. It consists of land that has not previously been developed, in the countryside east of Elsworth, to the rear of the primary school. Development could have a detrimental impact of the character of this part of the village. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations are not required. An allocation on this scale would not be appropriate for a group village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District.

8162 (Weston Green, Mines Farm Chapel Road) Object This is a set of redundant farm buildings spread over approximately .5 acre of land with access onto the road connecting Weston Green with West Wrating. The intention would be to add to these buildings and convert into a single residential dwelling. We have consulted with local Parish Councils and have their support for the proposed developments. We strongly support limited expansion of these villages in order that community services are maintained and improved. Our development plans provide many benefits for local community, including provision of much needed social housing, village shop and post office, new car parking facilities, dedicated playground, new cricket pavilion and more.

The specific allocation of this redundant agricultural building in the countryside would not be appropriate. The Development Control Policies DPD includes policies to test proposals for this site against.

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8793 - D H Barford + Co Limited (Hardwick, Land near 279-345 St Neots Rd)	Object	Objection is lodged in respect of the failure to allocate land off St Neots Road Hardwick (Nos 279-345) for residential development.	This site lies outside the village framework of a group village. It comprises of the properties and rear gardens of linear development along St Neots Road, and land to the rear. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations are not required. An allocation on this scale would not be appropriate for a group village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District.
8020 (Weston Green, Land North of Mill Hill)	Object	Weston Green, Land north of Mill Hill. 8 new market houses of different sizes, 8 social housing/shared ownership units, a new expanded car park for the Reading Room, a new playground and a new cricket pavilion to replace the current one. We have consulted with local Parish Councils and have their support for the proposed developments. We strongly support limited expansion of these villages in order that community services are maintained and improved. Our development plans provide many benefits for local community, including provision of much needed social housing, village shop and post office, new car parking facilities, dedicated playground, new cricket pavilion and more.	This site comprises green field land outside the village framework. With regard to specific allocation for development, an additional allocation on this scale would not be appropriate for an infill village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required.
8160 (West Wrattling, Land north of the common)	Object	The Common, West Wrattling. 6 houses for sale and 6 social/shared ownership units and a village shop with residential accommodation above. We have consulted with local Parish Councils and have their support for the proposed developments. We strongly support limited expansion of these villages in order that community services are maintained and improved. Our development plans provide many benefits for local community, including provision of much needed social housing, village shop and post office, new car parking facilities, dedicated playground, new cricket pavilion and more.	The site comprises mainly green field land on the edge of the village. With regard to specific allocation for development, an additional allocation on this scale would not be appropriate for an infill village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required.

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With regard to specific allocation for development, an additional allocation on this scale would not be appropriate for an infill village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required.

Land in Shepreth bordered by the railway line to the north, John Breay Close to the west and Meldreth Road to the south be included in the village envelope and identified for housing.

7828 - Messrs J and P Dosssett  
Developments Ltd (Shepreth, Land North of Meldreth Road)

Object Land off King's Grove, Barton should be excluded from the Cambridge Green Belt and allocated for residential development. Owing to the proximity to Cambridge, the land is considered to be highly sustainable, well related to the existing village and with an adequate vehicular access.

10819 - Messrs J and P Dosssett  
(Barton, Land North of Kings Close)

Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations are not required. An allocation on this scale would not be appropriate for a group village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Development in this location would have a significant impact on the landscape. The site is on the edge of the village, and in the green belt. Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5.



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10924 (Kneesworth, Land North of Kneesworth Site A) Object An Additional Site Allocation For Development: Land to the North of Nightingale Avenue Kneesworth. Site would accommodate additional housing land, in a sustainable position in relation to the facilities both within Bassingbourn-cum-Kneesworth, and the nearby centre of Royston.

Allocation for development would result in a northern expansion of the village along the A1198, reducing the gap between the village and the barracks. An additional allocation on this scale would not be appropriate for an infill village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations are not required. The site is grade 2 agricultural land, and therefore lower grade land should be used unless sustainability considerations dictate otherwise.

10805 - Lighthouse Developments (Steeple Morden, Land North of Bogs Gap Lane) Object An Additional Site Allocation For Development: Housing. Land North of Bogs Gap Lane, Steeple Morden represents a logical extension to the village framework as there are already residential properties on the land; it is well surrounded by mature hedges and trees around the site; and the site relates to the built-up village.

With regard to specific allocation for development, an additional allocation on this scale would not be appropriate for a group village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required.

8095 (Little Gransden, Land behind 11-47 Primrose Hill) Object The land behind 11 - 47 Primrose Hill Little Gransden relates well to the built-up framework. While greenfield development is not envisaged for this village within the DPDs this site is away from the important areas where a Conservation Area may be designated and away from the SSSIs, archaeological sites and the important countryside frontages. It would be appropriate to identify this land as the area which should provide for additional development for the village.

This representation relates to green field land outside the village framework. With regard to specific allocation for development, an additional allocation on this scale would not be appropriate for an infill village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required. Development of this site would have a significant impact on the village, effectively merging it with Great Gransden.



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10448 - Martin Grant Homes Ltd (Histon, Land between Mill Lane and Impington Lane)  
 10458 - Centex Strategic Land (Histon, Land between Mill Lane and Impington Lane)

Object

Land between Mill Lane and Impington Lane, Histon. Object to the proposed set of objectives for the Rural Centres as set out in the Policy. Our clients consider that their proposals for growth at Histon can help provide additional housing provision in a sustainable manner. The LDF should be amended with the addition of a new policy ST/X, allocating land at Impington lane, Histon for development.

The site mainly comprises agricultural land, and some extended gardens. The site includes the allocation SP1/a. The majority of the site is designated as green belt. Its development for housing would compromise the purposes of the green belt. Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required. A development of 450 houses may also have significant implications for junctions on the B1049, where traffic capacity is already a concern.

10543 (Bassingbourn, Land North of Brook Road, West of North End)

Object

An Additional Site Allocation For Development:land to north of Brook Road, West of North End, Bassingbourn, Residential. It is considered that the land should be located within the village framework, which would represent a logical extension of the village boundary. The site is well related to the village centre and local facilities. The village has a good range of local facilities including a primary school and village college, and is located just 4km from Royston. The land at north Brook Road, if accessed from Poplar Farm Close, would ensure that the Important Countryside Frontage is not affected. The site is located in a very sustainable location.

This site has been designated an important countryside frontage, due to the role the openness of the frontage plays in bringing the countryside into the heart of the village. The allocation for development of this green field land would harm the character of this area of the village. With regard to specific allocation for development, an additional allocation on this scale would not be appropriate for a group village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required.

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10554 (Fulbourn, Land either side of Hinds Loder (Track))  
 Object: Land either side of Hinds Loder (track), Fulbourn.  
 An Additional Site Allocation For Development: Lane off Balsham Road, Fulbourn, Residential and associated Public Open Space and facilities as required by the Local Planning Authority. Objections are made to the fact that the Village Framework of Fulbourn has not been extended so as to facilitate significant further growth, appropriate to the sustainable position of Fulbourn not only in relation to Cambridge but to local services and facilities. It is considered this decision is contrary to the recommendations of Central Government with regards to the sustainability of future development, as promoted in both the RPG and the adopted Structure Plan.

This site is designated as green belt and allocation for residential development would be inappropriate. Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5. This site is separated from the village framework of Fulbourn, and its allocation would result in development in the countryside. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Rural Centres would be examined if allocations were required.

10835 (Waterbeach, Land at Rosalind Franklin House, Bannold Road)  
 Object: Land adjacent to Bannold Road Waterbeach should be included within the village framework. It is just as suitable for residential development as proposed allocation SP/1D. The site is surrounded by development. Its development would relate well to the existing ribbon of development along Bannold Road.

A corridor of open land between the barracks and the village was noted a discernible feature by the inspectors Report into Local Plan 2004, different from the existing allocation. This site is less appropriate for development as it would have a greater impact on the separation. The Local Plan 2004 allocations form a transition towards the Structure Plan 2003 strategy. The Housing Trajectory (to be included in the Submission DPD) is able to demonstrate progress on these allocations and there expected completions date. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan.

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10521 - Mrs A J Johnson and Mr B Moore (Great Shelford, Large site at Mingle Lane and Hinton Way)  
10990 (Great Shelford, Large site at Mingle Lane and Hinton Way)

**Object**  
SP/1 Housing Allocations in Rural Areas  
Land to north of Mingle Lane Great Shelford should be removed from the Green Belt and allocated for residential development.

The site comprises primarily agricultural land, and a cemetery, north of Stapleford. The site is designated as green belt, and proposed in the Cambridge Southern Fringe Area Action Plan (CSF5) for landscape improvements associated with development on the edge of Cambridge. Its development for housing would reduce the separation of the village to Cambridge, and compromise the purposes of the green belt. It would have a significant impact on the character of the area, and this part of the village. Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required.

10967 - Mrs A J Johnson and Mr B Moore  
11021 - Trustees of the Estate of the Late D L January  
10992

**Object**  
Despite Great Shelford being identified as a Rural Growth Centre, Policy SP1 allocates no additional housing sites within the settlement. This is considered illogical given the considerable number of additional houses to be provided, and the fact that Great Shelford must be one of the most sustainable locations for further development in the District. It is, therefore, recommended that the Village Framework should be amended and further residential land included.

Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required.

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10969 - Mrs A J Johnson and Mr B Moore (Great Shelford, Land East of Hinton Way)  
 10519 (Great Shelford, Land behind 34-60 Hinton Way)  
 10955 (Great Shelford, Land East of Hinton Way)

The Village Framework should be amended and further residential land included. Land to the east of Hinton Way Great Shelford is considered to be most appropriate for residential development, as it is very well related to the existing settlement form adjoining existing development on three sides.

Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required. The site is designated as green belt, and proposed in the Cambridge Southern Fringe Area Action Plan (CSF5) for landscape improvements associated with development on the edge of Cambridge. Its development for housing would reduce the separation of the village to Cambridge, and compromise the purposes of the green belt. Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5.

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8370 (Great Shelford, Land between Stonehill Road and Westfield Road)

Object

Land to the rear of 109-131 Cambridge Road, Great Shelford. An additional site allocation on The site has an area of approximately 3.8 hectares. The site is well located to existing services a Cambridge Road is well served by public transport. The site is totally surrounded by existing development. This fact means that the development of the site for residential purposes will not have a major impact upon the surrounding countryside.

This site is currently designated as green belt. Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5.

Additionally, sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations are not required.

10638 - Spicers Ltd (Sawston, Land West of Whitefield Way)

Object

Sawston, land west of Whitefield way. Given the identified shortfall of 5,516 dwellings within the plan area in the plan period to 2016, we recommend that a further site at Sawston should be identified for housing under Policy SP/1.

The site is designated as green belt. Its development for housing would compromise the purposes of the green belt. Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Camboorne that additional housing allocations in the rural area are not required.

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8579 - The Fairey Family (Linton, Land at Chalklands, Kynes Meadow)

Object

"Chalklands" - Kynes Meadow, Linton. On the basis of the current strategy it is not thought that these 20,000 dwellings will be achieved. Further allocations are therefore needed so that the development industry can respond to a wider range of opportunities for new development. Our Site will help meet this shortfall.

The southern half of this site has been utilised as an exception site for affordable housing. As such it would be inappropriate to include within the viage framework.

Considering the allocation of the northern part of the site alone, development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations are not required.

8089 (Longstanton, Green End Farm Over Road)

Object

We object to the omission of land at Green End, Over Road, Longstanton, from the list of allocated rural area housing development sites.

The site primarily comprises agricultural land, and farm buildings. Its development would extend the built up area of the village further west, past Over Road. The Site is designated as green belt. Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required.



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10548 (Fowlmere, Land between Cambridge Road & Thriplow Road)  
 Object Land between Cambridge Road & Thriplow Road, Fowlmere. An Additional Site Allocation For Development: Land at Triangle Farm, Fowlmere. Residential. The land, which is adjoined on two sides by residential development and by existing roads on three sides, is considered to be well related to the existing village form. In addition, it is pertinent to note that the land is excluded from the Green Belt designation. Accordingly, it is recommended that it would be appropriate for residential development, which would facilitate the provision of both private and affordable housing within the village.

The site comprises of an open field east of the village. Development would extend the village into the countryside, utilising green field land. With regard to specific allocation for development, an additional allocation on this scale would not be appropriate for a group village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations in the rural area are not required.

9381 - The Fairey Family (Linton, Land at Orbells, Horseheath Road)  
 Object "Orbells" - Horseheath Road, Linton  
 On the basis of the current strategy it is not thought that these 20,000 dwellings will be achieved. Further allocations are therefore needed so that the development industry can respond to a wider range of opportunities for new development. Our Site will help meet this shortfall.

Development on this scale and in this location would have a significant impact on the setting of the village, and be extremely prominent in the landscape. Development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations are not required.

8181 - The Hardwick Group of Residents (Hardwick, Land on St Neots Road West of Hardwick)  
 Object Land at St. Neots Road Hardwick.  
 The village of Hardwick has a wide range of facilities including shopping and a school. As such it is a satisfactory location for further housing growth in accordance with the principles of sustainable development. It is located on the edge of the settlement close to Cambridge with good transport links by modes other than the motor vehicle. The site would not result in coalescence with Hightfields Caldecote, since the recent planning permission for redevelopment of the Enterprise Cafe site lies further to the west than our clients' site, development of which would merely round off development in the settlement. The site should be added to the housing allocations since it provides a sustainable development opportunity on the edge of the settlement close to Cambridge.

This site lies outside, and is separated from, the village framework of a group village. It comprises of rear gardens of linear development along St. Neots Road. Development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations are not required. An allocation on this scale would not be appropriate for a group village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Development in this location would have a significant impact on the landscape.

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10907 - Humo Holdings (Great Abington, Land at Strawberry Farm)	Object An Additional Site Allocation For Development: Land at Strawberry Farm, Pampisford Road, Great Abington. Residential.	The site is part of the former land settlement association site, and current uses are a dwelling with associated agricultural character uses. As such the majority of the site is not considered as previously developed land. The result of development would be to extend the village into the countryside south of Pampisford Road. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations in the countryside are not required. An allocation on this scale would not be appropriate for a group village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Allocation for development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan.	
8137 (Linton, Land at Station Road)	Object Land at Station Road Linton. Policy SP/1 makes no allocations whatsoever in Linton which is designated a Minor Rural Centre. The site should be allocated for residential development. Scheme includes the provision of a pedestrian bridge over A1307. The site is previously developed land and entirely surrounded by existing development. The site is located within a settlement with good public transport links, local shopping, other services and good employment opportunities.	The area south of the A505 is severed from the main village, limiting its suitability for residential development. This is reflected in policy SP/9. It is unlikely this could be overcome effectively even with provision of a footbridge. 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, existing commitments, and other sites identified in the Local Development Framework.	

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7826 (Hauxton, Land North and South of High Street)

Object

Land north and south of The High Street Hauxton should be allocated for housing. The land south of the High Street can also provide a landscape belt to reduce noise disturbance from the M11 and contribute towards a new village hall. Objection is therefore raised to the non inclusion of these areas of land within the village inset boundary.

Development would be contrary to the search sequence in Policy P1/1 of the Cambridgeshire Structure Plan 2003, and policy CSR1 of the Draft East of England Plan. Sufficient capacity has been demonstrated through the Urban Capacity Study and the Local Development Framework that additional housing allocations are not required. An allocation on this scale would not be appropriate for a group village, where community services and facilities, public transport, and access to employment, are less than available at other locations in the District. Development in this location would have a significant impact on the landscape.

The site is on the edge of the village, and the larger part of the site is in the green belt. Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5.

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10988 (Great Sheffield, Land at Mingle Lane and Hinton Way) Object Land to the east of Hinton Way, North of Mingle Lane and Gog Magog Way, Great Sheffield/Stapleford should be removed from the Green Belt and allocated for residential development.

The site is designated as green belt, and proposed in the Cambridge Southern Fringe Area Action Plan (CSF5) for landscape improvements associated with development on the edge of Cambridge. Its development for housing would reduce the separation of the village to Cambridge, and compromise the purposes of the green belt. Paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5. Sufficient capacity has been demonstrated through the Urban Capacity Study, existing commitments and the remaining development at Cambourne that additional housing allocations in the rural area are not required.

1.

11116 - Environment Agency Support We acknowledge that this is an existing (residue) allocation. There is a history of flooding in the area and a Flood Risk Assessment (FRA) which will be required for the site in accordance with NE/13.

It is acknowledged that a Flood Risk Assessment will be required for the site. The notional allocation reflects capacity at the notional density. The actual number achievable may vary.

This may prove that the site notional allocation of 57 dwellings may not be achievable. Appropriate level for level, volume for volume floodplain compensation will be required.f

9640 - Histon & Impington Parish Support Impington - North of Impington Lane. Should be explicit that site access must be via Ambrose Way, rather than any other alternative. The site should be described as East of Glebe Way

Support noted. Currently the only access available is from Ambrose Way. A specific requirement is not needed or appropriate.

10654 - Unwins Properties Support Support the inclusion of Site 1 - Land north of Impington Lane, Impington as a housing allocation under Policy SP/1. The site will be developed for housing within the plan period.

Support noted.

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2.	9592	Support	As a County Councillor for Sawston, I support the allocation of Land at Portobello Road, Sawston for housing. I recognise that there may be issues regarding work that has to be done on the land and also regarding the access via Common Lane onto the High Street. I believe these issues can be addressed through remedial action and careful planning.	Although support for development of this site is noted, this site has shown little sign of coming forward for housing development since its allocation in the Local Plan 2004. The multiple land ownership, problematic access, and location of listed buildings have proved difficult to overcome. Research in preparation of the Housing Trajectory for the submission DPD have confirmed the difficulties. It should not be relied upon to provide housing towards the 9600 dwellings total required in rural areas up to 2016. Due to the designation of Sawston as a Rural Centre, there is still the possibility of it coming forward as a windfall development over the plan period, as it is situated within the village framework.	Amend policy SP/1: Delete allocation Sawston: Land at Portobello Road.
4.	9917 - Old Road Securities Plc	Support	Support is given to the identification of land north of Bannold Road, Waterbeach. The site has a resolution to grant planning permission subject to the completion of a S.106 planning obligation for residential development.	Support noted.	
5.	10693 (Willingham, Berrycroft Stores, Berrycroft)	Support	The housing allocation ST/1e is supported. There is a Committee resolution to approve the renewal of planning permission on this land subject to the applicant entering into a new Section 106 Agreement. This is being negotiated at the present time.	Although support for development of this site is noted, this site allocation in the Local Plan 2004 is proposed to be deleted. It is located as part of a strategy forming a transition towards the structure plan 2003 strategy. The housing trajectory (to be prepared for the submission DPD indicates progress is likely to be made towards a planning application and subsequent development during the remaining lifetime of the Local Plan 2004.	
7.	8178 - Messrs Mailer & Sharp (Bassingbourn, Land behind Manor Farm)	Object	Land behind Manor Farm, Bassingbourn. Whilst we have no objection in principle to the allocation of site (SP/1 g), that site is no better related than our clients' site to facilities at Bassingbourn. Our clients' site should be included within the housing allocations in Policy SP/1.	This site allocation from the Local Plan 2004 is proposed to be deleted. It is located as part of a strategy forming a transition towards the structure plan 2003 strategy. The housing trajectory (to be prepared for the submission DPD) indicates progress is unlikely to be made in the near future, and its contribution towards housing numbers cannot be relied upon. An additional allocation in Bassingbourn is not required, and would not comply with the Structure Plan / RSS search sequence.	

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8.	11115 - Environment Agency	Support	In view of the geology of the local area, soakaways are unlikely to be satisfactory. A scheme for surface water disposal, incorporating Sustainable Drainage Systems (SuDS) will be required for the site. This is in accordance with NE/13 & NE/14.  An FRA will be required to be submitted as part of any subsequent planning application. This must address surface water drainage from the site.	Although support for development of this site is noted, this site allocation in the Local Plan 2004 is proposed to be deleted. It is located as part of a strategy forming a transition towards the structure plan 2003 strategy. The housing trajectory (to be prepared for the submission DPD) indicates progress is unlikely to be made in the near future, and its contribution towards housing numbers cannot be relied upon.
12.	9733 - Guilden Morden Parish Council	Support	Guilden Morden Parish Council support the roll forward from the 2004 adopted Local Plan for the allocation of 0.5 ha. of land at Church Lane for a notional allocation of up to 16 affordable dwellings subject to a S106 agreement being negotiated to include parish benefit (1st criteria for allocation being strong connection with Guilden Morden).	Although support for development of this site is noted, this site allocation in the Local Plan 2004 is proposed to be deleted. It is located as part of a strategy forming a transition towards the structure plan 2003 strategy. The housing trajectory (to be prepared for the submission DPD) indicates progress is likely to be made towards a planning application and subsequent development during the remaining lifetime of the Local Plan 2004.
18.	8422 - Papworth Everard Parish Council Planning Committee	Object	This information is obsolete. The construction of the 135 dwellings on this site at South Park is well underway and many of the properties are already occupied.	The figure reflects the number of dwellings that had planning permission at 2004. This table is proposed to be amended to only reflect allocations carried forward, and not those that have planning permission, under construction or completed.
19.	8494 - Papworth Everard Parish Council Planning Committee	Object	This information is obsolete. This development of 21 (not 11) dwellings off Hayman's Way in Papworth Everard is now nearing completion.	The figure reflects the site capacity at 2004, based on a density of 30 dwellings per hectare. This table is proposed to be updated, and will include only those allocations proposed to be carried forward, and not those that are already a commitment, having gained planning permission or being under construction.
	8421 - Papworth Everard Parish Council Planning Committee	Object	This information is obsolete. The construction of the 135 dwellings on this site is well underway and many of the houses are already occupied.	The figure reflects the number of dwellings that had planning permission at 2004. This table is proposed to be amended to only reflect allocations carried forward, and not those that have planning permission, under construction or completed.



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20.

8493 - Papworth Everard Parish Council Planning Committee	Object	The Developable Site Size (11.98 ha) is incorrect. As a result the Notional Allocation (359) is also incorrect. [The Notional Density is dealt with in another representation]. This site as previously designated was due to provide a minimum of 259 dwellings in a developable area of 10.36ha. The increased area together with the associated increase in density would add another 100 dwellings at this location. There is no question of Papworth Everard Parish Council accepting the imposition of this increase in size of the developable area to 11.98 ha.	Agreed. The expansion at Papworth Everard is intended to secure a more balanced community, improved services and facilities to serve the expanded community and a bypass for the village. Development of 1,000 dwellings has been determined to be the amount of development which will secure those benefits and all of the development and necessary planning obligation contributions are now committed. As a consequence of densities that are higher than originally considered appropriate, the amount of development to be accommodated on the last site is less than originally allocated. That matter was agreed at the last Local Plan Inquiry which considered the planning policies for Papworth Everard. There has been no change in circumstances since that Local Plan Inspector's report was received in January 2002. Making best use of the land that is to be developed means that the net developable area will be 10.36 ha and may be less if higher densities are considered appropriate to make best use of the land that is developed. That site now has planning permission and should now be deleted from the plan which deals only with 'proposals'. In this case the allocation is retained purely for technical reasons as this planning permission post dates March 2005, the most recent date for which comprehensive information is available for housing commitments. The allocation will be deleted before the plan is adopted in 2007.	Policy SP/1 has been amended to refer to a net developable area of 10.36 ha.
11118 - Environment Agency	Support	A strategic drainage system will be required for the whole of the site. Piecemeal surface water drainage systems will be appropriate. A scheme for surface water disposal, incorporating SuDS will be required for the whole site. This is in accordance with NE/13 & NE/14.	Concerns can be addressed through the development control process.	
<i>18, 19, &amp; 20.</i>				
8497 - Papworth Everard Parish Council Planning Committee	Object	We strongly object to the limitations of this policy and SP/13 as it would allow new development to proceed ad infinitum without a bypass ever being constructed. See Local Plan 2004 village policies paragraph 78.15 and P5 of the non-technical summary to the draft Sustainability Report. Traffic flows through the village are already in excess of 12000 vehicles per day and we are long past the point where no more residential approvals should be granted for Papworth Everard until full funding for the bypass has been obtained and construction started. A related policy is required in this LDF.	The Department of Transport has agreed funding for the bypass. They state that construction is imminent and the scheme is expected to be completed by December 2006. A modification to the plan is therefore not required.	

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****SP/2 Cambridge Northern Fringe West**

10321 - Highways Agency

Object

With regard to the Site Specific Policies, the Highways Agency has concerns about proposed development at Cambridge Northern Fringe, Cambridge Northern fringe East (Chesterton Sidings), Papworth Everard, Cambridge Airport, and Cambourne all of which could have implications for the trunk road network. We would wish to see evidence that the scale of development proposed could be accommodated without having a detrimental impact on the operation of the adjacent trunk roads.

The development plan seeks to reduce the need to travel, and where unavoidable, achieve access by non-car modes. Policy TR/1 will not permit development where additional travel demand is not sufficiently addressed through providing modal choice, and Policy TR/3 is concerned with mitigating traffic impact and requires a Transport Assessment be undertaken for development with 'significant transport implications', in accordance with PPG13. Policy DP/3 criteria 2 is concerned with securing 'appropriate access from the highway network that does not compromise safety.'. Whilst not making explicit mention of the trunk road network, these policies address concerns raised.

Historically development which came forward through policies in Local Plan 2004 made provision to mitigate their impacts, for example, development at Cambourne contributed to the dualling of the A428 and Cambridge Northern Fringe provides additional capacity at existing junctions onto the A14. Similarly, the LDF should ensure that future development adequately mitigates its impact. The Highways Agency has been fully engaged in the early work on planning the major developments at Northstowe and Cambridge East with active membership on the Transport Topic Groups. The Highways Authority is also consulted on all planning applications in the vicinity of the trunk road network and if a planning application were considered to jeopardise the trunk road network in any way, could recommend appropriate mitigation or even refusal.

**SP/3 Chesterton Sidings**8113 - Cambridge City Council  
Property & Building Services  
(Cambridge, Land north of Fen  
Road)

Object

Land north of Fen Road, Cambridge.  
A representation was made during the previous round of public consultation that land on Fen Road, Chesterton is suitable for housing development. This was not addressed in your response. We propose this land should be included within an extended area covered by Policy SP/3 re-titled Chesterton Sidings and Chesterton Fen, and the text of the policy amended accordingly to make it clear that this site would be suitable for residential development.

No change.

The objection site is the only area of land in Chesterton Fen within South Cambridgeshire which does not lie within the Cambridge Green Belt. It is not so well related to the rest of Cambridge that it should be allocated for general purposes housing. It was however allocated in the 2004 Local Plan as part of a wider area for development of gypsy and traveller sites to meet local needs. That policy has been 'saved' and will remain in force until a Gypsy and Travellers DPD is prepared.

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9383 - Anglian Water Services Ltd    Object    Anglian Water Services objects to this Policy. The relocation of Milton Wastewater Treatment Works is essential to the development on the Chesterton Sidings site. Residential development of the Chesterton Sidings land would be completely inappropriate unless Milton Wastewater Treatment Works is relocated as part of the development of the whole of the Cambridge Northern Fringe (East) area. Adoption of this policy would be in direct contravention of Policies DP/2 and NE/19.

Disagree. If an acceptable scheme can be developed on this site without the Waste Water Treatment Works being redeveloped, it should not be ruled out by the policy.

9367 - Network Rail Infrastructure Limited    Object    Whilst Network Rail accept the need to plan development at Chesterton Sidings to allow for the potential future development of adjoining land, it is important that a further master planning exercise is not allowed to hamper the delivery of significant residential development on this key brownfield site.

It is agreed that a change to the first paragraph of the policy is required to better reflect paragraph 11.8, that development may take place if the Waste Water Treatment Works does not relocate, if an acceptable scheme can be created.

Amend first paragraph of POLICY SP/3 Chesterton Sidings:

'Land at Chesterton Sidings is allocated for a sustainable mixed-use development, as part of a distinctive new urban neighbourhood for Cambridge covering the whole of the cross-boundary area. A Masterplan will be required, which must demonstrate how the Sidings can be developed as both a standalone development and one which can be integrated into the development of this wider area.'

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10322 - Highways Agency  
 Object With regard to the Site Specific Policies, the Highways Agency has concerns about proposed development at Cambridge Northern Fringe, Cambridge Northern fringe East (Chesterton Sidings), Papworth Everard, Cambridge Airport, and Cambourne all of which could have implications for the trunk road network. We would wish to see evidence that the scale of development proposed could be accommodated without having a detrimental impact on the operation of the adjacent trunk roads.

The development plan seeks to reduce the need to travel, and where unavoidable, achieve access by non-car modes. Policy TR/1 will not permit development where additional travel demand is not sufficiently addressed through providing modal choice, and Policy TR/3 is concerned with mitigating traffic impact and requires a Transport Assessment be undertaken for development with 'significant transport implications', in accordance with PPG13. Policy DP/3 criteria 2 is concerned with securing 'appropriate access from the highway network that does not compromise safety.' Whilst not making explicit mention of the trunk road network, these policies address concerns raised.

Historically development which came forward through policies in Local Plan 2004 made provision to mitigate their impacts, for example, development at Cambourne contributed to the dualling of the A428 and Cambridge Northern Fringe provides additional capacity at existing junctions onto the A14. Similarly, the LDF should ensure that future development adequately mitigates its impact. The Highways Agency has been fully engaged in the early work on planning the major developments at Northstowe and Cambridge East with active membership on the Transport Topic Groups. The Highways Authority is also consulted on all planning applications in the vicinity of the trunk road network and if a planning application were considered to jeopardise the trunk road network in any way, could recommend appropriate mitigation or even refusal.

8174 - Cambridge City Council (Chesterton Fen)  
 Object Land at Chesterton Fen.  
 The proposed development of the Chesterton Sidings and the new railway station on the Cambridge to Ely Line provides a unique opportunity to regenerate the Fen Road area, improving its accessibility and through introducing higher value land uses. Accordingly the site boundary should be extended to the River Cam and the policy amended as follows:  
 Title: change to Chesterton Sidings and Chesterton Fen.  
 Include references to Chesterton Fen in the policy and supporting text. Include reference to employment and leisure uses as well as residential. Be more definite that Chesterton Fen can provide for open space needs.

Chesterton Fen is a relatively isolated area close to the city boundary which provides a home for a large number of 'urban fringe' uses which are often 'bad neighbours' including scrap yards, low tech employment, gypsy and traveller sites, and static caravan parks. There are no other such sites close to Cambridge and no proposals in the Cambridge Local Plan for alternative sites.

No change.

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9377 - Network Rail Infrastructure Limited  
 Object  
 The policy should be reworded to make clear that the interchange facility is not to be fully funded by the proposed mixed-use development at Chesterton Sidings itself. This is in line with Paragraph B25of Circular 05/2005 (Planning Obligations) which requires local authorities to include as much information as possible within their published documents in the Local Development Framework.

11112 - Environment Agency  
 Support  
 The site is within Flood Zones 2 & 3. The capacity of the site for housing will depend on the findings of the Flood Risk Assessment (FRA) which will be required for the site. This is in accordance with NE/13. Appropriate level for level, volume for volume floodplain compensation will be required. The site is believed to be contaminated due to previous uses. A scheme for the investigation and remediation of contaminated land will be required in accordance with NE/13.

9375 - Network Rail Infrastructure Limited  
 Support  
 Network Rail supports the allocation of land at Chesterton Sidings for a sustainable mixed-use development.

**Policy Paragraph 2**

7807 - The camToo Project

Object

This description should include reference to The camToo Project which will indeed enable a "major transport interchange" to be developed in conjunction with the proposed Chesterton Station by putting in on a through route for guided buses from where-ever they originate (Cambourne, Northstowe, Cottenham, the A10 corridor north of Cambridge etc.)  
 The closure of Fen Road level crossing will increase the benefits of the proposed station to rail operators.  
 The project will also provide improved access to Chesterton Fen and a new cycle route over the Cam.

No change.

**Policy Paragraph 4**

7810 - The camToo Project

Support

As mentioned in other representations, The camToo Project will provide improved, safer, road access to Chesterton Fen plus a cycleway across the river Cam to the Ditton Fields area of Cambridge.

Support noted.

Not accepted. Policy SP/3 does not imply it will be fully funded by the sidings development alone. Policy SP/15 of the Site Specific Policies DPD makes clear that financial contributions will be secured at an appropriate level towards the railway station.

Support noted. A Strategic Flood Risk Assessment of this site has been undertaken in consultation with the Environment Agency. That study forecasts that the conditions which caused Chesterton Sidings to have flooded in the past will not recur and that redevelopment proposals appear sound. Policy NE/13 will require that prospective developers of this site undertake a detailed Flood Risk Assessment before planning permission is granted.

Support noted.

The CamToo Project proposal which would be relevant to development at Chesterton Sidings is the proposal for a bus route across Ditton Meadows connecting to Newmarket Road. Such a route would run entirely within Cambridge City and was considered and rejected at part of the preparation the Local Transport Plan.

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7809 - The camToo Project	Object	Development of this area should not start until there is a high quality transport link to Cambridge City centre. This will be provided by The camToo Project	Whilst the provision of high quality public transport links to Cambridge city centre will be important for the redevelopment of the Cambridge STW, development at Chesterton Sidings will not be on such a scale that it should not be permitted without such links. Public transport services will nevertheless be required for the development and provision can be secured through discussions with the bus operators at the planning application stage.	No change.
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**11.8**

7808 - The camToo Project	Object	Removal of the sewage works should be connected with the development of the sidings. The camToo Project, by providing overbridge road access to Chesterton Fen opens up the opportunity for relocation of the sewage works between the railway line and river Cam north of the A14.	Only if it can be demonstrated that the Cambridge STW would be a 'bad neighbour' should its removal be a pre-requisite to the redevelopment of Chesterton Sidings. At present it is to be proven whether the STW would be a 'bad neighbour' to this site as Chesterton Sidings is not located downwind from the STW, the prevailing wind direction being from the south west. When the Council recently took action against Anglia Water concerning the nuisance from the STW, Cambridge City Council declined to be a co-sponsor owing to the lack of complaints from resident and businesses within Cambridge.	No change.
9376 - Network Rail Infrastructure Limited	Support	Network Rail welcomes the Council's recognition that the relocation/ redevelopment of the adjoining Cambridge Sewage Treatment Works is not a precondition for the redevelopment of any land in South Cambridgeshire and that Chesterton Sidings is available for redevelopment in the short term.	Support noted.	

**SP4 Allocations for Class B1 Employment Uses**

11028 - Laing Rail	Object	More car parking facilities are needed to support the Foxton Station in order to: - Support the capacity improvements envisaged by the Thames Link 2000 project. - Ensure that rail plays a meaningful role in transporting those living and working in the area. - Be consistent with published LTP policy statements in support of increasing capacity for passenger rail services. See separate representations proposing potential sites.	There is a planning policy tension with railway stations such as that at Foxton in the Cambridge Sub Region. The planning strategy for the Cambridge Sub-Region is to accommodate growth associated with the economy of the sub-region and not to encourage long distance commuting. That is the underlying principle behind the strategy of focussing development close to Cambridge and to support that development with public transport and other transport systems which are not attractive to out-of-county commuters to such destinations as London. Whilst rail can be used for local journeys, the train operating companies are increasingly seeking to grow their longer distance business. This proposal from Laing Rail at Foxton will make this station and the surrounding villages more attractive to London bound commuters, contrary to the planning strategy.	No change.
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10546 (Bassingbourn, Land South of the cemetery, The Causeway)	Object	Land to the south of the Causeway, Bassingbourn. It is considered that the land should be located within the village framework, which would represent a logical extension of the village boundary. The land is ideally suited for residential or employment development. Employment land would help balance additional residential development and help create a more sustainable community. The village has a good range of local facilities including a primary school and village college, and is located just 4km from Royston. The land at north Brook Road, if accessed from Poplar Farm Close, would ensure that the important Countryside frontage is not affected. The site is located in a very sustainable location.
11026 - Laing Rail (Foxton, Land North of A10)	Object	Site north of the A10 Foxton is currently green field, with a frontage to the railway line and the A10. Our proposal would comprise construction of a new access onto the A10 (probably a roundabout), landscaped passenger car park, a new station building with sufficient retail space to support passengers' requirements and fully DDA compliant 12 carriage length platforms. The location of the site is such that it would not disturb local businesses, could be accessed safely by bus, cycling and walking as well as by car and would cause negligible disturbance to local residents.
8982 - Carisbrooke Alliance (Swavesey, Land at Buckingham Business Park, Huntingdon Road)	Object	Land at Buckingham Business Park, Huntingdon Road, Swavesey. Carisbrooke seek an easterly extension to the allocated site at Buckingham Business Park onto land approximating 2.05 hectares in extent. This would be a sustainable development option and the site could be fully contained by new peripheral landscape planting. This would also assist in providing a greater range of employment options for new and expanding businesses.

This site lies outside the village framework of a group, and an infill, village. It comprises of a field between Bassingbourn and Kneesworth. Development of the site would merge these two villages, and have an adverse impact on the character of the area. Its allocation for employment development would be contrary to the search sequence of policy P1/1 of the Cambridgeshire Structure Plan, and Policy E3 of the Draft East of England Plan. Additional employment land allocations are not required in order to meet the land supply requirements of the Cambridgeshire Structure Plan.

This land is in agricultural use, and its development would have a significant impact on the landscape. Development of such a large car park would encourage long distance commuting out of the District.

This site adjoins the existing Buckingham Business Park. It comprises green field land, outside village frameworks. A further allocation for employment development would be contrary to the search sequence of policy P1/1 of the Cambridgeshire Structure Plan, and Policy E3 of the Draft East of England Plan. Additional employment land allocations are not required in order to meet the land supply requirements of the Cambridgeshire Structure Plan.

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9508 - GO-East  
 Object We note that the summary of assessment contained in the Annex to Draft Final Sustainability Report for the two sites indicates that neither site 'is particularly well served by transport routes other than public roads' PPG4, PPS6 and PPG13 indicate that developments that are likely to generate demand for travel to and from a development should be located so as to maximise opportunities for travel to and from the sites by means other than the private car. The Council, in allocating these sites, should be able to demonstrate that the allocations are appropriate in terms of sustainability considerations and that sequentially preferable sites in accordance with National Policy requirements are not available.

A number of employment allocations have been established through previous local plans. They offer opportunities to provide local employment opportunities, contributing to reducing commuting into Cambridge and making areas of the District less dormitory. Where there is a realistic prospect of them coming forward they are rolled forward in the Local Development Framework to complete the Local Plan 2004 employment strategy. Planning permission has been granted on both sites (partially on the pampisford site). The Longstanton site adjoins the home farm development, a substantial housing area which is under construction. Development of the employment site will increase the sustainability of this area providing local jobs and reducing the need to travel. The Pampisford allocation is on the boundary of Sawston, a rural centre, and a significant element of the site is previously developed land. It is well related to the bus Citi7 route that travels through Sawston from Cambridge, along London Road.

10782 (Meldreth, Site at back of 1 Whitcroft Road)  
 Object An Additional Site Allocation For Development: Whitcroft Road, Meldreth. Housing or employment. Land consists of previously unused land and is well connected to the existing village framework. The site is well constrained by existing development and other defensible boundaries (Station Road and the railway line). The site, which partly sits within the village framework, is more closely related to the existing built up area than the open countryside.

Although this site currently comprises employment uses, it has a rural character. Its allocation for employment development would be contrary to the search sequence of policy P1/1 of the Cambridgeshire Structure Plan, and Policy E3 of the Draft East of England Plan. Additional employment land allocations are not required in order to meet the land supply requirements of the Cambridgeshire Structure Plan, outside the Strategic Employment sites as part of the new mixed developments on the edge of Cambridge and the new town of Northstowe.

10704 (Girton, Land North of Girton Farm, Oakington Road)  
 Object Land north of Girton Farm, Oakington Road, Girton. Land at Girton should be removed from the Green Belt owing to its existing built form and part of site north of Girton Farm, Oakington Road, Girton should be allocated for further employment development in this sustainable location. Girton is considered to be an extremely sustainable location bearing in mind its proximity to Cambridge by both public transport and cycle routes, and the diversification of the employment base in this location is considered to be beneficial to the area.

This site is designated as Green belt, its allocation for employment would therefore be inappropriate. Its allocation for employment development would be contrary to the search sequence of policy P1/1 of the Cambridgeshire Structure Plan, and Policy E3 of the Draft East of England Plan. Additional employment land allocations are not required in order to meet the land supply requirements of the Cambridgeshire Structure Plan, outside the Strategic Employment sites as part of the new mixed developments on the edge of Cambridge and the new town of Northstowe.

8748 - Capital & Counties (Fulbourn, Land West of Ida Darwin Hospital)  
 Object Our clients land at Fulbourn Old Drift should be allocated for B1 employment development.

This site is designated as green belt, and a major developed site. This places a restriction on inappropriate development, and restricts infilling development. Its allocation for employment development would be inappropriate, as it would reduce the openness of this part of the green belt.

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9333 - Vantico Ltd (Duxford, Land below Major Employment Area)  
 Object Land below Major Employment Area, Duxford.  
 We seek an extension to the allocation under Policy SP/4 of the employment area at Vantico's site at Duxford, referred to in Policy ET/4. This would be a sustainable location for further needed employment development, and would add to the range of sites where new jobs could be created, and existing jobs relocated to.

8184 - The Hardwick Group of Residents (Hardwick, Land on St Neots Road West of Hardwick)  
 Object Site at St Neots Road Hardwick comprises garden land etc on the edge of the settlement at Hardwick and, bearing in mind the lack of employment opportunities in such a large settlement allocation of the site for employment purposes would provide a better balance between housing and jobs. The site is well located to provide a "cluster" development because of its close proximity to Cambridge on a good transport link.

10048 - Bayer CropScience Ltd (Hauxton, The Bayer CropScience Ltd Site)  
 Object The Bayer CropScience Ltd site at Hauxton is likely to contain an employment element as part of a mixed-use redevelopment. The size of the employment component cannot be established at this time pending further technical work to determine the net area for development after evaluating among other matters, flood risk, and ground contamination. The site should be added to the table and a brief description included as a footnote regarding the position reached prior to agreeing the text of the deposit LDD's.

Whilst a change to bring part of this site into the Employment Area is proposed as a result of separate representations, the allocation of an area of undeveloped land south of the existing area is not justified. Its allocation for employment development would be contrary to the search sequence of policy P1/1 of the Cambridgeshire Structure Plan, and Policy E3 of the Draft East of England Plan. Additional employment land allocations are not required in order to meet the land supply requirements of the Cambridgeshire Structure Plan, outside the Strategic Employment sites as part of the new mixed developments on the edge of Cambridge and the new town of Northstowe.

This site lies outside, and is separated from, the village framework of a group village. It comprises of rear gardens of linear development along St. Neots Road. Its allocation for employment development would be contrary to the search sequence of policy P1/1 of the Cambridgeshire Structure Plan. Additional employment land allocations are not required in order to meet the land supply requirements of the Cambridgeshire Structure Plan.

The redevelopment of Bayer CropScience Ltd site at Hauxton for a mixed use employment/residential development has been put forward in response to representations from the company. The size of the employment component indeed cannot be established at this time pending further technical work to determine the net area for development after evaluating among other matters, flood risk, and ground contamination. As the site is currently in employment use and the redevelopment is likely to result in no more and possible less employment than at the height of the former use, an unqualified allocation in policy SP/4 is not appropriate. The site specific policy for the mixed use development will include a requirement for employment to be within the B1 use class to be compatible with residential development on the remainder of the site.

Amend policy SP/4 by adding a third entry to the table as follows: "3. The former Bayer CropScience site at Hauxton as part of a mixed-use redevelopment. Total Site Size to be specified following the preparation of a master plan or development brief.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

11027 - Laing Rail (Foxton, Land South of A10) Object The rear portion of the industrial area south of the A10 Foxton is allocated for station parking. The advantages of this location are that existing platforms could be extended to the full 12 carriage length with a platform face to the proposed car park, access from the A10 would be at an established location by the filling station, and station facilities would be contained at the existing location thereby dispelling any local fears that an improved local railway station would be a catalyst for other development. We acknowledge that residential properties situated between the railway and industrial buildings would be affected by this proposal.

No change.

There is a planning policy tension with railway stations such as that at Foxton in the Cambridge Sub Region. The planning strategy for the Cambridge Sub-Region is to accommodate growth associated with the economy of the sub-region and not to encourage long distance commuting. That is the underlying principle behind the strategy of focussing development close to Cambridge and to support that development with public transport and other transport systems which are not attractive to out-of-county commuters to such destinations as London. Whilst rail can be used for local journeys, the train operating companies are increasingly seeking to grow their longer distance business. This proposal from Laing Rail at Foxton will make this station and the surrounding villages more attractive to London bound commuters, contrary to the planning strategy.

10789 (Meldreth, Site at Whitecroft Road) Object An Additional Site Allocation For Development: Whitecroft Road, Meldreth. Housing or employment. Land consists of previously unused land and is well connected to the existing village framework. The site is well constrained by existing development and other defensible boundaries (Station Road and the railway line). The site, which partly sits within the village framework, is more closely related to the existing built up area than the open countryside.

This site lies partly within the framework, but also includes an area of open land outside the village framework. Its development would extend the built up area of the village south, into the countryside. Its allocation for employment development would be contrary to the search sequence of policy P1/1 of the Cambridgeshire Structure Plan, and Policy E3 of the Draft East of England Plan. Additional employment land allocations are not required in order to meet the land supply requirements of the Cambridgeshire Structure Plan, outside the Strategic Employment sites as part of the new mixed developments on the edge of Cambridge and the new town of Northstowe.

**Sub Paragraph 1.**

9510 - GO-East  
9509 - GO-East  
Object

Agreed. The objective of the proposed employment allocation at Longstanton is to create an overall mix to the expansion of the village to provide sufficient with an equal number of houses and jobs being created. 12,500 sq.m of B1 floorspace will create in the region of 500 jobs at 1 job for every 25sq.m of floorspace (the density at the Cambridge Science Park). This amount to floorspace will require 416 car parking spaces which will occupy approximately 8,500 sq m of land. The allocation will require an additional land take of approximately 25% of the site in order to provide adequate on-site and strategic landscaping on this new village edge.

(1) Amend the proposed site area in table to read 3.0 ha instead of 4.8ha.

(2) Amend policy SP/4 (1) to read:  
"Longstanton, Hattons Road: The site is allocated for 12,500 sq.m of gross internal floor area of Research and Development use. Development of the site will be dependent upon the provision of a development related bypass secured through a legal agreement. The agreement will ensure that no floor area will be occupied before the bypass, including all necessary junctions and road links to the existing network are complete.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

2.

11117 - Environment Agency	Support	This site is within Flood Zones 2 & 3. An FRA will be required in accordance with NE/13. Appropriate level for level, volume for volume floodplain compensation will be required. The site is over a former landfill site and appropriate landfill gas investigations and mitigation will be required for any future development. The site may be contaminated due to previous uses. A scheme for the investigation and remediation of contaminated land will be required in accordance with NE/13.	Noted. Concerns can be addressed through the planning application process.
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**SP/5 Allocations for Class B1 and B2 Employment Uses**

10671 - Atkins Property Development Ltd (Barhill, Land West of Bar Hill)	Object	Land west of Bar Hill. Policy fails to include a proposed allocation at north west Bar Hill for 5.7ha of mixed employment land (to come forward as part of a mixed development proposal including housing, open space and recreation facilities). (see separate objection to SP/1).	This site lies outside the village framework of Bar Hill. It comprises agricultural land north of the village, thus its development would result in an extension of the village into the countryside, beyond the perimeter road. Additional employment land allocations are not required in order to meet the land supply requirements of the Cambridgeshire Structure Plan. Bar Hill has a ratio of 1.12 jobs to economically active people, indicating that it already has good employment provision. A housing allocation has not been made as a result of representations on policy SP/1, therefore an employment allocation related to this is not required.
10794 (Cottenham, Land at Beach Road)	Object	An Additional Site Allocation For Development: Dataracks, Beach Road, Cottenham. Much of the existing employment land, particular B2 uses, within established village frameworks are poorly related and incompatible with nearby residential accommodation. The extension of this well screened site (which will not impact on the amenity of the countryside) may free up land for housing in the existing settlements.	This site lies 500m south of Cottenham, in the countryside. It comprises of green field land, to the rear of an industrial building. Its allocation for employment development would be contrary to the search sequence of policy P1/1 of the Cambridgeshire Structure Plan, and Policy E3 of the Draft East of England Plan. Additional employment land allocations are not required in order to meet the land supply requirements of the Cambridgeshire Structure Plan.
8021 (Weston Colville, Land at Weston Colville Hall, Church End)	Object	Land at Weston Colville Hall, Church End Weston Colville. D'Abo family Trust owns site which contains attractive barns redundant for current agricultural use. The redevelopment plan for site is to convert barns and put a new build laboratory in place of an existing workshop - providing considerable local employment. The site is ideally geographically located for purpose being close to A11, Grantia Park, Babraham and Hinxton. The development is unique and will provide space on flexible terms to start-up scientific and bio-tech companies. DTI /EEDA will have involvement in project. We have found from feasibility study research there is considerable demand for these facilities.	This site lies some distance from the village framework of an infill village. It comprises of farm buildings. Its allocation for employment development would be contrary to the search sequence of policy P1/1 of the Cambridgeshire Structure Plan, and Policy E3 of the Draft East of England Plan. Additional employment land allocations are not required in order to meet the land supply requirements of the Cambridgeshire Structure Plan.  The conversion and replacement of buildings in the countryside for employment are dealt with by policies in the Development Control Policies DPD.



**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****Policy Paragraph 1**

8320 - D H Barford + Co Limited 8605 - John Gloag	Object	Objection is lodged in respect of the specific limitation for Class B1 and B2 uses on the identified sites. To ensure flexibility in meeting commercial demand and possibly the needs of existing local businesses, the Policy should be varied to also allow scope for Class B8 uses. This would add to the range of local employment opportunities and will also be consistent with Policy ET/1.	Agreed.	Amend 1st paragraph of policy SP/5:  The following sites are allocated for employment development for uses within the classes B1, B2, B8 of the Town & Country (use classes amendment) order 2005 (offices, Research and Development, light industry, general industry, AND STORAGE USES).
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**1.**

8600 - John Gloag	Support	The allocation of the land is supported. This will secure well related development that is accessible from the village. Access and strategic planting details have all been agreed.	Support noted.	
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**SP/6 West of St.Mary's Church, Gamlingay**

8625 - John Gloag	Object	The land is Sensitive situated within the Gamlingay Conservation Area and the proposal would have a harmful impact on the character and setting of nearby listed properties, as well as harm to the amenity of nearby properties.	The proposed cemetery site adjoins but is not located within the Gamlingay Conservation Area. Any potential adverse impact on the listed buildings closest to the proposed cemetery can be mitigated through landscaping and locating such uses as car parks away from those boundaries.	Amend policy SP/6 to read: "A site of 1 hectare west of St Mary's church, Gamlingay is allocated for use as a graveyard. Planning permission will be subject to landscaping conditions ensuring that the use of the land does not have an adverse impact on nearby listed buildings."
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8430 - Gamlingay Parish Council	Support	Land EAST of St Mary's Church- The Council strongly supports the need for this site to come forward as the new Gamlingay Cemetery. The site, known as St Mary's Field, offers an ideal location close to the church, the existing cemetery and centre of the village. The Parish Council are willing to make further representations regarding this proposal at the appropriate time. The Council will continue with its public participation exercise incorporating this into the Parish Plan.	Support noted.	
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**Representations**

**Nature Representation Summary**

**Councils' Assessment**

**Change to Draft DPD**

**SP/7 Allocations for Open Space**

Object	Parish	Nature Representation Summary	Councils' Assessment	Change to Draft DPD
9644 - Histon & Impington Parish Councils (Impington, Land East of Resreation Ground)	Histon & Impington Parish	Land adjoining the existing Histon & Impington Recreation Ground should be allocated to provide for the expansion of formal public recreation facilities to meet a shortfall identified in the Recreation Study.	The Recreation Study 2005 does identify Histon and Impington as having a particular deficit of outdoor sport and children's play space. This site would allow the existing recreation ground to be expanded, enabling shared use of changing and ancillary facilities. This land is in the green belt, and any associated development would have to be appropriate. There is also a memorial stone on the site that will require appropriate protection.	Add to Policy SP/7: West of Recreation Ground, New Road, Impington 5.7ha. (development must provide appropriate protection for the Memorial Stone)
11443 - Histon & Impington Parish Councils (Histon, Land at Barrowcroft (Gunns Lane))	Histon & Impington Parish	In recognition of the shortage of recreation land within Histon & Impington, these areas of land should be allocated for recreational use which would mean that residents would not need to cross major roads within the village at: (1) East of Mill Lane. (2) "Chivers Barrell Field" (Manor Park) (3) Land at Barrowcroft (Gunns Lane)	The Recreation Study 2005 does identify Histon and Impington as having a particular deficit of outdoor sport and children's play space. The land east of Mill Lane and at Barrowcroft is in the green belt, and any associated development would have to be appropriate. The Parish Council will now need to take the results of the 2005 Recreation Study and develop a detailed recreation strategy for the village in support of the allocations that it has requested which meets the needs of each part of the village, particularly for the local provision of children's play.	Allocate the following areas of land for recreation use: (1) East of Mill Lane. (2) "Chivers Barrell Field" (Manor Park) (3) Land at Barrowcroft (Gunns Lane)
9649 - Histon & Impington Parish Councils (Histon, Chivers Barrell Field (Manor Park))	Histon & Impington Parish	Land west of Bar Hill. There is a severe shortage of sports pitches and play space provision at Bar Hill. Proposals for a mixed development proposal at north west Bar Hill provide 6.4ha sports pitches and 1.5ha community facilities. This proposal should be included at Policy SP/7. There is in addition 5.3ha of public open space as part of the Masterplan proposals.	Whilst it is acknowledged that Bar Hill has deficiencies in terms of playspace provision compared to the standards proposed in the Development Control Policies DPD, the site detailed is not proposed to be allocated for development, consequently the area within this of associated open space should not be included in the allocations for open space policy.	
11444 - Histon & Impington Parish Councils (Impington, proposed recreation land east of Mill Lane)	Histon & Impington Parish	Policy SP/7 is supported as it identifies sites for extensions to recreation grounds and school playing fields in response to the conclusions of the Council's Recreation Study. This is considered to be an appropriate response to addressing the land use implications of the study's conclusions and will secure the sites for the uses proposed which should protect the sites from alternative developments which may prejudice the potential for local deficiencies in recreation provision from being met.	Support for the allocations in Policy SP/7 noted.	
10686 - Atkins Property Development Ltd (Barhill, Land West of Bar Hill)	Histon & Impington Parish	Histon & Impington Recreation Ground must be protected for community use.	Support for protection of recreation grounds noted. This is addressed by policy SF/11 of the Development Control Policies DPD.	
9312 - Sport England East	Histon & Impington Parish			

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

1.

10655 (Over, Land East of Recreation Ground)  
10660 (Over, Land East of Recreation Ground)

Object

Objections are raised to the fact Land at the Doles, New Road, Over, has been omitted from the Village Framework for Over and allocated as an extension to the existing recreation ground. It is considered more appropriate for the additional recreational facilities to be located on the outskirts of the Village, whilst facilitating further residential development land more conveniently situated for all facilities.

The South Cambridgeshire Recreation Study 2005 indicated that Over does not meet the minimum standard for outdoor play space detailed in the Development Control Policies DPD. The sites continued allocation of Land in Over to meet this shortfall is therefore justified.

The site is an ideal location for an extension to the existing recreation ground, providing benefits of utilising existing ancillary facilities. It is surrounded on three sides by existing development, and is accessible to the village. It has the informal support of the Parish Council.

Additional residential allocations outside village frameworks are not required. Over is designated a group village, therefore an additional allocation would be contrary to the search sequence detailed in policy P1/1 of the Cambridgeshire Structure Plan, and Policy CSR1 of the Draft East of England Plan.

2.

9593

Support

As a County Councillor for Stapleford, I support policy SP/7 (2) in relation to the extension to the recreation ground in Stapleford.

Support noted.

**SP/8 Character of Village Centres**

9515 - GO-East

Object

This policy in effect appears to seek to apply a limit to the growth of the centres of the villages that are identified in Policy ST/3 in the Core Strategy as Rural Centres. The supporting paragraph appears to indicate that a key reason for the policy is 'problems of car parking and congestion' along with the objective of preserving the character of the centres of the villages. The policy itself, however, relates only to matters of the character of the centres and therefore seems inconsistent with the reason given in the supporting text. Additionally, if the main issues for the villages relate to their character, then the matters set out Policy SP/8 might be more appropriately covered in a generic development control policy relating to design.

It is agreed that the policy considerations are adequately covered by development principles policies, particularly those relating to design. The policy should be deleted.

Delete Policy SP/8, and paragraph 11.12.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9514 - GO-East  
Object  
Consideration should be given as to whether this policy is consistent with the designation of the villages as Rural Centres, which supports in a positive way the development of the centres of those villages in line with their role and function within the hierarchy of centres. We question therefore whether the policy could be reframed in a more positive way or whether it is unnecessary by virtue of the matters being covered elsewhere in other policies, and should therefore be deleted.

It is agreed that the policy considerations are adequately covered by development principles policies, particularly those relating to design. The policy should be deleted.

Delete Policy SP/8, and paragraph 11.12.

1.

9595  
Support  
As a County Councillor for Great Shefford I support policy SP/8 (1) regarding the High Street / Woollards Lane area of Great Shefford.

Support noted, however following representations, the policy considerations are considered to be adequately covered by development principles policies, particularly those relating to design. The policy is proposed to be deleted.

**SP/9 Linton Special Policy Area**

8129 (Linton, Land at Station Road)  
Object  
Land at Station Road, Linton.  
Policy SP/9 precludes development south of the A1307 mainly because of the severance caused by the road and absence of good connection to the village centre. Scheme for residential development of the Objection site includes the provision of a pedestrian bridge over the A1307. When this is done the distance to the main area of services in the village will be far closer, within easy walking distance, than a number of existing outlying residential areas in Linton.

The area south of the A505 is severed from the main village, limiting its suitability for residential development. This is reflected in policy SP/9. It is unlikely this could be overcome effectively even with provision of a footbridge.

We act for the Fairey family who own land at and around Linton. We object to Policy SP/9 which is an unnecessary additional policy which seeks to afford protection to the area concerned. There are other measures open to the Council to protect land from development, if that is their intention. This policy in our estimation is superfluous and should be omitted.

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 existing commitments. Allocation would not conform to the site sequence detailed in Structure Plan Policy P1/1, and Draft East of England Plan Policy CRS1.

8749 - The Fairey Family  
Object  
We act for the Fairey family who own land at and around Linton. We object to Policy SP/9 which is an unnecessary additional policy which seeks to afford protection to the area concerned. There are other measures open to the Council to protect land from development, if that is their intention. This policy in our estimation is superfluous and should be omitted.

The area south of the A505 is severed from the main village, limiting its suitability for residential development. This is reflected in policy SP/9. Given the characteristics of the area the policy is justified.

9910 - Old Road Securities Plc  
Support  
Support is given to this policy. Development can be accommodated in Linton (at Bartlow Road and Horseheath Road) without requiring additional development south of the A1307 by-pass at Linton.

Support for the policy noted. A response to the specific site referred to is dealt with in response to other representations.

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***Representations***

***Nature Representation Summary***

***Councils' Assessment***

***Change to Draft DPD***

*SP/10 Former Land Settlement Association Estates*

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9520 - GO-East  
8366

Object

Agreed. A replacement policy SP/10 and written justification is proposed.

Change policy SP/10 and the written justification to read: "Within the former Land Settlement Association site at Fen Drayton, where it can be demonstrated that buildings are no longer needed for agricultural purposes, planning permission for change of use or redevelopment of existing buildings will be permitted for on site experimental or other ground-breaking forms of sustainable living provided that development would not occupy a larger footprint than existing buildings. (policy)

The Land Settlement Association's activities at Fen Drayton are an earlier example of an attempt to achieve a more sustainable form of living but with the passage of time this has not proved to be an enduring model. The current legacy of the experiment is a network of small land holdings, a wide variety of land uses including some disuse, and a patchwork of buildings of variable quality. It is difficult to see how this area can be returned to a pattern of land use or a landscape character in any way akin to the surrounding fenland countryside. In view of the area's history and its current appearance, form and character this policy will allow it to evolve as a positive experimental test-bed for new forms of sustainable living.

A requirement of sustainable living at Fen Drayton will be a development which is carbon neutral. Prospective developers will be required to submit a 'carbon neutral energy statement' with their planning applications which will demonstrate how the construction and use of the development will ensure that its occupants will not cause any net increase in carbon emissions when compared to a greenfield site.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

Required measures will include: ensuring the development is highly energy efficiency in terms of design, construction and subsequent use; utilises locally generated renewable energy; has high levels of recycling and has a long-term goal of ensuring no waste is sent to landfill by providing facilities to recycle, compost and convert waste to energy; introduces measures to restrict car use and promote sustainable forms of travel and commuting." (written justification)

10905 - Humo Holdings (Great Abington, Land at Strawberry Farm) 9580 Object

Policy SP/10 is proposed to be deleted as the policy proposes that only countryside uses will be permitted within the former LSA areas and is therefore no different from all other areas of countryside in South Cambridgeshire.

**SP/11 Papworth Everard Village Development**

10650 - Varrier Jones Foundation Object

There is a need to maintain the housing and employment balance in Papworth Everard by allowing a degree of flexibility for the redevelopment potential of Site 1 - Papworth Hospital site. This could be achieved by deleting the words "based primarily on employment, but potentially incorporating housing development". Replace this wording with "Maintaining the housing and employment balance of the village". Consequently, delete point 2 from Site 1 - Policy SP/11, given its suggested elevation to main policy text. Similarly, remove the same wording from paragraph 11.16 of the plan.

Disagree. The emphasis on employment on the hospital site is important in order to maintain the housing and employment balance of the village. Given the scale of housing development that has taken place in the village, and the potential additional housing at Papworth Everard West Central, it is vital that a significant element of employment is achieved.

8432 - Papworth Everard Parish Council Planning Committee Object

We strongly object to the omission of the Adopted Local Plan 2004 policy Papworth Everard 2 that followed from the recognition by the Local Plan Inspector in 2001/2002 that Papworth Everard is a special case, and that for outstanding areas of development an 'average density of 25 dwellings per hectare will be achieved, although a range of densities above and below that will be sought'. It was noted 'although 25 dph is still lower than the density range sought by PPG3 all major parties at the inquiry are in agreement on this point, which he supports.'

The lower density requirement in Papworth Everard detailed in Local Plan 2004, was originally envisaged to reflect the character of development along Ermine Street and Barons Way. Good urban design in the village and the district has demonstrated character can be protected at higher densities. Structure Plan 2003 Policy P5/3 makes clear the need for increased densities across the area in order to maximise the efficiency in the use of sites. It states that densities of less than 30 dwellings per hectare will not be acceptable. Operating a lower density requirement at Papworth Everard would be inconsistent with this policy, and can no longer be justified.



**Representations**

**Nature Representation Summary**

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**Change to Draft DPD**

10324 - Highways Agency  
 Object With regard to the Site Specific Policies, the Highways Agency has concerns about proposed development at Cambridge Northern Fringe, Cambridge Northern fringe East (Chesterton Sidings), Papworth Everard, Cambridge Airport, and Cambourne all of which could have implications for the trunk road network. We would wish to see evidence that the scale of development proposed could be accommodated without having a detrimental impact on the operation of the adjacent trunk roads.

The development plan seeks to reduce the need to travel, and where unavoidable, achieve access by non-car modes. Policy TR/1 will not permit development where additional travel demand is not sufficiently addressed through providing modal choice, and Policy TR/3 is concerned with mitigating traffic impact and requires a Transport Assessment be undertaken for development with 'significant transport implications', in accordance with PPG13. Policy DP/3 criteria 2 is concerned with securing 'appropriate access from the highway network that does not compromise safety.' Whilst not making explicit mention of the trunk road network, these policies address concerns raised.

Historically development which came forward through policies in Local Plan 2004 made provision to mitigate their impacts, for example, development at Cambourne contributed to the dualling of the A428 and Cambridge Northern Fringe provides additional capacity at existing junctions onto the A14. Similarly, the LDF should ensure that future development adequately mitigates its impact. The Highways Agency has been fully engaged in the early work on planning the major developments at Northstowe and Cambridge East with active membership on the Transport Topic Groups. The Highways Authority is also consulted on all planning applications in the vicinity of the trunk road network and if a planning application were considered to jeopardise the trunk road network in any way, could recommend appropriate mitigation or even refusal.

8415 - Papworth Everard Parish Council Planning Committee  
 Object The boundaries indicated on the proposals map are incorrect.

Disagree. The site does include a wider area than that proposed by this representation. This allows the site, through a development brief, to be considered comprehensively, rather than small sections only linked by a footpath. It is acknowledged that there may be buildings within this boundary that are retained in their current uses.

10265 - Chancellor, Masters & Scholars of the University of Cambridge  
 Support Addenbrooke's 2020 vision, in which the University is a partner, provides for the development of a new Papworth Hospital on the Addenbrooke's campus. The new hospital will provide a purpose built cardiothoracic hospital and research institute that will create a powerful force in clinical practice, research and education. The University welcomes the inclusion in the LDF of a site specific policy that acknowledges this proposed re-location and addresses the redevelopment of the Papworth Hospital site at Papworth Everard.

Support for inclusion of a policy noted.

**Representations**

**Nature Representation Summary**

**Councils' Assessment**

**Change to Draft DPD**

8307 - Papworth Hospital NHS Foundation Trust  
 Support  
 The draft policy has been prepared following extensive discussions with the Trust, key stakeholders and other relevant parties. The policy is considered to be sound and includes a clear mechanism for implementation, ie preparation of a brief for the site. The Trust are willing to take part in the independent examination of the policy.

Support for the proposed policy noted.

**Policy Paragraph 2**

8411 - Papworth Everard Parish Council Planning Committee  
 Support  
 In the event that there is no alternative to redeveloping the Papworth Hospital site we support this policy as stated. If this policy is altered prior to submission to the Secretary of State, or prior to final approval, the Parish Council wish to be consulted.

Support for policy noted. Additional consultation will take place when the plan is submitted to the secretary of state, anticipated in January 2006.

**Policy Paragraph 4**

9909 - Papworth Everard Parish Council Planning Committee  
 Object  
 The policy correctly describes this site as being for mixed use. We object to the wording 'primarily for housing, but incorporating SOME employment and community uses' as a significant part of the site currently provides valuable local employment and community facilities. The policy needs to be less specific in order to facilitate the inclusion of more than 'some' employment should the opportunity arise. It is more appropriate to say 'Redevelopment will provide mixed development for housing, employment and community uses'.

It is agreed that the balance of housing, employment and community uses, can be further explored further through preparation of a supplementary planning document.

Amend First Paragraph of SP/11 Site 2 - Papworth Everard West Central to read:

"Redevelopment will be based on a mixed use development aimed at the continued invigoration of the village centre with community uses, employment and housing development."

**11.16**

8410 - Papworth Everard Parish Council Planning Committee  
 Object  
 In the second sentence the phrase '... maintain the housing and employment balance of the village' is not precise enough. A measure of how such balance will be quantified ahead of any relevant planning decisions needs to be agreed and published. Currently the village has about 2000 residents of whom 300 are employed at Papworth Hospital.

The objective in employment terms will be to secure an equivalent amount of employment as currently exists on the hospital site, not just the number of village residents who are currently employed at the hospital. Any planning application for the redevelopment of the hospital site will be required to provide this information in order to satisfy criteria (2) of policy SP/11.

No change.

**Representations**

**Nature Representation Summary**

**Councils' Assessment**

**Change to Draft DPD**

**11.17**

8418 - Papworth Everard Parish Council Planning Committee	Object	It is incorrect to state that the site 'currently includes mainly accommodation relating to the hospital'. Currently the Papworth West Central area comprises two churches that are approaching the end of their structural life, office and commercial accommodation, and residential property that includes sheltered housing for the disabled and two nurses homes. Any redevelopment would be based on mixed use as stated in the policy for Site 2. It would not be 'primarily based on residential development'. The boundaries indicated on the associated proposals map are incorrect.	(a) Factual correction noted and revised approach agreed. (b) A consequential amendment to policy SP/11 "Site 2 - Papworth Everard West Central" is also required to emphasise that the mixed use development will not be based on employment and community uses as well as housing.	(a) Amend paragraph 11.17 to read: "Further redevelopment at what has become known as Papworth West Central Area which may also provide opportunities for redevelopment of previously developed land. The area comprises two churches which are approaching the end of their structural life, office and commercial accommodation, and residential property that includes sheltered housing for the disabled and two nurses homes. Located at the heart of the expanded village any redevelopment will be based on a mixed use development aimed at the continued invigoration of the village centre with community uses, employment and housing development." (b) Amend the paragraph under the policy SP/11 "Site 2 - Papworth Everard West Central" heading to read: "Redevelopment will be based on a mixed use development aimed at the continued invigoration of the village centre with community uses, employment and housing development."
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**SP/12 Duxford Imperial War Museum**

8313 - Imperial War Museum	Object	It is proposed that a Supplementary Planning Document, i.e. a Brief, is prepared to provide further detailed guidance. This would include guidance on the disposition of museum and possible non-museum land uses within the site; identification of key buildings and their setting; further description of the relationship to Heathfield village; and a more detailed explanation of the application of the criteria within the amended policy.	Conservation area designation and appraisal has been scheduled in the Local Development Scheme, scheduled for consultation in April 2007. This will include guidance relating to the character and appropriate development. This Supplementary Planning Document will be consistent with the policies in the Site Specific Policies DPD, including policy SP/12.
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**Representations**

**Nature Representation Summary**

**Councils' Assessment**

**Change to Draft DPD**

8312 - Imperial War Museum

Object

The policy as it is currently worded lacks flexibility, amend wording as follows:

"The Imperial War Museum site at Duxford Airfield will be treated as a special case primarily as a museum which is a major tourist/recreation facility. Proposals will be considered with regard to the particular needs and opportunities of the site, and the following specific criteria:

- 1)  Any Museum proposal must be associated with continued use as a Museum of modern conflict;
- 2)  The District Council will require additional details concerning scale, form and design to accompany any applications;
- 3)  Details of projected increases in aircraft noise will be required with all proposals which would lead to increased flying activity;
- 4)  Any proposals involving the re-use of surplus buildings and land within the site for non-Museum uses must preserve or enhance its character, heritage and appearance, and contribute to the vitality and viability of Heathfield village through providing an appropriate mix of uses.

Further guidance will be detailed in a Supplementary Planning Document."

Not accepted. The policy is designed to acknowledge the importance of the Imperial War Museum, and provide a policy context for dealing with planning applications in relation to it. The historic importance of the former airbase warrants a special degree of protection. English Heritage have recently completed a thematic survey of all the buildings on the site. This highlighted its importance, and the need to maintain the site as a group of buildings.

The change proposed in the representation would appear to apply greater control to other museum uses than any other type of use. It also appears to seek to permit uses not related to the museum. Such a policy could have a detrimental impact on the site, and have other implications including traffic issues on the A505.

**SP/13 New Road Infrastructure**

10288 - Chancellor, Masters & Scholars of the University of Cambridge

Object

This policy makes no reference to the CHUMMS related road schemes nor to the need to safeguard land for CHUMMS related road projects. The University considers that some reference to these schemes ought to be included in the Core Strategy and on the Proposals Maps. (A copy of the University's comments on the Highways Agency's recent proposals is attached for information.)

Policy SP/13 safeguards land for the local road infrastructure projects contained in the adopted Structure Plan and / or Local Transport Plan. The A14 proposals resulting from CHUMMS are the remit of the Highways Agency and are outside the scope of the LDF. To include reference to the CHUMMS A14 proposals would be contrary to PPS12. There is no definitive route to include on the Proposals Map and the Highways Agency are automatically consulted on all development proposals in the vicinity of the A14 (or other trunk road).

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9599 Object Policy SP/13 is about safeguarding land for the provision of road improvements and for a bridge to replace the Foxton Level Crossing. The bridge will lead to shorter journey times on the A10. Southern Fringe developments (and possible development of the Bayer Cropscience site) are likely to lead to increased traffic movements on the A10 south of Cambridge. All this points to the need for relieving the traffic problems in Harston. The Local Development Framework needs to give appropriate attention to the traffic problems experienced in Harston. Serious thought should therefore be given to how these problems can be reduced. A bypass has recently been constructed at Fordham in East Cambridgeshire where traffic flows are surely lower than through Harston.

**11.20**

8500 - Papworth Everard Parish Council Planning Committee Object We strongly object to the limitations of this policy for Papworth Everard which when combined with the housing policy in SP/1 would allow new development to proceed ad infinitum without a bypass ever being constructed.

The Department of Transport has agreed funding for the bypass. They state that construction is imminent and the scheme is expected to be completed by December 2006.

**SP/14 Rapid Transit**

8005 - Stamford Homes Limited Support The policy is supported given the greater sustainability it provides for the village of Over and the potential for new development to be allocated to the village.

Support noted.

**11.22**

7804 - The camToo Project Object There is no reference to stage 2 of the RTS as described in the bid by Cambridgeshire County Council for government funding. This stage 2 should follow the camToo route thereby serving the proposed Chesterton Station. Current proposals by the County Council will not put the station on a through route for road based public transport.

Policy SP/14 safeguards land for the Rapid Transit scheme contained in the adopted Structure Plan and Local Transport Plan. Figure 11.5 (and Figure 11.11 in respect of Chesterton Interchange) in the Provisional LTP shows the route of the Guided Busway, and those parts within South Cambs are safeguarded accordingly.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****SP/16 Rail Freight**

8195 - Lovejoy	Support  Policy SP/16 identifies one of the sites to be protected for rail freight use as sidings at Duxford. This policy, and the reference to Duxford, is supported. Hexcel Composites Ltd manufactures composite materials, primarily for use in aircraft construction, on an Established Employment Area in the Countryside at Ickleton Road, Duxford. The site is shared with other uses and users, and identified in Policy ET/4 (site 8 - Vanico, south of Duxford). Hexcel have advanced separate representations in respect of Policy ET/4, which accord with the objective of safeguarding the sidings at Duxford.	Support for the safeguarding of rail freight facilities and sidings noted.
9682 - Foxton Parish Council	Support  Support policy SP/16.	Support for the safeguarding of rail freight facilities and sidings noted.

**SP/18 Cambourne**

8080 - Swavesey IDB	Object  The increased number of houses in Cambourne will lead to an increased volume of treated effluent discharging from Uttons Drove Sewage Treatment Works into the Swavesey Drain system. This will contribute to further flooding in the Board's area unless a more appropriate point of discharge is found.	No change.
11227 - Cambourne Parish Council	Object  Whilst understanding the necessity of increasing the density in SP/18 to reflect PPG3 and policy HG/1 we would seek clarification on the density being applied as highlighted in our response to ST/1. Cambourne Parish Council agrees that the approved Masterplan and design guide requires revising. Any additional dwellings will require improvements in infrastructure and transport (especially public transport) to ensure the sustainability of development in Cambourne. In revising the Masterplan consideration should be given to the conditions to the approval of planning permission if Cambourne Enhanced had given as these are relevant to any sizable development in Cambourne.	As stated in the policy, additional growth will require a section 106 agreement, to secure additional facilities and development contributions required as a result. As the representation correctly states, potential requirements for an enlarged Cambourne were explored through the Cambourne Enhanced Inquiry. They may be relevant, but issues will need to be explored further through the review of the master plan, and future planning applications.



**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10681 - Atkins Property Development Ltd  
 Object In light of the recent Appeal Inspector's / Secretary of State's dismissal of "Cambourne Enhanced" the policy as worded presumes much. Site specific allocations must be considered as part of the LDF process as recommended by the Secretary of State. Thus, there is a need to delete the policy and related policies SP/19 and SP/20.

The plan proposes to increase development in the remaining phases of Cambourne to the Government's minimum recommended density, and higher in the most accessible locations. This is consistent with policy HG/1 in the Deelopment Control Policies DPD. Cambourne will be one of 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. It is also consistent with the Cambridgeshire Structure Plan, which proposes that the potential for further development at Cambourne be investigated.

10326 - Highways Agency

Object

With regard to the Site Specific Policies, the Highways Agency has concerns about proposed development at Cambridge Northern Fringe, Cambridge Northern fringe East (Chesterton Sidings), Papworth Everard, Cambridge Airport, and Cambourne all of which could have implications for the trunk road network. We would wish to see evidence that the scale of development proposed could be accommodated without having a detrimental impact on the operation of the adjacent trunk roads.

The development plan seeks to reduce the need to travel, and where unavoidable, achieve access by non-car modes. Policy TR/1 will not permit development where additional travel demand is not sufficiently addressed through providing modal choice, and Policy TR/3 is concerned with mitigating traffic impact and requires a Transport Assessment be undertaken for development with 'significant transport implications', in accordance with PPG13. Policy DP/3 criteria 2 is concerned with securing "appropriate access from the highway network that does not compromise safety." Whilst not making explicit mention of the trunk road network, these policies address concerns raised.

Historically development which came forward through policies in Local Plan 2004 made provision to mitigate their impacts, for example, development at Cambourne contributed to the dualling of the A428 and Cambridge Northern Fringe provides additional capacity at existing junctions onto the A14. Similarly, the LDF should ensure that future development adequately mitigates its impact. The Highways Agency has been fully engaged in the early work on planning the major developments at Northstowe and Cambridge East with active membership on the Transport Topic Groups. The Highways Authority is also consulted on all planning applications in the vicinity of the trunk road network and if a planning application were considered to jeopardise the trunk road network in any way, could recommend appropriate mitigation or even refusal.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****11.29**

8772 - The Cambourne Consortium  
 Object  
 Paragraph 11.29 should be amended to read after 'village framework' line 6: it is however not the role of the DPD to determine precisely the number of additional dwellings. Rather the Master Plan exercise to be undertaken in response to Policy SP/18 and Policy HG1 will determine the opportunity to increase housing provision. The paragraph 11.29 inappropriately casts a limit on the anticipated expansion of dwellings at Cambourne contrary to the provisions of Policy ST/3 which sets no limit on individual scheme size.

The additional 700 dwellings is based on notional densities, based on the methodology utilised in the South Cambridgeshire Urban Capacity Study. It is correct that this number will be further explored through the design process.

Add to paragraph 11.29, after the 4th sentence:

IT IS HOWEVER NOT THE ROLE OF THE DPD TO DETERMINE PRECISELY THE NUMBER OF ADDITIONAL DWELLINGS. RATHER THE MASTER PLAN EXERCISE TO BE UNDERTAKEN IN RESPONSE TO POLICY SP/18 AND POLICY HG1 WILL DETERMINE THE OPPORTUNITY TO INCREASE HOUSING PROVISION.

**SP/19 Cambourne Approved Masterplan and Design Guide**

10484 - Davison & Co (Barford) Ltd (Elsworth, Land between Cambourne and Papworth Everard)  
 Object  
 In order to ensure the range of facilities, and size of population to support a sustainable settlement allocated as a Rural Centre, it will be necessary for the development at Cambourne to extend beyond the original Master Plan area. In particular, our client's land to the north of the A428 is considered an appropriate site for this extension.

Not accepted.

This substantial site is green field, and some distance away from the proposed village framework of Cambourne.

Development of this site would be contrary to the development sequence detailed in Structure Plan Policy P1/1.

Its allocation would result in a substantial over provision for housing in the plan. The Core Strategy DPD details housing land supply, and how Structure Plan requirements will be met in the plan period. An additional development on this scale is not required.

The planned level of services and facilities at Cambourne are anticipated to be sufficient to meet the rural centres tests utilised in the Local Development Framework. Additional growth on this scale would not be required to achieve this goal.

**Representations**

**Nature Representation Summary**

**Councils' Assessment**

**Change to Draft DPD**

10682 - Atkins Property Development Ltd  
 Object In light of the recent Appeal Inspector's / Secretary of State's dismissal of "Cambourne Enhanced" the policy as worded presumes much. Site specific allocations must be considered as part of the LDF process as recommended by the Secretary of State. Thus, there is a need to delete the policy and related policies SP/19 and SP/20.

The plan proposes to increase development in the remaining phases of Cambourne to the Government's minimum recommended density, and higher in the most accessible locations. This is consistent with policy HG/1 in the Deelopment Control Policies DPD. Cambourne will be one of 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. It is also consistent with the Cambridgeshire Structure Plan, which proposes that the potential for further development at Cambourne be investigated.

11221 - Cambourne Parish Council  
 Object Cambourne Parish Council views with concern further intensification of the density of dwellings in Cambourne. If development does occur there should be specific level of growth with a revised masterplan incorporating sufficient safeguards to ensure the sustainability of Cambourne. These should include public transport, youth provision etc. The economic vitality of Cambourne should be enhanced by the LDF and its policies.

It is agreed that the revised Masterplan will need to explore issues of infrastructure, services and facilities. They will also need to be addressed through future planning applications. This is adequately covered by policy SP/18 and paragraph 11.29.

9152 - The Cambourne Consortium (Caxton, Land West of Cambourne)  
 Object 4.3 SUMMARY  
 The Proposals Map should identify land to the west of Cambourne as a safeguarded urban extension to Cambourne - to meet future development needs possibly arising from the failure of Northstowe to deliver the required levels of housing or to meet future development needs in response to the emerging RSS14.

The Site Specific Policies DPD proposes to increase development in the remaining phases of Cambourne to the Government's minimum recommended density, and higher in the most accessible locations. This is consistent with policy HG/1 in the Development Control Policies DPD.

Developing a substantial area of green field land adjacent to the village framework of Cambourne would be contrary to the search sequence detailed in Policy P1/1 of the Cambridgeshire Structure Plan.

The Core Strategy DPD details housing land supply, and how Structure Plan requirements will be met in the plan period. An additional development on this scale is not required.

The deliverability of Northstowe is addressed by the Core Strategy DPD and the Area Action Plan. It is anticipated that sufficient numbers of dwellings will be delivered to meet the Structure plan housing land supply requirements. The Local Development Framework will be subject to annual monitoring reports. These will include housing land supply considerations, and should the situation dictate, further reviews of the Local Development Framework can be made.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****SP/20 Cambourne School Lane Special Policy Area**

8773 - The Cambourne Consortium	Object	<p>Policy SP/20 should be amended to read as follows:          "The layout of residential development within the Cambourne School Lane Special Policy Area should maintain the separate character areas of Great and Lower Cambourne".</p>	<p>Due to the nature of the site, forming a green wedge between Greater and Lower Cambourne, incorporating the Eco-Park to the north and Country Park to the south, it is considered vital to the character of separation between the village elements. Placing a low limit on the density of development in the area is considered an effective means of controlling development on the site to ensure it meets these aims.</p>
10683 - Atkins Property Development Ltd	Object	<p>In light of the recent Appeal Inspector's / Secretary of State's dismissal of "Cambourne Enhanced" the policy as worded presumes much. Site specific allocations must be considered as part of the LDF process as recommended by the Secretary of State. Thus, there is a need to delete the policy and related policies SP/19 and SP/20.</p>	<p>The plan proposes to increase development in the remaining phases of Cambourne to the Government's minimum recommended density, and higher in the most accessible locations. This is consistent with policy HG/1 in the Deelopment Control Policies DPD. Cambourne will be one of 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. It is also consistent with the Cambridgeshire Structure Plan, which proposes that the potential for further development at Cambourne be investigated.</p>

**Representations**

**Nature Representation Summary**

**Councils' Assessment**

**Change to Draft DPD**

**SP/21 Green Separation from Longstanton**

9522 - GO-East  
9460 - English Partnerships  
9232 - English Partnerships  
9461 - English Partnerships  
8959 - The Fairfield Partnership  
9069 - The Fairfield Partnership  
8966 - The Fairfield Partnership  
8962 - The Fairfield Partnership  
9441 - Gallagher Longstanton Ltd.  
9111 - Gallagher Longstanton Ltd.  
9442 - Gallagher Longstanton Ltd.

Object (a) It is inappropriate to include this, or any of the site specific policies in the Core StrategyDPD. Guidance in PPS12 clearly advises that the core strategy document should set out a spatial vision and strategic objectives for an area. The Policy has no direct relationship with any other policy in this section of the DPD and is out of context. (b) Policy SP/21 repeats text in Policy NS/6 of the Northstowe AAP, as does the supporting paragraphs in 11.33 to 11.38. There is no need for this policy to be included in the Site Specific Policies DPD and should be deleted. (c) For sustainability reasons, public access between Northstowe and Longstanton across the green separation should be permitted. (d) Urban open space uses should be permitted in the Green Separation. (e) Green Separation will be required for Willingham and Rampton.

(a) Core Strategy, Development Control Policies and Site Specific Allocations are 3 separate DPDs which were bound together for the purposes of public participation (to be helpful to those being consulted and to save on printing costs). They will be printed separated when they are submitted to the Secretary of State in January 2006. (b) The Site Specific DPD includes policies for green separation at Northstowe as a result of Council's decision that any part of the green separation which included policies related to the adjoining village should be shown in the Village Inset. In this case the Conservation areas at Longstanton St Michaels include part of the countryside setting of this part of the village (notably the setting of Longstanton All Saints church) and accordingly are included in the Longstanton Inset. (c) A proposed amendment to the policy is recommended to make the policy specific to the Conservation Areas ontained within the Longstanton Inset. The remainder of the Green Separation is included within the Northstowe Area Action Plan, including additional areas of Green Separation adjoining these two Conservation Areas.

Amend policy heading and policy SP/21 to read "Policy SP/21: Conservation Areas and Green Separation at Longstanton", "Countryside within the 2 Conservation Areas at Longstanton St Michaels will be included in its entirety within the Green Separation between Longstanton and Northstowe. Public access to these areas of countryside will be controlled to protect the setting of the village. Urban uses, including open space uses such as playing fields, allotments or cemeteries will not be permitted. The open aspect of the fields affording views of All Saints Church will be maintained, elsewhere the landscape character of a series of hedged paddocks, small copses and tree belts will be maintained and enhanced." Amend the Longstanton Inset Map to show the extent of the revised Longstanton St Michaels Conservation Area.

**11.34**

9006 - The Fairfield Partnership

Object A minimum of 200m Green Separation will not be sufficient to provide effect visual separation when taking into account the village character and the individual landscape character of Oakington and Longstanton. Increasing the depth of Green Separation will provide more effective separation through greater distance and through the use of a variety of landscape treatments. Proposed Amendment: The second sentence of the paragraph should be amended to read 'A minimum of 400m between'.

This representation is identical to this objector's representation on policy SP/21 "Green Separation from Longstanton" which is considered under that policy reference.

No Change.



## **Appendix D**

### **South Cambridgeshire Local Development Framework**

**Pre-Submission Core Strategy DPD, Development  
Control Policies DPD, and Site Specific Policies  
DPD**

**Maps showing the extent of Objection Sites**

**Special Council 15 November 2005**



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## Appendix E

### South Cambridgeshire Local Development Framework Submission Draft

### Core Strategy Development Plan Document

Special Council 15 November 2005

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**CONTENTS – to be updated for Submission**

**INDEX OF POLICIES – to be updated for Submission**



## 1. INTRODUCTION TO THE SOUTH CAMBRIDGESHIRE LDF

**(Note: This chapter will be updated for submission)**

### WHAT IS A LOCAL DEVELOPMENT FRAMEWORK?

- 1.1 The Local Development Framework (LDF) for South Cambridgeshire will replace the existing Local Plan which was adopted in February 2004. It is being prepared under the new government legislation for development plans. The LDF sets out policies and proposals for the development and use of land in the District for the period to 2016. It includes a vision for the future of South Cambridgeshire and objectives and targets, which developments must meet to secure that vision. Once adopted, planning applications and other decisions will be made in accordance with it.
- 1.2 The Local Development Framework:
- Takes account of national, regional and strategic planning policies;
  - Identifies sites for, and requirements of, major development;
  - Provides the framework of policies for assessing all planning applications;
  - Enables infrastructure and service providers to bring forward their services when needed by new development;
  - Enables the public to be fully involved in developing local policies and proposals.
- 1.3 The Local Development Framework will form part of the Development Plan for South Cambridgeshire. The Development Plan is made up of those plans which have been statutorily adopted and which cover the District. The other parts of the Development Plan are currently:
- The Cambridgeshire & Peterborough Structure Plan (2003)
  - The Cambridgeshire & Peterborough Waste Local Plan (2003)
  - The Cambridgeshire Aggregates (Minerals) Local Plan (1991)
- These are all 'saved plans' under the new plan making system.
- 1.4 The East of England Regional Spatial Strategy (RSS14) will replace the Cambridgeshire and Peterborough Structure Plan when it is published in its final form by the Secretary of State (expected to be mid 2006). A number of policies will be 'saved', and remain valid until at least 28<sup>th</sup> September 2007,
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under the transitional provisions of the Planning and Compulsory Purchase Act 2004. The RSS identifies specific Structure Plan policies that remain saved even once it is adopted.

## FORM AND STATUS

- 1.5 The LDF for South Cambridgeshire will be made up of a number of Local Development Documents (LDDs):
- Statutory plans (Development Plan Documents or DPDs) which carry the full weight of the development plan:
    - A Core Strategy, Development Control Policies and Site Specific Policies, which apply across the whole of South Cambridgeshire.
    - A number of Area Action Plans which detail proposals for each of the major development areas in the District.
  - Supplementary Planning Documents (SPDs) which, although not statutory, have been consulted upon and will be taken into account (as a material planning consideration) when determining planning applications.
- 1.6 The composition of the Local Development Framework as a series of documents allows it to be kept up to date, as those parts of the plan that require review or replacement can be changed without requiring a review of the entire plan. However, it is important that the documents that make up the Local Development Framework are read alongside each other, for example, the Area Action Plans set out locationally specific issues, whilst the Core Strategy provides district-wide policy.
- 1.7 Details of the Local Development Framework can be found in the South Cambridgeshire Local Development Scheme (LDS). The LDS sets out how the Council will move from the previous development plan system to the new development plan system. It lists current planning policy and guidance documents applicable to development proposals in South Cambridgeshire, and which new local development documents are to be produced and when. It will be reviewed annually to keep it up to date except where it needs to be updated more urgently.
- 1.8 The documents being prepared in an initial tranche are:
- Core Strategy [Development Plan Document \(DPD\)](#),
  - [Development Control Policies DPD](#)
  - [Site Specific Policies DPD](#)

- Cambridge East Area Action Plan (AAP) (being prepared jointly with Cambridge City Council)
- Cambridge Southern Fringe AAP
- Northstowe AAP
- [Proposals Map – illustrates the site specific elements of the above DPDs](#)

## CONTEXT

- 1.9 South Cambridgeshire is located centrally in the East of England region at the crossroads of the M11 / A14 roads and with direct rail access to London and to Stansted Airport. It is a largely rural district which surrounds the city of Cambridge and comprises over 100 villages, none currently larger than 8,000 persons. It is surrounded by a ring of market towns just beyond its borders, which are generally 10–15 miles from Cambridge. Together, Cambridge, South Cambridgeshire and the Market Towns form the Cambridge Sub-Region. South Cambridgeshire has long been a fast growing district and in 2003 had a population of over 130,000 persons (bigger than Cambridge itself) and has become home to many of the clusters of high technology research and development in the Cambridge Sub-Region.
- 1.10 The regional context is set out in the Regional Planning Guidance for East Anglia (RPG6), which was approved in November 2000. It aims to focus a higher proportion of Cambridgeshire's growth into the Cambridge Sub-Region and proposes a sequential approach to planning development – with much of the development concentrated into and on the edge of Cambridge (subject to a review of the Cambridge Green Belt), including development in South Cambridgeshire, and into a new town beyond the outer boundary of the Green Belt.
- 1.11 The LDF will enable the step change in growth required in the Regional Spatial Strategy and Structure Plan, particularly in the rate of housing development. South Cambridgeshire will be experiencing an almost 40% increase in housing development between 1999 and 2016. In the past much of the housing development in the Cambridge area has been directed to the villages and towns beyond the city. Whilst there has been employment growth elsewhere, Cambridge has remained the dominant centre of employment. As demand has outstripped the supply of housing close to Cambridge, people have located further from Cambridge increasing commuter flows through the District. Most of the new development in the District (on sites not yet committed) will take place on the edge of
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Cambridge and in a new town near to Longstanton and Oakington, named Northstowe.

1.12 The national context is set out in Planning Policy Statements (the replacement to Planning Policy Guidance Notes), Circulars and other advice from Government. Whilst some of those national policies will require local interpretation, a great number do not. The Local Development Framework will not repeat that advice which must also be taken into account in determining planning applications.

1.13 RPG6 informs the strategy in the Cambridgeshire [and Peterborough](#) Structure Plan 2003. This will be the last of its kind and will be superseded by a new Regional Spatial Strategy (RSS14). Until it is superseded, the LDF must be in conformity with the Structure Plan. The housing requirement set out in the Structure Plan is detailed in the Core Strategy.

## COMMUNITY STRATEGY

1.14 The Local Development Framework will be a key mechanism for delivering the South Cambridgeshire Community Strategy. All local authorities are required by the Local Government Act 2000 to "prepare a community strategy for promoting the economic, environmental and social well-being of their areas and contributing to the achievement of sustainable development in the UK." A Community Strategy has been prepared for South Cambridgeshire to meet the following three objectives:

- Allow communities to articulate their aspirations, needs and priorities;
- Co-ordinate the actions of the Council, and of the public, voluntary, community and private sector organisations that operate locally;
- Focus and shape existing and future activity of those organisations so that they effectively meet community needs and aspirations.

1.15 The Community Strategy has four key components:

- A long-term vision for the area focusing on the outcomes that are to be achieved;
- An action plan identifying shorter-term priorities and activities that will contribute to the achievement of long-term outcomes;
- A shared commitment to implement the action plan and proposals for doing so;
- Arrangements for monitoring the implementation of the action plan and for periodically reviewing the community strategy.

- 1.16 The Strategy is the result of a partnership between the district and county councils, working with the health services, the police, parish councils, the business and voluntary sector. These groups have come together in the South Cambridgeshire Strategic Partnership to produce the Community Strategy. The Strategic Partnership will continue to develop a joint approach to the important issues, whenever possible, and will oversee the delivery of the Strategy. The Local Development Framework will be important in securing those parts of the Community Strategy which involve the development or use of land and buildings.

1.16A The Community Strategy's vision is split into 6 aims as set out below:

1. ACTIVE, SAFE AND HEALTHY COMMUNITIES where residents can play a full part in community life, with a structure of thriving voluntary and community organisations.
2. BUILDING SUCCESSFUL NEW COMMUNITIES where large scale developments have created attractive places with their own identity, supported by a range of quality services.
3. A PROSPEROUS DISTRICT where jobs, skills and learning are developed and sustained to benefit everyone.
4. GOOD ACCESS TO SERVICES for all sections of the community, including older people, children and families, through better transport links and improved local services.
5. QUALITY HOMES FOR ALL with new affordable homes developed to meet local needs and assistance provided for those needing help.
6. A HIGH QUALITY ENVIRONMENT with better access to a more bio-diverse countryside, which is protected and improved, and sustainable measures implemented, minimising waste and tackling climate change.

- 1.16B The Community Strategy is reviewed regularly and includes actions for the following 3 year period which focus on meeting key aspects of the vision taking priority at the time and reflecting potential opportunities. Some of these will relate to district wide policies contained in the LDF, including issues such as affordable housing. Others will relate to the major developments in the district, which are addressed in planning terms in Area Action Plans, and which are a key priority for many of the stakeholders and service providers involved in the Local Strategic Partnership.
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## RELATIONSHIP WITH OTHER PLANS AND STRATEGIES

1.16C The Council has consulted all key stakeholders at three stages in the preparation of the DPDs and it is for them to advise the Council how their own strategies affect the South Cambs LDF. Where such information has been received, this has been taken into account in preparing the DPDs. Where organisations did not advise the Council of their delivery plans, it will be for Cambridgeshire Horizons, as the delivery vehicle for the Cambridge Sub Region, to draw together the delivery plans for all aspects of the major developments as part of the negotiations on the planning obligations agreements.

## **CORNERSTONE OF SUSTAINABILITY**

- 1.17 The LDF aims to improve the overall quality of life for residents of South Cambridgeshire in a way which will also benefit future generations. Taking a sustainable approach to economic, social and environmental issues will be at the heart of the plan and will be closely related to the national strategy for sustainable development which has four objectives:
1. Social progress which recognises the needs of everyone;
  2. Effective protection and enhancement of the environment;
  3. Prudent use of natural resources; and
  4. Maintenance of high and stable levels of economic growth and employment.
- 1.18 European Directive 2001/42/EC requires an 'environmental assessment' of plans and programmes prepared by public authorities that are likely to have a significant effect upon the environment. This process is commonly known as 'strategic environmental assessment' (SEA), and covers relevant plans and programmes whose formal preparation begins after 21 July 2004. Among the documents to which this requirement will apply are land use plans that cover a wide area, such as the LDF.
- 1.19 The Planning and Compulsory Purchase Act 2004 requires a Sustainability Appraisal (SA) of all emerging Development Plan Documents and Supplementary Planning Documents. As the draft guidance explaining this requirement makes clear, SA and SEA are similar processes that involve a comparable series of steps. If there is a difference between them, it lies in the fact that SEA focuses on environmental effects whereas SA is concerned with the full range of environmental, social and economic matters.

- 1.20 A Sustainability Appraisal Scoping Report has been prepared, and been the subject of public participation. This highlights economic, social and environmental issues relevant to the area, and objectives to test the LDF against. A Sustainability Report, incorporating an 'Environmental Report' has been prepared to accompany the LDF.

### COMMUNITY INVOLVEMENT

- 1.21 South Cambridgeshire District Council will prepare a Statement of Community Involvement. Production is proposed to begin ~~mid-2006~~ early 2007. Consistent with Government guidance it will set out how the District Council intends to involve the community in the preparation of Local Development Documents. In the meantime, the plan will be tested against the minimum requirements of the Town & Country Planning (Local Government) (England) Regulations 2004, although the Council has already gone beyond these minimum standards during the plan preparation process to this point.
- 1.22 Consultation with the community on the future planning of South Cambridgeshire began at the end of 2001 with the publication of an Issues Report seeking views on 60 issues covering strategy, the future of the Green Belt, housing, employment, shopping, transport, sports, open space and recreation, environment and conservation, environmental standards and the proposed new town. 3,019 response forms were received by the District Council and were taken into account in preparing the Preferred Options Reports.
- 1.23 During Autumn 2003, a number of workshops took place which included representatives of the communities most affected by the major development proposals for the Cambridge Southern Fringe and the new town of Northstowe. The outcome of those workshops were taken into account in the preparation of the Preferred Options Reports.
- 1.24 A further workshop was held in January 2005 jointly with Cambridge City Council, on the Cambridge East proposals as part of the production process to assist the Councils in deciding the policy approaches for the Area Action Plan.

### STATUTORY BODIES CONSULTATION

- 1.25 The Council carried out an initial consultation with statutory bodies, as required under the new system of plan making, to ensure that it was aware at an early stage of any programmes and plans that would affect the LDF. This took place between 14th April and 12th May 2004 under 'jumping the gun' procedures. The responses received were taken into account in the preparation of the Preferred Options Reports.
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## THE PREFERRED OPTIONS REPORTS

- 1.26 Public participation on preferred options gave people the opportunity to comment on how the local planning authority should approach the preparation of a particular development plan document. The Preferred Options Reports focused on key issues for the DPDs and issues where there were choices to be made on the policy direction. They did not cover all issues to be included in the LDF. For example, there are a number of issues that are consistent with the Structure Plan and PPGs / PPSs, or have been tested historically and have worked well in past Development Plans, and are rolled forward. The Preferred Options Reports were published in October 2004 and were subject to a six-week long public participation period, during which over 5,500 representations were received.
- 1.27 The representations to the Preferred Options Reports were considered at a series of meetings of Council between January and March 2005. The decisions made at these Council meetings have guided the preparation of pre-submission public participation Draft LDF documents. In addition, revisions to Government guidance published after the preferred options reports were prepared have been taken into account in drafting of the Development Plan Documents.

## PRE-SUBMISSION PUBLIC PARTICIPATION

- 1.28 The pre-submission draft LDF consists of the following documents:
- Core Strategy, Development Control Policies and Site Specific Policies Development Plan Documents (DPDs)
  - Cambridge East Area Action Plan (AAP) (being prepared jointly with Cambridge City Council)
  - Cambridge Southern Fringe AAP
  - Northstowe AAP
- 1.29 In addition to the Draft LDF documents, the following supporting documents have also been produced, and support the LDF documents:
- Urban Capacity Study;
  - Recreation Study: Audit and Assessment of Need for Outdoor Play Sspace; and Informal Open Space in South Cambridgeshire;
  - Strategic Flood Risk Assessment;

- Rural Centres Preferred Options Report;
- Housing Needs Survey;
- Research into Key Worker and Affordable Housing in the Cambridge Area;
- Final Sustainability Appraisal, incorporating the 'Environmental Report' and Sustainability Scoping Report.

### THE PUBLIC PARTICIPATION PROCESS

- 1.30 As part of the pre-submission public participation process, the LDF is now being published for public consultation, providing the opportunity for individuals and organisations to consider the policies and proposals that are put forward.
- 1.31 Representations in support or objecting to the documents are invited during a six-week period running from 17<sup>th</sup> June to 29<sup>th</sup> July 2005.
- 1.32 Wherever possible, representations should be made on the Council's website ([www.scambs.gov.uk](http://www.scambs.gov.uk)) via the interactive form. This will help to speed up the process of registering representations.
- 1.33 Alternatively representations may be made in writing using the appropriate form and sent to the Council as follows:
- Director of Development Services  
South Cambridgeshire District Council  
South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne  
Cambridge  
CB3 6EA
- 1.34 The Council must receive representations by noon on 29<sup>th</sup> July 2005. In addition to the interactive form, copies of the form are available to download from the website, from the District Council's offices at Cambourne and in Cambridge, and from public libraries in the District.
- 1.35 The representations received will be considered by the Council and taken into account in finalising the draft Development Plan Documents that will be submitted to the Secretary of State in early 2006. At that time there will be a formal 6-week period during which representations can be made on the submitted documents.
-

- 1.36 The new legislation also allows for a further six-week consultation on any alternative sites put forward by objectors. There will then be an Independent Examination, conducted by an Inspector appointed by the Planning Inspectorate to consider the “soundness” of the plan and objections received during both of the consultation periods, i.e. on the draft plan and objection sites. This independent Inspector will subsequently produce a report which may include changes to the plan to meet objections and other matters. These changes will be binding on the Council who could then proceed to statutory adoption.

## 2. STRATEGY

### THE STRATEGIC VISION FOR SOUTH CAMBRIDGESHIRE

- 2.1 *The vision for South Cambridgeshire is that it will contribute to satisfying the development needs of the Cambridge Sub-Region rather than those generated by pressures to the south while preserving and enhancing its rich built and natural heritage and distinctive character. The District will plan for enhanced infrastructure to meet the needs of the expanded population. It will continue to provide an attractive rural hinterland and setting for the historic City of Cambridge. Those parts closer to Cambridge will be protected by a Green Belt. It will prosper in its own right as a rural district that makes up the largest part of the Cambridge Sub-Region. It will continue to develop as part of the home of the largest cluster of research and development activity in Europe whilst maintaining and where possible improving the character, environment, economy and social fabric of its villages and countryside.*
- 2.2 *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 take place in South Cambridgeshire, will be focussed 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, healthy new communities. As part of a sequential policy of encouraging a more sustainable pattern of living, only limited development will take place within 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 and the recycling of previously developed land. All villages will be kept separate from one another and from Cambridge, Northstowe and the Market Towns. The emphasis will be on providing quality homes for all, including affordable housing to meet local needs, to ensure the creation of sustainable and balanced communities.*

### OBJECTIVES

- ST/a To provide an adequate and continuous supply of land for housing and employment, to meet strategic requirements, in sustainable locations.**
- ST/b To locate development where it will provide the opportunity for people to satisfy their day-to-day needs for employment, shopping, education, recreation, and other services locally or in locations 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 car.

- ST/c To create new and distinctive sustainable communities on the edge of Cambridge connected to the rest of the City by high quality public transport and other non-car modes of transport which will enhance the special character of the City and its setting.
- ST/d To create a sustainable small new town close to but separate from the villages of Longstanton and Oakington connected to Cambridge by a high quality rapid transit system along the route of the disused St Ives railway. The new town will make best use of previously developed land.
- ST/e To protect the varied character of the villages of South Cambridgeshire by ensuring that the scale and location of development in each village is in keeping with its size, character and function and that the buildings and open spaces which create their character are maintained and where possible enhanced.
- ST/f To provide and enable provision of enhanced infrastructure to meet the needs of the expanded population.
- ST/g To ensure development addresses sustainability issues, including climate change mitigation and adaptation issues including the need to ensure new developments are 'climate proofed', maximising recycling and reuse of resources, and reduce waste and pollution.
- ST/h 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.
- ST/i 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.
- ST/j To ensure that the district's built and natural heritage is protected and that new development protects and enhances cherished townscape assets of local urban design, cultural, and conservation importance, and character of the landscape.

**ST/k To locate development where it will ensure maximum use of previously developed land and minimise loss of countryside and the best and most versatile agricultural land.**

## **HOUSING PROVISION**

- 2.3 The Structure Plan 2003 sets a target of 20,000 additional homes to be built in South Cambridgeshire between 1999 and 2016. The Structure Plan takes a sequential approach to locating development to meet the needs of the Cambridge Sub-Region which focuses development on the City and will require a review of the Cambridge Green Belt which was first established in 1965, last reviewed in 1992 and rolled forward into the South Cambridgeshire Local Plan 2004. Taking a sequential approach to development means that if more development can be located in and on the edge of Cambridge than the Structure Plan envisaged then the amount of development in villages will be correspondingly lower.

### **POLICY ST/1 Housing Provision**

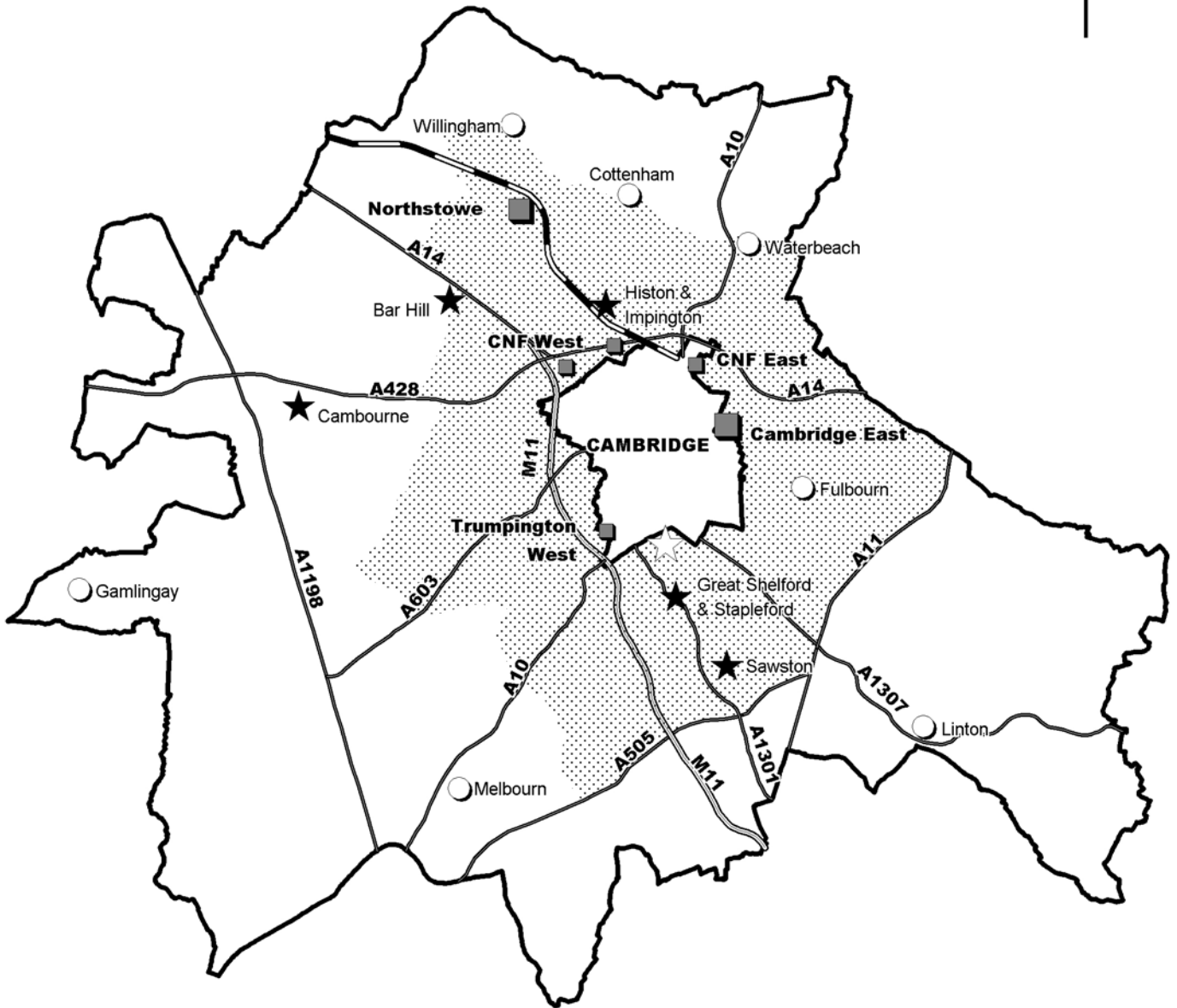
**The District Council will make provision for approximately 20,000 new homes in South Cambridgeshire during the period 1999-2016. This will include approximately 4,400 homes on the edge of Cambridge, 6,000 homes at the new town of Northstowe and 9,600 in the rural area in Rural Centres and other villages.**

- 2.4 As a major part of the Cambridge Sub-region, the pressures for housing development in South Cambridgeshire remain strong and must be carefully managed to ensure that the qualities and characteristics that attract people to the area in the first place are not damaged. The Strategy is one of concentrating development on Cambridge through a number of urban extensions to the City and at the new town of Northstowe north west of Cambridge. These major developments are addressed in a series of Area Action Plans. The strategy also allows for limited development to meet local needs in Rural Centres and other villages. The development strategy is illustrated on the Key Diagram.
- 2.5 The Local Development Framework aims to ensure that enough land is genuinely available to provide a realistic prospect of meeting the Structure Plan 2003 housing guideline of approximately 20,000 new homes in South Cambridgeshire during the period 1999-2016.
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# South Cambridgeshire Local Development Framework Key Diagram



**Key**

- |  |  |  |
|--|--|--|
|  Major Development Site |  Green Belt |  Rapid Transport Route            |
|  Rural Centre           |  Motorway   |  Countryside Enhancement Strategy |
|  Minor Rural Centre     |  "A" road   |  |



**POLICY ST/2 Re-Using Previously Developed Land and Buildings**

**Between 1999 and 2016 at least 37% of new dwellings will either be located on previously developed land or utilise existing buildings.**

- 2.6 Making efficient use of land, including through re-use of previously developed land, is central to the approach to delivering sustainable development detailed in PPS1. The target of 37% was established in the Structure Plan. It is lower than the national target, reflecting the nature of the District and the growth that must be accommodated. Previously developed land is defined in PPG3: Housing Annex C.

**POLICY ST/x Edge of Cambridge**

**The following sites are included within urban frameworks:**

- 1. Land at Cherry Hinton**
- 2. Cambridge Northern Fringe**
- 3. Cambridge Airport / North works**
- 4. Land West of Trumpington Road**

**Development and redevelopment without any limit on individual scheme size will be permitted within the urban framework provided adequate services, facilities and infrastructure are available or can be made available as a result of the development.**

xx Urban frameworks are drawn around those parts of Cambridge City where the built-up area falls within South Cambridgeshire District Council's administrative area. At present, this comprises land at Cherry Hinton, Cambridge Northern Fringe and Cambridge Airport/North Works, but will also cover areas on the fringes of the City where new development is planned in accordance with the development strategy outlined above.

xx Since the urban area of Cambridge is the most sustainable location for development within the strategic hierarchy, there is no constraint on the amount of development or redevelopment of land for housing within the urban frameworks provided that the development is compatible with adjoining land uses and accords with policies in the Development Principles chapter.

xx The acceptability of developments of a larger scale may be dependent on existing facilities, services and infrastructure being improved. Developer contributions would then be sought to obtain the necessary improvements.

**URBAN EXTENSIONS TO CAMBRIDGE**

- 2.7 A total of 4,400 homes will be developed on the edge of Cambridge in South Cambridgeshire by 2016 as follows:

**FIGURE 1:  
Housing Land Supply in Urban Extensions to Cambridge to 2016  
(within South Cambridgeshire)**

<b>Structure Plan guideline for 1999-2016</b>	<b>4,400</b>
Components of supply:	
<b>1. Edge of Cambridge on land within the built-up area or land not included in the Green Belt defined in 2004</b>	<b>2,400</b>
a. CNF(W) Arbury Camp - south of the A14 trunk road in Impington Parish	900
b. CNF(E) Chesterton Sidings – next to the city sewage treatment works in Milton Parish	600
c. Cambridge East – Marshall's North Works and adjoining land not included in the Green Belt - north of Newmarket Road in Fen Ditton Parish	<del>300-400</del> 350 <sup>4</sup>
d. Cambridge East – Marshall's South Works – south of Newmarket Road in Fen Ditton Parish <sup>1</sup>	0
e. Cambridge Southern Fringe – Monsanto – at Trumpington in the Haslingfield Parish	30
<b>TOTAL</b>	<del>1830-</del> 1880 <sup>4</sup>
Shortfall	<del>70-170-</del> 520 <sup>4</sup>
<b>2. Edge of Cambridge on land to be removed from the Green Belt</b>	<b>2,000</b>
a. Cambridge East – adjoining Marshall's North Works, north of Newmarket Road in Fen Ditton Parish	<del>1200-</del> 1400 <sup>4</sup>
b. Cambridge East – Airport – south of Newmarket Road in Teversham Parish <sup>1</sup>	0
c. Cambridge East – North of Cherry Hinton	<del>250-</del> 300 <sup>4</sup>
d. Cambridge Southern Fringe – Monsanto – at Trumpington in Haslingfield Parish	600
e. NW Cambridge – Huntingdon Road to Madingley Road <sup>2</sup>	0
<b>TOTAL</b>	<del>2050-</del>

Surplus	25502300 <sup>1</sup>	50-550300 <sup>4</sup>
<b>TOTAL</b>	<b>3880-</b>	<b>44804180<sup>1</sup></b>
<b>Overall:</b>		
<b>Shortfall<sup>3</sup></b>	<b>520220</b>	
<b>Surplus</b>	<b>80</b>	

## NOTES:

- <sup>1</sup> Assumes implementation post 2016
- <sup>2</sup> Pending the preparation of the NW Cambridge AAP, it is not possible to determine the level of housing development that may come forward by 2016.
- <sup>3</sup> Any potential shortfall will be considered in the context of:
- (a) Progress on all the major development sites;
  - (b) Performance in Cambridge City under plan monitor manage, as the Structure Plan brackets together housing figures for these stages in the sequence for South Cambridgeshire and Cambridge City Council.

<sup>4</sup> Mid range estimate

### Cambridge Northern Fringe (west) – Arbury Camp

- 2.8 To the **NORTH** of the City, a housing-led mixed-use development on the Cambridge Northern Fringe (West) at Arbury Camp, previously allocated in South Cambridgeshire Local Plan 2004. This land will be brought forward for development at the earliest opportunity. See policy SP/2 in the Site Specific chapter.
- 2.9 This proposal is the subject of a separate Masterplan to be produced jointly with Cambridge City Council.

### Cambridge Northern Fringe (east) – Chesterton Sidings

- 2.10 To the **NORTH** of the City, a high density housing-led mixed-use development is proposed around a new railway station and transport interchange at Chesterton Sidings, previously safeguarded in South Cambridgeshire Local Plan 2004. Together with the adjoining Cambridge Sewage Treatment works which lies within Cambridge City, Chesterton Sidings is one of the largest 'brownfield' development sites in Cambridge. This land will be brought forward for development at the earliest opportunity and provision will be made for phased development to allow early



development of the redundant Chesterton Sidings. See policy SP/3 in the Site Specific chapter.

- 2.11 This proposal is the subject of a separate Masterplan, produced jointly with Cambridge City Council.

Cambridge East – Cambridge Airport, north of Cherry Hinton, and north of Newmarket Road

- 2.12 To the **EAST** of the City, the Structure Plan proposes that Cambridge Airport and the associated Aerospace Engineering business, and Marshall's Specialist Vehicles be relocated in order to make the land available which, together with land also to be released from the Green Belt to the north of Newmarket Road and north of Cherry Hinton, will provide for a major housing-led mixed-use development. The new urban quarter straddles the boundary with Cambridge City.
- 2.13 A revised Green Belt will ensure that the expanded City does not extend beyond the current alignment of Airport Way, that the City will not coalesce with Fen Ditton and Teversham villages and that the Green Belt will retain a 'green corridor' which will extend across the current Airport site between Teversham and Coldham's Common. Development of the Airport site will cross the City and South Cambridgeshire district boundary. Associated countryside recreation, access and landscape improvements will be made in South Cambridgeshire east of Airport Way.
- 2.14 Whilst most of Cambridge East will be developed later in the plan period and beyond, a first phase of development north of Newmarket Road can take place before relocation of the Airport. Involving Green Belt release, together with the redevelopment of much of the Marshall's North Works, it will provide a housing-led mixed-use development. A revised Green Belt will ensure that the expanded City does not coalesce with Fen Ditton village. Associated countryside recreation, access and landscape improvements within the Green Belt will be made in South Cambridgeshire as far north and east as the A14 (eastwards from the disused railway line to the Stow-Cum-Quy interchange).
- 2.15 This proposal is the subject of a separate Area Action Plan, prepared jointly with Cambridge City Council.

Cambridge Southern Fringe - south and west of Addenbrooke's Hospital, east and south-east of Trumpington, and Monsanto

- 2.16 To the **SOUTH** of the City, two areas of land either side of the mainline railway are to be removed from the Green Belt within the administrative area of Cambridge to facilitate both the expansion of Addenbrooke's Hospital as a regional hospital and a centre for excellence for associated

bio-medical research and development, and a housing-led mixed-use development on the eastern side of Trumpington (bounded by Hobson's Brook) and at the Bell School off Babraham Road. Development will be accessed via a new road from Hauxton Road to Addenbrooke's Hospital. A revised Green Belt will ensure that the expanded City does not coalesce with nearby villages. Associated countryside recreation, access and landscape improvements within the Green Belt will be made in South Cambridgeshire as far south as Haverhill Road.

- 2.17 Although not identified in the Structure Plan, the Monsanto site (formerly the Plant Breeding Institute around the Trumpington Park & Ride site and Waitrose Supermarket) is proposed for mainly housing development, with associated services and facilities. The opportunity exists for making early use of this previously developed site on the edge of Cambridge for primarily housing development to help redress the current housing / jobs imbalance. This site could be served by a road from the A1309 Hauxton Road.
- 2.18 These proposals are the subject of policies in the Cambridge City Local Plan and an Area Action Plan in South Cambridgeshire.

Cambridge **North West** - between Huntingdon Road and Histon Road, ~~and between Huntingdon Road and Maddingley Road~~

- 2.19 To the **NORTH WEST** of the City, land is to be removed from the Green Belt within the administrative area of Cambridge for a new housing-led mixed-use development between Huntingdon Road and Histon Road. A revised Green Belt will ensure that the expanded City does not coalesce with Girton or Histon villages. Associated countryside recreation, access and landscape improvements within the Green Belt will be made in South Cambridgeshire as far north as the A14 trunk road, in accordance with the policy in the Site Specific Policies DPD.

Cambridge North West - between Huntingdon Road and Maddingley Road

- 2.20 Land will also be removed from the Green Belt **NORTH WEST** of the City between Huntingdon Road and Maddingley Road which crosses the City and South Cambridgeshire district boundary. A revised Green Belt will ensure that the expanded City does not coalesce with Girton village. ~~That part of this land which is removed from the Green Belt will be reserved predominantly for development for Colleges and other University-related uses including housing for University employees but Land at north west Cambridge is only being released from the Green Belt to provide for the long term development needs of Cambridge University. The Structure Plan makes clear it will not be available only be brought forward for development until when the University can show a clear need for the land to be released. The Council considers that in the interests of careful husbandry of this area~~

where land is being released from the Green Belt on an exceptional basis in view of the particular needs of the University, this includes the test that there is no other suitable University or College land or building available elsewhere in the City.

- 2.21 This proposal is the subject of a separate Area Action Plan, prepared jointly with Cambridge City Council.

### NEW TOWN OF NORTHSTOWE

- 2.22 To the **NORTH WEST** of Cambridge beyond the current Green Belt, separate from but close to the villages of Longstanton and Oakington, a small new town of 8,000 homes will be built, of which 6,000 homes will be provided by 2016. Located east of Longstanton village and north of Oakington village, it will be developed adjoining a new Rapid Transit route on the line of the former St Ives railway line and make best use of the previously developed land at Oakington Airfield. The new town will include a town centre serving the town and the nearby villages, and a strategic level of new employment principally allowing for the continued growth of the high technology research & development sector. Associated countryside recreation, access and landscape improvements will be provided around the new town.
- 2.23 This proposal is the subject of a separate Area Action Plan.

### FIGURE 2: Housing Land Supply in New Town of Northstowe to 2016

<b>Structure Plan guideline for 1999-2016</b>	<b>6,000</b>
New town of Northstowe (ultimate size 8,000)	6,000
<b>TOTAL</b>	<b>6,000</b>

### RURAL SETTLEMENT POLICY

- 2.24 Cambridgeshire Structure Plan Policy P9/1 requires up to 9,600 dwellings to be completed between 1999 and 2016 in Rural Centres and other villages.
- 2.25 A substantial proportion of this requirement has already been accounted for, through housing completions since 1999, current commitments (dwellings with outline or full planning permission), and housing allocations from the Local Plan 2004.
- 2.26 A small number of outstanding allocations from Local Plan 2004 are carried forward, where planning permission has not yet been granted. These allocations were tested through the 2004 Local Plan in the context of the

sustainability criteria in PPG3 and are anticipated to come forward for development by 2006. This interim housing supply is important in securing a continuous supply of land in the early part of the plan period, and to allow an adequate lead in period for the major strategic sites.

- 2.27 The Urban Capacity Study 2005 analyses the number of windfalls likely to come forward within South Cambridgeshire Villages based on the rural settlement policies in the plan.

**FIGURE 3: Housing Land Supply in the Rural Area**

<b>Structure Plan guideline for 1999-2016</b>	<b>9,600</b>
Components of supply:	
1. Completions to end March 2004 <del>5</del> (1999 to 2001 = 1608, 2002 to 2005 = 2650)	3,7214,258
2. Unimplemented planning permissions at end March 2004-2005 ( <del>3,4723,277</del> discounted by 10% non-implementation allowance)	3,4253280
3. Forecast windfalls 2004-2005 – 2016 (from Urban Capacity Study 2005), updated to reflect position at March 2005)	1,8751,273
4. Rural Housing Allocations	837
<b>Outstanding requirement to be identified at end March 2004-2005</b>	<b>493 789</b>
<b><u>Housing Land Supply to be Identified</u></b>	<b><u>789</u></b>
<u>Components of supply:</u>	
1. <u>Additional development at Cambourne (Increased density within existing footprint)</u>	<u>700</u>
2. <u>Rural Settlement Housing Allocations</u>	<u>459</u>
3. <u>Bayer Cropscience site</u>	<u>250</u>
<u>Total Provision</u>	<u>1,409</u>
<b><u>Surplus</u></b>	<b><u>283620</u></b>

- 2.28 Figure 3 indicates that the outstanding housing requirement for the period April 2004~~5~~ to March 2016 is 493-778 in the rural area of South Cambridgeshire. This is to be met by selected allocations from Local Plan 2004, and additional site at Bayer Cropscience in Hauxton, and at Cambourne which are included in the Site Specific Policies DPD.

2.28A A small number of outstanding allocations from Local Plan 2004 are carried forward, where planning permission has not yet been granted, where they are within Rural Centres or Minor Rural Centres and there are clear indications they will come forward. These allocations were tested through the 2004 Local Plan in the context of the sustainability criteria in PPG3. This interim housing supply is important in securing a continuous supply of land in the early part of the plan period, and to allow an adequate lead in period for the major strategic sites. Other allocations in Group villages have not been rolled forward.

2.28B The Bayer Cropscience site near Hauxton offers a specific opportunity to utilise a large brownfield site where previous uses have ceased for mixed uses located near to the edge of Cambridge. The site comprises an intensively developed industrial site, including manufacturing and warehousing. Its redevelopment will enable visual improvement of this prominent site. It is capable of being developed with good links to the Trumpington West development, and Trumpington Park & Ride, as well as the village of Hauxton itself. The site also offers opportunities for improved access to the River Cam.

2.29 Policy P1/1 of the Cambridgeshire Structure Plan allows for a limited amount of the overall development provision to be within identified Rural Centres where it can contribute to the specified social and economic need of those communities or to groups of communities. In particular, the Rural Centre of Cambourne is still evolving and there remain a number of areas to come forward for development in accordance with the Masterplan. However, development within the remainder of the developable area should be to a slightly higher density than originally planned given changes in government guidance requiring a minimum housing density of 30 dwellings per hectare. Initial indications show this is likely to bring forward a level of development in the order of 700 dwellings, adequate to meet the remainder of the district's housing requirement.

## RURAL CENTRES

### POLICY ST/3 Rural Centres

The following villages are identified as Rural Centres:

- **Bar Hill**
- **Cambourne**
- **Great Shelford and Stapleford**
- **Histon and Impington**
- **Sawston**

**Development and redevelopment without any limit on individual scheme size will be permitted within the village frameworks of Rural**

**Centres provided that adequate services, facilities and infrastructure are available or can be made available as a result of the development.**

- 2.30 Rural Centres are the larger more sustainable villages which generally have a population of at least 3,000 and have good access to a secondary school (either within the village or accessible by good public transport, unless there are similar community facilities available within the village), employment opportunities (at least a ratio of 1 job for every village resident economically active), contain a primary school, food shops (including a small supermarket), post office, surgery and have good public transport services to Cambridge or a market town (the minimum requirement is good public transport).
- 2.31 As development at Cambourne will meet the remaining housing requirement, there are no new housing allocations at other Rural Centres. Future development will comprise development and redevelopment within the village frameworks. Since the Rural Centres comprise the most sustainable villages in South Cambridgeshire there is no strategic constraint on the amount of development or redevelopment of land for housing that can come forward within the village frameworks provided that the proposals are in accordance with the policies in the Plan.

## **MINOR RURAL CENTRES**

### **POLICY ST/4 Minor Rural Centres**

**The following villages are selected as Minor Rural Centres:**

- **Bar Hill**
- **Cottenham**
- **Fulbourn**
- **Gamlingay**
- **Linton**
- **Melbourn**
- **Waterbeach**
- **Willingham**

**Residential development and redevelopment up to a maximum scheme size of 25 dwellings will be permitted within the village frameworks of Minor Rural Centres.**

**Where development of a larger scale (9 – 25 dwellings) would place a material burden on the existing village services and facilities the District Council will use its powers under Section **46-106** of the **Planning and Compulsory Purchase Town and Country Planning Act 2004-1990** to secure financial contributions at an appropriate level**



towards their development or improvement. Further guidance will be provided in a Supplementary Planning Document.

- 2.32 Villages that perform less well against the criteria set out in the Structure Plan than those identified as Rural Centres, but which nevertheless perform a role in terms of providing services and facilities for a rural hinterland, are designated as Minor Rural Centres. Those villages which perform this role, but are situated close to Cambridge and Northstowe have been discounted as the larger town centres will be more effective at serving the immediate rural area.
- 2.33 Within Minor Rural Centres there is scope in principle for larger scale windfall development within the village framework. This would allow larger villages with a reasonable level of services to provide services and facilities for surrounding smaller villages, to achieve more development. However, the overall scale of development should be restricted in recognition of their more limited services. A maximum scheme size of 25 dwellings is used as an appropriate figure to define the upper limit of a small estate development.
- 2.34 However, in order to ensure that residential development is not promoted in unsustainable locations, the acceptability of developments above group scale in Minor Rural Centres is dependent on existing facilities and services being improved. The areas in which a particular village performs less well against the Structure Plan criteria should be improved as part of any development over 8 dwellings. Developer contributions will be sought to obtain the necessary improvements.

## GROUP VILLAGES

### POLICY ST/5 Group Villages

The following villages are selected as Group Villages:

Balsham	Fen Drayton	Longstanton
Barrington	Fowlmere	Meldreth
Barton	Foxton	Milton
Bassingbourn	Girton	Oakington
Bourn	Great Abington	Orwell
Castle Camps	Great Wilbraham	Over
Comberton	Guilden Morden	Papworth Everard
Coton	Hardwick	Steeple Morden
Dry Drayton	Harston	Swavesey
Duxford	Haslingfield	Teversham
Elsworth	Hauxton	Thriplow
Eltisley	Highfields Caldecote	Whittlesford

## Fen Ditton

## Little Abington

Residential development and redevelopment up to a maximum scheme size of 8 dwellings will be permitted within the village frameworks of Group Villages.

Development may exceptionally consist of up to 15 dwellings where this would make the best use of a single **redundant** brownfield site.

- 2.35 Group villages are generally less sustainable locations for new development than Rural Centres and Minor Rural Centres, having fewer services and facilities allowing only some of the basic day-to-day requirements of their residents to be met without the need to travel outside the village. All Group Villages have at least a primary school and limited development will help maintain remaining services and facilities and provide for affordable housing to meet local needs.

## INFILL VILLAGES

## POLICY ST/6 Infill Villages

The following villages are selected as Infill-Only Villages:

Abington Pigotts	Heydon	Newton
Arrington	Hildersham	Pampisford
Babraham	Hinxton	Papworth St Agnes
Bartlow	Horningsea	Rampton
Boxworth	Horseheath	Shepreth
Carlton	Ickleton	Shingay-cum-Wendy
Caxton	Kingston	Shudy Camps
Childerley	Knapwell	Six Mile Bottom
Conington	Kneesworth	Stow-cum-Quy
Croxton	Landbeach	Tadlow
Croydon	Litlington	Toft
East Hatley	Little Chishill	Weston Colville
Grantchester	Little Eversden	Weston Green
Graveley	Little Gransden	West Wickham
Great Chishill	Little Shelford	West Wratting
Great Eversden	Little Wilbraham	Whaddon
Harlton	Lolworth	Wimpole
Hatley St George	Longstowe	
Heathfield	Madingley	

Residential development and redevelopment within the village frameworks of these villages will be restricted to not more than 2 dwellings comprising:

1. A gap in an otherwise built-up frontage to an existing road, provided that it is not sufficiently large to accommodate more than two dwellings on similar curtilages to those adjoining; or
2. The redevelopment or sub-division of an existing residential curtilage; or
3. The sub-division of an existing dwelling; or
4. The conversion or redevelopment of a non-residential building where this would not result in a loss of local employment.

In very exceptional circumstances a slightly larger development (not more than 8 dwellings) may be permitted where this would lead to the sustainable recycling of a brownfield site bringing positive overall benefit to the village

- 2.36 Infill-Only Villages are generally amongst the smallest in South Cambridgeshire. These villages have a poor range of services and facilities and it is often necessary for local residents to travel outside the village for most of their daily needs. These villages generally lack any food shops, have no primary school and may not have a permanent post office or a village hall or meeting place. Development on any scale would be unsustainable in these villages, as it will generate a disproportionate number of additional journeys outside the village.

## ~~PHASING OF HOUSING LAND~~

### ~~POLICY ST/7 Phasing of Housing Land~~

~~Major developments on the edge of Cambridge and at the new town of Northstowe will be phased to ensure a continuous supply of housing land throughout the plan period, to minimise the duration of the disruption of the development process and to concentrate resources on a limited number of sites at any point in time to best deliver sustainable developments. Details of phasing will be set out in Area Action Plans and associated Supplementary Planning Documents. In other locations, allocations and previously developed land can be brought forward at any time.~~

- ~~2.37 It is important to ensure that there is a continuous supply of housing land over the plan period. Developments on allocations carried forward from Local Plan 2004 should come forward at an early date to meet needs to 2006. This interim housing supply is important in securing a continuous~~

~~supply of land in the early part of the plan period, and to allow an adequate lead in period for the major strategic sites.~~

- ~~2.38 — The major strategic sites will be developed to a phasing programme. This will help to ensure a continuous supply of land for housing throughout the plan period. It will also help to concentrate resources in a limited number of locations at any point in time, for example in terms of infrastructure provision such as roads and schools. This will ensure that major developments can be implemented effectively, bringing forward the necessary supporting infrastructure swiftly and therefore minimising inconvenience to existing and new residents.~~
- ~~2.39 — A Supplementary Planning Document on phasing will take account of various matters including land availability, the provision of infrastructure, completion rates and the balance between brownfield and greenfield completions.~~

## EMPLOYMENT PROVISION

- 2.40 The Local Development Framework must ensure sufficient provision of a range of suitable employment land, to respond to the Cambridgeshire Structure Plan 2003 guidelines. Land must be available, capable of being developed, and provide a variety of sites to meet differing needs. Sites must also be consistent with the development principles detailed earlier in this document.
- 2.41 Commercial land take-up between mid 1991 and March 2002 averaged 10.7 hectares per year. The Structure Plan foresees the annual rate increasing to 14 hectares, giving a total estimated land take-up of 196 hectares 2002 to 2016. In South Cambridgeshire, these estimates were based on low density business and research park developments which are wasteful of land and will not be appropriate within Northstowe and Cambridge's urban extensions where a higher density of development will mean that a lower amount of land will provide an equivalent number of jobs

## FIGURE 4: Employment Land Supply

Components of Supply:

1. Completions 1999 - 2002	35.23 ha.
2. Completions 2002 to 200 <del>5</del> <sup>4</sup>	<del>26.52</del> <u>28.17</u> ha.
3. Planning permissions end March 200 <del>5</del> <sup>4</sup>	<del>114.37</del> <u>101.66</u> ha. <sup>4</sup>
4. Village Employment Land Allocations end March 200 <del>5</del> <sup>4</sup>	<del>43.53</del> <u>37.9</u> ha. <sup>2</sup>

<b>TOTAL</b>	<b>191.69</b>
	<b><u>172.96</u> ha.</b>

## NOTES:

<sup>1</sup>—~~This figure includes 30 ha. at Hinxton Hall, of which 21 ha. will be landscaped and strictly speaking is not available for business development.~~

<sup>2</sup>—~~Includes 5.63 ha. for Cambridge Northern Fringe West, estimated from floor area.~~  
Source: Cambridgeshire County Council Research & Monitoring Team ~~February~~  
~~September~~ 2005

- 2.42 Completions since 1999 together with employment land allocations, and existing commitments, provide sufficient land supply at previous take up rates for the period up to 2016. However an increased rate is projected to provide for the Strategic Employment Locations at the major developments detailed in Structure Plan Policy P2/3, based on an additional 50 hectares of employment land. These sites play an important role because of their size and ability to attract prestige development, supporting the development of clusters and the continuation of the Cambridge Phenomenon. Their location relative to strategic housing allocations provides an opportunity to bring people and jobs closer together, reducing the need to travel, thus improving the sustainability of the new developments. It is also likely that some of the provision will come forward post 2016, providing employment land in the longer term.
- 2.43 Area Action Plans for Northstowe and urban extensions of Cambridge will detail employment land provision. The crucial factor in these strategic locations is providing sufficient jobs, as opposed to land, and higher density employment will result in less land being required on these sites.
- 2.44 The village employment allocations form a relatively minor element of the employment land supply. The sites have been previously allocated in the South Cambridgeshire Local Plan. They have been reviewed to ensure they meet the development principles, and are still considered appropriate in policy terms, and are likely to be developed during the plan period.
- 2.45 When considering employment planning applications, land supply across the District must be considered. Existing employment planning permissions will be reviewed if they are required to be renewed. They will be considered against current government guidance and development plan policies.

## RETAIL

### POLICY SF/2 Retail Hierarchy

A retail hierarchy of preferred centres will be taken into account in considering proposals for retail development.

The hierarchy of centres in South Cambridgeshire is as follows:

5. New town of Northstowe;
6. Cambridge East;
1. Rural Centres;
4. Other villages (Minor Rural Centres, Group Villages and Infill Villages).

Any proposals for new retail provision in these centres should be in scale with their position in the hierarchy. Cambridge is the relevant city centre in the local hierarchy while the ring of market towns just outside the district represent town centres.

The new town at Northstowe will also be considered a town centre in the hierarchy.

Cambridge East will perform a function equivalent to that of a district centre.

Rural Centres fulfil the role of local centres but are not appropriate locations for shopping developments which serve urban areas and which are subject to the sequential test set out in Policy SF/2. Rural Centres are the appropriate location for shopping to serve their local catchment area only. The same principle applies to Minor Rural Centres, Group Villages and Infill Villages, which serve even smaller catchment areas than Rural Centres and cater for very localised shopping needs.



- 7.2 Planning Policy Guidance Note 6 advises that development plans should establish a range of centres from City Centres, through town centres to district centres, local centres and village centres. Structure Plan Policy P3/2 requires that shopping proposals should be of a scale appropriate to the size of the centre and its catchment area. Policy E9 of Draft Regional Spatial Strategy sets out the regional structure of retail centres. Although it uses a different terminology, it is not incompatible with policy SF/2.
- 7.3 There is no further need for major sub-regional shopping provision in the Cambridge Sub-Region in the period to 2016, other than approximately 30,000 m<sup>2</sup> of shopping development within the central area of Cambridge City which has been granted planning permission. Major sub-regional shopping provision is considered to be any proposal of more than 1,400 m<sup>2</sup> convenience floor area or in excess of 10,000 m<sup>2</sup> comparison shopping floor area, or which together with other nearby development or proposals will exceed these thresholds.
- 7.4 In view of the provisions of Structure Plan Policy P9/10, it is unlikely that proposals for major sub-regional shopping provision will receive planning permission in South Cambridgeshire. Exceptionally, in Northstowe, there will be a need for convenience and comparison floor area provision of a scale in excess of these thresholds, which ensures that the settlement is sustainable. However, the District Council does not intend that Northstowe should perform a sub-regional shopping role that has a significant impact on the role of Cambridge. Further guidance on proposals for convenience and comparison retail in Northstowe is contained in the Northstowe Area Action Plan.
- 7.5 There will also be a need for shopping provision in the urban extensions to Cambridge. Further guidance on proposals for convenience and comparison retail in the urban extensions is contained in the relevant Area Action Plans.

### 3. PHASING AND DELIVERY

#### OBJECTIVES

P/a To ensure appropriate mechanisms are in place to secure the efficient and timely delivery of the development strategy.

P/b To set out phasing policies for the delivery of housing in the district.

P/c To consider the rate and timing of delivery of housing and associated development in the district.

#### DELIVERY MECHANISMS

- 3.1 The new plan making system has an increased emphasis on demonstrating how the policies of the plan will be delivered, particularly housing. The Core Strategy has been prepared in consultation with stakeholders at three stages of consultation. The Council is also involved in the preparation of other key strategies and plans such as its Community Strategy and strategies being prepared by others such as the Cambridgeshire Long Term Transport Strategy and Local Transport Plan. Cambridgeshire Horizons is leading on a number of sub regional strategies in which the Council is involved, looking at issues such as formal sports, and green infrastructure.
- 3.2 Cambridgeshire Horizons key focus is on the delivery of the development strategy for the Cambridge area. As such, it is assisting the local authority with mechanisms to ensure prompt and efficient delivery of the major developments. There is a recognised urgency to ensure that plans are in place to increase the rate of housing development and in particular to bring forward the major developments to meet the needs of the Cambridge Area. Various partnership working arrangements have been in place for the major developments since around the time of the adoption of the Structure Plan for the majority of the major developments. These include Member Reference Groups, officer Steering Groups and topic groups to facilitate further partnership working with the main stakeholders on key issues such as community facilities and drainage. This approach will help the landowners/developers to develop the plans and strategies required by the various policies of the Local Development Framework, with full and early input from the local authorities and key stakeholders to seek to ensure they are capable of being approved and delivered.
- 3.3 Cambridgeshire Horizons will have a key role in helping to draw together the identified requirements of the major developments as work on planning applications progress and in facilitating discussions on planning obligation agreements. This independent input will assist partnership working

between the local authority and the landowners/developers and ensure a realistic approach to negotiations.

## PHASING OF HOUSING LAND

### POLICY ST/7 Phasing of Housing Land

Major developments on the edge of Cambridge and the new town of Northstowe will be phased to ensure a continuous supply of housing land throughout the plan period, to minimise the duration of the disruption of the development process and to concentrate resources on a limited number of sites at any point in time to best deliver sustainable developments. Details of phasing will be set out in Area Action Plans and associated Supplementary Planning Documents. In other locations, allocations and previously developed land can be brought forward at any time.

- 3.4 It is important to ensure that there is a continuous supply of housing land over the plan period. Developments on allocations carried forward from Local Plan 2004 and windfalls in the rural area should come forward at an early date to meet needs to 2006. This interim housing supply is important in securing a continuous supply of land in the early part of the plan period, and to allow an adequate lead in period for the major strategic sites.
- 3.5 The major strategic sites will be developed to a phasing programme. This will help to ensure a continuous supply of land for housing throughout the plan period. It will also help to concentrate resources in a limited number of locations at any point in time, for example in terms of infrastructure provision such as roads and schools. This will ensure that major developments can be implemented effectively, bringing forward the necessary supporting infrastructure swiftly and therefore minimising inconvenience to existing and new residents.
- 3.6 A Supplementary Planning Document on phasing will take account of various matters including land availability, the provision of infrastructure, completion rates and the balance between brownfield and greenfield completions.

## DELIVERING THE DEVELOPMENT STRATEGY

- 3.7 As part of the increased emphasis on demonstrating how the policies of plans will be delivered, particularly housing, Planning Policy Statement 12 requires that all plans involving housing include a housing trajectory. This attempts to estimate the start date for housing being delivered on the

ground and the build rate per year to test how reasonable it is to rely on policies to deliver the identified housing requirement.

3.8 In the case of this plan, the 'saved' policies of the Cambridgeshire Structure Plan 2003 provide the detailed housing guidelines for South Cambridgeshire. The statutory requirement is for the district's plans to be in general conformity with RSS6 rather than the Structure Plan. Under the new plan making system it is the RSS and the district LDFs that form the development plan. In practice for South Cambridgeshire District Council, the Structure Plan is still a key material consideration for plan making. The policies of the Structure Plan are 'saved' under transitional arrangements and the plan is in general conformity with the current Regional Spatial Strategy in RSS6. Draft RSS14 broadly carries forward the approach of RSS6 and the Structure Plan as they apply to the Cambridge Sub Region. At the time of writing, there is no evidence that the draft RSS14 is proposing divergent emerging policies on the development strategy for the sub region relative to those set out in the current RSS and the 2003 Structure Plan. It is therefore entirely appropriate and consistent for the Core Strategy to meet the policy requirements of the Structure Plan, whilst being in general conformity with RSS6.

3.9 In preparing the housing trajectory for South Cambridgeshire, the Council has had regard to a number of factors:

- The anticipated date of adoption of the Core Strategy and Area Action Plans, before which no planning permissions could be granted for development for new allocations
- Landowners stated intentions in terms of submitting planning applications
- Reasonable build rates for development, agreed with landowners/developers, based on current expectations of the housing market and the capacity and intensions of the house building industry.

3.10 However, all these assumptions must be heavily caveated that in the event of any changes, the housing trajectory will not reflect actual delivery. Many of these factors are beyond the control of the local planning authority or the development industry. The role of monitoring will be important in assessing the actual performance in terms of delivery of this and other parts of the development strategy. A monitoring strategy is set out in Chapter 4.

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*Insert housing trajectory*

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## 4. MONITORING

### OBJECTIVES

M/a To ensure appropriate mechanisms are in place to monitor the efficient and timely delivery of the development strategy.

### PLAN MONITOR MANAGE

#### POLICY ST/8 Plan Monitor Manage

Compliance with policies and allocations in the Local Development Framework (LDF) will be continuously monitored throughout the plan period. If, through monitoring, it appears that policies and allocations are not being met, the following mechanisms will be triggered:

1. Review of housing and employment land supply and allocations;
2. Action to bring forward sites for development, wherever possible in partnership with landowners and developers;
3. Action to bring forward development on previously developed land;
4. Action to secure the timely provision of infrastructure;
5. Review of relevant parts of the LDF.

If land supply significantly exceeds estimated take-up rates, applications may be refused, until the plan is reviewed.

4.1 Monitoring provides information on the performance of policy, the delivery of development and impacts on the environment. Monitoring will help the local planning authority assess whether its plans remain sound or whether adjustments need to be made to continue to meet the plan's objectives. The presence of clear mechanisms for implementation and monitoring forms part of the test of soundness of the Local Development Framework.

4.2 In order to assess the effectiveness of the policies in the delivery of development and protection of the environment, it is important that continuous monitoring and review of policies in the LDF is undertaken. Monitoring and review will take place on an annual basis. If, as a result of monitoring and review, it appears that development is not coming forward in a sustainable or timely manner, the District Council will be proactive in using its powers to respond to changing circumstances, for example, through the

use of Compulsory Purchase Orders to unlock sites, or through the review of land allocations or policies in the LDF.

4.3 Policy P5/2 of the Structure Plan requires a minimum of 37% of new dwellings in South Cambridgeshire to be built on previously developed land between 1999 and 2016. Achieving this will depend particularly on the rate and phasing of development at Cambridge East and the new town of Northstowe. The Plan Monitor Manage approach will be used to guide the phasing of development and performance against the previously developed land target. Where monitoring shows that sites are not coming forward as anticipated, other sites will be brought forward in the programme, having particular regard to the priority for previously developed land.

### **MONITORING INDICATORS**

4.4 Every local planning authority now has to produce an Annual Monitoring Report (AMR) for submission to the Secretary of State. This forms part of the overall package of documents making up the Local Development Framework for each district.

4.5 A set of indicators has been developed specifically for monitoring the LDF, building on guidance in the ODPM publication *Annual Monitoring Reports: A Good Practice Guide*. These comprise the following types of indicator:

○ **Output Indicators:**

- **Core Output Indicators:** these are indicators that all local authorities must monitor and they are listed in the Good Practice Guide. The Core Indicators address a number of key planning variables which fall under the topic areas of Business Development, Housing, Transport, Local Services, Minerals, Waste, Flood Protection, Biodiversity and Renewable Energy. The Core Indicators that local authorities are required to monitor are based on the existing regional Core Output Indicators that regional planning bodies are required to monitor. This reflects the need for compatibility to exist between the annual monitoring reports of the regional planning body and the LDF annual monitoring reports of the local authorities within that region.
- **Local Indicators:** these address the outputs of policies which are not covered by the local development framework Core Indicators. Local Indicators provide scope for addressing issues which are of particular local importance; the Local Indicators therefore reflect local circumstances and issues that prevail in South Cambridgeshire.

- **Significant Effects Indicators:** these measure the significant effects of the plan or programme. Significant Effects Indicators are drawn from the Sustainability Appraisal Scoping Report. Whereas output indicators are intended to measure the direct effect of a policy in terms of the extent to which it has achieved its objective, Significant Effects Indicators provide a more holistic view of the impact of a policy by allowing the examination of any unintended positive and negative effects of the policy.
- **Contextual Indicators:** these describe the wider social, environmental and economic background against which local development framework policy operates.

4.6 The Core Strategy indicators developed through the LDF Monitoring Strategy 2005 are included at Table x at the end of this chapter.

### HOUSING TRAJECTORY

4.7 A housing trajectory for the Core Strategy is included in Chapter 3 Phasing and Delivery which sets out a policy based assessment of the potential start date and build rate for the housing allocations for the period up to 2016. This draws together the housing trajectories from the Area Action Plans for the major developments of Northstowe, Cambridge East and Cambridge Southern Fringe, and includes projections for the rural allocations and anticipated windfalls. A separate housing trajectory will be prepared as one of the Core Indicators that districts are required to monitor in their Annual Monitoring Reports, as set out in Table x.

4.8 The role of the housing trajectory is to integrate the “plan, monitor, manage” approach to housing delivery by showing past performance and estimating future performance. The housing trajectory will illustrate this information in a graphical form. The AMR housing trajectory for South Cambridgeshire will compare the levels of actual and projected completions over the period of the plan with the housing trajectory contained in the Core Strategy.

### RESPONDING TO DELIVERY ISSUES

4.9 In the event that the AMR identifies delivery issues in relation to the development strategy, where key policy targets are not being met, these would need to be assessed as part of the AMR process and a decision reached on whether any change was required to the Core Strategy, other parts of the LDF, or through other mechanisms.

4.10 A key aspect of monitoring the Core Strategy will be the number of homes being built. The number of homes coming forward in the district, at the highest stages in the development sequence, that is within the built up area of Cambridge or on the edge of Cambridge through Green Belt review, will

need to be assessed in the AMR together with the position in Cambridge City, as the Structure Plan brackets those stages in the sequence together. If there is a significant shortfall or surplus in the provision in those stages of the sequence, it may be necessary to review the housing policies of both Councils for site at these higher order stages in the sequence, to seek to make the necessary adjustment in build rates or provide elsewhere.

4.11 Whilst it is not anticipated, if the situation were to arise where this could not meet the housing needs of the area, there would be a need to review the development strategy for the Cambridge Sub Region to identify the next most sustainable location for the shortfall in development. This is in the context of a Structure Plan hierarchy which has the new town of Northstowe next in the locational sequence for development, followed by sites within, and then on the edge of, market towns. Villages are at the bottom of the sequence and there should be no automatic assumption that any shortfall within or on the edge of Cambridge should be made up in villages in South Cambridgeshire.

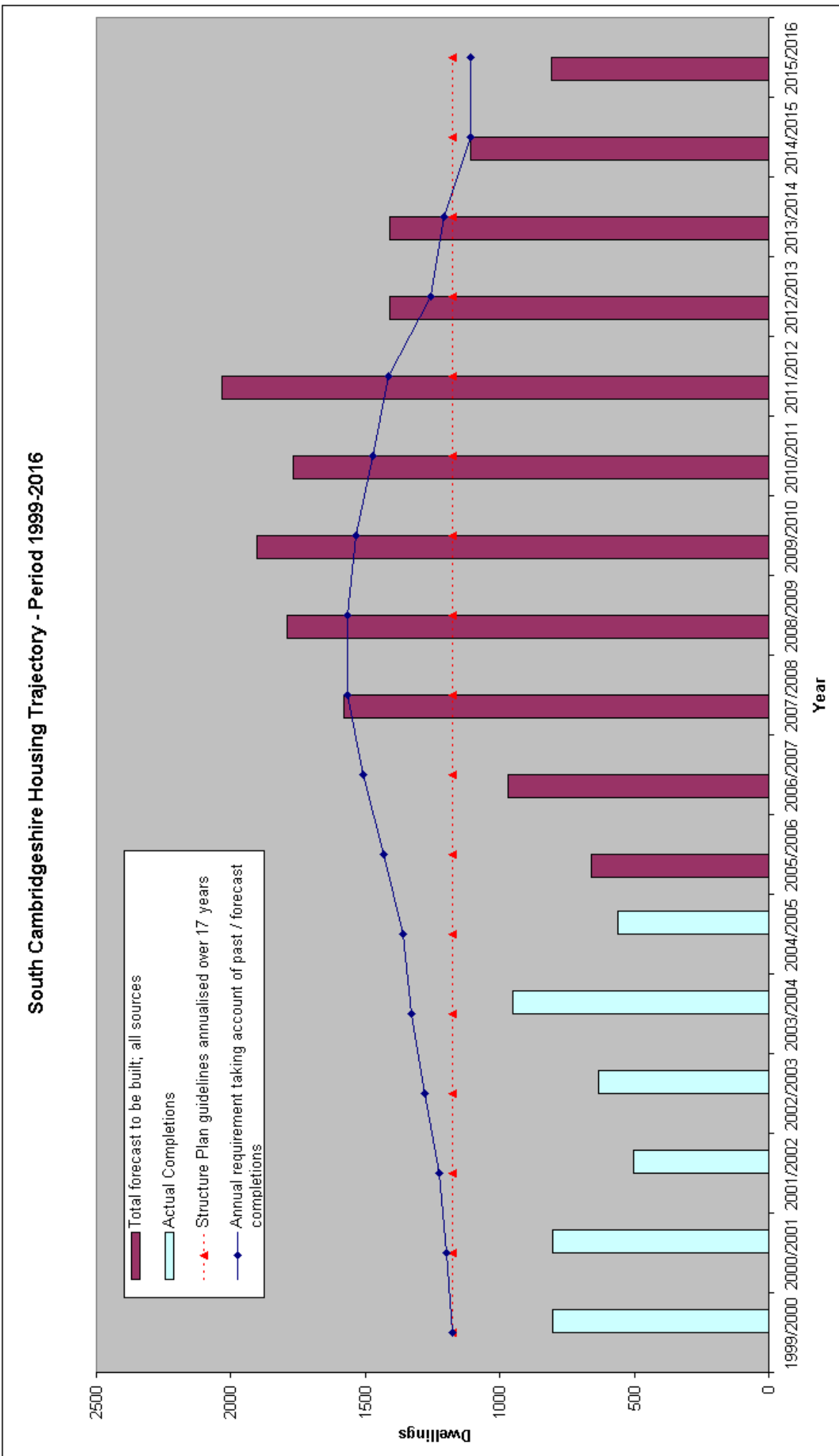
Housing Trajectory for South Cambridgeshire: 1999-2016

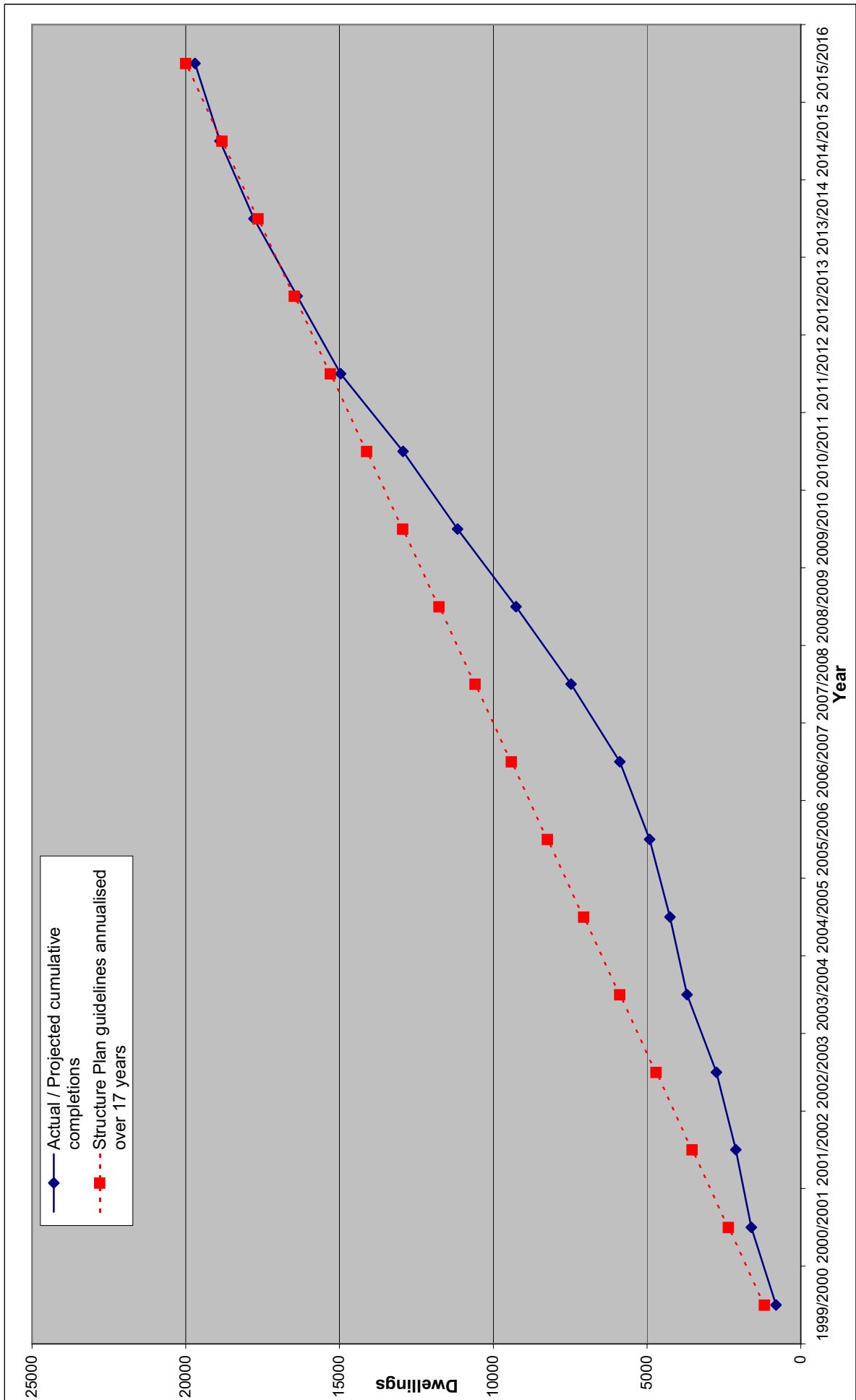
	COMPLETIONS																	PROJECTIONS																
	1999/2000	2000/2001	2001/2002	2002/2003	2003/2004	2004/2005	2005/2006	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	Total up to 2016																
<b>Completions</b>																																		
<b>Edge of Cambridge</b>																																		
Actual Completions Cambridge East*	804	804	504	634	953	559	0	0	0	100	150	300	400	400	400	300	0	0	4258															
Cambridge Southern Fringe	-	-	-	-	-	-	0	0	0	100	150	200	180	0	0	0	0	0	630															
Cambridge Northern Fringe	-	-	-	-	-	0	225	225	225	225	225	0	200	200	200	0	0	0	1500															
Northstowe*	-	-	-	-	-	0	0	0	200	550	650	650	650	650	650	650	650	650	5300															
<b>Rural Development</b>																																		
Rural Allocations in villages	-	-	-	-	-	-	0	122	179	94	64	0	0	0	0	0	0	0	459															
Rural Brownfield Allocation: Bayer Crops/science	-	-	-	-	-	-	0	0	0	40	70	70	70	0	0	0	0	0	250															
Rural Allocations Camboorne extra density <sup>a3</sup>	-	-	-	-	-	-	0	0	140	140	140	140	140	0	0	0	0	0	700															
<b>Existing Permissions</b>																																		
Existing permissions: excluding Camboorne <sup>a4</sup>	-	-	-	-	-	-	530	471	410	205	74	16	0	0	0	0	0	0	1706															
Existing Permissions: Camboorne only	-	-	-	-	-	131	130	367	367	237	237	236	236	0	0	0	0	0	1574															
Windfalls <sup>a5</sup>	-	-	-	-	-	-	0	20	61	102	142	158	158	158	158	158	158	158	1273															
<b>Total forecast to be built; all sources</b>							<b>661</b>	<b>968</b>	<b>1582</b>	<b>1793</b>	<b>1902</b>	<b>1770</b>	<b>2034</b>	<b>1408</b>	<b>1408</b>	<b>1108</b>	<b>808</b>	<b>19700</b>																
Annual requirement taking account of past / forecast completions	1176	1200	1226	1278	1327	1358	1431	1508	1568	1566	1534	1473	1413	1258	1208	1108	1108	300																
Structure Plan guidelines annualised over 17 years	1176	1176	1176	1176	1176	1176	1176	1176	1176	1176	1176	1176	1176	1176	1176	1176	1176	20000																

Notes:

- \*1 Whilst this figure does not include any houses on the Airport site itself, the developers are of the opinion that development could start on this site in 2014/2015
- \*2 Gallagher Estates indicates that it is possible that 5300 dwellings may be completed by 2016 rather than the policy target of 6000 dwellings. However, every effort will be made to deliver the full target
- \*3 These figures include the extra 700 dwellings that can be built in Camboorne through increasing the density to 300dph across the village
- \*4 These figures exclude Camboorne. Where sites from Local Plan 2004 now have planning permission, detailed work has been done to assess when they are likely to come forward and all are anticipated to be completed by 2016. All remaining existing permissions have been discounted by 10% to allow for sites that may not come forward.
- \*5 These figures are based upon the latest Urban Capacity Study data. The windfall figures are weighted towards the end of the plan period to take into account those windfall sites that are included within the existing permissions figure
- \*6 For the period 1999-2001, data is only available for the two year period; this figure has been split evenly across the two years in the table.







### **Table 1: Core and Local Output Indicators**

Strategic Objectives ST/a and ST/b, and Strategic Objectives ST/e-ST/k, are addressed in this table. Strategic Objectives ST/d and ST/e, which respectively relate to Northstowe and to the developments at Cambridge East and Cambridge Southern Fringe, are addressed in Tables 1a, 1b, and 1c.

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Core Strategy DPD  
Submission

South  
Cambridgeshire  
District Council

**ST/a: To provide an adequate and continuous supply of land for housing and employment, to meet strategic requirements, in sustainable locations.**

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against target</u>
CO1a	Amount of land developed for employment by type: (i) B1 (ii) B2 (iii) B8	Core	ET/a, ET/b, ET/c, ET/d, ET/e, ET/f	EM3 Promotion of Cluster EM4 Development in Established Employment Areas in the Countryside EM5 New Employment Development	14 hectares per annum.	Cambridgeshire County Council Annual Monitoring Survey	Completed gross internal floorspace (sq m).	

**ST/a (continued): To provide an adequate and continuous supply of land for housing and employment, to meet strategic requirements, in sustainable locations.**

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against target</u>
<u>CO1b</u>	<u>Amount of land developed for employment, by type, which is in development areas defined in the LDF (Northstowe, Cambridge Southern Fringe and Cambridge East):</u> <u>(i) B1</u> <u>(ii) B2</u> <u>(iii) B8</u>	<u>Core</u>	<u>ET/a, ET/b, ET/c, ET/d, ET/e, ET/f</u>	<u>EM3 Promotion of Clusters</u> <u>EM4 Development in Established Employment Areas in the Countryside.</u> <u>EM5 New Employment Development</u>	<u>See indicators relating to Strategic Objectives ST/d and ST/e, which address development in each of the major development areas at Northstowe, Cambridge East and Cambridge Southern Fringe.</u>	<u>Cambridgeshire County Council Annual Monitoring Survey</u>	<u>Completed gross internal floorspace (sq m)</u>	

**ST/a (continued): To provide an adequate and continuous supply of land for housing and employment, to meet strategic requirements, in sustainable locations.**

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against target</u>
<u>CO1c</u>	Percentage of CO1a, by type, which is on previously developed land	Core	<u>ET/c</u>	EM5 New Employment Development, ST2 Reusing PDL and Buildings	Maximise the proportion of employment developed on previously developed land	Cambridgeshire County Council Annual Monitoring Survey		



**ST/a (continued): To provide an adequate and continuous supply of land for housing and employment, to meet strategic requirements, in sustainable locations.**

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against target</u>
CO1d	<u>Employment Land Supply by type with full planning permission and with outline planning permission</u>	Core	<u>ET/a, ET/b, ET/c, ET/d, ET/e, ET/f</u>	<u>EM3 Promotion of Cluster</u> <u>EM4 Development in Established Employment Areas in the Countryside</u> <u>EM5 New Employment Development</u>	<u>Ensure sufficient provision of a range of suitable employment land, to respond to the Cambridgeshire Structure Plan 2003 guidelines.</u>	<u>Cambridgeshire County Council Annual Monitoring Survey</u>	hectares	

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**ST/a (continued): To provide an adequate and continuous supply of land for housing and employment, to meet strategic requirements, in sustainable locations.**

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against target</u>
<u>CO1f</u>	<u>Amount of Employment land lost to residential development:</u> <u>(i) in the district as a whole</u> <u>(ii) Within Village Frameworks</u>	<u>Core</u>	<u>ET/a,</u> <u>HG/a,</u> <u>HG/b</u>	<u>E7 Loss of Rural Employment to non-employment uses</u>	<u>Minimise losses of employment land to residential development, subject to the criteria set out in EM7.</u>	<u>South Cambs Development Control database (DEVCON)</u>		

**ST/a (continued): To provide an adequate and continuous supply of land for housing and employment, to meet strategic requirements, in sustainable locations.**

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against target</u>
CO2a	CO2a Housing Trajectory :- <u>For further details on the data requirements for the housing trajectory, see the housing trajectory section of the Monitoring Strategy.</u>	<u>Core</u>	<u>HG/a HG/b</u>	<u>ST1 Housing Provision</u>	<p>a) <u>The annualised level of housing completions approximates as closely as possible to the Strategic requirement.</u></p> <p>b) <u>The cumulative level of completions approximates as closely as possible to the Strategic requirement of 20,000 dwellings over the LDF period.</u></p>	<u>Cambridgeshire County Council Annual Monitoring Survey</u>		

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**ST/a (continued): To provide an adequate and continuous supply of land for housing and employment, to meet strategic requirements, in sustainable locations.**

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
CO2d	Affordable Housing Completions	Core	<p><u>HG1a</u></p>	<p><u>HG3 Affordable Housing</u></p> <p><u>HG4 Affordable Housing Subsidy</u></p> <p><u>HG5 Exceptions sites for Affordable Housing</u></p>	<p>Approximately 50% of all housing completions to be affordable on all sites of two or more dwellings.</p>	<p>South Cambs DC: DEVCON Development Control Monitoring System</p>		

**ST/a (continued): To provide an adequate and continuous supply of land for housing and employment, to meet strategic requirements, in sustainable locations.**

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
<b><u>LOA2</u></b>	<b><u>Mix of Affordable Housing</u></b>	<b><u>Local</u></b>	<b><u>HG1a</u></b>	<b><u>HG3 Affordable Housing</u></b> <b><u>HG4 Affordable Housing Subsidy</u></b> <b><u>HG5 Exceptions sites for Affordable Housing</u></b>	<b><u>1) Approximately 30% social rented and 2) approximately 20% intermediate housing including Key Worker Housing, giving a total of 50% affordable housing.</u></b>	<b><u>South Cambs DC: DEVCON Development Control Monitoring System</u></b>		

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**ST/a (continued): To provide an adequate and continuous supply of land for housing and employment, to meet strategic requirements, in sustainable locations.**

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
<u>LOA3</u>	<u>Number of Rural Exceptions sites for affordable housing coming forward for affordable housing and number of dwellings on those sites</u>	<u>Local</u>	<u>HG1a</u>	<u>HG5 Exceptions sites for Affordable Housing</u>	<u>No specific target - direction of change in indicator dependent on suitability of sites that come forward</u>	<u>South Cambs DC: DEVCON Development Control Monitoring System</u>		



<b><u>ST/a (continued): To provide an adequate and continuous supply of land for housing and employment, to meet strategic requirements, in sustainable locations.</u></b>							
<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	
						<u>Data</u>	
						<u>Performance against Target</u>	
CO4a Office Development	CO4a Amount of completed office (B1), retail and leisure development. Core Indicator CO4a is split into three separate indicators for office, retail and leisure development respectively. The retail and leisure elements of the indicator are considered to relate more closely to Strategic Objective ST/b, and are therefore included in the table for that strategic objective.	Core	ET/a, ET/b, ET/c, ET/d, ET/e, ET/f	ET5 New Employment Development	No specific target for B1 office development - it will be necessary to ensure that the housing-jobs balance in the Cambridge sub-region is maintained.	Cambridgeshire County Council	

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**ST/a (continued): To provide an adequate and continuous supply of land for housing and employment, to meet strategic requirements, in sustainable locations.**

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
LOA4	LOA4 Number of gypsies and travelling showpeople living on sites without planning permission	Local	HC/a	No specific policies but will be addressed in Gypsies and Travelling Showpeople Development Plan Document.	To meet the identified housing needs of gypsies and travelling showpeople and to minimise numbers living on sites without planning permission	South Cambs DC: DEVCON Development Control Monitoring System.		

<b><u>ST/a (continued): To provide an adequate and continuous supply of land for housing and employment, to meet strategic requirements, in sustainable locations.</u></b>								
<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
CO2b	CO2b Percentage of new and converted dwellings on PDL	Core	HG/b	ST2 Re-using PDL and Buildings	At least 37% of all dwellings (new and converted) on Previously Developed Land.	Cambridgeshire County Council Annual Monitoring Survey		

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<b><u>ST/a (continued): To provide an adequate and continuous supply of land for housing and employment, to meet strategic requirements, in sustainable locations.</u></b>								
<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
<u>LOA1</u>	<u>LOA1 Market housing mix</u>	<u>Local</u>	<u>HG/a</u>	<u>HG10 Housing Mix and Design</u>	<u>1) At least 50% of homes with 1 or 2 bedrooms</u> <u>2) Approximately 25% of home with 3 bedrooms</u> <u>3) Approximately 25% of homes with 4 or more bedrooms</u>	<u>South Cambs DC: DEVCON Development Control Monitoring System</u> <u>Cambridgeshire County Council Annual Monitoring Survey</u>		

**ST/b: To locate development where it will provide the opportunity for people to satisfy their day-to-day needs for employment, shopping, education, recreation, and other services locally or in locations 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.**

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
CO2c	CO2c: Percentage of new dwellings completed at: (1) less than 30 dph; (2) 30 dph or greater and less than 50 dph, and (3) 50 dph or greater	Core	HG/b	HG1 Housing Density	All housing schemes to be at least 30 dwellings per hectare and 40 dwellings per hectare within 200 metres of a bus stop.	Cambridgeshire County Council Monitoring		

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**ST/b (continued): To locate development where it will provide the opportunity for people to satisfy their day-to-day needs for employment, shopping, education, recreation, and other services locally or in locations 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.**

Indicator number	Indicator	Type of Indicator	Related Chapter Objectives	Related Draft LDF Policies	Targets	Data Source	Data	Performance against Target
CO3a	Co3a Percentage of non-residential development complying with car-parking standards set out in LDF	Core	TR/c, TR/g, TR/f	TR2 Cycle and Parking Standards	All developments to comply with car and cycle-parking standards set out in LDF Core Strategy.	South Cambs DC: DEVCON Development Control Monitoring System Cambridgeshire County Council Annual Monitoring Survey		



**ST/b (continued): To locate development where it will provide the opportunity for people to satisfy their day-to-day needs for employment, shopping, education, recreation, and other services locally or in locations 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.**

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
CO3b	CO3b Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre.	Core	TR/a, TR/b, TR/d, TR/e, TR/j.	TR1 Planning for more Sustainable Travel	Maximise the percentage of developments within 30 minutes transport time of listed services and facilities.	South Cambridgeshire District Council		

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<b>ST/b (continued): To locate development where it will provide the opportunity for people to satisfy their day-to-day needs for employment, shopping, education, recreation, and other services locally or in locations 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.</b>								
<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
CO4a Retail	CO4a Amount of completed office (B1), retail and leisure development.  (i) Amount of retail floorspace built in A1, A2 and A3 use classes  (ii) Amount of retail floorspace committed in A1, A2 and A3 use classes.	Core	SF/a, SF/b, SF/c	SF2 Retail hierarchy,  SF3 Applications for new retail development,  SF4 Retail Developments on land allocated for other uses,  SF5 Retailing in Villages,  SF/6 Retailing in the Countryside	To encourage the provision and retention of village services and facilities consistent with the scale and function of existing centres, and to ensure that Cambridge continues as the main sub-regional shopping centre for South Cambridgeshire.	Cambridgeshire County Council Monitoring		

**ST/b (continued): To locate development where it will provide the opportunity for people to satisfy their day-to-day needs for employment, shopping, education, recreation, and other services locally or in locations 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.**

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
CO4a Leisure	CO4a Amount of completed office (B1), retail and leisure development. Type and size of new leisure facilities in D2 Use Class built in the District.	Core	SF/e, SF/f	DP/4 Infrastructure and New Developments	To provide new leisure developments at locations consistent with the settlement hierarchy.	Cambridgeshire County Council Monitoring		

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**ST/b (continued): To locate development where it will provide the opportunity for people to satisfy their day-to-day needs for employment, shopping, education, recreation, and other services locally or in locations 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.**

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
<b>LOB1</b>	LOB1 (a)Gains or losses of open space/outdoor recreation land resulting from new developments  (b)Percentage of planning permissions meeting standards set out in SF13	<b>Local</b>	<b>SF/e, SF/g, SF/h</b>	SF12 Outdoor Playspace, Informal Open Space, and New Developments.  SF13 Open Space Standards	<b>Ensure that new developments provide open space in accordance with the standards set out in Policy SF13</b>	South Cambs DC: DEVCON Development Control Monitoring System		

**ST/c: To create new and distinctive sustainable communities on the edge of Cambridge connected to the rest of the City by high quality public transport and other non-car modes of transport which will enhance the special character of the City and its setting.**

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
<b>SEE ANNEX 1 CAMBRIDGE EAST MONITORING STRATEGY, TABLE 1b CAMBRIDGE EAST CORE AND LOCAL OUTPUT INDICATORS AND TABLE 1c CAMBRIDGE SOUTHERN FRINGE CORE AND LOCAL OUTPUT INDICATORS</b>								

**ST/d To create a sustainable small new town close to but separate from the villages of Longstanton and Oakington connected to Cambridge by a high quality rapid transit system along the route of the disused St Ives railway. The new town will make best use of previously developed land.**

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
<b>SEE TABLE 1a NORTHSTOWE CORE AND LOCAL OUTPUT INDICATORS</b>								

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<u>ST/e To protect the varied character of the villages of South Cambridgeshire by ensuring that the scale and location of development in each village is in keeping with its size and character and that the buildings and open spaces which create their character are maintained and where possible enhanced.</u>								
<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
<u>LOE1</u>	<u>LOE1</u> (a) Average size of housing developments in Rural Centres, Minor Rural Centres, Group Villages and Infill Villages  (b) largest development coming forward in Rural Centres, Minor Rural Centres, Group Villages and Infill Villages  (c) Total dwellings built by village category	<u>Local</u>	<u>HG/a,</u> <u>HG/b,</u> <u>CH/c</u>	<u>ST3 Rural Centres,</u> <u>ST4 Minor Rural Centres,</u> <u>ST5 Group Villages,</u> <u>ST6 Infill Villages</u>	<u>Rural Centres: None;</u> <u>Minor Rural Centres: Maximum development size of 25 dwellings;</u> <u>Group Villages: maximum development size of 8 dwellings (or exceptionally up to 15 dwellings);</u> <u>Infill Villages: Maximum development size of 2 dwellings (or exceptionally up to 8 dwellings)</u>	<u>South Cambs DC: DEVCON Development Control Monitoring System</u>		



<b><u>ST/e To protect the varied character of the villages of South Cambridgeshire by ensuring that the scale and location of development in each village is in keeping with its size and character and that the buildings and open spaces which create their character are maintained and where possible enhanced.</u></b>								
<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
<b><u>LOE2</u></b>	Amount of land designated as a) Protected Village Amenity Areas and b) adjacent to an Important Countryside Frontage lost to development each year	<b><u>Local</u></b>	<b><u>HG/a, HG/b, CH/c</u></b>	CH6 Protected Village Amenity Areas, CH7 Important Countryside Frontages	<b><u>Minimise the loss of land in Protected Village Amenity Areas and adjacent to Important Countryside Frontage lost to development each year.</u></b>			

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**ST/f To provide and enable provision of enhanced infrastructure to meet the needs of the expanded population.**

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
<u>LOF1</u>	<u>LOF1 Investment secured for infrastructure and community facilities through developer contributions</u>	<u>Local</u>	<u>DP1b, DP1a, SF/12, SF/13</u>	<u>DP4 Infrastructure and new developments</u>	<u>Secure appropriate provision of infrastructure for all new developments.</u>	<u>South Cambridgeshire District Council</u>		

<b><u>ST/g To ensure development addresses climate change mitigation and adaptation issues including the need to ensure new developments are 'climate proofed'.</u></b>								
<b><u>Indicator number</u></b>	<b><u>Indicator</u></b>	<b><u>Type of Indicator</u></b>	<b><u>Related Chapter Objectives</u></b>	<b><u>Related Draft LDF Policies</u></b>	<b><u>Targets</u></b>	<b><u>Data Source</u></b>	<b><u>Data</u></b>	<b><u>Performance against Target</u></b>
<b><u>LOG1</u></b>	Amount of new development completed: - on previously-undeveloped functional flood-plain land, and - in flood risk areas, without agreed flood defence measures	<b><u>Local</u></b>	<b><u>NE/a, NE/d, NE/g, NE/h, NE/i, DP/c</u></b>	<b><u>NE 11 Water and Drainage Infrastructure, NE13 Flood Risk</u></b>	<b><u>No new completed development to be at risk from flooding.</u></b>	<b><u>South Cambridgeshire District Council</u></b>		

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**ST/g To ensure development addresses climate change mitigation and adaptation issues including the need to ensure new developments are 'climate proofed'.**

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
CO9	Renewable Energy Capacity installed by type	Core	NE/a, NE/d, NE/g, NE/h, NE/i, DP/c	NE2 Renewable Energy	Maximise overall provision of renewable energy capacity.	DTI/OFGEM		

<b><u>ST/g To ensure development addresses climate change mitigation and adaptation issues including the need to ensure new developments are 'climate proofed'.</u></b>						
<b><u>Indicator number</u></b>	<b><u>Indicator</u></b>	<b><u>Type of Indicator</u></b>	<b><u>Related Chapter Objectives</u></b>	<b><u>Related Draft LDF Policies</u></b>	<b><u>Targets</u></b>	<b><u>Data Source</u></b>
<b><u>LOG2</u></b>	<b><u>Proportion of development proposals greater than 1000 metres<sup>2</sup> or 10 dwellings including renewable energy technology providing at least 10% of their predicted energy requirements.</u></b>	<b><u>Local</u></b>	<b><u>NE/a, NE/d, NE/g, NE/h, NE/i, DP/c</u></b>	<b><u>NE3 Renewable Energy technologies in new development</u></b>	<b><u>All development proposals greater than 1000m<sup>2</sup> or 10 dwellings will include technology for renewable energy to provide at least 10% of their predicted energy requirements.</u></b>	<b><u>South Cambridgeshire District Council</u></b>
						<b><u>Performance against Target</u></b>

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**ST/h 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.**

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
<u>LOH1</u>	<u>Amount of land committed for "employment cluster" development in the District in the following sectors:</u> <u>1) Biotechnology and biomedical</u> <u>2) Computer services</u> <u>3) Electronic engineering</u> <u>4) Information technology/telecommunications</u> <u>5) Medicine</u> <u>6) Research and Development</u> <u>7) Other locally-driven high-technology clusters as they emerge</u>	<u>Core</u>	<u>ET/a</u>	<u>ET3 Promotion of Clusters</u>	<u>Maximise land committed for "employment cluster" development subject to employment land supply requirements.</u>	<u>Cambridgeshire County Council</u>		





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<b><u>ST/i 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.</u></b>								
<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
<b><u>LO1</u></b>	Amount of new development completed within, or likely to adversely affect, internationally or nationally important nature conservation areas: <u>RAMSAR sites</u> , <u>SPAs</u> , <u>SACs</u> , <u>NNRs</u> , <u>SSSIs</u>	<b><u>Local</u></b>	<b><u>NE/c</u></b>	<u>NE6 Biodiversity</u> , <u>NE7 Sites of Biodiversity Importance</u>	<b><u>No new development completed within, or adversely affecting, internationally or nationally important nature conservation areas</u></b>	<u>English Nature</u>		

<b><u>ST/j To ensure that the district's built and natural heritage is protected and that new development protects and enhances cherished townscape assets of local urban design, cultural, and conservation importance, and character of the landscape.</u></b>								
<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
<u>LOJ1</u>	<u>Number of listed buildings and buildings at risk</u>	<u>Local</u>	<u>CH/a, CH/b, CH/c, CH/d, CH/e</u>	<u>CH/3 Listed Buildings, CH/4 Development within the curtilage or setting of a Listed Building</u>	<u>Decrease the number of buildings at risk.</u>	<u>English Heritage</u>	<u>51 listed buildings at risk</u>	<u>52 in 2004. The number of listed buildings at risk is on a steady downward trend. The target is therefore</u>

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**ST/k To locate development where it will ensure maximum use of previously developed land and minimise loss of countryside and the best and most versatile agricultural land.**

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
CO2b This indicator is also included under the table for Strategic Objective A.	Percentage of new and converted dwellings on PDL	Core	DP/c	ST2 Re-using PDL and buildings	At least 37% of all dwellings (new and converted) on Previously Developed Land.	South Cambs DC: DEVCON Development Control Monitoring System		

<b>ST/k To locate development where it will ensure maximum use of previously developed land and minimise loss of countryside and the best and most versatile agricultural land.</b>								
<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
<u>CO1c</u>	Percentage of Core Indicator CO1a. by type, which is on previously developed land	Core	<u>DP/c</u>	ST2 Re-using PDL and buildings	<b>Maximise the proportion of employment land developed on previously developed land.</b>	South Cambs DC: DEVCON Development Control Monitoring System		

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**ST/k To locate development where it will ensure maximum use of previously developed land and minimise loss of countryside and the best and most versatile agricultural land.**

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
<b><u>LOK1</u></b>	<u>Amount of inappropriate development in the Green Belt by type</u>	<b><u>Local</u></b>	<b><u>DP/c</u></b>	<u>GB1 Green Belt Boundaries.</u> <u>GB2 Development in the Green Belt</u>	<b><u>No inappropriate development to take place in the Green Belt.</u></b>	<u>South Cambs DC: DEVCON Development Control Monitoring System</u>		



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## GLOSSARY OF TERMS

AAP	Area Action Plan	Provides a statutory planning framework for an area of change
AH	Affordable Housing	A wide variety of types and tenures of housing where the common feature is that it is subsidised in some way to make it affordable to those who cannot afford a home on the open market
AOD	Above Ordnance Datum	The Ordnance Datum is the mean sea level at Newlyn in Cornwall calculated between 1915 and 1921, taken as a reference point for the height data on Ordnance Survey maps.
B1(c)	Use Class B1(c)	Light Industry
B2	Use Class B2	General Industry
B8	Use Class B8	Wholesale warehouse, distribution centres and repositories
BAP	Biodiversity Action Plan	Encouraging a wide range of fauna and flora in a locality
BIS	Bus Information Strategy	Part of the Local Transport Plan
	Cambridgeshire and Peterborough Structure Plan	Statutory plan that sets out broad development requirements in the County to 2016 (Prepared by the County Council)
	Car Pooling	Shared use of a car(s) by a group of people
	<a href="#">Climate Proofing</a>	<a href="#">Climate proofing aims to ensure buildings and associated infrastructure are capable of enduring the future impacts of climate change</a>
CHP	Combined Heat and Power	Using waste heat from power stations to heat nearby houses
	Country Park	An area of countryside which is landscaped and managed for informal recreation and includes some visitor facilities such as car parking, toilets and an interpretation centre
CPZ	Controlled Parking Zone	An area in which special parking controls are applied
	Community Strategy	Strategy for promoting the economic, environmental and social well-being of the area and contributing to the achievement of District Wide sustainable development
CS	Core Strategy	An element of planning policy within the LDF
CSR	Cambridge Sub-Region	Comprises Cambridge, South Cambridgeshire and the Market Towns
DPD	Development Plan Document	Statutory document having been through Independent Examination
dph	Dwellings per hectare	At least 30 in most circumstances, as required by PPG3: Housing, RPG 6 and Structure Plan
EA	Environment Agency	
EEDA	East of England Development Agency	

EERA	East of England Regional Assembly	
EIA	Environmental Impact Assessment	Considers the potential environmental effects of land use change, enabling decisions on land use change to be taken with full knowledge of the likely environmental consequences
EiP	Examination in Public	Inquiry led by an independent Planning Inspector into proposals for and objections to LDDs
GADG	Growth Area Delivery Grant	Infrastructure funding
GHG	Greenhouse Gases	Carbon Dioxide and other emissions, causing global warming
GO-East	Government Office for the Eastern Region	
GPDO	General Permitted Development Order	Provides permitted development rights which allow certain types of development to proceed without the need for a planning application
GQPT	Good Quality Public Transport	<u>A bus or train at least every 30 minutes</u>
	<u>Good local public transport service</u>	<u>Minimum service frequencies of every 30 minutes during the day, hourly in the evenings and on Saturdays. Every 2 hours or better on Sundays.</u>
	Green Corridor	Areas of open land which penetrate into an urban area for amenity and recreation
	Green Separation	The area of open land required to keep apart two separate communities and maintain their individual identities
	Greywater	The mildly polluted wastewater from shower / bath, washbasin and washing machine
HNS	Housing Needs Survey	Assessment of housing needs across the whole district
HQPT	High Quality Public Transport	Generally service frequencies of at least a 10 minutes peak / 20 minutes inter-peak. Weekday evening frequencies of ½ hourly until 11pm, Saturday ½ hourly 7am - 6pm, then hourly and Sunday hourly 8am - 11pm. Also provides high quality buses, information and infrastructure.
	Infrastructure Partnership	Responsible for co-ordination of the delivery of housing and infrastructure across the Cambridge Sub-Region
	Key Worker Housing	Discounted market housing targeted at specific groups, including teachers, nurses and others whose role relates to the care and comfort of the community or sustaining the local economy, and who are unable to meet their housing needs on the open market.
LAP	Local Area for Play	
LAPC	Local Authority Pollution Control	

LAPPC	Local Authority Pollution Prevention and Control	
LCA	Landscape Character Assessment	Assessment of the landscapes, wildlife and natural features into distinct character areas
LDD	Local Development Document	Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs)
LDF	Local Development Framework	A "folder" containing LDDs, LDS, SCI etc.
LDS	Local Development Scheme	Sets out the LDDs to be produced over the next 3 years
LEAP	Local Equipped Area for Play	
LPA	Local Planning Authority	e.g. South Cambridgeshire District Council
LSP	Local Strategic Partnership	Public service providers, local communities, voluntary, public and private sectors co-ordinate improvements in public services to achieve sustainable economic, social and physical regeneration
LTP	Local Transport Plan	Sets out transport strategy for Cambridgeshire
	Masterplan	Strategic & Local Master Plans
MOD	Ministry of Defence	
MUGA	Multi-Use Games Area	
NEAP	Neighbourhood Equipped Area for Play	
NNR	National Nature Reserve	Protect the important areas of wildlife habitat and geological formations
PENs	Previously Established New Settlements	e.g. Bar Hill
	Parish Plan	A vision of how a town or village should be, addressing social, economic or environmental issues
PPC	Pollution Prevention Control	
PPG	Planning Policy Guidance	National planning guidance
PPS	Planning Policy Statement	New form of national planning guidance replacing PPGs
PV	Photovoltaic Energy	Solar energy from photovoltaic cells
PVAA	Protected Village Amenity Area	Open land protected for its contribution to the character of the village
RPG	Regional Planning Guidance	Planning guidance for the region (See RSS)
RSS	Regional Spatial Strategy	New name for RPG
RTBI	Real Time Bus Information	A display in the bus shelter showing how long until the next bus arrives
RWH	Rainwater Harvesting	Using rainwater for flushing toilets, etc.
SA	Sustainability Appraisal	An appraisal against sustainability criteria of proposals for LDDs by independent consultants
SAP	Standard Assessment Procedure	Assessment procedure for energy rating of dwellings
SCI	Statement of Community Involvement	Shows how the wider community and stakeholders are to be involved in the process of producing a LDF

	Sustainable Development	Development that meets the needs of the present, without compromising the ability of future generations to meet their own needs
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SEA	Strategic Environmental Assessment	Integration of environmental considerations into the preparation and adoption of plans, promoting sustainable development
	Section 106 and Section 46 (S46 is the new name for S106 in the new Planning Act)	Planning agreements that secure contributions (in cash or in kind) to the infrastructure and services necessary to facilitate proposed developments
SIP	Space for Imaginative Play	
SOS	Strategic Open Space	Public Open Space of more than local significance such as Country Parks
SPD	Supplementary Planning Document	Informal policy which has been the subject of public participation (the new name for SPG)
SPG	Supplementary Planning Guidance	See SPD
SSSI	Site of Special Scientific Interest	Designated site of national importance to wildlife and/or geology
STW	Sewage Treatment Works	
SUDS	Sustainable Urban Drainage Systems	May take the form of swales, lagoons, permeable paving, green roofs and sensitively re-engineered channels or reed beds
TA	Transport Assessment	Assessment of the expected additional traffic generation (all modes) for new development
TP	Travel Plan	Plan setting out a series of measures to encourage the use of modes other than the private car
UCS	Urban Capacity Study	Assessment of vacant land within built-up areas which could be developed
VDS	Village Design Statement	Produced by communities to show what kind of development they want as part of their settlement



## **Appendix F**

### **South Cambridgeshire Local Development Framework Submission Draft**

#### **Development Control Policies Development Plan Document**

**Special Council 15 November 2005**

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**CONTENTS – to be updated for submission.**

**INDEX OF POLICIES – to be updated for submission**

**GLOSSARY OF TERMS – to be updated for submission**

**INTRODUCTION TO THE SOUTH CAMBRIDGESHIRE LDF  
- to be updated for submission based upon introduction to  
the Core Strategy DPD**

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### 3. DEVELOPMENT PRINCIPLES

#### OBJECTIVES

- DP/a To ensure essential infrastructure is provided appropriately.**
- DP/b To ensure provision of appropriate community facilities to meet the needs of new developments, working in partnership with other service providers and voluntary organisations.**
- DP/c To ensure that new development, activities and uses of land uphold and promote the principles of sustainable development.**
- DP/d 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.**
- DP/e To ensure that major new developments create distinctive, sustainable and healthy environments that meet the needs of residents and users and contribute towards the creation of vibrant socially inclusive communities.**
- DP/f To ensure that all new development makes appropriate provision of services and infrastructure to meet its needs.**

#### INTRODUCTION

- 3.1 Significant levels of new development are proposed for the Cambridge Sub-Region, and for South Cambridgeshire in particular, over the period to 2016. This is in response to the importance of the area for high technology research and development businesses and its attractiveness as a good place to live. The predominantly rural character of the district makes it particularly important that new development is sensitively located and designed to a high quality.
- 3.2 There are a number of principles that need to be taken into account fully in new development, whether large or small and for whatever use, whether new buildings or conversions of existing ones, so that the special qualities of the area remain. It is also essential that we achieve attractive, high quality sustainable places where people want to live, work and relax. This chapter therefore contains policies relating to sustainable development, design quality and development principles.



## SUSTAINABLE DEVELOPMENT

### POLICY DP/1 Sustainable Development

Development will only be permitted where it is demonstrated that it is consistent with the principles of sustainable development, as appropriate to its location, scale and form. It should:

1. Be consistent with the sequential approach to development, as set out in the Strategy Chapter;
2. Minimise the need to travel and reduce car dependency, by locating development in areas ~~which that~~ are (or are capable of being) highly accessible by public transport, community transport, cycle and on foot, by providing a permeable development that has an appropriate level of public transport in accordance with Policy TR/1, and direct pedestrian and cycling routes to services and facilities;
3. Make efficient and effective use of land by giving priority to the use of brownfield sites and achieve adaptable, compact forms of development through the use of higher densities, compatible with the location in terms of services, accessibility and the character of the local area. In the case of residential development, proposals should be in accordance with the densities set out in Policy HG/1;
4. Include mixed-use development of compatible uses as appropriate to the scale and location of the development;
5. Where practicable, use sustainable building methods and verifiably sustainable, locally sourced materials, including recycled materials, and include a Travel Plan to address the travel needs of labour during construction;
6. Where practicable, mMinimise use of energy and resources, both during construction and once implemented, ~~including~~ through energy efficient design and materials, siting and orientation of buildings, and position of uses within buildings, in accordance with Policy NE/1;
7. Where practicable, maximise the use of renewable energy sources, in accordance with Policies NE/2 and NE/3;

8. Incorporate water conservation measures in accordance, such as water saving devices, rainwater harvesting, and grey water recycling, in accordance with policy NE/15;
9. Minimise flood risk, in accordance with Policy NE/13;
10. Where practicable, use sustainable drainage systems (SuDS), in accordance with Policy NE/14;
11. Mitigate against the impacts of climate change on development through the location, form and design of buildings;
12. Ensure no unacceptable adverse impact on land, air and water, in accordance with Policies NE/10, NE/16, NE/17, NE/19 and NE/20;
13. Contribute to the creation of mixed and socially inclusive communities and provide for the health, education, recreation, community services and facilities, and social needs of all sections of the community;
14. Where practicable, include infrastructure for modern telecommunications and information technology to facilitate home working;
15. Conserve and enhance biodiversity of both wildlife and the natural environment, in accordance with Policies NE/5, NE/6, NE/7, and NE/8;
16. Conserve and enhance local landscape character, in accordance with Policy NE/4;
17. Involve community and providers of community services in the design process;
18. Conserve and enhance cultural heritage, including listed buildings, conservation areas, historic landscapes, ancient monuments and archaeological interest, in accordance with Policies CH/3, CH/5, CH/1 and CH/2.

In criteria 5, 7, 9 and 12 it will be for any applicant or developer proposing to compromise sustainability to demonstrate to the satisfaction of the local planning authority the impracticability of use of sustainable methods, systems, materials, ~~labour~~ and energy sources and provision of sustainable infrastructure. Additional cost will not, on its own, amount to impracticability.

**For major developments, applicants must submit a Sustainability Appraisal and a Health Impact Assessment, to demonstrate that principles of sustainable development have been applied.**

- 3.3 The principles of sustainable development are fundamental to international obligations and to national, regional and strategic planning policy. These principles also underpin the strategy, and all policies and proposals of this plan. The eastern region is the driest in the UK. It is also a low-lying area that is vulnerable to the implications of climate change. However, it is also a rural area that is to accommodate a great deal of growth surrounding the important historic city of Cambridge. It is therefore of key importance to the continuing success of the district that development is sustainable and achieves environmental, economic and social gains for current and future generations.
- 3.4 This key policy draws together sustainability issues to ensure that the fundamental principles of sustainable development underpin all development proposals. It includes cross-references to other policies of the plan for issues that are dealt with in greater detail in the subject chapters. It also includes references to key sustainability issues of building methods and materials, which will be part of the overall consideration of the development proposal, but are not directly related to the planning system.
- 3.5 All planning applications for major development are required to submit a Sustainability Appraisal and a Health Impact Statement to demonstrate that they have addressed sustainability ~~le development~~ issues, including impact on health, in their development proposals. Major development is defined as:
- Residential development: the erection of 10 or more dwellings, or, if this is not known, where the site area is 0.5 hectares or more; or
  - Other development: where the floor area to be created is 1,000 m<sup>2</sup> or more, or the site area is 1 hectare or more.
- 3.6 To assist with the preparation of the Sustainability Appraisal, a Sustainable Communities Checklist has been prepared by Cambridgeshire Horizons. This provides a standard approach for developers working in the Cambridge Sub-Region. A version is available for each Local Authority area, which indicates any local guidance or requirements that are in place.
- 3.7 Guidance on the preparation of a Health Impact Assessment can be found on the 'Health Impact Assessment Gateway' on the National Institute for Health and Clinical Excellence (NICE) website.

## DESIGN OF NEW DEVELOPMENT

### POLICY DP/2 Design of New Development

All new development must be of high quality design and, as appropriate to the scale and nature of the development, should:

1. Preserve or enhance the character of the local area, **having regard minimise visual impact on the surrounding area, and have regard** to the Landscape Character Area within which it is located in accordance with Policy NE/3, **and be acceptable in terms of impact**;
2. Conserve or enhance important environmental assets of the site and respond positively to existing features of natural, historic, archaeological or local character on and close to the proposed development site, in accordance with Policies NE/4, NE/5, NE/6, NE/7, NE/8, and CH/2;
3. Include variety and interest within a coherent design, which is legible and provides a sense of place whilst also responding to the local context and respecting local distinctiveness;
4. Achieve a legible development, which includes streets, squares and other public spaces with a defined sense of enclosure and interesting vistas, skylines, focal points and landmarks, with good interrelationship between buildings, routes and spaces both within the development and with the surrounding area;
5. Achieve a permeable development for all sectors of the community and all modes of transport, including links to existing footways, cycleways, **bridleways**, rights of way, green spaces and roads;
5. Be compatible with its location and appropriate in terms of scale, mass, form, siting, design, proportion, materials, texture and colour in relation to the surrounding area;
6. In the case of residential development, provide higher residential densities in accordance with Policy HG/1, and a mix of housing types including smaller homes, in accordance with Policy HG/2, in both cases without compromising a high standard of design;
7. Provide high quality public spaces, including as appropriate, attractive green spaces, green corridors for recreation and

biodiversity, and public art, in accordance with Policy SF/7 and SF/12;

8. Provide an inclusive environment that is created for people, that is and feels safe, and that has a strong community focus;
9. Include high quality landscaping compatible with the scale and character of the development and its surroundings, both within the development and where it links with existing areas, both urban or rural, in accordance with Policy NE/4.

#### Design and Landscape Statement

Planning applications should be accompanied by a Design and Landscape Statement. This should be compatible with the scale and complexity of the proposal and, as appropriate should include:

- a. A full site analysis of existing features and designations;
- b. An accurate site survey including landscape features and site levels;
- c. The relationship of the site to its surroundings;
- d. Existing accesses for pedestrians, cyclists, equestrians and vehicles;
- e. Any known historic importance;
- f. Opportunities for maximising energy efficiency and addressing water and drainage issues.

#### Access Statement

Planning applications should be accompanied by an Access Statement to demonstrate that the development will achieve an inclusive environment that can be used by everyone, regardless of age, gender or disability.

- 3.7 All new development will have an impact on its surroundings. The aim must be that any development, from a major urban extension to Cambridge to an extension to an existing home, takes all proper care to respond to its surroundings, including existing buildings, open spaces and villages edges, and ensure an integrated scheme that does not harm local amenity and wherever possible, brings benefits to the area.

- 3.8 A fully integrated and responsive design-led approach to development is therefore needed. In the case of residential development, it will allow significant increases in residential densities, extend the range of housing choice and, at the same time, improve the environmental quality and integration of new development. Higher densities and smaller gardens place added importance on the need for quality landscaping and open space in developments in order to maintain quality of life. For all development, an urban design led approach will ensure that every proposal, whatever its scale, responds positively to the particular characteristics of a site and its surroundings and reinforces local distinctiveness.
- 3.9 Achieving higher density development will require innovation in both building design and development layout, to ensure that the significant scale of development that will take place in South Cambridgeshire over the plan period is designed very much with people in mind and results in places where people want to live. This will include layouts of residential areas that are permeable and easy to move around and that are legible to people, as well as increased densities over those achieved in the district in the recent past. This means a move away from cul-de-sac developments to more imaginative design solutions that deliver quality sustainable environments.
- 3.10 This policy must be read in conjunction with any design Supplementary Planning Document adopted by the District Council, which will be used in decisions on planning applications. This may include district wide design guidance and also individual village design statements or Parish Plans that have been prepared by the local community, where these have been adopted by the Council as a Supplementary Planning Document (SPD). The Council will only adopt such guidance or elements of it, as SPD where it is consistent with the policies contained in the Local Development Framework.
- 3.11 A design and landscape statement should be submitted with all planning applications. This will enable the applicant to demonstrate to the Council that they have properly considered the impact of their proposal and taken into account all relevant factors in the design of the scheme. In particular, it will help speed up the planning application process by providing the Council with a clear statement of the design and landscaping implications of the proposed development on the particular site and its surroundings. The level of detail of the design statement will vary according to the scale and complexity of the application. For a major scheme, a full and detailed statement will be required. For a smaller scheme, the statement is also an important part of the application and assessment process, and should address all key design and landscaping issues for the particular proposal.
- 3.12 It is important that developments are made accessible to everybody, and Access Statements provide a means of establishing that this goal is achieved. Further guidance can be found in Planning and Access for the

Disabled: A Good Practice Guide (ODPM). The exact form of the access statement will depend on the size, nature and complexity of the scheme.

## **DEVELOPMENT CRITERIA**

### **POLICY DP/3 Development Criteria**

**All development proposals must provide, as appropriate to the nature and scale of the proposed use:**

- 1. Affordable housing; this requirement applies to both residential (Policy HG/3) and employment development (Policy ET/2);**
- 2. Appropriate access from the highway network that does not compromise safety, enhanced public and community transport in accordance with Policy TR/1, cycling and pedestrian infrastructure in accordance with Policies TR/1 and TR/4, and where relevant meet the requirements of Area Transport Plans in accordance with Policy TR/2;**
- 3. Car parking, with provision kept to a minimum, as far as is compatible with its location and maximum parking standards in Policy TR/2;**
- 4. Safe and secure cycle parking, in accordance with the minimum standards in Policy TR/2;**
- 5. Outdoor play space, including equipped play areas, in accordance with the standards set out in Policy SF/12;**
- 6. Safe and convenient access for all to public buildings and spaces, and to public transport, including those with limited mobility or those with other impairment such as of sight or hearing;**
- 7. For the screened storage and collection of refuse, including recyclable materials;**
- 8. A design and layout that minimises opportunities for crime;**
- 9. Financial contributions towards the provision and, where appropriate, the maintenance of infrastructure, services and facilities required by the development in accordance with Policy DP/1;**



Planning permission will not be granted where the proposed development would have an unacceptable adverse impact:

- a. On residential amenity;
- b. From traffic generated, in accordance with Policy TR/3;
- c. On village character, including Protected Village Amenity Areas and Important Countryside Frontages in accordance with Policies CH/6 and CH/7; Listed Buildings in accordance CH/3 CH/4; Conservation Areas in accordance with CH/5;
- d. On the countryside, and Landscape Character in accordance with Policy NE/4;
- e. From undue environmental disturbance such as noise, lighting, vibration, odour, noxious emissions or dust, in accordance with Policies NE/17, NE/18 and NE/19;
- f. On ecological, wildlife and archaeological interests, in accordance with Policies NE/4, NE/5, NE/6, NE/7, NE/8, and CH/2;
- g. On flooding and flood risk, in accordance with Policies NE/11 and NE/13;
- h. On the best and most versatile agricultural land, in accordance with Policy NE/21;
- i. On quality of ground or surface water in accordance with policy NE/10;
- j. On recreation or other community facilities, in accordance with policies SF/1 and SF/11.

3.13 It is important that development proposals make proper provision to meet their needs. Read together with Policies DP/1 and DP/2 on Sustainable Development and Design of New Development, this policy provides a check list for developers to help ensure that all requirements are met. ~~In general the policy does not provide the complete policy context. To avoid an overly lengthy and complex policy, many of the criteria but cross-refer to the other policies~~ in the pPlan ~~where the issue is dealt with in more which provide the full~~ detail.

3.14 The Council will prepare a Supplementary Planning Document for various aspects of development dealt with in this policy, including parking standards for car and cycle parking, and for storage and collection of waste and recycling.

## INFRASTRUCTURE AND NEW DEVELOPMENTS

### POLICY DP/4 Infrastructure and New Developments

Planning permission will only be granted for proposals that have made suitable arrangements for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms. The nature ~~and~~, scale and phasing of any planning obligations sought will be related to the form of the development and its potential impact upon the surrounding area.

Contributions may be necessary for some or all of the following:

1. Affordable housing, including for key workers;
2. Education (including nursery and pre-school care);
3. Health care;
4. Public open space, sport and recreation facilities (including strategic open space);
5. Improvements (including infrastructure) for pedestrians, and cyclists, equestrians, highways and public and community transport;
6. Other community facilities (e.g. community centres, youth facilities, library services social care, and the provision of emergency services);
7. Landscaping and biodiversity;
8. Drainage / flood prevention;
9. Waste management;
10. Arts and cultural provision;
11. Community development workers and youth workers;
12. Other utilities and telecommunications.
13. Preservation or enhancement of the historic landscape or townscape

**Depending on the nature of the services and facilities, Contributions may also be required to meet maintenance and / or operating running costs either as pump priming or in perpetuity, [of services and facilities] provided through an obligation.**

**Standards and formulae for calculating “local” infrastructure requirements and capital and maintenance contributions will be set out in a supplementary planning document. They will take account of and complement strategic infrastructure requirements that use standard charges where appropriate, which will also be detailed in a supplementary planning document.**

- 3.15 Development can create additional demands for physical infrastructure and social facilities, as well as having impacts on the environment. In such cases planning obligations will be required, in accordance with Circular 05/2005 Planning Obligations, to make the necessary improvements, provide new facilities, or secure compensatory provision for any loss or damage created. Such obligations will take account of the wider needs of the Cambridge Sub-Region, in order to achieve wider planning objectives, with contributions pooled where appropriate to meet strategic requirements. In such cases, the nature and scale of contributions sought will be related to the size of the scheme and the extent to which it places additional demands upon the area.

## CUMULATIVE DEVELOPMENT

### POLICY DP/5 Cumulative Development

Development will not be permitted where it:

1. **Relates to Forms part of a larger site where there would be a requirement for infrastructure provision if developed as a whole;**
2. **Would result in a piecemeal, unsatisfactory form of development;**
3. **Would prejudice development of another site adjacent or nearby.**

- 3.16 It is important that sites make proper contribution to the infrastructure needs commensurate with the size of the development. Many requirements are based on development thresholds. Clearly if development were permitted cumulatively as a number of small developments, the full requirements of a site would not be met.

- 3.17 PPG3 places an emphasis on the efficient use of land. Some developments by their nature could potentially sterilise a larger site, for example by

impeding access. Such a situation must be avoided if sites are to be used efficiently. A number of small developments on a clearly larger site could also limit potential for a holistic approach to be taken to design. Where this would result in an unsatisfactory form of development planning permission should be refused.

## CONSTRUCTION METHODS

### POLICY DP/6 Construction Methods

Where practicable, development which by its nature or extent is likely to have some adverse impact upon the local environment and amenity during construction and / or is likely to generate construction waste should:

1. Recycle construction waste;
2. Prepare a 'Resource Re-use and Recycling Scheme' to cover all waste arising during the **developmentconstruction**;
3. Be bound by a "Considerate Contractors Scheme" or similar arrangement, including the restriction of noisy operations to normal working hours;
4. Where appropriate accommodate construction spoil within the development, taking account of the landscape character and avoiding creation of features alien to the topography;
5. Maximise the re-use and recycling of any suitable raw materials currently available on sites during construction, such as redundant buildings or infrastructure.

Any haul roads must be agreed with the Local Planning Authority **and developers must employ an agreed methodology for haul roads where they cross public rights of way**. They must be located, designed and landscaped **(where appropriate)** in such a way as to avoid any noise, smell, dust, visual or other adverse impact on residents and businesses. At any point where 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.

Storage compounds, plant or machinery must be located, designed and used to avoid 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 surface water or aquifers.~~

- 3.18 As well as designing developments to be sustainable when complete, the construction process utilises a significant amount of resources.
- 3.19 Any existing resources available on the site, such as materials from redundant buildings, can help reduce the amount of materials that have to be imported onto a site. In particular this may provide a local source of hardcore. While it will not be appropriate to accommodate all types of spoil on site and in every location, minimising the unnecessary movement of materials can also reduce energy use in the construction process.
- 3.20 A Resource Re-use and Recycling Scheme requires categorising of nature and type of waste or surplus material arising, its volume, and proposals for dealing with each component. This promotes waste minimisation, and maximises opportunities for re-use and recycling of materials.
- 3.21 The development process itself can have a significant impact on surrounding residents and businesses. Haul routes, storage compounds, plant and machinery can all be located in such a way as to minimise this impact. In some instances, it will be appropriate for haul roads to further mitigate their impact through landscaping, for example, in locations where the duration and scale of development is extensive, such as at the major development locations.

## **URBAN FRAMEWORKS**

### **~~POLICY DP/7 Urban Frameworks~~**

~~Development and redevelopment of unallocated land and buildings within urban frameworks will be permitted provided it is compatible with adjoining land uses.~~

- ~~3.22 Urban frameworks are drawn around those parts of Cambridge City where the built-up area falls within South Cambridgeshire District Council's administrative area. At present, this comprises land at Cherry Hinton, Cambridge Northern Fringe and Cambridge Airport/North Works, but will also cover areas on the fringes of the City where new development is planned in accordance with the development strategy outlined above.~~
- ~~3.23 Since the urban area of Cambridge is the most sustainable location for development within the strategic hierarchy, there is no constraint on the amount of development or redevelopment of land for housing within the urban frameworks provided that the development is compatible with~~

~~adjoining land uses and accords with policies in the Development Principles chapter.~~

~~3.24 The acceptability of developments of a larger scale may be dependent on existing facilities, services and infrastructure being improved. Developer contributions would then be sought to obtain the necessary improvements.~~

## **VILLAGE DEVELOPMENT FRAMEWORKS**

### **POLICY DP/8 Village Development Frameworks**

Outside **urban and** village frameworks, only development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside will be permitted.

Development and redevelopment of unallocated land and buildings within **village development** frameworks will be permitted provided that:

1. Retention of the site in its present state does not form an essential part of **the local** character; and
2. Development would be sensitive to the character of the **village location**, local features of landscape, ecological or historic importance, and the amenities of neighbours; and
3. ~~The~~ **re-village has the** necessary infrastructure capacity to support the development; and
4. Development would not result in the loss of local employment, ~~or~~ service or facility ~~[where there is no alternative available in the village], in accordance with~~ **protected by** Policies ET/7: **Retention of Employment Uses, Loss of Rural Employment to Non-Employment Uses**; SF/1: **Retention Protection** of Village Services and **Facilities and** SF/11: **Protection of Existing Recreation Areas** ~~Loss of a Recreation Facility.~~

3.25 The **village development** frameworks define where policies for the built-up areas of settlements give way to policies for the countryside. This is necessary to ensure that the countryside is protected from gradual encroachment on the edges of villages and to help guard against incremental growth in unsustainable locations. However, the efficient re-use of previously developed land within village frameworks will generally be supported, subject to the satisfaction of relevant policies, in the interests of sustainability. Frameworks have been defined to take into account the present extent of the built-up area, development committed by planning

permissions and other proposals included in the local plan. Buildings associated with countryside uses (e.g. farm buildings, houses subject to agricultural occupancy conditions or affordable housing schemes permitted under the rural exceptions policy) are not normally included within the framework.

- 3.26 Frameworks have not been defined around small clusters of houses or areas of scattered development where such buildings are isolated in open countryside or detached from the main concentration of buildings within a nearby village. Although it is recognised that such dwellings may be considered locally as 'part' of the nearest village in community terms it is important in planning policy terms to limit the amount of new development that can take place in rural areas with few services and little or no public transport.
- 3.27 Property boundaries shown on the OS map have been taken into account in defining ~~village~~-frameworks. However, since there are many large gardens on the edges of ~~villages~~settlements the framework boundaries sometimes cut across such gardens, especially (but not solely) if parts of those gardens relate more to the surrounding countryside than they do to the built-up ~~parts of the village areas~~. The 'cutting' of some gardens is regarded as a positive development control tool to limit the potential for further residential development in smaller villages with few facilities and little or no public transport. However, in such circumstances this policy will not be operated to establish a presumption against the grant of planning permission for ancillary domestic buildings in those parts of residential curtilages excluded from the framework. Where permission is required for such developments applications will be considered on their individual merits.



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## 4. GREEN BELT

### OBJECTIVES

- GB/a To secure a Green Belt around Cambridge whose boundaries are clearly defined and which will endure for the plan period and beyond.**
- GB/b To maintain the purposes and openness of the Cambridge Green Belt.**
- GB/c To preserve the unique setting of the city by maintaining the character and appearance of the surrounding villages.**
- GB/d To provide for improvements in biodiversity, the landscape, farm diversification, outdoor recreation and public access to the countryside.**

### THE PURPOSES OF THE GREEN BELT

- 4.1 The Cambridge Green Belt serves a number of purposes which are derived from Government Guidance (PPG2) and the Cambridgeshire Structure Plan. The Green Belt keeps land open and free from development over a long period, which extends beyond the plan period, in order to give assurance that its boundaries will endure.
- 4.2 The Cambridge Green Belt is relatively small in extent. Its purposes are defined as:
  - To preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre.
  - To maintain and enhance the quality of its setting.
  - To prevent communities in the environs of Cambridge from merging into one another and with the city.
- 4.3 In defining the Green Belt and the policies which should be applied to it, regard will be given to the qualities which contribute to the special character of Cambridge and its setting, which include:
  - Key views of Cambridge from the surrounding countryside.
  - A soft green edge to the City.
  - A distinctive urban edge.
  - Green corridors penetrating into the City.

- Designated sites and other features contributing positively to the character of the landscape setting.
- The distribution, physical separation, setting, scale and character of Green Belt villages.
- A landscape which retains a strong rural character.

### ~~GREEN BELT BOUNDARIES~~

#### ~~POLICY GB/1 Green Belt Boundaries~~

~~The boundaries of the Cambridge Green Belt are defined on the Proposals Map.~~

### ~~DEVELOPMENT IN THE GREEN BELT~~

#### ~~POLICY GB/1 Development in the Green Belt~~

~~There is a presumption against inappropriate development<sup>1</sup> in the Cambridge Green Belt as defined on the Proposals Map.~~

#### NOTE:

1 [Inappropriate development is defined in section 3 of PPG2 Green Belt.](#)

- 4.4 The Cambridge Green Belt was established in the 1965 Development Plan. A review of the Green Belt was undertaken in the 1980s resulting in the Cambridge Green Belt Local Plan 1992. A further review was undertaken in the South Cambridgeshire Local Plan 2004.
- 4.5 The Green Belt boundaries have been reviewed to serve the long-term development needs of Cambridge, taking into account Regional Planning Guidance for East Anglia (now RSS6) and the Cambridgeshire and Peterborough Structure Plan 2003. The Structure Plan identifies the broad locations where major growth will take place on the edge of Cambridge as urban extensions and at the new town of Northstowe. Revised Green Belt boundaries are required to enable these developments to take place. The outer boundary of the Green Belt has been reviewed to take account of the creation of the new town of Northstowe to ensure the continued separation of settlements.
- 4.6 Wherever possible, boundaries have been drawn along clear physical features on the ground such as roads, trackways, rights of way, streams

and hedgerows. However, in some circumstances, especially in respect of the urban extensions, there are no physical features on the ground which would be appropriate to use; in these circumstances the boundaries have been drawn to take account of the purposes of the Green Belt and the new development areas will include proposals to define the Green Belt.

4.7 Given the complexity of the administrative boundaries between Cambridge City and South Cambridgeshire, there has been considerable joint working to establish coherent and consistent Green Belt boundaries.

4.8 The main purpose of a Green Belt is to keep land open by placing a permanent and severe restriction on inappropriate development; therefore most types of development can only be permitted in exceptional circumstances, in accordance with PPG2. Such exceptional circumstances will be regarded as Departures from the Development Plan and will only be permitted where other considerations outweigh the harm to the Green Belt. It is not sufficient justification to override Green Belt policies because a development would be inconspicuous or would not harm the site or locality.

4.9 For uses appropriate in the Green Belt, development which would adversely affect the open and rural character would be contrary to the objectives of the Green Belt. Where development is permitted, appropriate landscaping conditions, together with a requirement that any planting is adequately maintained, will be attached to any planning permission in order to ensure that the impact on the Green Belt is mitigated.

## **DEVELOPMENT IN THE GREEN BELT**

### **POLICY GB/2 Development in the Green Belt**

~~Within the Green Belt planning permission will not be granted for inappropriate development unless very special circumstances can be demonstrated. Development is defined as inappropriate unless it comprises:~~

- ~~1. Buildings for agriculture or forestry, unless permitted development rights have been withdrawn, provided the proposed siting, design and landscaping of buildings maintains the essential open quality of the Green Belt;~~
- ~~2. Buildings providing essential facilities for outdoor sports and recreation directly related to an appropriate recreational use, for cemeteries, or for other uses of land which preserve the openness of the Green Belt and do not conflict with Green Belt purposes;~~

- ~~3.—Extensions and alterations to dwellings provided that the overall impact of any extension does not result in the dwelling having a materially greater impact, particularly in terms of greater height and scale, on the openness of the Green Belt, in accordance with Policy HG/6;~~
- ~~4.—Replacement of existing dwellings where the use has not been abandoned, or become derelict and uneconomic to repair, in accordance with the General Permitted Development Order, provided there is no adverse impact on the openness of the Green Belt, in accordance with Policy HG/7;~~
- ~~5.—Dwellings to serve an essential agricultural need in the Green Belt subject to other policies, including Policy HG/8;~~
- ~~6.—Affordable housing in accordance with the “exceptions” Policy HG/5 where there is an identified need and no suitable sites are available outside the Green Belt;~~
- ~~7.—The re-use of buildings as provided for in PPS7;~~
- ~~8.—Development within Major Developed Sites in accordance with Policy GB/6.~~

~~Inappropriate development is by definition harmful to the Green Belt. Where development proposals are in the vicinity of the Green Belt, account will be taken of any adverse impact on the Green Belt.~~

~~Proposals to change the use of existing buildings may be considered appropriate in the Green Belt if it does not have a materially greater impact on it. For the same reason any proposal involving the extension of buildings will be strictly controlled. Associated uses, such as extensive hard surfacing, car parking, boundary walls and fences, external storage and lighting will be considered against the need to maintain the openness and landscape character of the Green Belt.~~

~~Where development is permitted, landscaping conditions, together with a requirement that any planting is adequately maintained, will be attached to any planning permission in order to ensure that the impact on the Green Belt is mitigated, in accordance with Policies GB/4 and DP/4.~~

- ~~4.8 — The main purpose of a Green Belt is to keep land open by placing a permanent and severe restriction on inappropriate development; therefore most types of development can only be permitted in exceptional~~

~~circumstances. Such exceptional circumstances will be regarded as Departures from the Development Plan and will only be permitted where other considerations outweigh the harm to the Green Belt. It is not sufficient justification to override Green Belt policies because a development would be inconspicuous or would not harm the site or locality.~~

- ~~4.9 — For uses appropriate in the Green Belt, development which would adversely affect the open and rural character would be contrary to the objectives of the Green Belt. Where development is permitted, appropriate landscaping conditions, together with a requirement that any planting is adequately maintained, will be attached to any planning permission in order to ensure that the impact on the Green Belt is mitigated.~~
- ~~4.10 — Although agricultural developments are appropriate in principle, the proposed siting, design and landscaping of buildings must be considered carefully so as to maintain the essential open quality of the Green Belt. Refusal would be justified if this would not be achieved. Proposals for new agricultural buildings may require the use of a condition to withdraw permitted development rights if it is considered that it would avoid a proliferation of additional farm buildings under such rights. Similarly careful consideration will be given to any proposal to re-use a modern building if it would lead to additional agricultural buildings being required which would prejudice the objectives of the Green Belt.~~
- ~~4.11 — The Green Belt has an important recreational role but it is not a suitable location for all forms of sport and leisure. Any proposal for a building will need to demonstrate that it is directly related to an appropriate recreational use; this would not include buildings required solely for social gatherings, indoor sports and other activities which do not require a rural location. Facilities will be limited to those which are genuinely essential to the outdoor activity such as small scale changing rooms, refreshment facilities and small stables.~~
- ~~4.12 — Cemeteries are acceptable in the Green Belt as they are essentially open in character. Proposals for woodland burial schemes will be looked upon favourably as they can assist in enhancing the visual quality of the Green Belt.~~
- ~~4.13 — Extensions to existing dwellings and replacement dwellings may be appropriate although the impact must not harm the objectives of the Green Belt. The extension should not dominate the original dwelling in height and scale; there should be no material increase in the impact of the dwelling on the Green Belt, and the proposal should accord with Policy HG/6. Where the use of a dwelling has not been abandoned, replacement may be permitted subject to the requirements of the General Permitted Development Order, and in accordance with Policy HG/7.~~

- ~~4.14 — The change of use of land to residential curtilage (for example in any proposal to extend garden land) will not be permitted if it would harm the openness and landscape character of the Green Belt.~~
- ~~4.15 — Residential development is not appropriate in the Green Belt. However, a Green Belt site may be used for Affordable Housing where there is an identified need and the District Council is satisfied that no other suitable non-Green Belt sites exist. Dwellings to serve an essential agricultural need may be permitted in the Green Belt subject to other policies. Sites for Travellers are not an appropriate form of development in the Green Belt.~~

## MITIGATING THE IMPACT OF DEVELOPMENT IN THE GREEN BELT

### ~~POLICY GB/3 Location and Design of Development~~ ~~POLICY GB/2 Mitigating the Impact of Development in the Green Belt~~

**Any development considered appropriate within the Green Belt must be located and designed so that it does not have an adverse effect on the rural character and openness of the Green Belt.**

**Where development is permitted, landscaping conditions, together with a requirement that any planting is adequately maintained, will be attached to any planning permission in order to ensure that the impact on the Green Belt is mitigated.**

- ~~4.104.16 — Any development, even for uses appropriate in the Green Belt, can erode its open and rural character. In order to protect the purposes of the Green Belt, such development should be located within or adjoining existing groups of buildings or entail the redevelopment of redundant buildings. Similarly, where existing buildings are not capable of re-use or conversion, the redevelopment of such buildings or development within or adjacent to existing groups of buildings will be preferable to development on entirely new sites. Careful consideration should be given to the design of any development, including ancillary uses and associated lighting, to ensure there is no adverse effect on the Green Belt.~~
- ~~4.11 — Modern farming methods have led to a decline in the quality of the landscape particularly in areas such as the Cambridge Green Belt. In addition much of the Green Belt landscape is over-mature and requires new tree and hedge planting to ensure the quality of the landscape does not continue to deteriorate.~~
- ~~4.12 — Where there are areas of poor or damaged landscape, the District Council will seek improvements through tree and hedge planting, the creation of~~



ponds and other areas of water and by the removal of rubbish and unsightly features. Such changes can also be helpful in creating wildlife habitats and thus adding to bio-diversity. The District Council will work in partnership with other organisations including voluntary groups, such as the Wildlife Trust, Cam Valley Forum, and landowners to secure such improvements. The Cambridge Green Belt Project is an example of good practice of such partnerships.

- 4.1~~73~~ This policy must be read in conjunction with any design Supplementary Planning Document adopted by the District Council, which will be used in decisions on planning applications.

#### **~~POLICY GB/4 Landscaping and Design Measures~~**

~~Development on the edges of settlements which are surrounded by the Green Belt must include careful landscaping and design measures of a high quality in order to protect the purposes of the Green Belt.~~

#### **POLICY GB/3 Mitigating the Impact of Development adjoining the Green Belt**

Where development proposals are in the vicinity of the Green Belt, account will be taken of any adverse impact on the Green Belt.

Development on the edges of settlements which are surrounded by the Green Belt must include careful landscaping and design measures of a high quality in order to protect the purposes of the Green Belt.

- 4.1~~84~~ In many cases this will require extensive landscaping, both within the development area and in the Green Belt, but there will be areas where a well designed and distinctive edge, with landmark buildings, including gateway buildings, may also be appropriate. However, account will also need to be taken of the impact of proposals on the adjoining Green Belt, including views from the Green Belt.

- 4.1~~95~~ This policy must be read in conjunction with any design Supplementary Planning Document adopted by the District Council, which will be used in decisions on planning applications.

### **MAJOR DEVELOPED SITES**

#### **POLICY GB/~~54~~ Major Developed Sites**

**Within the Cambridge Green Belt, the following are designated as Major Developed Sites:**

- Babraham Hall
- Fulbourn and Ida Darwin Hospital
- Girton College
- ~~Spicer's at Sawston~~

Within the boundary of Major Developed Sites, as identified on the Proposals Map, limited infilling or redevelopment may be permitted:

1. Infilling is defined as the filling of small gaps between built development. Such infilling should have no greater impact upon the open nature of the Green Belt and should not lead to a major increase in the developed proportion of the site. The cumulative impact of infilling proposals will be taken into account.
2. Redevelopment will be limited to that which would not result in:
  - a. A greater floor area than the existing built form;
  - b. A greater footprint unless there are significant environmental improvements;
  - c. The existing height of the built development being exceeded;
  - d. ~~There being a greater impact on the openness of the Green Belt. There being a greater impact than the existing development on the openness of the Green Belt.~~

4.~~20~~16 Major Developed Sites as identified on the Proposals Map, continue to be part of the Green Belt and remain subject to Green Belt policies. However, redevelopment where appropriate and infilling may be permitted within the defined confines of these sites subject to there being no adverse impact on the purposes of the Green Belt. The footprint of existing development within these sites excludes temporary buildings, open spaces with external access between wings of buildings, and areas of hard standing.

4.~~24~~17 Development Briefs, adopted as Supplementary Planning Documents, are required for all these sites.

## RECREATION IN THE GREEN BELT

POLICY GB/~~65~~ Recreation in the Green Belt

Proposals for the use of the Green Belt for enhanced opportunities for countryside recreation, appropriate to the Green Belt, will be encouraged where it will not harm the objectives of the Green Belt.

~~Proposals for the use of the Green Belt for enhanced opportunities for countryside recreation, appropriate to the Green Belt, will be encouraged where it will not harm the objectives of the Green Belt. In those parts of the Green Belt adjacent or close to the areas developed as urban extensions to Cambridge, the creation of such opportunities, for example in the form of country parks and improvements to public rights of way, will be required.~~

4.18 The Green Belt has a positive role to play in providing opportunities for access to the countryside for the urban population and it is essential that the residents of new developments have direct and easy access by foot, or cycle or horseback to open countryside for recreation. Much of the Green Belt consists of large arable fields and there are few woods, pastures or other areas of semi-natural vegetation, which limits the opportunities for public access and recreation.

~~4.2219~~ Given the significant development which is proposed for the edge of Cambridge and in the new town of Northstowe, which will take place at higher densities than in the past, it is essential that the residents of these new developments have direct and easy access by foot or cycle to open countryside for recreation, which may include land in the Green Belt beyond the boundaries of the Area Action Plans. Much of the Green Belt consists of large arable fields and there are few woods, pastures or other areas of semi-natural vegetation, which limits the opportunities for public access and recreation.

4.230 In many instances access to the countryside can be assisted by improvements to the public rights of way network, including the provision of new routes for footpaths, bridleways and cycleways. One project which is being developed is the "Cam Cycle Rings" – developing a ring of cycleways around Cambridge, which will provide routes into and around Cambridge and provide circular routes into the Green Belt countryside. As well as providing for recreation such routes can also contribute to sustainable commuting.

~~4.214-24~~ By working in partnership, the local authorities can improve access by better signing and improvements to and the maintenance of stiles, gates and footbridges. The maintenance of public rights of way to a high standard is also important in order to encourage use. Improvements to public rights of way may be implemented directly by the District Council, through the Green

Belt Project or through the Parish Paths Partnership initiative with the support of Cambridgeshire County Council and the Countryside Agency.

4.22 ~~The need for improvements to the landscape and bio-diversity will need to be taken into account when considering improvements for recreation and public access. There may be parts of the Green Belt where public access has to be restricted, such as some parts of the riverbanks, if improvements to bio-diversity are to be achieved.~~

4.253 The District Council will develop a strategy for the active management of the Green Belt.

### **IMPROVEMENTS TO LANDSCAPE AND BIODIVERSITY**

#### **POLICY GB/7 Improvements to Landscape and Biodiversity**

~~The District Council will seek improvements to the landscape and bio-diversity of the Green Belt, through additional planting and habitat creation, to reverse the decline in its quality.~~

~~4.246—Modern farming methods have led to a decline in the quality of the landscape particularly in areas such as the Cambridge Green Belt. In addition much of the Green Belt landscape is over-mature and requires new tree and hedge planting to ensure the quality of the landscape does not continue to deteriorate.~~

~~4.257—Where there are areas of poor or damaged landscape, the District Council will seek improvements through tree and hedge planting, the creation of ponds and other areas of water and by the removal of rubbish and unsightly features. Such changes can also be helpful in creating wildlife habitats and thus adding to bio-diversity. The District Council will work in partnership with other organisations including voluntary groups, such as the Wildlife Trust, Cam Valley Forum, and landowners to secure such improvements. The Cambridge Green Belt Project is an example of good practice of such partnerships.~~

~~4.268—The need for improvements to the landscape and bio-diversity will need to be taken into account when considering improvements for recreation and public access. There may be parts of the Green Belt where public access has to be restricted, such as some parts of the riverbanks, if improvements to bio-diversity are to be achieved.~~

## 5. HOUSING

### OBJECTIVES

- HG/a To ensure the provision of a range of housing types and sizes, including affordable housing, to meet the identified needs of all sectors of the community, including key workers.**
- HG/b To protect and enhance the environment by making best use of land and ensuring that new residential development, whether through new build or extensions and alterations to existing homes and buildings, is appropriate to its location.**

### HOUSING DENSITY

#### POLICY HG/1 Housing Density

Residential developments will make best use of the site by achieving average net densities of at least 30 dwellings per hectare unless there are exceptional local circumstances that require a different treatment. Higher average net densities of at least 40 dwellings per hectare should be achieved in more sustainable locations close to a good range of existing or potential services and facilities and where there is, or there is potential for, ~~Good Quality Public Transport~~, good local public transport services.

- 5.1 Residential proposals should comply with the policies in the Development Principles Chapter and design Supplementary Planning Document in order to achieve quality living environments. For new homes to meet the needs of current and future residents, it is important that they are designed to a high quality and create an attractive environment that functions well, where people want to live, which meets their needs, and which creates a sense of place where community identity can develop. Higher residential densities are required by PPG3 and Structure Plan Policy P5/3, in the interests of achieving more sustainable forms of development, and reducing use of greenfield land. There is no reason why higher densities should compromise the quality of new development.
- 5.2 In the urban extensions and the new town of Northstowe, higher densities should be sought, particularly close to the centres of those developments and in locations with access to High Quality Public Transport services, as set out in Area Action Plans.

## HOUSING MIX

### POLICY HG/2 Housing Mix

**Residential developments will contain a mix of units providing accommodation in a range of types, sizes and affordability, to meet local needs.**

**Affordable housing should be of an appropriate mix to respond to identified needs at the time of the development, in accordance with HG/3.**

**Market properties should provide:**

- 1. At least 50% of homes with 1 or 2 bedrooms; and**
- 2. Approximately 25% of homes with 3 bedrooms; and**
- 3. Approximately 25% of homes with 4 or more bedrooms;**

**unless it can be demonstrated to the satisfaction of the District Council that the local circumstances of the particular settlement or location suggest a different mix would better meet local needs.**

- 5.3 Nationally, the trend is towards smaller household size and PPG3 requires the needs of all households to be met. A key element in ensuring that new homes meet local needs is providing homes of the appropriate type, size and affordability.
- 5.4 There has been a strong trend in South Cambridgeshire in the recent past for large new homes, and in the period 1991-2001, 46% of new homes had four or more bedrooms. This is despite longstanding planning policies seeking a mix of house types, including smaller properties. This trend has limited the number of smaller new homes being built, particularly 1 and 2 bedroom properties (5% and 25% respectively), to meet more general needs. In an area of high house prices, this also has the effect of limiting the stock of cheaper market housing that is accessible to people on average salaries and those trying to get into the housing market.
- 5.5 The 2002 Housing Needs Survey assessed the mix of market housing required to meet local needs. It identified a need for 89% of all new market housing to be one and two bedroom properties. It also advised that no more new homes of four or more bedrooms are required to meet identified market needs for the period to 2007. This has regard to a combination of factors, including the size of property that people need as well as the type of property to which they aspire. The District Council considers that this

provides a reasonable assessment of need. The study advises that provision of larger sized accommodation would be likely to polarise the social structure of the district.

- 5.6 The District Council has therefore introduced specific targets for market housing mix to respond to the failure of the housing market to respond to need. In the interests of achieving balanced communities and also to provide choice and ensure viability of schemes, the targets do not go as far as the Housing Needs Survey suggests. However, they do seek a significant change from the recent past in the general mix in market housing schemes.
- 5.7 The general shift towards a greater mix in the sizes of homes and more smaller homes will sit alongside the need for increasing densities in residential schemes. A Supplementary Planning Document will be produced on housing mix.

## **AFFORDABLE HOUSING**

### **POLICY HG/3 Affordable Housing**

**Proposals for housing developments will only be permitted if they provide an agreed mix of affordable housing types, including for Key Workers, to meet local needs.**

**The amount of affordable housing sought will be approximately 50% of the dwellings for which planning permission may be given on all sites of two or more dwellings.**

**Account will be taken of any particular costs associated with the development and whether there are other planning objectives which need to be given priority. The occupation of such housing will be limited to people in housing need and must be available over the long term.**

**The appropriate mix in terms of housing tenures and house sizes of affordable housing within a development will be determined in response to identified needs and funding priorities at the time of the development.**

**In order to ensure sustainable communities, affordable housing will be distributed through the development in small groups or clusters.**

**Employment development proposals likely to have an impact on the demand for affordable housing will be expected to mitigate such impacts in accordance with Policy ET/2.**



- 5.8 Affordable housing is defined in the Structure Plan as “housing that is in some way subsidised for people who cannot afford to buy or rent on the open market”. This definition is consistent with the District Council’s views of affordable housing as an umbrella term for all types of subsidised housing to meet a variety of needs, including those of Key Workers. It includes within it:
- **Social rented housing:** housing provided at below market rents at levels controlled by the Housing Corporation, normally provided by Registered Social Landlords (Housing Associations);
  - **Intermediate housing:** housing for those who do not qualify for social rented housing, but whose incomes are such in relation to local housing costs that they are nonetheless not able to access market housing. This includes:
    - **Intermediate rented:** rents are not to exceed 30% of net median household incomes in South Cambridgeshire except where provided for specific groups of workers, where they should not exceed 30% of the net median income for the specific group;
    - **Low cost home ownership:** including shared ownership, equity share, and discounted market housing. Costs (mortgage and any rent) are not to exceed 30% of gross median household incomes in South Cambridgeshire except where provided for specific groups of workers, where they should not exceed 30% of the gross median household income for that specific group.
  - **Supported housing:** is a generic term used to include supported housing for all client groups covered by the Supporting People Strategy (including people with physical or other disabilities) who cannot afford to buy or rent on the open market. Provision will be considered in the light of identified needs in the Council’s Housing and Homelessness Strategies and the Supporting People Strategy.
- 5.9 Affordable housing includes housing for Key Workers which is allocated on the basis of need for those who currently live in or are employed in the locality of the site in the public sector and / or who are involved in the care and comfort of the community or as may otherwise be defined by the District Council in the future. Such housing to be available to initial and successive occupiers who qualify as Key Workers unless there are no eligible nominees in which case units will be offered to others in housing need from the District Council’s Housing Register. The relevant proportion of any Key Worker housing will be determined by the District Council based on evidence of need e.g. Sub-Regional Key Worker Housing Study 2003. Housing for specific groups of workers other than included in the above definition will be included as affordable housing provided that it is supported

by evidence that their employers are facing recruitment and retention difficulties related to housing costs, and that the workers cannot afford to rent or buy suitable housing locally to meet their housing needs.

- 5.10 The availability of housing that is affordable and accessible to those in need in South Cambridgeshire is a major and growing issue. Policy P9/2 of the Structure Plan states that 40% or more of the new housing in the sub-region will be affordable which will include Key Worker housing.
- 5.11 The Housing Needs Survey 2002 identified that there was a backlog of housing need of 800 households. In addition, a further 1,047 households per annum are falling into housing need. It is also estimated that there will be a supply of affordable housing through re-lets of existing properties of 323 units per annum. Advice in the government's best practice guide for assessing net annual need for affordable housing is to spread the backlog over 5 years. The annual net affordable housing requirement for the period 2002-2007 is estimated at 884 units per annum. The Survey advises that the best practice guide methodology suggests a target for affordable housing of 66% of all new dwellings (assuming no minimum site size threshold). However, it recommends that taking account of custom and practice a target of 50% would be justifiable in South Cambridgeshire.
- 5.12 The policy applies to all qualifying developments, whether allocations or windfall development. The mix in the types of affordable housing appropriate for an individual site, will be considered having regard to the nature of identified need at the time of the development (district-wide for the major developments, Rural Centres and Minor Rural Centres, or in the individual village or the area it serves), the location and scale of the development, and the development economics of the site having regard to the overall infrastructure calls on the development. Affordable housing should be of a high quality and integrated with market housing.
- 5.13 It is envisaged that the indicative mix of affordable housing is likely to be:
1. Approximately 30% social rented; and
  2. Approximately 20% intermediate housing, including for Key Workers;
- giving a total of 50% affordable housing, unless it can be demonstrated to the satisfaction of the District Council that the local circumstances suggest a different mix would better meet local needs.
- 5.14 In order to ensure sustainable communities, affordable housing will be distributed through the development in small groups or clusters, typically of 6 to 8 units. The appropriate size of affordable housing groups or clusters will vary depending on the scale of development.
- 5.15 New employment development increases pressure on the housing market, and a lack of suitable affordable housing can lead to recruitment difficulties,

unsustainable travel patterns and hinder development and expansion of clusters. Developments will therefore be expected to mitigate these impacts, in accordance with Policy ET/2.

- 5.16 Guidance on the application of this policy will be provided in a Supplementary Planning Document on affordable housing.

#### **POLICY HG/4 Affordable Housing Subsidy**

**In exceptional circumstances, where it can be demonstrated that there are insurmountable subsidy issues, the Council may negotiate a lower proportion of built affordable housing units to be provided on site.**

**In exceptional circumstances, on smaller sites, the Council may accept financial contributions towards an element of off-site provision.**

- 5.17 Given the uncertainties over the future funding of affordable housing, there is a need for an element of flexibility in order to realise the affordable housing target set out in accordance with the assessed housing need. In exceptional circumstances where there are insurmountable subsidy issues a lower proportion of built units on site could be appropriate. However, in order to ensure that this approach does not prejudice securing significant affordable housing provision in the light of high levels of need, a minimum level of provision of 40% will be required even in exceptional circumstances.
- 5.18 Where the Council has identified additional sites for the provision of affordable housing that could contribute towards the overall affordable housing target for the district e.g. rural exception sites, redevelopment of existing stock to provide higher numbers and better quality housing for those in housing need, financial contributions towards off-site provision will be secured through Section 46 agreements. This approach will only be applicable to small sites where there may be difficulties over delivery and management of small numbers of affordable houses. Financial contributions will be secured towards the provision of affordable housing on other sites. It will not be appropriate for major developments to provide financial contributions in lieu of built provision, as on-site provision is a key part of creating a sustainable community.
- 5.19 Where possible, the financial contributions secured through Section 46 agreements will be used to provide affordable housing in locations as close to the site as possible, either elsewhere within the same village or in nearby villages. However, as monies will be time limited, they may need to be spent elsewhere in the South Cambridgeshire District Council area if no local scheme is sufficiently advanced.

**POLICY HG/5 Exceptions Sites for Affordable Housing**

**As an exception to the normal operation of the policies of this plan, planning permission may be granted for schemes of 100% affordable housing designed to meet identified local housing needs on small sites within or adjoining villages. The following criteria will all have to be met:**

- 1. The development proposal includes secure arrangements for ensuring that all the dwellings within the scheme provide affordable housing in the long term for those in housing need;**
- 2. The number, size, design, mix and tenure of the dwellings are all confined to, and appropriate to, the strict extent of the identified local need;**
- 3. The site of the proposal is well related to the built-up area of the settlement and the scale of the scheme is appropriate to the size and character of the village;**
- 4. The site is well related to facilities and services within the village;**
- 5. The development does not damage the character of the village or the rural landscape.**

**In the case of sites within the Cambridge Green Belt, before planning permission is granted for such development, the District Council will have to be assured that no alternative appropriate sites can be found for the scale and type of development proposed and that the scheme fulfils all the criteria set out in the Council's policies, including those relating to the impact of new development on local surroundings.**

- 5.20 National policy allows for the exceptional release of small sites for affordable housing within or adjoining villages in circumstances where planning permission would not normally be given and where there is a demonstrable local need for affordable housing that cannot be met in any other way. These 'rural exceptions' sites provide a small but important source of affordable housing in rural areas and are regarded as additional to the provision of housing to meet the general needs identified by the Structure Plan.
- 5.21 In every case the needs of the particular village are carefully surveyed and assessed by the Council before a scheme is progressed. Occupancy controls are imposed to ensure that the benefits of affordability (usually gained by the low land value derived from the exceptional basis of the scheme) are preserved in perpetuity for subsequent occupiers.

- 5.22 PPG2: Green Belts states that limited affordable housing may be appropriate within the Green Belt. However, given the nature of the Cambridge Green Belt, which is relatively small in extent, and the need to avoid prejudicing other strategic and local policies, the District Council will implement this policy with caution.

### **SPECIAL HOUSING NEEDS**

- 5.23 In addition to the affordable and key worker housing requirements identified above, the following special housing needs should be considered:
- “Lifetime homes” – i.e. housing suitable for the elderly and those with mobility problems.
  - Gypsies and travelling show people.
- 5.24 Although not specifically set out in policy, the District Council will expect a proportion of new homes to be provided to meet the needs of the above, in accordance with PPG3: Housing.
- 5.25 For new homes to meet the needs of current and future residents, it is important that they are designed to a high quality and create an attractive environment that functions well, where people want to live, which meets their needs, and which creates a sense of place where community identity can develop. A key element in ensuring that new homes meet local needs is providing homes which are adaptable to the changing needs of most households.
- 5.26 Lifetime homes are those designed to meet the needs of most households, focussing on accessibility and design features that make the home flexible enough to meet whatever comes along in life: a family member with a broken leg, a family member with serious illness, or parents carrying in heavy shopping and dealing with a pushchair. Part M of the Building Regulations covers accessibility and Lifetime Homes features to build in flexibility to make new homes easy to adapt as peoples’ lives change. Lifetime Homes will be suitable for older people (whose numbers are increasing rapidly) and for the vast majority of disabled people, as well as non-disabled people. Housing for the elderly and those with mobility problems should be located close to facilities and services and designed with the needs of occupants in mind.
- 5.27 Any proposals for residential care homes within village frameworks will be judged against the policies in the Development Principles chapter.

- 5.28 The needs of Gypsies and travelling show people are addressed in a separate Development Plan Document.

## HOUSING IN THE COUNTRYSIDE

### POLICY HG/6 Extensions to Dwellings in the Countryside

Extensions to dwellings in the countryside (i.e. outside village frameworks defined in this plan) will only be permitted where:

1. The proposed development would not create a separate dwelling or be capable of separation from the existing dwelling;
2. The extension does not exceed the height of the original dwelling;
3. The extension does not lead to a 50% increase or more in volume or gross internal floor area of the original dwelling;
4. The proposed extension is in scale and character with the existing dwelling and would not materially change the impact of the dwelling on its surroundings;
5. ~~It can be shown that the use of the dwellings has not been abandoned.~~ The dwelling is of permanent design and construction.

In exceptional circumstances, ~~where it can be shown that the use of the dwelling has not been abandoned,~~ material considerations may justify an exception to criteria (2) and (3), for example, dwellings with a very small original footprint which do not meet modern living standards.

Large extensions to dwellings which are the subject of an agricultural condition are not likely to be acceptable unless it can be demonstrated that the resultant accommodation can be supported by the viability of the holding and that its value would not be such as to be out of reach of workers employed in agriculture.

Limited extension or alteration of existing buildings in the Green Belt is regarded as appropriate development provided the development does not result in disproportionate additions over and above the original building. Policy GB/2 enforces this matter.

- 5.29 Extensions to dwellings outside frameworks need particularly careful consideration in terms of their impact on the landscape in the generally

open countryside of South Cambridgeshire. In addition, housing needs in the District make it important to impose some limitation on the proportionate increase in dwelling sizes as a result of any extension, with the aim of preventing a gradual reduction in the stock of smaller and medium sized dwellings in countryside areas.

- 5.30 Policy HG/6 provides guidelines to assist the achievement of the above two aims. However, it is recognised that there may be some instances in which other material considerations justify a departure from Criteria 2 and 3. This could include dwellings with a very small original footprint that do not meet modern living standards. Criterion 3 considers extensions in the context of the original dwelling in order to avoid incremental increases which when combined have a greater impact on the countryside.

### **POLICY HG/7 Replacement Dwellings in the Countryside**

**The District Council will permit the one-for-one replacement of dwellings in the countryside subject to the requirements of the General Permitted Development Order (i.e. a maximum enlargement of 15% of volume) and the need to provide satisfactory internal layout and amenities, where:**

- 1. It can be shown that the use of a dwelling has not been abandoned;**
- 2. The proposed replacement dwelling is in scale with the dwelling it is intended to replace and is in character with its surroundings;**
- 3. The proposed replacement dwelling would not materially increase the impact of the site on the surrounding countryside.**

**This will apply to dwellings both inside and outside the Green Belt.**

**Caravans and mobile homes are distinct from permanent dwellings since they can be removed. Given the restrictions on development in the countryside the replacement of caravans and mobile homes with permanent dwellings will be resisted outside village frameworks.**

- 5.31 Where it can be shown that the use of a dwelling has not been abandoned, replacement on a one-for-one basis may be permitted. As a new dwelling, it is likely to have a greater impact on the countryside than the dwelling it replaces and will benefit from permitted development rights when completed and occupied. Thus replacements ought to be similar in size and height to the original structure. The District Council may control the further expansion of replacement dwellings by the use of planning conditions to remove the



rights under the General Permitted Development Order. The District Council will permit one-for-one replacements subject to the requirements of the General Permitted Development Order (i.e. a maximum enlargement of 15% of volume) and the need to provide satisfactory internal layout and amenities. This will apply to dwellings both inside and outside the Green Belt. (See also the Green Belt Chapter.)

### **POLICY HG/8 Conversion of Buildings in the Countryside for Residential Use**

**Planning permission for conversion of rural buildings for residential use will not generally be permitted. Planning permission will only exceptionally be granted where it can be demonstrated, having regard to market demand or planning considerations:**

- 1. Firstly it is inappropriate for any suitable employment use; and**
- 2. Secondly it is inappropriate for employment with residential conversion as a subordinate part of a scheme for business re-use.**

**Any conversion must meet the following criteria:**

- a. The buildings are structurally sound;**
- b. The buildings are not of a makeshift nature and have not been allowed to fall into such a state of dereliction and disrepair that any reconstruction would require planning permission as a new building;**
- c. The buildings are capable of re-use without materially changing their existing character or impact upon the surrounding countryside;**
- d. The form, bulk and general design of the buildings are in keeping with their surroundings;**
- e. Perform well against sustainability issues highlighted by policy DP/2.**

**Any increase in floor area will not be permitted except where it is necessary for the benefit of the design, or in order to better integrate the development with its surroundings. Future extensions of such buildings will not be permitted. Incidental uses such as car parking and storage should be accommodated within any group of buildings,**

or on well related land where landscaping can reduce the visual impact of the new site.

Development must be in scale with the rural location. ~~Developments resulting in significant scale (based on number of bedrooms) must only be located near to larger settlements or accessible by public transport, cycling, or walking.~~ Residential uses must be located close to local services and facilities, and in an accessible location with a choice of means of travel, including non-car modes. The cumulative impact of the conversion of a number of buildings on adjoining sites or the local area will also be considered.

Residential conversion permitted as a subordinate part of a scheme for business re-use, will be secured by planning condition or agreement to ensure the occupation of the dwelling remains directly related to the operation of the enterprise. The dwelling part of the unit must be interdependently linked with the commercial part. A live-work unit should have a minimum of 40m<sup>2</sup> of definable functional workspace in addition to the residential element. Internal uses may be horizontally or vertically split. The workspace must be flexible, and capable of accommodating a range of employment uses.

5.32 PPS7 requires authorities to include policies setting out criteria for permitting conversion of rural buildings for residential uses. There has been considerable pressure to convert barns and vacant rural buildings into residential units, but this is clearly contrary to the general policy of restricting housing proposals outside established village limits. Policy ET/8 supports conversion of appropriate buildings for employment uses, and this remains the preferred use for such buildings. If this cannot be achieved the second preference is for a residential unit directly tied to operation of a rural enterprise, often referred to as a live-work unit. This would be more sustainable, than a conversion for a purely residential use, due to the reduced implications for commuting. Conversion purely for residential use will only be permitted as a last resort, particularly to secure the future of buildings of particular architectural quality or character.

5.33 Residential conversion, particularly on a large scale involving several residential units, will only be appropriate in locations close to local service centres such as Cambridge, the market towns and larger villages, including Rural Centres and Minor Rural Centres. Development must also be in a location with, or capable of providing, a sufficient standard of accessibility to offer an appropriate choice of travel by non-car modes, in accordance with Policy TR/1.

**POLICY HG/9 Dwelling to Support a Rural-based Enterprise**

Development of a new permanent dwelling for agricultural or forestry purposes, or **exceptionally** for a rural-based enterprise, will only be permitted if it is demonstrated to the satisfaction of the District Council that:

1. There is a clear, existing functional need relating to a full-time worker or one who is primarily employed in agriculture;
2. It relates to a well-established agricultural unit (which has been established for at least three years, has been profitable for at least one of them, is currently financially sound, and have a clear prospect of remaining so);
3. There are no suitable existing buildings available in the area;
4. The conversion of appropriate nearby buildings would not provide suitable accommodation;
5. No existing dwelling serving the unit or closely connected with it has either recently been sold off or in some way separated from it.

Where criterion 2 cannot, for the time being, be met, or it relates to a new farming activity on a well established unit, development of a temporary dwelling may be permitted for up to three years where all the other criteria above are met, and there is clear evidence demonstrating:

- a. A firm intention and ability to develop the enterprise concerned;
- b. That the proposed enterprise has been planned on a sound financial basis;
- c. That the functional need cannot be fulfilled by another existing building on the unit or any existing accommodation.

The District Council will require “Functional” and “Financial” tests to be undertaken in accordance with PPS7 to demonstrate the above criteria have been met.

Planning permission will not be granted for dwellings in the countryside for the on-site security of horses, stabling and ancillary uses unless the site lies outside the Green Belt and the District Council is satisfied that the applicant has met all the tests set out above.

Where a new dwelling is permitted, this will be **the** subject to a condition ensuring the occupation will be limited to a person solely or mainly working, or last working, in the locality in agriculture ~~or~~, forestry or a **rural enterprise, or a** surviving partner of such a person, and to any resident dependants.

The relaxation of an **agricultural** occupancy condition will only be permitted where it can be demonstrated that the dwelling is no longer required by the unit or those working, or last working, in the locality in agriculture, ~~or~~ forestry or a **rural enterprise, or a** surviving partner of such a person, and to any resident dependants. When considering applications to relax such a condition, the District Council will require evidence of the steps taken to market the dwelling with the occupancy condition.

- 5.343 Although Structure Plan and Local Development Framework policies resist new dwellings in the countryside, the District Council acknowledges that many agricultural workers require accommodation close to their enterprises for husbandry and security and other reasons. Where applicants are able to demonstrate genuine need for new dwellings associated with their enterprise, the District Council may grant planning permission. Since such an approach is a departure from restrictive countryside policy, the planning permission will be subject to a condition restricting occupation. Such a condition will only be discharged in exceptional cases.
- 5.354 In general, preference will be given to the re-use or replacement of existing buildings over those which propose the erection of a new dwelling in order to avoid further development in the countryside. Where new buildings are proposed to be erected they should be sited and designed to minimise impact on the countryside, and where possible be grouped around existing development.
- 5.365 The erection of a further dwelling would not be justified where an existing dwelling serving the unit or closely connected with it has either recently been sold off or in some way separated from it.
- 5.376 When considering planning applications for new enterprises in the countryside and the need for any associated accommodation, the District Council seeks advice concerning the commercial viability of the proposed enterprise. Where such advice indicates that the viability of the enterprise is uncertain, the District Council will firmly resist a permanent dwelling in the countryside. In such circumstances, temporary planning permission may be granted for a caravan associated with the enterprise to enable the applicant to prove that it can provide his / her main livelihood.

- | 5.3~~87~~ With increasing leisure time and the changes in agriculture bringing forward pressures for farmers to diversify, the District Council has experienced increasing demand for horse-riding and the setting up of equestrian activities (often referred to as “horsiculture”). In this context, planning permission is usually required for the construction of new buildings or the conversion of existing buildings for stabling horses and for the change of use of land for exercise, training or jumping horses.
  
- | 5.3~~98~~ With these approvals, on occasion, there may be pressure to develop a dwelling on site for security purposes - this will be invariably outside village frameworks. The District Council will resist such proposals since they introduce new residential development in the countryside which can often be conspicuous in the generally flat landscape of South Cambridgeshire.
  
- | 5.4~~039~~ However, given the similarity in the issues which apply to both agricultural use and the keeping of horses, the District Council will apply the same considerations as those for agricultural dwellings. However, this will not apply within the Green Belt where horsiculture is not identified as an appropriate use.
  
- | ~~5.405.41~~ Policy HG/9 will also apply to development proposals associated with studs in the District.
  
- | 5.4~~24~~ A Supplementary Planning Document will be prepared for agricultural dwellings and for dwellings associated with horsiculture.



## 6. ECONOMY AND TOURISM

### OBJECTIVES

- ET/a 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.
- ET/b To manage carefully development pressures in South Cambridgeshire by favouring those uses which need to be located near to Cambridge.
- ET/c To support existing businesses by applying positive policies towards the appropriate expansion of existing firms where appropriate, including through use of previously developed land, and the conversion / adaptation or replacement of suitable buildings for business use.
- ET/d To reduce commuting distances and the need to travel, particularly by car, by bringing home and workplace closer together, and by encouraging employment opportunities in accessible locations, or accessible by sustainable modes of travel.
- ET/e To support the rural economy and enable farm diversification.
- ET/f To support the growth of the tourism industry of South Cambridgeshire, whilst ensuring new facilities and accommodation do not have an adverse impact on the built and natural environment.

### LIMITATIONS ON THE OCCUPANCY OF NEW PREMISES IN SOUTH CAMBRIDGESHIRE

#### POLICY ET/1 Limitations On The Occupancy of New Premises In South Cambridgeshire

Employment development, including change of use, will only be permitted if it can demonstrate it falls into one or more of the following:

1. Offices or other development, in the use class B1 (a), providing an essential service for Cambridge as a local or Sub-Regional Centre;<sup>1</sup>



2. High technology and related industries **and services**, in the use class B1 (b), primarily concerned with research and development, which show a special need to be located close to the universities or other established research facilities or associated services in the Cambridge Area;<sup>2</sup>
3. D1 educational uses and sui generis research establishments, required in the national interest, to be located close to existing major establishments in related fields (such as the universities, the teaching hospital, or private research establishments), in order to share staff, equipment or data, or to undertake joint collaborative working;<sup>3</sup>
4. Other small-scale industries, in use classes B1 (c), B2, and B8 (up to 1,850 m<sup>2</sup>), which contribute to a greater range of local employment opportunities, particularly if it contributes to the development of locally-based skills or expertise (large scale expansion of such firms will not be permitted).<sup>4</sup>

**The occupation of development will be controlled by condition or legal agreement, for a period of 10 years from the first date of occupation.**

NOTES:

<sup>1</sup> Offices: User restrictions will apply to offices over 300 m<sup>2</sup>. 300 m<sup>2</sup> reflects PPG4 Industrial and Commercial Development and Small Firms (1992), which states that user occupancy restrictions are not necessary for developments of under 300 m<sup>2</sup> of office floor area. However, a condition or legal agreement may be necessary to prevent multiple small units being combined or let to a single office user who does not comply with the policy.

Essential Service: Local and sub-regional service or administrative facility with the majority of its business based in the Cambridge Sub-Region. Services might include banking, finance, management and business services, property services, legal and accounting services, educational, housing and recruitment services, medical and other professional scientific service and patent agents, and specialist component assembly.

<sup>2</sup> High Technology and Research and Development: The investigation, design and development of an idea, concept, material, component, instrument, machine, product or process, up to and including production for testing (but excluding mass production) where the work routine requires daily discussion and action on the part of the laboratory and design staff.

Cambridge Area: The area covered by Cambridge City Council and South Cambridgeshire District Council.

- <sup>3</sup> Research Institutes: Provide accommodation for organisations whose primary purpose is to research or investigate ideas, theories and concepts, and / or to design and develop instruments, processes or products, up to and including production for testing, but excluding manufacture.
- <sup>4</sup> Other small-scale industries: 1850m<sup>2</sup> refers to the maximum size of occupation of any one user on a site.
- 6.1 New employment growth must be managed to ensure the very qualities that attract firms in the first place remain, and to ensure employment land is reserved for firms that need it most. RPG6 Policy 26 states that Development Plans should continue to include policies for the selective management of development within the area close to Cambridge, discriminating in favour of uses that have an essential need for a Cambridge location. This approach is continued in Policy P9/7 of the Cambridgeshire Structure Plan.
- 6.2 The policy reserves employment land for development that can demonstrate a clear need to be located in the area, to serve local needs, or contribute to the continued success of the Cambridge Sub-Region as a centre of high technology and research. This may be in order to share staff, equipment or data, or undertake joint collaborative projects.
- 6.3 Large-scale manufacturing, distribution and warehousing, and office firms that could equally well locate in other areas of the County, will not be permitted. This approach is necessary to manage the intensive development pressure in and around Cambridge. Given the need to protect the environment, employment land in the District is a scarce resource. The policy also supports the further development of the clusters of high technology, research and development.
- 6.4 Small-scale developments in industry will be permitted, where they can contribute to providing a better balance of local job opportunities, and contribute to the development of local skills.
- 6.5 South Cambridgeshire already contains a number of research institutes of national importance, associated with the University or other research establishments. Proposals for new research establishments, or the expansion of those existing, must demonstrate a specific need to be located near the existing establishments in the Cambridge area. Where there is conflict between proposals and other policies and proposals in the plan, the applicant must demonstrate that they are outweighed by evidence of national interest. Proposals will be considered against the development principles detailed in the plan, and environmental impact of new development should be minimised. Future occupation will be restricted to the uses specified by conditions or legal agreement.

- 6.6 Supporting text to Cambridgeshire Structure Plan 2003 Policy P9/8 states that exceptionally, office style employment serving a regional function may be located in the Sub-Region. However, it would not be desirable for national headquarters, call centres, or similar to develop in the vicinity of Cambridge. As any regional offices are to be an exception, it is appropriate that they are focussed in the City of Cambridge itself, rather than the rural areas of South Cambridgeshire.

## MEETING HOUSING NEEDS FROM EMPLOYMENT DEVELOPMENT

### POLICY ET/2 Meeting Housing Needs From Employment Development

Employment development proposals likely to have an impact on the demand for affordable housing in the Cambridge Sub-Region, will be expected to mitigate such impacts by making either:

1. A financial contribution towards the provision of affordable housing off-site; or
2. A provision of affordable housing on-site.

If the employers of staff recognised as key workers can demonstrate that they are providing or contributing to the provision of key worker housing for their staff, this will only satisfy the affordable housing requirement of this policy where the employment development is to be occupied by that employer.

#### NOTES:

Employment developments to which this policy will apply are:

B1 (a) Offices

B1 (b) High tech and related industries, and services concerned mainly with commercial research and development

C2 Hospitals, including healthcare teaching and research

D1 Educational uses and associated sui-generis research institutes and academic research institutes.

- 6.7 New employment development increases pressure on the housing market, and a lack of suitable affordable housing can lead to recruitment difficulties, unsustainable travel patterns and hinder development and expansion of clusters. Developments will therefore be expected to mitigate these impacts. Employers with local land holdings which can be developed without a change to policies in the Local Development Framework will be expected to make provision for their own workers on that land before provision can be made elsewhere, unless it can be demonstrated that the land is needed for

the core activities of the employer. Further guidance on requirements will be provided in a supplementary planning document.

## PROMOTION OF CLUSTERS

### POLICY ET/3 Promotion of Clusters

**Development proposals in suitable locations will be permitted which support the development of clusters, in the following sectors:**

- 1. Biotechnology and biomedical;**
- 2. Computer services;**
- 3. Electronic engineering;**
- 4. Information technology / telecommunications;**
- 5. Medicine;**
- 6. Research and development;**
- 7. Other locally driven high technology clusters as they emerge.**

**Employment Land Allocations especially suited for cluster development are Northstowe, and the urban extensions to Cambridge. Area Action Plans will indicate the availability and suitability of sites for cluster development, and encourage provision of a range of suitable units, including incubator units.**

- 6.8 South Cambridgeshire is home to a number of clusters. A cluster is a group of independent organisations or companies operating in a specific field of industrial or economic activity with representation from across the value chain, ranging from academic institutions with sector expertise to venture capitalists and specialized suppliers (Regional Economic Strategy, EEDA 2004). The benefits of clustering may be spread over a relatively wide area, depending on the nature of the firm. Clusters are of great importance to the success of not only the local, but also the regional and national economy.
- 6.9 Clusters have specific requirements for premises and development sites. The Local Development Framework will aim to allow suitable sites for small firms to start up and expand, but also support the development of more mature clusters. This is consistent with Cambridgeshire Structure Plan 2003 policies P2/4 and P9/6.

**DEVELOPMENT IN ESTABLISHED EMPLOYMENT AREAS IN THE COUNTRYSIDE****POLICY ET/4 Development In Established Employment Areas In The Countryside**

In defined Established Employment Areas In The Countryside, redevelopment of existing buildings, and appropriate ~~[infill]~~ development for employment use may be permitted.

The following Established Employment Areas in the Countryside are defined on the Proposals Map:

1. Buckingway Business Park
2. Cambourne Business Park
3. Cambridge Research Park, Landbeach
4. Site to North of Cambridge Research Park, Landbeach
5. Granta Park, Great Abington
6. Wellcome Trust Genome Campus, Hinxton
7. Norman Way Industrial Estate, Over
8. ~~Vantico, South of Duxford~~ Land at Hinxton Road, South of Duxford
9. Convent Drive / Pembroke Avenue site, Waterbeach
10. Brookfields Business Estate / Park, Twentypence Road, Cottenham

~~Infilling is defined as filling small gaps between built development. Cumulative impact of proposals will be considered.~~ Permission will be refused where there would be a negative impact on surrounding countryside, or landscape character area. Developments will be subject to other policies in the plan, in particular policy ET/6 on the expansion of existing firms.

- 6.10 New employment development outside village frameworks will generally not be permitted. This is to protect the countryside from unnecessary development, which can be visually intrusive, but also lead to unsustainable patterns of development. However, South Cambridgeshire contains a number of established employment areas in the countryside, which are identified on the Proposals Map. The policy provides a context for considering planning applications on these sites.
- 6.11 Within these areas, appropriate ~~[infill]~~ development and redevelopment will be permitted, subject to consideration of land supply across the District, and other policy concerns. This will enable more efficient use of the sites, and allow them to be adapted for the needs of existing and future users.

- 6.12 The sites identified are outside village frameworks, and not in the Green Belt. Employment sites created from the conversion of agricultural buildings have not been included, as these were permitted through specific policies, and are not intended for extension.
- 6.13 This policy does not cover Major Developed Sites in the Green Belt, which are dealt with elsewhere in the plan.

## NEW EMPLOYMENT DEVELOPMENT

### POLICY ET/5 New Employment Development

~~Planning permission will be granted for new small-scale employment development in the B1 – B8 Use Classes provided that the development would contribute to a greater range of local employment opportunities, or facilitate cluster development, at the following locations:~~

~~1. Within village frameworks; or~~

~~2. Within Northstowe and Cambridge East; or~~

~~3. Previously developed sites next to or very close to village frameworks of Rural Centres and Minor Rural Centres.~~

Planning permission will be granted at an appropriate scale for new small-scale employment in the B1 - B8 Use Classes provided that the development would contribute to a greater range of local employment opportunities, or facilitate cluster development within village frameworks, and on previously developed sites adjoining or very close to the village frameworks of rural centres or minor rural centres. Small scale employment development in villages is defined as employing no more than 25 people as follows:

1. Offices (B1a): 400 sq.m.

2. High tech / R & D (B1b): 725 sq.m.

3. Light Industry (B1c): 800 sq.m.

4. General Industry (B2-B7): 850 sq.m.

5. Warehousing (B8): 1,250 sq.m.

- 6.14 Sensitive small-scale employment development can help sustain the rural economy, and achieve a wider range of local employment opportunities. It can enhance the vitality of rural centres, and reduce the need to travel. There is also potential for cluster related firms to develop on an appropriate scale.

- 6.15 Employment development may provide the opportunity to make best use of a previously developed site, including vacant, derelict, or under used land. The policy provides an element of flexibility for the redevelopment of suitable sites adjoining or near to the more sustainable villages in the District.
- 6.16 Small-scale ~~development in this context is considered to be firms who employ 25 people or less.~~ is defined as the employment of up to 25 people. The actual scale of new employment which would be appropriate in any village will be determined having regard to the size of each village and the amount of locally available employment. 25 jobs is converted into floor space using the English Partnerships publication 'Employment densities: a simple guide'.

## EXPANSION OF EXISTING FIRMS

### POLICY ET/6 Expansion of Existing Firms

Development for the expansion of existing firms will be permitted:

1. Within village frameworks; or
2. Within Northstowe and Cambridge East; or
3. Previously developed sites next to or very close to village frameworks; or
4. Established Employment Areas In The Countryside listed in Policy ET/4.

A firm or business will be considered as 'existing' if a significant element of its operation has been based in the Cambridge Area for a minimum of five years prior to the date of any planning application for development.

Expansion will not be permitted where it consolidates a non-conforming use, or causes problems with traffic, noise, pollution, or other damage to the environment.

#### NOTE:

Non-conforming Use - a use which does not conform to the general provisions of the development plan for the area in which it is located, and may have an adverse impact on an area's principal use.



- 6.17 It is important that firms have the opportunity to expand for the continued success of the business, but this must be in appropriate circumstances. The scale of growth must not conflict with other policies in the plan. The expansion of existing firms will generally be given preference over firms wishing to move to the area. This is consistent with the policies of restraint applying to the Cambridge area.

## LOSS OF RURAL EMPLOYMENT TO NON-EMPLOYMENT USES

### POLICY ET/7 Loss of Rural Employment to Non-Employment Uses

The conversion, change of use or re-development of existing employment sites to non-employment uses within village frameworks should be resisted unless one of the following criteria is met:

1. It is demonstrated that the site is inappropriate for any employment use to continue having regard to market demand; ~~or,~~  
Applications 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; or
2. The overall benefit to the community of the proposal outweighs any adverse effect on employment opportunities and the range of available employment land and premises; or
3. The existing use is generating environmental problems such as noise, pollution, or unacceptable levels of traffic.

~~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.~~

- 6.18 Employment sites within village frameworks are a scarce resource, which should be retained. It will often be the case that new employment developments in village frameworks will be limited due to their potential impact on village character. Making best use of existing employment sites reduces the pressure for development of new sites, including new sites in the countryside. It also provides a greater range of employment

opportunities and reduces the need to travel. Sites should be retained to provide local employment, unless specific factors indicate otherwise.

## **CONVERSION OF RURAL BUILDINGS FOR EMPLOYMENT**

### **POLICY ET/8 Conversion Of Rural Buildings For Employment**

**The change of use or adaptation of buildings (without extension) in the countryside for employment use will be permitted provided the following apply:**

- 1. The buildings are structurally sound;**
- 2. The buildings are not makeshift in nature, and are of permanent, substantial construction;**
- 3. The buildings are capable of re-use without materially changing their existing character or impact upon the surrounding countryside;**
- 4. The form, bulk and general design of the buildings are in keeping with their surroundings.**

**Any increase in floor area will be strictly controlled, and must be for the benefit of the design, or in order to better integrate the development with its surroundings. There will be a general presumption against future extensions of such buildings. Incidental uses such as car parking and storage should be accommodated within the group of buildings, or on well related land where landscaping can reduce the visual impact of the new site.**

**Employment generated must be in scale with the rural location. Developments resulting in significant numbers of employees or visitors must only be located near to larger settlements or accessible by public transport, cycling, or walking. The cumulative impact of the conversion of a number of buildings on adjoining sites will also be considered.**

- 6.19 South Cambridgeshire contains a stock of rural buildings. Where buildings are no longer required for their original use, predominantly agriculture, they can provide a valuable opportunity to provide employment and support the rural economy. Potential uses include farm diversification, commerce and industry, and for tourism or recreation. There is also potential for 'lower tech' industries, contributing to providing a greater diversity of employment opportunities across the District.

- 6.20 Due to their location, such developments must be carefully controlled. It is crucial that design takes account of the character and appearance of the existing building, and the surrounding area. It is not sufficient to simply retain the frame of a building, and substantially reconstruct around it.
- 6.21 Developments should be of a scale appropriate to their location, as large employment developments in the countryside may conflict with the principles of sustainable development, resulting in unsustainable traffic movements, and potential environmental harm. Developments resulting in significant numbers of employees or visitors should be located near to settlements or accessible by public transport, cycling, or walking. In areas without such access, small-scale business development may still be appropriate where it only results in a modest increase in daily vehicle movements. This may require the production of a Travel Plan and /or mitigation of traffic impact in accordance with Policy TR/3.

## REPLACEMENT BUILDINGS IN THE COUNTRYSIDE

### POLICY ET/9 Replacement Buildings In The Countryside

~~When considering proposals for replacement buildings in the countryside for employment use, any increase in floor area will be strictly controlled, and must be for the benefit of the design, or in order to better integrate the development with its surroundings, will only be permitted where:~~

- ~~1.The buildings are not makeshift in nature, and are of permanent, substantial construction;~~
- ~~2.It would bring about an environmental improvement in terms of the impact of the development on its surroundings and the landscape;~~
- ~~3.It would result in a more acceptable and sustainable development than might be achieved through conversion.~~

~~Any increase in floor area will be strictly controlled, and must be for the benefit of the design, or in order to better integrate the development with its surroundings.~~

- 6.22 Planning Policy Statement 7 paragraph 19 is supportive of the replacement of suitably located, existing buildings of permanent design and construction in the countryside for economic development purposes where it would bring about environmental improvement, and result in a more sustainable development.

**FARM DIVERSIFICATION****POLICY ET/10 Farm Diversification**

Well-conceived farm diversification schemes, ~~[involving uses that need to be located in the countryside]~~, where they are directly related to supporting a working farm, will be permitted if:

1. They are consistent in scale with their rural location;
2. Existing buildings are re-used where possible, and if not replaced, in accordance with policy ET/8 and ET/9;
3. Any new development is part of an existing group of buildings.

Applications ~~may be supported by~~ must include a farm plan, to demonstrate how ~~athe proposal fits into the wider farming picture and set out its environmental consequences.~~ will support a working farm.

- 6.23 Farming still makes an important contribution to the South Cambridgeshire economy, but increasingly farms are having to diversify into non-agricultural activities, for the business to remain viable. This could include planting of woodland, farm shops, farm-based food processing and packaging, craft workshops, sporting facilities, fishing lakes, equestrian businesses, nature trails or holiday accommodation. In order to protect the quality and distinctiveness of the local landscape, the Council wishes to prevent uncoordinated development in rural areas and the piecemeal stripping of assets from farms without regard for the viability of the holding.
- 6.24 Paragraph 30 of PPS7 advises that Local Planning Authorities should be supportive of well-conceived farm diversification schemes for business purposes that contribute to sustainable development objectives and help to sustain the agricultural enterprise, and are consistent in their scale with their rural location. RPG6 Policy 12 supports diversification appropriate to the environmental and ecological setting, and Policy P2/6 of the Cambridgeshire Structure Plan also supports employment growth on an appropriate scale to allow farm diversification.
- 6.25 ~~Farm plans may be submitted to support applications relating to farm diversification proposals. They can demonstrate how a proposal fits into the wider farming picture and set out its environmental consequences. It is important that diversification proposals are well founded in terms of effectively contributing to the farm business and the rural economy and integrating new activities into the environment and the rural scene. Farmers are therefore encouraged to submit a farm plan with any planning~~

application for diversification. This should include details of existing farm activities, the need for diversification, details of the proposal and implications of the proposal on, for example, the rural economy and the environment.

## **TOURISM FACILITIES**

### **POLICY ET/11 Tourism Facilities**

**~~New tourism facilities in the District will only be permitted where they relate to, and are in keeping with, the District's heritage and countryside.~~**

~~6.26 — As the District entirely surrounds the historic city of Cambridge, it is under pressure for new tourism related development. The focus of tourism in the area will remain the City, but the District contains a number of important tourist attractions, attractive countryside, and visitor accommodation, and provides an opportunity for visitors to the city to experience the wider area. Tourism also provides opportunities to diversify the rural economy and create employment.~~

~~6.27 — In keeping with the location, new tourism developments should concentrate on the appreciation and utilisation of the District's heritage, recreation facilities, and countryside, rather than the introduction of new large-scale visitor attractions unrelated to the area. Proposals should be designed to a high standard and be appropriate in scale and location so that the environmental impact and associated visitor management problems are minimal.~~

## **TOURIST FACILITIES AND VISITOR ACCOMMODATION**

### **POLICY ET/12 Tourist Facilities and Visitor Accommodation**

**Outside village frameworks, development to provide overnight visitor accommodation, holiday accommodation, public houses and restaurants will only be permitted by change of use / conversion, or through appropriate replacement of buildings not requiring large extension, or by appropriately modest extensions to existing facilities.**

**Development of holiday accommodation will be limited to short-term holiday lets through conditions or legal agreement. Permitted development rights may be removed in the interests of amenity.**

6.28 The City of Cambridge and surrounding attractions draw large numbers of

visitors every year, and consequently there is significant demand for tourist accommodation. The focus for new accommodation should be the villages, and development must be of a type in keeping with the settlement size, scale and form. Consequently developments may be more suited to Rural Centres. Focusing new tourist accommodation into the larger villages allows access for visitors to the public transport network and local services, thus promoting the goals of sustainable development.

- 6.29 In the countryside, holiday accommodation is a vital part of the rural economy, providing another means of farm diversification, and opportunity to reuse redundant rural buildings, but at the same time the countryside must be protected from inappropriate development. Developments permitted under this policy must be carefully controlled to ensure housing policies restricting development in the countryside are not compromised. Developments will therefore be restricted by legal agreement to ensure they are only used for short-term holiday lets.

## **7. SERVICES AND FACILITIES**

### **OBJECTIVES**

- SF/a To encourage provision and retention of village services and facilities within villages consistent with the scale and function of existing centres.**
- SF/b To ensure that Cambridge continues as the main sub-regional comparison shopping centre for South Cambridgeshire and to protect the vitality of other established centres and villages within South Cambridgeshire.**
- SF/c To limit retail development in the countryside to goods produced in the immediate locality of any individual enterprise.**
- SF/d To encourage the provision of Public Art in new development.**
- SF/e To meet the formal and informal sport and recreation needs of the District, including provision of high quality indoor and outdoor facilities.**
- SF/f Where possible, to base any major new indoor sports facilities at school sites, to enable dual use of facilities.**
- SF/g To protect and enhance important areas of local and strategic open space for their recreation and amenity value, and create connectivity with existing public rights of way and the wider countryside.**
- SF/h To ensure the proper provision and maintenance of open space and sports facilities consistent with levels of planned residential development and identified open space standards.**

### **VILLAGE SERVICES AND FACILITIES**

#### **POLICY SF/1 Protection Of Village Services and Facilities**

**Planning permission will be refused for proposals which would result in the loss of a village service, including village pubs, shops, post offices, community meeting places, or health centres, where such loss would cause an unacceptable reduction in the level of community or service provision in the locality.**

**The following matters will be considered in determining the significance of the loss:**



1. The established use of the premises and its existing and potential contribution to the social amenity of the local population;
2. The presence of other village services and facilities which provide an alternative within convenient access by ~~Good Quality Public Transport~~ good local public transport services, or by cycling or walking; and
3. The future economic viability of the use including, in appropriate cases, financial information and the results of any efforts to market the premises, for a minimum of 12 months at a realistic price.

7.1 Cambridgeshire Structure Plan 2003 Policy P3/4 requires local authorities to encourage the retention of village shopping facilities and key community facilities to support the vitality of rural communities. Village services and facilities perform a vital function in rural communities, particularly for the less mobile. Once a facility is lost, it may be lost forever, as alterations to the building make it difficult to restore to its previous use. When considering proposals which involve the loss of such facilities, the District Council will consider the impact of the loss on the local community, in terms of the availability and access to alternatives, and the social implications, including the impact on the viability of the village as a whole.

## RETAILING

### ~~POLICY SF/2 Retail Hierarchy~~

~~A retail hierarchy of preferred centres will be taken into account in considering proposals for retail development.~~

~~The hierarchy of centres in South Cambridgeshire is as follows:~~

- ~~1. New town of Northstowe;~~
- ~~2. Cambridge East;~~
- ~~3. Rural Centres;~~
- ~~4. Other villages (Minor Rural Centres, Group Villages and Infill Villages).~~

~~Any proposals for new retail provision in these centres should be in scale with their position in the hierarchy. Cambridge is the relevant city centre in the local hierarchy while the ring of market towns just outside the district represent town centres.~~

~~The new town at Northstowe will also be considered a town centre in the hierarchy.~~

~~Cambridge East will perform a function equivalent to that of a district centre.~~

~~Rural Centres fulfil the role of local centres but are not appropriate locations for shopping developments which serve urban areas and which are subject to the sequential test set out in Policy SF/2. Rural Centres are the appropriate location for shopping to serve their local catchment area only. The same principle applies to Minor Rural Centres, Group Villages and Infill Villages, which serve even smaller catchment areas than Rural Centres and cater for very localised shopping needs.~~

~~7.2 Planning Policy Guidance Note 6 advises that development plans should establish a range of centres from City Centres, through town centres to district centres, local centres and village centres. Structure Plan Policy P3/2 requires that shopping proposals should be of a scale appropriate to the size of the centre and its catchment area. Policy E9 of Draft Regional Spatial Strategy sets out the regional structure of retail centres. Although it uses a different terminology, it is not incompatible with policy SF/2.~~

### **POLICY SF/3 Applications for New Retail Development**

**Other than retail developments in villages under Policy SF/5, planning permission for retail development will not be granted unless the applicant has successfully demonstrated that:**

- 1. A sequential approach has been adopted to site selection and the availability of suitable alternative sites;**
- 2. In the case of proposals in defined centres, the development would be of a scale in accordance with that centre's position in the hierarchy, or, in the case of proposals outside defined centres, the impact of a development would not have an adverse effect on the vitality and viability of other town centres, district centres and local centres identified in development plans, and on the rural economy, including village shops;**

3. It would be conveniently accessible by a wide range of modes of transport other than the car, including Good Quality Public Transport from a wide catchment area, and effective measures would be taken to enhance such accessibility, including that for pedestrians and cyclists.

In addition, in the case of proposals to develop sites in edge-of-centre or out-of-centre locations (or to extend existing stores in such locations) developers will be required to demonstrate a positive need for the additional floor area *before* any of the above tests are applied.

- ~~7.3 — There is no further need for major sub-regional shopping provision in the Cambridge Sub-Region in the period to 2016, other than approximately 30,000 m<sup>2</sup> of shopping development within the central area of Cambridge City which has been granted planning permission. Major sub-regional shopping provision is considered to be any proposal of more than 1,400 m<sup>2</sup> convenience floor area or in excess of 10,000 m<sup>2</sup> comparison shopping floor area, or which together with other nearby development or proposals will exceed these thresholds.~~
- ~~7.4 — In view of the provisions of Structure Plan Policy P9/10, it is unlikely that proposals for major sub-regional shopping provision will receive planning permission in South Cambridgeshire. Exceptionally, in Northstowe, there will be a need for convenience and comparison floor area provision of a scale in excess of these thresholds, which ensures that the settlement is sustainable. However, the District Council does not intend that Northstowe should perform a sub-regional shopping role that has a significant impact on the role of Cambridge. Further guidance on proposals for convenience and comparison retail in Northstowe is contained in the Northstowe Area Action Plan.~~
- ~~7.5 — There will also be a need for shopping provision in the urban extensions to Cambridge. Further guidance on proposals for convenience and comparison retail in the urban extensions is contained in the relevant Area Action Plans.~~
- 7.6 Policy SF/3 provides guidance on the way in which the District Council will consider applications for new retail development or for the extension of existing retail development. As stated, the policy does not apply to proposals for new shops and extensions to existing shops in villages. These will be considered under Policy SF/5.

**POLICY SF/4 Retail Development on Land Allocated for Other Uses**

Retail development will only be permitted on land allocated for housing, employment or other uses, where it can be demonstrated that the effect of such a loss would not limit the range and quality of sites available for that particular use or the quantity of land required to meet Cambridgeshire Structure Plan 2003 requirements for housing and employment.

The policy will not be operated to prevent the provision of appropriate retail facilities to complement the other elements of mixed development schemes, subject to the provisions of Policies SF/2 and SF/3.

- 7.7 It is necessary to resist retail development on land allocated for other forms of development in the LDF where this would result in there being a shortage in the range and quality of sites available for that particular use, or the quantity of land required to meet Cambridgeshire Structure Plan 2003 requirements.

**POLICY SF/5 Retailing In Villages**

Proposals for new shops, redevelopment or extension of existing shops, or the change of use of buildings to shops within a village framework will only be permitted where the size and attraction of **the shopping development is of a scale appropriate to the function and size of village.**

- 7.8 Village shops play a vital role in achieving sustainability in villages, reducing the need for residents to travel to meet everyday needs. In smaller villages they also play an important community function, supporting those who have difficulty travelling further afield, and forming a hub to village life. The District Council will, wherever possible, support provision of new shops and facilities of an appropriate scale to the village.

**RETAILING IN THE COUNTRYSIDE****POLICY SF/6 Retailing In The Countryside**

Planning permission for the sale of goods in the countryside will not be granted except for:

1. Sales from farms and nurseries of produce and / or craft goods, where the majority of goods are produced on the farm or in the locality; or
2. Exceptionally, the sale of convenience goods, ancillary to other uses, where proposals, either individually or cumulatively, do not have a significant adverse impact on the viability of surrounding village shops, or the vitality of rural centres or other village centres.

Where permission is granted, conditions may be imposed on the types of goods that may be sold.

- 7.9 Sporadic development for retail uses in the countryside could result in unsustainable patterns of development, and could harm the vitality and viability of village centres.

## **PUBLIC ART**

### **POLICY SF/7 Public Art and New Development**

In determining planning applications the District Council will encourage a contribution for the provision or commissioning of publicly accessible art, craft and design works.

The public art policy will apply to:

1. Residential developments comprising 10 or more dwellings; and
2. Other developments where the floor area to be built is 1000 m<sup>2</sup> gross or more, including office, manufacturing, warehousing and retail developments.

On smaller developments, developers will be encouraged to include Public Art within their scheme as a means of enhancing the quality of their development.

Committed maintenance sums for up to 10 years will be required, to include the cost of decommissioning where appropriate.

- 7.10 The provision of quality visual arts and crafts as part of new developments can bring social, cultural, environmental, educational and economic benefits, both to the new development and the community at large. It can assist in adding local distinctiveness and creating a sense of place. As well

as landmark works such as a sculpture, it may be an integrated or functional element of a development (e.g. lighting, landscape, floor designs and signage).

- 7.11 The District Council has adopted a Public Art policy, that provides guidance for developers (and contracted builders) implementing large-scale developments, including residential and commercial. It encourages developers to allocate a proportion of the budget (ideally between 1% and 5% of the total cost of the development) for the implementation of a carefully considered public art scheme. ~~Precise~~ plans and budgets will need to be agreed in association with the District Council's officers prior to planning approval, at a level appropriate to the type of application. The involvement of a lead artist(s) at an early stage in the planning and design of developments is actively encouraged, particularly in major new developments. Public art will be sought through negotiation, but it is not a mandatory requirement.

## TELECOMMUNICATIONS

### ~~POLICY SF/8 Telecommunications~~

~~In determining whether approval of siting and appearance is required, or considering applications for planning permission for telecommunication installations, the District Council will need to be satisfied that:~~

- ~~1. Antennae have, so far as is practicable, been sited so as to minimise their effect on the external appearance of the building on which they are installed;~~
- ~~2. The siting and external appearance of apparatus have been designed to minimise the impact of such apparatus on amenity, while respecting operational efficiency;~~
- ~~3. In the case of radio masts, the applicant has shown evidence that it has explored the possibility of erecting antennas on an existing building, mast, or other structures, and where a new mast is required, demonstrated that they have considered the opportunities to share it with other operators.~~

~~Proposals for the location of telecommunication installations will not be permitted where they have an unacceptable visual impact on the urban or rural landscape, unless the applicant can demonstrate that no alternative more appropriate site is available.~~

- 7.12 ~~Effective telecommunications are of great benefit to both the economy and the community, and the technology is developing rapidly. It is closely related to information technology, where broadband access is becoming increasingly important to businesses, as well as enabling home working which can contribute to reducing the need to travel.~~
- 7.13 ~~Many new telecommunications installations are covered by the General Permitted Development Order. Where new equipment and structures require planning permission, it is recognised that technical considerations impose constraints on siting, and consideration will be given to the operational requirements of the particular network. Where possible, sharing will be sought in order to reduce unnecessary proliferation of masts.~~
- xx. PPG 8: Telecommunications sets out national policy on telecommunications installations. It includes requirements to consider the design and siting of apparatus and impact on amenity and appearance. It also makes clear that Local Planning Authorities may reasonably expect applicants for new masts to show evidence that they have explored the possibility of erecting antennas on an existing building, mast or other structure.

## UNDERGROUND PIPES, WIRES, FIBRES AND CABLES

### POLICY SF/9 Underground Pipes, Wires, Fibres And Cables

Utility companies will be strongly urged to place all pipes, fibres, wires and cables underground where this would not damage identified areas of ecological or archaeological importance or have other unacceptable environmental impacts (e.g. on the landscape or agricultural land quality). In such circumstances, careful line routing would usually be the most appropriate way to minimise the visual impacts of overhead wires and cables.

In view of the substantial practical, technical and cost disadvantages involved, the under-grounding of high voltage power lines (275kV and above) will only be sought in exceptional circumstances. Underground services can be damaging to the water environment and advice should be sought from the Environment Agency on any mitigation measures.

- 7.14 New overhead lines require consent under Section 37 of the Electricity Act 1989 from the Secretary of State for Trade and Industry. Local planning authorities must be consulted on proposals within their district. In order to minimise the effect on the countryside, the District Council will encourage utility companies to site new electricity lines and sub stations carefully. There are substantial differences between under-grounding high and low



voltage electricity lines, technically, practically and in terms of cost. High voltage electricity lines are expensive and complex to install, underground and maintain, and can cause environmental damage such as soil contamination and / or the sterilisation of land. In view of the substantial practical, technical and cost disadvantages involved, the under-grounding of high voltage power lines (275 kV and above) can only be sought in exceptional circumstances. At the distribution voltage level (132kV and below) where the power carried is much less, the technical complexity and cost of under-grounding is reduced significantly as the voltages decrease.

## **LORD'S BRIDGE RADIO TELESCOPE**

### **POLICY SF/10 Lord's Bridge Radio Telescope**

**Within the 'Lord's Bridge Restricted Area' (defined on the Proposals Map), planning permission will only be granted for development that would not result in any risk of interference to the Mullard Radio Astronomy Observatory at Lord's Bridge.**

**Within the 'Lords Bridge Consultation Area' (defined on the Proposals Map), development proposals that could adversely affect the operation of the Mullard Radio Astronomy Observatory at Lord's Bridge will be subject to consultation with the University of Cambridge, and account will be taken of the risk of interference to the equipment being used at the Observatory. Planning permission will be refused where interference would be caused that could not be overcome by conditions or by the use of planning obligations.**

- 7.15 The international importance of the Mullard Radio Astronomy Observatory at Lord's Bridge must be safeguarded. The Observatory contains unique radio and optical telescopes operated by the Universities of Cambridge and Manchester / Jodrell Bank. The telescopes measure signals that are very weak, and hence highly susceptible to many forms of interference, specifically electrical interference, light pollution and mechanical vibration from domestic, industrial plant and other sources such as vehicles and aircraft. Accordingly, 'Restricted' and 'Consultation Areas' are defined on the Proposals Map; within the latter, arrangements are made to consult the University of Cambridge about the technical consequences for the Observatory of proposed development. Harm caused to the Observatory will be overcome with the use of conditions or planning obligations to regulate the installation and use of equipment likely to interfere with the operation of the Observatory.

**PROTECTION OF EXISTING RECREATION AREAS****POLICY SF/11 Protection of Existing Recreation Areas**

Planning Permission will not be granted for proposals resulting in the loss of land or buildings providing for recreational use except where:

~~1. They can be best retained and enhanced through the redevelopment of a small part of the site;~~

~~2.1.~~ They would be replaced by an equivalent or better quantity and quality and in a suitable location;

~~3.2.~~ The proposed development [~~is for an outdoor or indoor sports facility~~] includes provision for open space, sports and recreation facilities of sufficient benefit to recreation provision ~~the development of sport~~ to outweigh the loss;

~~4.3.~~ An excess of provision in quantitative and qualitative terms is clearly demonstrated in all functions it can perform, taking into account potential future demand and in consultation with local people and users.

- 7.16 Recreational facilities, including outdoor play space, informal open space, and built recreation facilities, are of great significance to local communities. This is not only for the recreational amenity they offer, but also the impact open space has on the quality of the built and natural environment. Planning Policy Guidance Note 17 paragraph 10 states that, "Existing open space, sports and recreational buildings and land should not be built on unless an assessment has been undertaken which has clearly shown the open space or the buildings and land to be surplus to requirements."
- 7.17 The District Council has undertaken an Audit and Assessment of Need for Outdoor Play Sspace and Informal Open Space, to examine existing and future needs of local communities. This should be referred to in seeking to determine whether there is an excess of provision in an area. There may however, be special circumstances where the development of existing recreation land can be justified through enhancement of the site as a whole, or appropriate alternative provision found elsewhere to recompense the loss.

## OUTDOOR PLAYSPACE AND NEW DEVELOPMENTS

### POLICY SF/12 Outdoor Play Ssspace, Informal Open Space, Strategic Open Space and New Developments

Schemes including one or more new dwellings will be required to contribute towards Outdoor Playing Space (including children's play and formal sports facilities), ~~and~~ Informal Open Space and Strategic Open Space to meet the additional need generated by the development.

Only family dwellings of two or more bedrooms will be required to contribute to the provision of Children's Play Ssspace. Sheltered dwellings and residential homes will only be required to provide Informal Open Space.

Where appropriate, this will involve provision of all or some types of space within the development site. However, an appropriate contribution will be required for "off-site" provision of the types of space not provided on-site. This may be for new provision and / or improvements to existing facilities. In developments of less than 10 homes, it is expected that only Informal Open Space will be provided on-site. Where an individual phase comprises 10 or fewer dwellings, but will form part of a larger scheme exceeding that total, a proportional contribution to future on-site provision will be required.

~~Committed maintenance sums for 10 years will be required for all on-site and off-site provision in accordance with the Recreation and Community Supplementary Planning Document. Depending on the nature of provision, contributions may also be required to meet maintenance and/or operating costs either as pump priming or in perpetuity, in accordance with the recreation and community supplementary planning document.~~

Where on-site provision is required, the Council may seek the option of a commuted capital sum to construct the facility. In these circumstances, a serviced site (as appropriate for the facility concerned) will be transferred to the Council free of charge by the developer.

- 7.18 New developments create additional need for recreation and outdoor play space. Planning Policy Guidance note 17: Planning for Open Space, Sport and Recreation states that, 'Local Authorities will be justified in seeking planning obligations where the quantity or quality of provision is inadequate or under threat, or where new development increases local needs.' This

becomes particularly important given the requirement for higher densities in new housing developments, resulting in potentially smaller gardens.

- 7.19 On-site provision of open space is generally preferable to off-site provision. It can be an integral part of the development, in a location well related to the proposed new dwellings. The figure of 10 dwellings or above for on site provision of play\_space 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.
- 7.20 Where appropriate, contributions secured from new housing developments will be used not only towards providing additional land for play\_space, but also enhancing existing facilities, to the benefit of the new occupants. Financial sums secured will be utilised where it is impractical to provide plays\_pace on-site (where the land area would be too small or in an inappropriate location), to be pooled and contribute towards additional land provision, or the enhancement of existing facilities (off-site provision).
- 7.21 ~~New facilities and improvements will be required to meet the Council's standards both in terms of quantity and quality, which will be further detailed in the Recreation and Community supplementary planning document. A Recreation and Community Supplementary Planning Document will detail mechanisms for implementation, including costings, and further details on standards for quantity and quality of provision.~~

## OPEN SPACE STANDARDS

### POLICY SF/13 Open Space Standards

The minimum standard for outdoor play space and informal open space is 2.8 hectares per 1000 people, comprising:

1. Outdoor Sport<sup>1</sup> – 1.6 hectares per 1000 people
2. Children's Playspace<sup>2</sup> – 0.8 hectares per 1000 people
3. Informal Open Space<sup>3</sup> – 0.4 hectares per 1000 people
- 4. Strategic Open Space<sup>4</sup> – 5.1 hectares per 1000 people**

#### NOTES:

- <sup>1</sup> Outdoor Sport – Facilities such as grass pitches for a range of sports, bowling greens, tennis courts, athletics tracks and multi use games areas.

- 2 Children's Play Space – Designated areas for children and young people containing a range of facilities and an environment that has been designed to provide focused opportunities for outdoor play. Also includes informal playing space within housing areas.
- 3 Informal Open Space – Used by people for informal unstructured recreation such as walking, relaxing, or a focal point, ranging from formal planted areas and meeting places to wilder, more natural spaces, including green linkages.
- 4 Strategic Open Space – Parks, Gardens, and areas of natural and semi-natural green space that provide opportunities for informal recreation and public access, are greater than 25 hectares in extent (exc. Woodland\* and open water) and fulfil five or more of the following criteria:
- Structure plan and/or local development objectives;
  - Contribute to large scale public access schemes;
  - Contain a network of linear access routes;
  - Provide free and open access across the site;
  - Are secured for or have a right of public use in perpetuity;
  - Have a status or an intent to allow public access;
  - The provision of facilities that assist public access;
  - Meet local Biodiversity action plan targets
- \* Given the nature of Cambridgeshire and the lack of woodland in the County, publicly accessible woodland under 25 hectares that meets five of the above criteria and which lies within enhancement areas where the total amount of woodland exceeds 25 hectares should be included as it is strategically and environmentally important.

7.22 In the past South Cambridgeshire has used the National Playing Fields Association 'Six Acre Standard' when considering the open space requirements of new developments. Planning Policy Guidance Note 17 (PPG17) now requires local authorities to undertake robust assessments of the existing and future needs of communities for recreation and open space in order to set open space standards locally. The District Council has undertaken an audit assessment of need in order to guide local standards for provision and requirements from new developments. It investigates quantity and quality of provision, and how it is meeting local need, and utilises these assessments to create a local standard of provision. This has been subject to public consultation. It indicates that many South Cambridgeshire villages have insufficient outdoor play space, both in terms of quantity and quality.

## STRATEGIC OPEN SPACE

7.23 ~~Strategic open space provides more than a local function. Spaces are generally larger, more varied, and provide a different type visitor experience~~

~~to village open spaces. Examples include country parks, and historic parks and gardens.~~

~~The county and district councils have developed the concept of strategic open space (sos). Sos provides more than a local function and spaces are generally larger, more varied, and provide a different visitor experience to village open spaces.~~

- 7.24 ~~The growth taking place in the area necessitates additional provision in order to meet the needs of new developments, but there is also a need to deal with existing shortfalls for the current population, both in terms of quantity, quality and accessibility. Standards of provision are to be developed for the sub-region, with further detail provided in a supplementary planning document.~~
- ~~A standard for the provision of sos has also been developed. This will be used to ensure that new developments provide or contribute to appropriate levels of strategic open space. There is currently a shortfall in terms of quality, accessibility and quantity. The standard for strategic open space is 5.1ha of strategic open space per 1000 people. This should be provided within 5 miles of people's homes and be accessible by means other than just by car. Provision may involve the creation of new sites, or the improvement of existing sites (including access provision). Further specific details on strategic open space will be provided in supplementary planning documents.~~

## THE RIVER CAM

### POLICY SF/14 The River Cam

~~The District Council will **not only** permit extensions to the curtilage of existing marinas or boatyards, **or new marinas and boatyards if development would not have an adverse impact on the landscape and character of the River Cam corridor, on the River Cam between Cambridge and the Great Ouse, and on the Great Ouse itself, except by allowing additional moorings through the provision of cuts.**~~

- 7.25 The waterways in South Cambridgeshire are a major recreation and tourism resource, and careful management is required to preserve the special qualities that attract users. Due to the sensitive environment, ~~and~~ the need to protect their setting, and the associated public rights of access, the policy strictly limits further development.

## 8. NATURAL ENVIRONMENT

### OBJECTIVES

- NE/a To address climate change mitigation and adaptation issues including the need to ensure that new developments are “climate proofed”.**
- NE/b To protect and enhance the character and appearance of landscapes and natural heritage.**
- NE/c To protect and enhance biodiversity.**
- NE/d To protect and improve the quality of the water environment.**
- NE/e To protect and improve the ambient noise environment.**
- NE/f To minimise light pollution.**
- NE/g To safeguard resources by maximising the re-use and recycling of materials.**
- NE/h To ensure that any risks to human health or the environment are addressed in the re-use of land.**
- NE/i To protect and improve air quality.**
- NE/j To protect high quality agricultural land.**

### INTRODUCTION

- 8.1 The need to conserve and protect the Earth’s natural resources underlines the importance of ensuring future development is achieved within known biophysical limits. This now lies at the heart of international commitments on sustainable development and sustainability. These same principles also need to be applied within the context of South Cambridgeshire where large-scale developments are now proposed.
- 8.2 It will therefore be important for the strategy to contain policies which ensure that this wide range of issues is taken into account. Climate proofing aims to ensure buildings and associated infrastructure are capable of enduring the future impacts of climate change, for example minimising risk of flooding, minimising risk of subsidence, installing water saving measures and devices (greywater recycling, rainwater harvesting systems, water efficient systems and appliances), fitting and / or making future provision for installing heating and power systems that have low or zero carbon dioxide (CO<sub>2</sub>) and greenhouse gas (GHG) emissions, constructing buildings that



are naturally ventilated and capable of enduring higher diurnal and nocturnal temperatures without the need to install air conditioning systems, and using materials that have low / zero CO<sub>2</sub> and GHG emissions (i.e. wood rather than concrete etc.).

## ENERGY

- 8.3 The UK is committed to reducing its CO<sub>2</sub> and GHG gas emissions by 12.5% from 1990 levels by 2012. At the same time there is a target to reduce CO<sub>2</sub> emissions in the UK by 20% by 2010, and the target is 10.4% of electricity to be from renewable sources by 2011.
- 8.4 South Cambridgeshire District Council signed the Nottingham Declaration on climate change in February 2002. As a signatory the District Council is committed to complying with the Kyoto Protocol (an international treaty signed in 1997 which included a binding commitment to reduce CO<sub>2</sub> emissions) and producing its own climate change strategy for reducing CO<sub>2</sub> and GHG. The authority is also participating in the European Climate Menu Programme (see [www.climatemenu.org](http://www.climatemenu.org)) that will produce a Europe-wide version of the climate change menu currently used by over 250 local authorities in the Netherlands. South Cambridgeshire's involvement will help deliver a fully costed climate change action plan for the authority.

### POLICY NE/1 Energy Efficiency

**Development will be required to demonstrate that it would achieve a high degree of measures to increase the energy efficiency of new and converted buildings, for example through location, layout, orientation, aspect, internal and external design and the use of improved insulation. Further guidance on the way in which development should increase energy efficiency of new and converted buildings is contained in the district-wide design guide, which will be adopted as a Supplementary Planning Document.**

**Developers are encouraged to reduce the amount of CO<sub>2</sub> m<sup>3</sup> / year emitted by 10% compared to the minimum Building Regulation requirement when calculated by the Elemental Method in the current building regulations for a notional building of the same size and shape as that proposed, particularly for new or substantially demolished buildings.**

- 8.5 The Building Regulations are proposed to become more stringent on energy conservation over time, so encouraging energy conservation above the current minimum requirement is appropriate.

**POLICY NE/2 Renewable Energy**

The District Council will grant planning permission for proposals to generate energy from renewable sources, subject to proposals according with the development principles set out in DP/1 – DP/4 and complying with the following criteria:

1. The proposal can be efficiently connected to existing national grid infrastructure unless it can be demonstrated that energy generation would be used on-site to meet the needs of a specific end user.;
2. The proposal makes provision for the removal of the facilities and reinstatement of the site, should the facilities cease to be operational.

8.6 Given the commitment by Government and the District Council to reduce the use of fossil fuels, opportunities to increase the proportion of energy, especially electricity, generated from renewable sources will be permitted unless there is clear adverse impact on the environment or amenity of the area.

8.7 In South Cambridgeshire, with greater than the UK average levels of sunshine, solar power can make a significant contribution. The District Council will seek the incorporation of measures such as solar panels or electricity generation from photo-voltaic cells in new or converted buildings and structures.

8.8 Individual or small groups of wind turbines may also be appropriate. ~~However, large wind farms would be likely to compromise the need to maintain the quality of the historic and natural landscape, which is an important part of the attractiveness of the area and underpins its economic vitality.~~

**POLICY NE/3 Renewable Energy Technologies in New Development**

All development proposals greater than 1,000 m<sup>2</sup> or 10 dwellings will include technology for renewable energy to provide at least 10% of their predicted energy requirements, in accordance with Policy NE/2.

8.9 Policy ENV8 of the Draft Regional Spatial Strategy for the East of England (RSS14) requires all Local Development Documents to include policies to promote and encourage energy efficiency and renewable energy. The

Government is committed under the 1997 Kyoto Agreement to reduce greenhouse gas emissions.

- 8.10 A recent study “Delivering Renewable Energy in the Cambridge Sub-Region” (June 2004) has considered the technical potential for the larger development sites to exploit various renewable energy sources to help meet their energy needs.
- 8.11 Given the scale of new development proposed, the potential contribution which new development can make towards meeting the targets for renewable energy provision is considerable. This could take various forms including localised wind generators, solar panels and photo-voltaic cells being incorporated into the design of buildings. The provision of these technologies may also be off-site as appropriate.
- 8.12 ~~In terms of electricity generation from renewable resources, the most flexible approach would be for the electricity generated to will be directed into the national grid where it could help smooth out fluctuations in supply and demand; it would also not require the developments receiving the electricity to be limited to a single energy supply company. Only the smallest developments should be exempt from this requirement.~~

## LANDSCAPES

### POLICY NE/4 Landscape Character Areas

**Development will only be permitted where it respects and retains or enhances the local character and distinctiveness of the individual Landscape Character Area in which is it located.**

- 8.13 Over the years many features of local character and distinctiveness have been lost as a result of changing practices in land management and through development. This is particularly so in South Cambridgeshire where there has been much development in recent decades and where farming is largely arable and intensive. It makes even more important the need to retain the remaining elements of local distinctiveness, and, where possible, to add or restore them.
- 8.14 The 1996 Countryside Agency / English Nature publication “The Character of England - landscapes, wildlife and natural features” marked the first step in providing a framework identifying unique landscape character areas across the country. This was refined in the 1999 publication “Countryside Character Volume 6: East of England”.

- 8.15 South Cambridgeshire contains five of the character areas identified in these documents (see Figure 8.1):
- The Bedfordshire Greensand Ridge
  - The Bedfordshire and Cambridgeshire Claylands
  - The Fens
  - The East Anglian Chalk
  - The South Suffolk and North Essex Claylands.
- 8.16 The District Council will prepare a district wide design guide, to be adopted as a Supplementary Planning Document, which will include more detailed guidance to ensure that development respects the local distinctiveness of these landscape character areas. The District Council will carry out Village Landscape Character Assessments of the landscapes in the District, the results of which will be included in the design guide.
- 8.17 Development on the urban fringe and adjoining the countryside requires special consideration because these areas are most vulnerable to a range of adverse environmental pressures. It will be important to maintain a clear transition between the urban areas and the countryside and to ensure that development on the edge of the urban area does not create obtrusive and unattractive skylines. It will also be necessary to enhance the appearance of the urban fringe through landscape treatment and habitat creation. The Area Action Plans for Cambridge East, Cambridge Southern Fringe and Northstowe set out the strategies for the maintenance and enhancement of urban fringe areas at each of the new developments.

#### **POLICY NE/5 Countryside Enhancement Areas**

**Development Within, or closely associated with, Countryside Enhancement Areas will contribute towards particular emphasis will be given to the promotion of schemes for quiet recreation, and biodiversity and landscape enhancement.**

- 8.18 Structure Plan Policy P7/3 requires District Councils to identify Countryside Enhancement Areas. Countryside Enhancement Areas are areas that have potential for undisturbed enjoyment of the countryside and for their landscapes and habitats to be significantly enhanced. Major improvements to biodiversity and countryside access can be concentrated in these areas with the greatest chance of multiple benefits. The Biodiversity Strategy, which will be adopted as a Supplementary Planning Document, identifies a numbersets out the Council's approach to the identification of Countryside

Enhancement Areas ~~in South Cambridgeshire~~. Areas have been identified because of their existing, or potential, biodiversity value for a wide range of species and habitats, or because of their proximity to significant habitat and/or access creation projects.

## BIODIVERSITY

### POLICY NE/6 Biodiversity

New development should aim to maintain, and enhance, restore or add to will have regard to the conservation and enhancement of biodiversity. ~~O, and o~~pportunities should be taken to achieve positive gain through the form and design of development. Where appropriate, measures may include creating, enhancing and managing wildlife habitats and natural landscape. The built environment should be viewed as an opportunity to fully integrate biodiversity within new development through innovation. Priority for habitat creation should be given to sites which assist in achieving targets in the Biodiversity Action Plans (BAPs).

The District Council will ~~resist~~ refuse development that would have an adverse significant impact on the population or conservation status of protected species or priority species or habitat<sup>1</sup> unless the impact can be adequately mitigated or compensated for by measures secured by ~~Section 46 agreements or~~ planning conditions or obligations.

Where there are grounds to believe that a proposal may affect a protected species or priority species or habitat<sup>1</sup> applicants will be expected to provide an adequate level of survey information to establish the extent of the potential impact together with possible alternatives to the development, mitigation schemes and / or compensation measures.

New development will have regard to the impact, either direct or indirect, of a proposal on people's opportunity to enjoy and experience nature on a site together with opportunities to improve public access to nature in addition to understanding local environmental characteristics.

Previously Developed Land will not be considered to be devoid of biodiversity. The re-use of such sites must be undertaken carefully with regard to existing features of biodiversity interest. Development proposals will be expected to include measures that maintain and enhance important features whilst incorporating them within any development of the site.

**Exceptionally, where the economic or social benefits of a proposal outweigh harm to an important site or species, the approach will be first to avoid or minimise the harm, then to seek mitigation of the impact, and finally to secure appropriate compensation for any residual impact in order to ensure no net loss of biodiversity. Planning conditions and obligations will be used as appropriate to secure this. Planning permission will not be granted for development which would have an unacceptable adverse impact on the biodiversity of the Natural Areas shown on Figure 1.**

NOTE:

<sup>1</sup> 'Priority species or habitats' are those identified in a Biodiversity Action Plan, such as the UK, County or District Biodiversity Action Plans.

- 8.19 The District Council is committed to the protection and enhancement of biodiversity and will work with partners to ensure a proactive approach to the protection, enhancement and management of biodiversity in support of the National, County and District Biodiversity Action Plans (BAPs). Whilst the need for development will be carefully considered against its impact on biodiversity, opportunities can arise through sensitively located and carefully designed developments. Change can bring about new opportunities where the use of conditions and Section 46 agreements can be used to create new habitats and manage existing ones. The integration of biodiversity within new developments is an important measure of sustainable development.
- 8.20 Biodiversity Action Plans provide guidance on targets and actions for habitats and species conservation. Further guidance on sites, species and habitats will be set out in the Council's Biodiversity Strategy, which will be adopted as a Supplementary Planning Document. Guidance for developers is also set out in the Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (Cambridgeshire County Council, 2001).
- 8.21 'Protected species' are those species of plants and animals that are afforded legal protection, for example, under the European Union Birds Directive and Habitats Directive (these "European Protected Species" are the highest priority for protection), or under Schedules 1, 5 and 8 of the Wildlife & Countryside Act 1981 (as amended) and the Protection of Badgers Act 1992.
- 8.22 Policy NE/6 is in accordance with species protection legislation and to Biodiversity Action Plan targets, and ensures that any harm to a species or its habitat is weighed against the benefit of a development proposal. The judgement will be made on the basis of the expected effect on the species, the local, national or international significance of the population of the species, and its abundance, rate of decline or degree of threat.

- 8.23 As is detailed in the South Cambridgeshire Design Guide and in this DPD, in developing such proposals it is important to afford first priority to maintaining and enhancing the existing habitats of species. The translocation of species should only be considered as a measure of last resort. Measures should facilitate the survival of the species' population, reduce disturbance to a minimum and provide adequate habitats to sustain at least the current level of a population.
- 8.24 Mitigation may include the provision of specific measures to reduce disturbance, harm or potential impacts, provision of adequate alternative habitats to sustain, and where possible enhance the affected population, or facilitating the survival of individual members of the species.
- 8.25 Policy NE/6 also applies to the effects of development on people's opportunity to enjoy and experience nature on a site; development on or adjacent to an important site can have an adverse impact upon people's enjoyment of the site's biodiversity and landscape value, for example, through intrusive visual features, restrictions on access or a significant increase in noise levels.

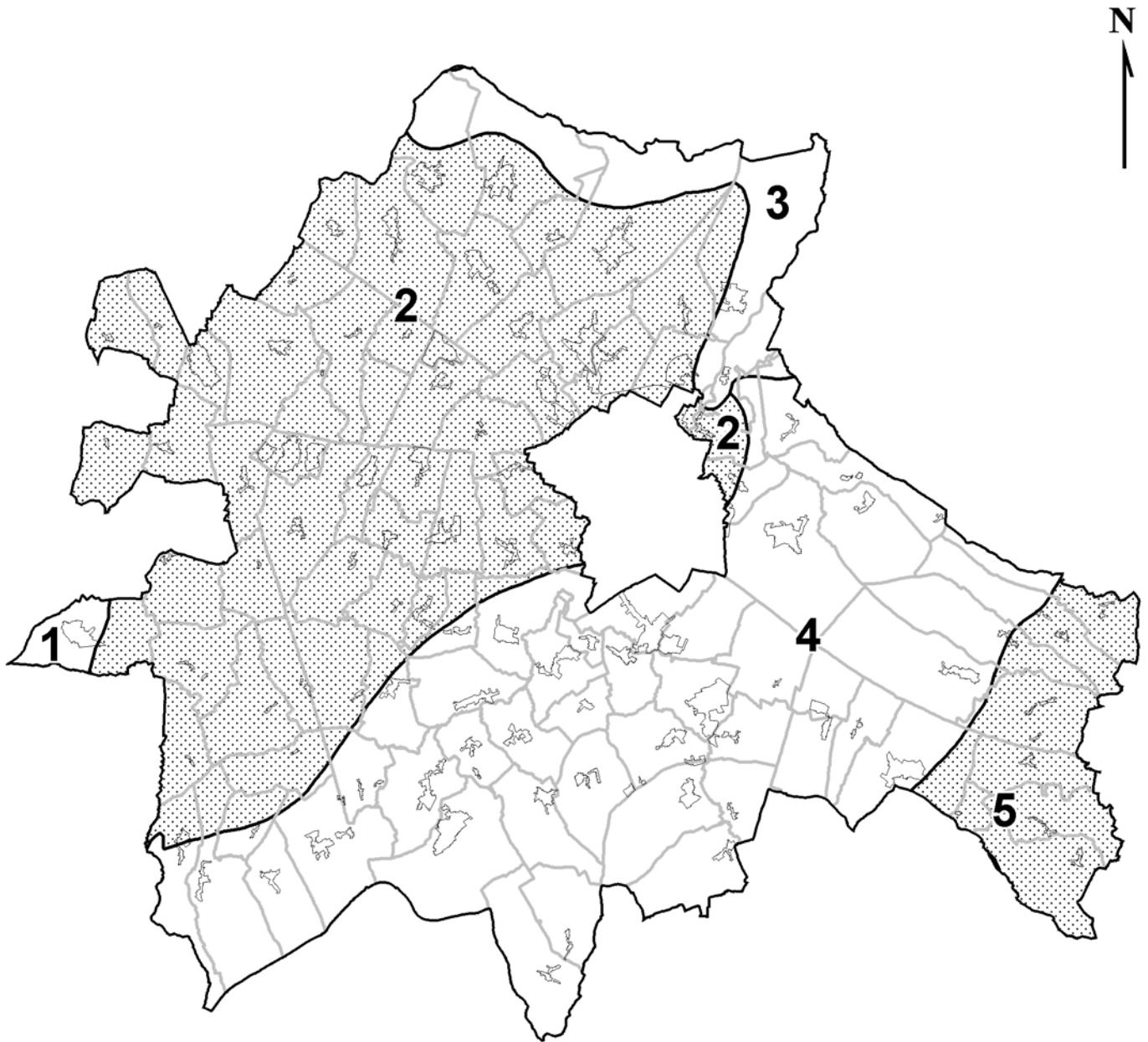
~~8.26~~ ~~8.26~~ — The District Council recognises the importance of the river valley environments within South Cambridgeshire. The most important of these are the River Cam north of Cambridge, the River Rhee to the south and west, the River Great Ouse, the River Granta to the south and the smaller tributary valley of Bourn Brook. In view of the specialist characteristics of river valley habitats and their importance to the biodiversity of the district as a whole, detailed guidance on the way in which development proposals should respect these habitats, natural features and species characteristics of the river valleys is included in the Council's Biodiversity Strategy Supplementary Planning Document.

8.27 In 1996 English Nature identified Natural Areas covering the whole of England in "The Character of England: landscape, wildlife and natural features". Natural Areas are identified by a unique combination of physical attributes such as geology, plant and animal species, land-use and culture. These attributes combine to give an area its distinctive biodiversity. The Natural Area concept acknowledges that biodiversity does not recognise administrative boundaries nor does it classify species according to whether they are rare or common. Natural Areas therefore provide scope for the rare and unusual to be conserved alongside the widespread and typical, thus contributing to the overall concept of biodiversity conservation. South Cambridgeshire is covered by parts of five different Natural Areas.

8.28 Further guidance on the way in which development proposals should respect the distinctive habitats, natural features and species characteristics of these Natural Areas is included in the Council's Biodiversity Strategy Supplementary Planning Document.



Figure 8.1: Map illustrating Landscape Character Areas & Natural Areas



**Key**

- 1 - Bedfordshire Green Sand Ridge Landscape Character Area & Natural Area
- 2 - Bedfordshire and Cambridgeshire Claylands Landscape Character Area & West Anglian Plain Natural Area
- 3 - The Fens Landscape Character Area & Natural Area
- 4 - East Anglian Chalk Landscape Character Area & Natural Area
- 5 - South Suffolk and North Essex Clayland Landscape Character Area & East Anglian Plain Natural Area

Scale 1:250000

|

**POLICY NE/7 Sites of Biodiversity or Geological Importance**

Planning permission will not be given for proposals that may have an adverse impact, either directly or indirectly, on a Site of Biodiversity or Geological Importance.

In determining any planning application affecting international, national or non-statutorily protected sites the District Council will ensure that the intrinsic natural features of particular interest are safeguarded or enhanced having regard to:

1. The nature and quality of the site's features, including its rarity value;
2. The extent of any adverse impacts on the features of interest;
3. The likely effectiveness of any proposed mitigation with respect to the protection of the features of interest;
4. The need for compensatory measures in order to protect and enhance remaining features or to recreate habitats on or off the site.

Where appropriate the District Council will ensure the effective management of designated sites through the imposition of planning conditions or Section 46 agreements as appropriate.

- 8.279 Sites of Biodiversity or Geological Importance are identified on the Proposals Map. Together these sites represent a strategic framework for the conservation of biodiversity. These sites include the statutorily protected international (Special Areas of Conservation and Special Protection Areas) and national (Sites of Special Scientific Interest) and the non-statutorily protected County Wildlife Sites.
- 8.2830 Sites of Biodiversity Importance provide the most important spatial elements of habitat across the district. The policy applies to both direct and indirect effects; development outside an important site can still have a damaging impact on it.
- 8.2931 PPS9 Biodiversity and Geological Conservation and the ODPM Circular 06/2005 PPG9 provides for the tiered protection of designated sites of international, national, regional and local importance. Sites of international importance are classified under EC Directives (Special Protection Areas and Special Areas of Conservation) or listed under conventions (e.g. Ramsar sites).

~~8.302~~ At present the only site of international importance within South Cambridgeshire is the Eversden and Wimpole Woods ~~candidate~~ Special Area of Conservation (eSAC). The site provides a habitat for a colony of the barbastelle bat, one of the rarest bats in Western Europe. The bats have been recorded at a small number of other sites up to eleven kilometres from the Woods. The eSAC ~~and the eleven kilometre range~~ is shown on the Proposals Map. The area is particular interest for the bat's flight and feeding areas is shown within the South Cambridgeshire Biodiversity Strategy.

~~8.338.31~~ ~~The Habitats Regulations, 1994, require all candidate Sites of International Importance to be given full protection. English Nature will be consulted on any planning application in or adjacent to a Site of International Importance. It is therefore a requirement that all proposals that might adversely affect the special interest of a Site of International Importance be given special scrutiny. Any planning application relevant to any site so designated will be judged according to the method set out in PPG9 (Nature Conservation), Annex C.~~

The Habitats Regulations, 1994, require all European Sites to be given full protection. Furthermore, the ODPM Circular 06/2005 states that as a matter of policy Ramsar and potential SPAs or SACs should be afforded similar protection as if they were legally designated. English Nature will be consulted on any planning application in or adjacent to European Site, or any such candidate site. It is therefore a requirement that all proposals that might adversely affect the special interest of a European Site of International Importance be given special scrutiny. Any planning application relevant to any site so designated will be judged according to the guidance set out in the ODPM Circular 06/2005, Parts I, II & III.

~~8.34~~ Although there are currently no Regionally Important Geological / Geomorphological Sites in South Cambridgeshire (RIGS), it is possible that one or more could be designated during the lifetime of the plan. Such sites have important geological or geomorphological features but are not significant enough to be designated as a SSSI, which has to be of national importance. Any site designated as a RIGS will be protected by this policy.

~~8.35~~ In considering any development proposal, the District Council will have regard to the need to allow suitable opportunities to study and record exposures and features, and the opportunity to incorporate within the development the preservation of geological features of interest.

~~8.326~~ Applications for development within or near to a Site of Special Scientific Interest (SSSI) will be subject to special scrutiny and particular account will be taken of any direct or indirect effects on the particular features giving rise to designation. Indirect effects can include increased use and disturbance,

hydrological changes (for example, due to increased hard surfaces or underground development), level of noise and pollution.

8.337 Sites of Special Scientific Interest (SSSI) are designated by English Nature under the Wildlife and Countryside Act, 1981. The sites in South Cambridgeshire are shown on the Proposals Map, although the policy will apply equally to any future sites so designated during the plan period. English Nature will therefore be consulted on any planning application in or adjacent to an SSSI. For any wetland SSSI such consultation may extend up to 2 km from its boundary because development at some distance could have an adverse effect by a lowering of the water table.

8.348 ~~In addition to sites which have statutory designation, there are numerous other sites in South Cambridgeshire which have a biodiversity value. These "County Wildlife Sites" are identified by the Wildlife Trust and are marked on the Proposals Map. They will be treated as material to the consideration of development proposals. The knowledge of such sites and their condition is always changing and sites may be added and removed from the list. They include important roadside verges which need to be protected from road improvements or new access points, along with ponds, moats and ditches that can be adversely affected by changes in local hydrology.~~

PPS9 recognises that Regional or Local Sites have a fundamental role to play in meeting overall national biodiversity targets; contributing to the quality of life and the well-being of the community; and in supporting research and education. In South Cambridgeshire these "County Wildlife Sites" (CWS) are identified by the Wildlife Trust in accordance with published criteria and are marked on the Proposals Map. As the SSSI network is only a representative sample, many CWSs are equivalent ecological value to SSSIs and a majority of CWSs support priority BAP habitats and species. They will be treated as material to the consideration of development proposals. The knowledge of such sites and their condition is always changing and sites may be added and removed from the list. PPS9 also recognises the value provided by networks of natural habitats. They may link sites of biodiversity importance and provide routes or stepping stones for the migration, dispersal and genetic exchange of species in the wider environment. In South Cambridgeshire such networks may include public rights of way, important roadside verges which need to be protected from road improvements or new access points, ponds, moats, marshes and ditches that can be adversely affected by changes in local hydrology, woodlands, copses, pollarded willow and hedgerows, semi-natural grasslands and disused gravel, chalk or clunch pits. The management of such features is crucial to maintaining the existing biodiversity interest and to assisting further colonisation of habitats by various species.

8.39 Public rights of way can often be green corridors in their own right, especially when in open arable countryside. which can be up to Some

rights of way can be up to ten metres wide 60 feet wide strips through the countryside, and should consequently be protected for the biodiversity opportunities that they provide. These corridors often co-exist with SSSIs, County Wildlife Sites, and Scheduled Ancient Monuments, and need to be very carefully managed to balance the complex rights and various statutory protections.

#### **~~POLICY NE/8 Natural Areas~~**

**~~Planning permission will not be granted for development which would have an adverse impact on the biodiversity of the Natural Areas shown on Figure 8.1.~~**

~~8.4035— In 1996 English Nature identified Natural Areas covering the whole of England in “The Character of England: landscape, wildlife and natural features”. Natural Areas are identified by a unique combination of physical attributes such as geology, plant and animal species, land use and culture. These attributes combine to give an area its distinctive biodiversity. The Natural Area concept acknowledges that biodiversity does not recognise administrative boundaries nor does it classify species according to whether they are rare or common. Natural Areas therefore provide scope for the rare and unusual to be conserved alongside the widespread and typical, thus contributing to the overall concept of biodiversity conservation. South Cambridgeshire is covered by parts of five different Natural Areas.~~

~~8.4136 Further guidance on the way in which development proposals should respect the distinctive habitats, natural features and species characteristics of these Natural Areas is included in the Council’s Biodiversity Strategy Supplementary Planning Document.~~

#### **~~GEOLOGICAL AND GEOMORPHOLOGICAL SITES~~**

##### **~~POLICY NE/9 Regionally Important Geological / Geomorphological Sites~~**

**~~Planning permission will not be granted for development which would be likely to have an adverse impact on any Regionally Important Geological / Geomorphological Site unless there are demonstrable reasons for the proposal which outweigh the need to safeguard the conservation value of the site. Where development is permitted, damage to the conservation interests of the site must be minimised and the District Council will attach conditions and / or seek a Section 46 agreement to ensure appropriate mitigation and / or compensatory measures.~~**

~~8.3742— In considering any development proposal, the District Council will have regard to the need to allow suitable opportunities to study and record exposures and features, and the opportunity to incorporate within the development the preservation of geological features of interest.~~

~~8.3843 Although there are currently no Regionally Important Geological / Geomorphological Sites in South Cambridgeshire (RIGS), it is possible that one or more could be designated during the lifetime of the plan. Such sites have important geological or geomorphological features but are not significant enough to be designated as a SSSI, which has to be of national importance. Any site designated as a RIGS will be protected by this policy.~~

## WATER AND FLOODING

### POLICY NE/10 Groundwater

**Development will not be permitted which poses an unacceptable risk to the quality of the underlying groundwater.**

8.3944 Groundwater resources are critical to the public water supply in South Cambridgeshire. The chalk aquifer to the south and east of Cambridge is an important strategic resource and the principal source for the Cambridge Water Company. It is highly vulnerable to any development which could pollute it or prevent it from re-charging. The Groundwater Protection Maps, prepared by the Environment Agency, represent zones where groundwater is at varying degrees of risk from potentially polluting activities and developments. The District Council will be guided by the Environment Agency on all proposals that may pose a threat to groundwater resources. The abstraction of water from groundwater sources or watercourses is also controlled by the Environment Agency through abstraction licences.

### POLICY NE/11 Water and Drainage Infrastructure

**Planning permission will not be granted where there is inadequate water supply, sewerage or land drainage systems (including water sources, water and sewage treatment works) available to meet the demands of the development unless there is an agreed phasing agreement between the developer and the relevant service provider to ensure the provision of the necessary infrastructure.**

8.4045 Most developments require a water supply and adequate arrangements for the disposal of foul and surface water. Where there is an inadequate water



supply, sewerage, or drainage system, there is a potential risk to public health which would justify the imposition of planning conditions on a planning permission.

- 8.4~~6~~<sup>4</sup> Anglian Water and the Cambridge Water Company are the statutory undertakers responsible for water supply, sewerage and sewage disposal. Water resource management, land drainage, river management, pollution control and regulating the handling and disposal of waste are the Environment Agency's responsibility. Internal Drainage Boards manage all drainage within their districts excluding main rivers. Those applying for planning permission should consult statutory undertakers as they may levy an infrastructure charge.
- 8.4~~2~~<sup>7</sup> These organisations rely on the planning system to help prevent problems associated with water supply, land drainage or flood defence arising from development and therefore require close co-operation with the District Council. However, the planning system cannot duplicate controls which are the statutory responsibility of other organisations. Major developments which have strategic implications for service provision need to be co-ordinated and phased by the District Council to avoid danger to public health or safety through the overloading of water, foul or surface water drainage systems and watercourses. Planning obligations or conditions phasing the development in these circumstances may therefore be imposed.

#### POLICY NE/12 Foul Drainage - Alternative Drainage Systems

~~[Drainage to a public sewer should be provided wherever possible].~~  
The development of sites where drainage to a public sewer is not feasible will only be permitted if proposed alternative facilities are considered ~~[in]adequate~~ and would not pose an unacceptable risk to the quality or quantity of ground or surface water, pollution of local ditches, watercourses or sites of biodiversity importance. Drainage to a public sewer should be provided wherever possible. A package treatment plant ~~[will therefore need to]~~ should be provided where this is not possible. Only where it is clearly demonstrated that neither of these options is feasible will a system incorporating septic tank(s) be acceptable.

Where petrol, chemical or oil tanks or other facilities form part of a proposed development, the District Council will require them to be contained by bund walls of sufficient size to prevent spillage or seepage. The drainage of roads, including adoptable highways and private roads and hard surface areas used by vehicles will be required to be connected to trapped gullies and petrol / oil interceptors or suitable other methods of pollution control.

8.438 Development in the countryside, normally being development for agricultural purposes, including slurry from large agricultural installations, may be unacceptable if untreated effluent could enter local watercourses and the wider water environment. It will therefore be essential for such developments to provide plant which will treat their effluent if connection to the public sewer is not feasible. The policy makes clear that the District Council will not give planning permission for any development where it may prejudice the quality of ground or surface water, watercourses or sites of biodiversity importance unless measures are undertaken to mitigate the harm.

#### **POLICY NE/13 Flood Risk**

**Planning permission will not be granted where the site is liable to flooding or where development is likely to:**

- 1. Increase the risk of flooding elsewhere by materially impeding the flow or storage of flood water;**
- 2. Increase flood risk in other areas due to additional water runoff;**
- 3. Increase the number of people or properties at risk;**
- 4. Have a detrimental effect on flood defences or inhibit flood control and maintenance work;**

**unless it is demonstrated that these effects can be overcome by appropriate alleviation and mitigation measures secured by planning conditions or legal agreements.**

8.449 The Proposals Map shows the Flood Zones, produced by the Environment Agency (EA) in 2005. These are defined in accordance with the government guidance PPG25: 'Development and Flood Risk' and support a risk based approach to assessing flood risk. PPG25 requires the use of a sequential test when considering development proposals, to determine the suitability of types of development within the different flood zones (Zone 1 - Little or No Risk Less than 0.1% annual probability; Zone 2 - Low to Medium Risk 0.1% to 1.0% annual probability; Zone 3 - High Risk Greater than 1.0% annual probability).

8.5045 Although the maps show areas of possible flooding from rivers, streams, watercourses or the sea, they do not take account of flood defences and always take a conservative approach where detailed information is available. The flood zones are regularly updated by the EA and the most up

to date maps will be relevant in determining planning applications. (These can be viewed on the Agency's Website: [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk))

- 8.4651 Not all development within flood zones 2 and 3 will be refused. Planning applications in flood zones 2 and 3 will be required to demonstrate that the development and its means of access are not at risk of flood. Development in ALL zones may be required to demonstrate that any risk of groundwater flooding, or local flooding can be mitigated. Development, in all flood zones, can potentially exacerbate the problems of flooding in other areas by causing increased runoff from impermeable surfaces. Development will not be permitted if it would generate additional surface water runoff that would increase flood risk elsewhere. Account will also be taken of the cumulative impact of developments.
- 8.4752 Developers will be required to carry out a Flood Risk Assessment (FRA) including run off implications of proposals appropriate to the scale and nature of the development and the risks involved. It may be a requirement of the FRA, depending on the type of development, to address the impact of climate change within the FRA.
- 8.4853 In any case where flood alleviation works form a necessary pre-condition of development such works must normally be fully funded by the developer, probably through a legal agreement covering the required works and providing for future maintenance in accordance with paragraph 61 of PPG25.

#### **POLICY NE/14 Sustainable Drainage Systems**

**Where practicable development should be served by sustainable drainage systems.**

- 8.4549 It is preferable to manage surface water runoff through the use of sustainable drainage systems (SuDS) as they provide biodiversity and aesthetic benefits. SuDS may take the form of swales, lagoons, permeable paving, green roofs and sensitively re-engineered channels or reed beds, depending on the nature of the development and the area.
- 8.5055 The Council supports the Environment Agency in promoting sustainable drainage systems which maintain or reduce pre-development rates of runoff and will seek advice from the agency to determine allowable rates of runoff. Developers will be required to fund the scheme and Legal Agreements will ensure maintenance and the control of run-off to those levels in perpetuity.

## WATER CONSERVATION

### POLICY NE/15 Water Conservation

Development must incorporate water conservation measures ~~], such as water saving devices, rainwater harvesting, and greywater recycling].~~ Any measures must avoid adverse impact on the water environment and biodiversity. ~~Major Developments~~ All development proposals greater than 1,000 sq.m. or 10 dwellings will be required to submit a Water Conservation Strategy, to demonstrate how this is to be achieved.

- 8.~~54~~56 The importance of water resources in the area was highlighted through the Sustainability Appraisal of the LDF. There are a number of ways water conservation can be achieved, such as water saving devices, rainwater harvesting, and greywater recycling, and the policy offers a degree of flexibility on the exact methods used. Large developments, or cumulatively large developments, incorporating such measures could potentially reduce surface water run-off and therefore reduce levels in water courses and water tables, and have an impact on biodiversity. A balance must be achieved between management of water recycling and ensuring no adverse impact on the water environment and biodiversity.

## HAZARDOUS INSTALLATIONS

### POLICY NE/16 Hazardous Installations

In considering proposals for hazardous substances consent or development in the vicinity of hazardous installations, account will be taken of the amount, type and location of hazardous substances present, and the need for special precautions to protect future users of the site and any other affected land.

- 8.~~52~~57 Hazardous installations, notifiable pipelines and licensed explosive sites are installations handling or storing hazardous materials. The siting of installations handling hazardous substances are subject to planning controls aimed at keeping them separate from housing and other land uses with which such installations might be incompatible from the safety viewpoint. The operators of such installations are required to notify the Health and Safety Executive (HSE) on certain types of development. The District Council is required to consult the HSE on proposals for certain types of development within specified distances of notifiable installations. The District Council will therefore seek the advice of the HSE and other regulatory authorities about off-site risks to the public arising from any

proposed development which would introduce one or more hazardous substances.

8.538 Within South Cambridgeshire there are currently 9 installations handling hazardous substances and 11 high-pressure natural gas transmission pipelines. Whilst they are subject to stringent controls under existing health and safety legislation, it is necessary to control the kinds of development permitted in the vicinity of these installations. In determining a planning application on land within the specified consultation zone of one of these installations, the District Council will take account of advice from the HSE and other regulatory authorities.

8.549 Under the present system of controls over hazardous development and over development within the vicinity of hazardous installations, the activities and substances (and quantities) to which the above statements apply are those defined by the Planning (Hazardous Substances) Regulation 1992, the Planning (Control of Major Accident Hazards) Regulations 1999 and referred to in the Department of the Environment Circular 04/00 "Planning Controls for Hazardous Substances".

## LIGHTING

### POLICY NE/17 Lighting Proposals

**Development proposals which include external lighting should ensure that:**

- 1. The proposed lighting scheme is the minimum required for reasons of public safety and security;**
- 2. There is no light spillage above the horizontal;**
- 3. There is no adverse impact on neighbouring or nearby properties or on the surrounding countryside;**
- 4. There is no dazzling or distraction to road users including cyclists, equestrians and pedestrians;**
- 5. Road and footway lighting meets the District and County Councils' adopted standards.**

8.6055 Artificial lighting is essential for reasons of safety and security. In some cases it can also add to the amenity of the built environment by highlighting buildings and open spaces of character. However, insensitive lighting can cause what is termed as light pollution. South Cambridgeshire, as a

predominantly rural area, is sensitive to light pollution through sky glow which can affect the tranquillity of the countryside. Light pollution can have a negative impact upon biodiversity by affecting the normal diurnal patterns of plants and animals.

- 8.5661 External lighting is needed for commercial use and for some community and sports facilities such as floodlit sports pitches. Whilst the lighting has to be adequate for the purpose, it is important that there is no significant nuisance to the amenity of surrounding properties. This may require the use of planning conditions to limit the times when lighting is used to minimise the disturbance.

## NOISE

### POLICY NE/18 Noise Pollution

Planning permission will not be granted for development which:

1. Has an unacceptable adverse impact on the indoor and outdoor acoustic environment of existing or planned development;
2. Has an unacceptable adverse impact on countryside areas of tranquillity which are important for wildlife and countryside recreation; or
3. ~~Would be subject to unacceptable ambient noise levels from existing noise sources.~~ Would be subject to unacceptable noise levels from existing noise sources, both ambient levels and having regard to noise impulses whether irregular or tone.

Conditions may be attached to any planning permission to ensure adequate attenuation of noise emissions or to control the noise at source. Consideration will be given to the increase in road traffic that may arise due to development and conditions or Section 46 agreements may be used to minimise such noise.

In particularly sensitive locations, business use development may be restricted to office use only (B1 (a)). The granting of planning permission and compliance with any conditions attached to it will not exempt action under Part III of the Environmental Protection Act 1990, or subsequent legislation, should a nuisance be found to be occurring.

Where a planning application for residential development is near an existing noise source, the applicant will be required to demonstrate that the proposal would not be subject to an unacceptable noise levels.

**The District Council will seek to ensure that noise from proposed commercial, industrial, recreational or transport use does not cause any significant increase in the background noise level of nearby existing noise sensitive property which includes dwellings, hospitals, residential institutions, nursing homes, hotels, guesthouses, and schools and other educational establishments.**

- 8.5762 Planning Policy Guidance Note 24 paragraph 5 requires development plans to include policies which ensure noise sensitive developments are located away from existing sources of significant noise, and that potentially noisy developments are located in areas where noise will not be such an important consideration or where its impact can be minimised. Aviation-related development proposals must also comply with Policy TR/7.

## **AIR QUALITY**

### **POLICY NE/19 Emissions**

**Development proposals will need to have regard to any emissions arising from the proposed use and seek to minimise those emissions to control any risks arising and prevent any detriment to the local amenity by locating such development appropriately.**

**Where significant increases in emissions covered by nationally prescribed air quality objectives are proposed, the applicant will need to assess the impact on local air quality by undertaking an appropriate modelling exercise to show that the national objectives will still be achieved. Development will not be permitted where it would adversely affect air quality in an Air Quality Management Area.**

- 8.58.63 Air pollutants (including dust and odour) have been shown to have adverse effects on health and the environment. Emissions arising from any development including indirect emissions such as those attributable to associated traffic generation must therefore be considered in determining planning applications. Where emissions from industrial processes are subject to pollution control legislation (PPC, LAPC, LAPPC) the regulatory authority will be consulted with respect to control of these emissions.

## **LAND CONTAMINATION**

### **POLICY NE/20 Land Contamination**



Where development of sites is proposed where there is an issue of land contamination the District Council will, in consultation with appropriate regulatory authorities, require the following:

1. The applicant to undertake a detailed investigation of the site and a proper risk assessment study, and submit a report to the District Council; and
2. That appropriate treatment, monitoring and after-use of the site be agreed and be capable of implementation.

8.5964 In its broadest sense land contamination describes a general spectrum of soil and site conditions. It can include areas with elevated levels of naturally occurring substances, as well as specific sites which have been occupied by former industrial uses which may have left a legacy of contamination from operational activities or from waste disposal. It can also include areas of land where substances have been deposited by direct or indirect events, such as accidents or spillages or aerial deposition.

8.6065 Contamination of land may threaten public health and safety, the environment, the built environment and economic activities through its impact on the users of the land, and neighbouring users. Land contamination, or the possibility of it, is therefore a material planning consideration in the preparation of development plans and the decisions on planning applications. In some cases the carrying out of remediation activities may itself constitute "development" within the definition at Section 55 of the Town and Country Planning Act 1990, and therefore require planning permission.

## AGRICULTURAL LAND

### POLICY NE/21 Protecting High Quality Agricultural Land

The District Council will not grant planning permission for development which would lead to the irreversible loss of Grades 1, 2 or 3a agricultural land unless:

- Land is allocated for development in the local development framework;
- Sustainability considerations and the need for the development are sufficient to override the need to protect the agricultural value of the land.

Uses not involving substantial built development but which take agricultural land, such as golf courses and camping and caravan sites,

**will be regarded as permanent unless restricted specifically by condition.**

- 8.6~~6~~4 Most of South Cambridgeshire's farmland is in the higher grades of the Agricultural Land Classification maps produced by the Department for Environment, Food and Rural Affairs. Grades 1, 2 and 3a are the grades which comprise the best and most versatile land which is a national resource; this land is flexible and the most productive and efficient for agriculture.
- 8.6~~2~~7 The scale of development in South Cambridgeshire means that there will inevitably be some loss of agricultural land of these higher grades, particularly at the major development locations, and the land allocated for development in this plan seeks to minimise this by, for example, making maximum use of previously developed land. Land outside these allocations should therefore remain as an agricultural resource wherever possible. Development outside village frameworks is resisted to that required for agriculture, horsiculture, forestry, outdoor recreation and other uses which need to be located in the countryside, by policy DP/8.
- 8.6~~3~~8—Some development, such as golf courses and camping and caravan sites, may seek justification on the basis that it would maintain the openness of a site, and it could therefore be returned to agricultural use in the future. However, once land is developed for alternative uses, it may not be feasible to return it to its original state and quality. The policy therefore requires any such uses to be regulated by condition requiring the ultimate restitution of the land to its former quality.

## 9. CULTURAL HERITAGE

### OBJECTIVES

- CH/a To protect historic landscapes and **public** rights of way.
- CH/b To protect, preserve and enhance the archaeological heritage.
- CH/c To maintain the character of villages including important open areas.
- CH/d To protect and enhance Conservation Areas and their settings.
- CH/e To protect Listed Buildings and their settings.

### HISTORIC LANDSCAPES

#### POLICY CH/1 Historic Landscapes

**Planning permission will not be granted for development which would adversely affect or lead to the loss of important areas and features of the historic landscape whether or not they are statutorily protected.**

- 9.1 The landscape is the product of human action on the natural landscape over many thousands of years, ~~particularly relevant in South Cambridgeshire which has been significantly settled for a long period.~~ This is most obvious in the parklands, waterways, trackways, hedges, field patterns, woodlands and wetlands of the District. Some of these are individual features (such as Wandlebury Hill Fort, Car Dyke, Fleam Dyke and the Roman Road) while others cover wide tracts of countryside (such as Wimpole Hall Park).
- 9.2 Historic landscapes are particularly valuable in South Cambridgeshire where they add interest and variety to an intensively farmed countryside. Some historic landscapes and features are protected by other policies or legislation, for instance if they are a Site of Special Scientific Interest (SSSI) or a Scheduled Ancient Monument. However, the complexity of the historic landscape means that there are many sites and features which do not have such a designation but nevertheless they should be retained because of their contribution to the wider landscape and our ability to read our heritage. 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.

- 9.3 Parkland as an important landscape feature is relatively rare in the District and so those parks that there are make a particularly valuable contribution. Some of these are included in English Heritage's Register of Parks and Gardens of Special Interest and are of national importance; they are shown on the Proposals Map. They may be added to over the plan period. Others have a more local value, often forming the setting of a Listed Building. Parks and Gardens which have a local significance will be identified in a Supplementary Planning Document.

## ARCHAEOLOGY

### POLICY CH/2 Archaeological Sites

**The District Council will protect, preserve and enhance known and suspected sites and features of archaeological importance, together with their settings, by:**

- 1. Requiring, in all cases involving proposed works at sites of known or potential archaeological interest, that an appropriate level of assessment and / or evaluation is carried out by a suitably qualified person to define the location, extent, character, condition, significance and quality of any remains, so that the archaeological implications of any proposed development can be established and enable an informed judgement to be made on appropriate mitigation strategies; and**
- 2. Refusing planning permission for development which would result in damage to sites and features of national archaeological importance, and their settings, including Scheduled Ancient Monuments.**

**Where planning permission is granted for development on sites of archaeological interest, in-situ preservation of remains is preferred. In all cases where this is not justified or is not feasible, satisfactory provision must be made for a programme of excavation and recording of remains by a suitable person or body prior to the start of any development.**

- 9.4 Archaeological remains are an important, although often hidden, part of our heritage. They are finite and non-renewable. As well as having historic value in their own right they are important for education, leisure and tourism. [Government policy favours the retention of important remains in situ Paragraph 13 of PPG16 makes clear that preservation in situ of important archaeological remains is nearly always the preferred approach.](#) 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.

- 9.5 Scheduled Ancient Monuments are designated by Government as being of national importance, and this will be a major consideration in determining any proposals which affect them directly or indirectly.
- 9.6 However, there are other sites which potentially may be of national importance. Other sites may have a regional or local significance. Government guidance is that in such cases where they are threatened by development, there should be an appropriate evaluation and then either preservation in situ or excavation and recording.
- 9.7 The Cambridgeshire Historic Environment Record, held by Cambridgeshire County Council, gives information on archaeological sites and monuments. However, given the wealth of the past in South Cambridgeshire, this record can never be complete and new areas will be added as new information comes forward. Prospective developers should contact the County Council's Archaeological Officer for information to establish whether there is potential archaeological interest and establish the need for investigation and evaluation at an early stage. Where it is deemed that there is archaeological potential, the developer will be required to commission an archaeological evaluation to define the character and condition of any remains. This will include the character and depth of remains together with the impact of development upon the remains together with any mitigation measures to avoid unnecessary damage.

## LISTED BUILDINGS AND THEIR SETTINGS

### POLICY CH/3 Listed Buildings

~~There is a presumption in favour of the preservation of Listed Buildings.~~

~~Development involving the extension or alteration, conversion or change of use of a Listed Building will not be permitted unless it would preserve or enhance the building and / or any special features which contribute to the reason for its listing.~~

~~Proposals involving the total or substantial demolition of a Listed Building will be considered in the light of:~~

~~1.The architectural or historic merit of the building;~~

~~2.The cost of repair in relation to the importance of the building;~~

~~3.The setting of the building and its contribution to the local environment;~~

~~4.The merits of alternative proposals for the site.~~

~~Proposals must provide clear and convincing evidence that all reasonable efforts have been made to retain the building in use.~~

~~In all cases involving the total or substantial demolition of Listed Buildings, the District Council will require by condition an appropriate record, including photographs, drawings and a written analysis, and the appropriate salvage of materials and preservation.~~

Applications for planning permission and listed building consent (including applications for alterations, extensions, change of use or demolition of Listed Buildings) will be determined in accordance with legislative provisions and national policy (currently in PPG15), together with the local policies set out in Supplementary Planning Documents. In assessing such applications the District Council will adopt a presumption in favour of the retention and preservation of local materials and details on Listed Buildings in the district.

- 9.8 Listed Buildings represent a heritage of national importance as they are included in the Government's Statutory List of Buildings of Special Architectural or Historic Importance. They are a finite resource and they contribute significantly to the character of the District.
- 9.9 PPG15 sets out the criteria to be applied where the demolition of a Listed Building is proposed. There is a presumption in favour of retaining Listed Buildings so permission to demolish will be the exception and only allowed if all other options to retain the building are demonstrated to have been thoroughly explored.
- 9.10 Given the finite nature of the resource of Listed Buildings it is essential to retain as much information and material from those rare cases where there is no alternative to demolition. The District Council will therefore require by condition an appropriate record to be made and the appropriate salvage of materials.
- 9.11 The repair, renovation, alteration and extension of a Listed Building should not be at the expense of its intrinsic value. It is important to guard against unnecessary change or over-restoration. In any change, materials should be sympathetic to those used in the original building. In particular the District Council will resist applications that result in the loss of traditional long straw roofs and their ridge, barge and dormer details, or the loss of traditional gault clay pebbles and pantile roofs, their ridge, valley, verge and abutment details.

- 9.12 Listed Buildings may become vacant and derelict if no acceptable alternative use can be found. The original use may be the most appropriate and will be encouraged where possible. Where this is not practicable the alternative use proposed must not require alteration to the extent that the character and historical importance of the building is destroyed.
- 9.13 The District Council will adopt a Supplementary Planning Document, and provide detailed specialist advice on the maintenance, repair, alteration and other changes proposed for Listed Buildings.

#### **POLICY CH/4 Development Within the Curtilage or Setting of a Listed Building**

**Planning permission will not be granted for development which would adversely affect the curtilage or wider setting of a Listed Building. Proposals must provide clear illustrative and technical material to allow that impact to be properly assessed.**

- 9.14 Where the District Council considers that a proposal would have an impact on the setting of a Listed Building, it will require the submission of illustrative and technical material to allow that impact to be properly assessed. This will include details to show the existing situation and the precise effect on the fabric, character or setting of the Listed Building and its setting. Planning permission will be refused where the District Council considers that the proposal would dominate the Listed Building or buildings within its curtilage by scale, form, mass or appearance or harm the visual relationship between the Listed Building and its formal or natural landscape surroundings.

#### **CONSERVATION AREAS**

##### **POLICY CH/5 Conservation Areas**

~~Development proposals in or affecting Conservation Areas must preserve or enhance their character and setting and be accompanied by sufficient details to allow the proposals to be assessed. Proposals will have to preserve or enhance the special character and appearance of Conservation Areas, especially in terms of scale, mass and materials.~~

Planning applications for development proposals (including applications for Conservation Area Consent for demolitions) in or affecting Conservation Areas will be determined in accordance with legislative provisions and national policy (currently in PPG15), together with the local policies set out in Supplementary Planning



Documents and guidance contained in specific Conservation Area Appraisals (where they exist) and the District Design Guide.

- 9.15 The District Council is required to survey its area from time to time to determine whether to designate Conservation Areas (areas of special architectural or historic interest). Conservation Areas are designated not on the basis of individual buildings but because of the overall quality of the area, its mix of uses, historic layout, characteristic materials, scale and detailing of buildings and open spaces. It also takes into account the need to protect trees, hedges, walls, railings and other characteristic features. Once designated, special attention must be paid in all planning decisions to the desirability of preserving or enhancing its character and appearance. In South Cambridgeshire there are now ~~around~~ over 80 Conservation Areas which make a very significant contribution to the attractiveness of the District.
- 9.16 In order to assess the impact of development proposals the District Council will require details including drawings or other pictorial material which shows the proposed development in its context. In most cases this means that outline planning applications will not be acceptable.
- 9.17 The District Council will be looking for development to provide a level of visual interest equivalent to that of the existing buildings in the Conservation Area. The choice of materials and detailed design are vital elements in achieving new buildings worthy of the small-scale village context which typifies South Cambridgeshire's Conservation Areas.
- 9.18 Further advice on development in Conservation Areas will be set out in a Supplementary Planning Document. The District Council will prepare detailed appraisals of its Conservation Areas. Such reviews will review the appropriateness of the Conservation Area boundary, define their special character and evolve guidelines for development and enhancement schemes. ~~They will be adopted as Supplementary Planning Documents.~~ Where appropriate they will be adopted as Supplementary Planning Documents.

## VILLAGE CHARACTER

### POLICY CH/6 Protected Village Amenity Areas

**Development will not be permitted within, or adjacent to Protected Village Amenity Areas if it would have an adverse impact on the character, amenity, tranquillity or function of the village.**

- 9.19 Protected Village Amenity Areas (PVAAs) are important to the amenity and character of villages and should be protected for their own sake.
- 9.20 The character of villages is made up of a blend of buildings and open spaces. Given the pressure for development in the District, the remaining open land within villages is threatened. Some undeveloped land can be built on without harm to the character of the village and can contribute to the full and effective use of land in accordance with national policy, but others are important to maintain the village character and should not be developed. PVAAs have therefore been designated on sites within village frameworks in order to safeguard those areas of undeveloped land within villages which are important to retain.
- 9.21 Some of the PVAAs may have important functions for the village such as allotments, recreation grounds and playing fields whilst others have an important amenity role in providing a setting for buildings and offer tranquil areas where there is minimum activity. Not all PVAAs have public access as some undeveloped areas which are important may be private gardens. They also vary from those which are very open to visual penetration to those which may be enclosed or semi-enclosed.
- 9.22 Whilst PVAAs are identified, smaller gaps or spaces between buildings may also be important for local amenity or character and should also be protected from development.

#### **POLICY CH/7 Important Countryside Frontages**

**Important Countryside Frontages are defined where land with a strong countryside character either:**

- 1. Penetrates or sweeps into the built-up area providing a significant connection between the street scene and the surrounding rural area; or**
- 2. Provides an important rural break between two nearby but detached parts of a village framework.**

**Planning permission for development will be refused if it would compromise these purposes.**

- 9.23 In many places land with a strong countryside character penetrates or sweeps into South Cambridgeshire's villages or separates two parts of the built-up area. Such land enhances the setting, character and appearance of the village by retaining the sense of connection between the village and its rural origins and surroundings. The frontage where this interface particularly occurs is identified to indicate that the frontage and the open

countryside beyond should be kept open and free from development. In most cases it is land which adjoins the village built-up area but in some cases it separates two parts of the village and the open intervening land therefore assumes an importance for the character of the village as a whole.

## **ADVERTISEMENTS**

### **POLICY CH/8 Advertisements**

**Advertisements will be restricted to the number, size, format, materials and design appropriate to the building or locality to which it is proposed they be attached in order not to detract from the character and appearance of the District.**

**Advertisements alongside roads will not be permitted where they would prejudice road safety.**

**In Conservation Areas and on, or affecting, Listed Buildings, advertisements will be kept to a minimum in order to maintain the character and appearance of Conservation Areas and to avoid harm to the fabric, character or setting of Listed Buildings.**

- 9.24 Advertisements can greatly influence the appearance of an area. A balance has to be made between commercial needs and the protection of the environment.
- 9.25 The most stringent controls are needed in Conservation Areas, which are often the original village centres where most commercial activity is located. Advertisements can also detract from the appearance of Listed Buildings.
- 9.26 In Conservation Areas the District Council will seek to ensure that advertisements are kept to the minimum necessary to identify the building and its function in order to protect the appearance of the area. It is therefore unlikely that any advertisement will be permitted which involves:
- Internally illuminated or other projecting fascia signs.
  - Obtrusive blinds or window / door canopies.
  - Obtrusive externally illuminated signs.
  - Obtrusive lettering, lighting, symbols, material or colour of fascia displays, window stickers, pavements signs and signs advertising particular products.

- 9.27 In the case of Listed Buildings, permission will not be given where the District Council considers there would be harm caused by advertisements, lighting, colour schemes and blinds or canopies.

## **SHOP FRONTS**

### **POLICY CH/9 Shop Fronts**

**The District Council will only grant planning permission for shop fronts and alterations to existing shop fronts which:**

- 1. Create a fascia and shop window which is in character with the building itself and the street scene;**
- 2. Do not result in a needless loss of architectural features; or**
- 3. Do not introduce 'house styles' and materials which are alien to the building and its surroundings.**

- 9.28 Both customers and shopkeepers benefit if the environment of the street scene is enhanced by well-designed and maintained shop fronts. In villages it will be important to respect the existing street and village character, while in major new developments like Northstowe new town and the urban extensions to Cambridge the emphasis will be on creating a quality and vibrant environment.



## 10. TRAVEL

### OBJECTIVES

- TR/a To provide a transport system that meets the needs of the economy.
- TR/b To reduce the need to travel.
- TR/c ~~To encourage modal shift, particularly away from private cars.~~  
To increase travel by sustainable modes through the encouragement of modal shift away from the private car.
- TR/d To promote the use of more sustainable modes of travel such as public transport, community transport, walking and cycling by making such modes more integrated, highly accessible, safer and more attractive to use.
- TR/e To promote sustainable travel by ensuring new development takes place in locations with, or has potential for, good accessibility by non-car modes to facilities and services and ensuring provision for all transport modes.
- TR/f Within the context of maximum car parking standards, minimise the amount of car parking provided in new developments, compatible with its location and availability of alternative transport modes, to avoid over-reliance on the car.
- TR/g To promote a healthy lifestyle through travel choice.
- TR/h To improve the safety of travel for all people and all modes, including measures to reduce the number and severity of road accidents.
- TR/i To improve personal safety and accessibility for all modes and all people, including those with disabilities.
- TR/j To reduce the environmental impact of travel, to conserve energy and reduce air pollution by limiting the growth in road traffic.
- TR/k To provide transport proposals that protect or enhance the built and natural environment.
- TR/l To safeguard land for highways and other transport proposals.

**TR/m To encourage the provision of transport improvements through the development process.**

## **INTRODUCTION**

- 10.1 Government policy is to promote more sustainable transport choices, to improve access to major trip generators by non-car modes, and to reduce the need to travel, especially by car. Although the potential for using public transport and non-recreational walking and cycling is more limited in rural areas such as South Cambridgeshire, the same overall policy approach is required. In addition, in recognition of increasingly sedentary lifestyles, the health impacts of travel, and the health benefits from walking and cycling, national policy initiatives seek to improve health through encouraging use of walking and cycling which are sustainable modes.
- 10.2 Responsibility for transport is generally shared between central government and its agencies and Cambridgeshire County Council. The District Council has a limited direct role in transport provision, although it can use its legal powers to divert, create or extinguish rights of way, and can provide and maintain off-street car parks. However, the District Council also has planning responsibilities, which can have important transport implications. For example, by ensuring development takes place in locations that are accessible by a range of modes of transport, the District Council can promote more sustainable travel patterns by reducing reliance on the private car.
- 10.3 Meeting the travel objectives will require action on two fronts. Firstly, there needs to be positive action co-ordinated by the County Council through the Cambridgeshire Local Transport Plan (LTP) to provide a vision and strategy for integrated transport in the county. Secondly, the Local Development Framework (LDF) needs to provide strong policies to ensure that the location of new development supports the above objectives. Partnership working is essential to the achievement of these objectives.

## **PLANNING FOR MORE SUSTAINABLE TRAVEL**

### **POLICY TR/1 Planning for More Sustainable Travel**

**Planning permission will not be granted for developments likely to give rise to a material increase in travel demands unless the site has (or will attain) a sufficient standard of accessibility to offer an appropriate choice of travel by public transport or other non-car travel mode(s).**



In considering planning applications the Council will seek to ensure that every opportunity is taken to increase integration of travel modes and accessibility to non-car modes by appropriate measures including:

1. Securing appropriate improvements to public and community transport (including infrastructure requirements) in accordance with the aims of the Local Transport Plan;
2. Securing on-site and / or off-site design proposals that promote integrated travel and access by non-car modes as far as practicable (including walking and cycling) and facilitate and encourage their use;
3. Minimising the amount of car parking provision in new developments, compatible with their location, by encouraging shared use parking (where appropriate) and restricting car parking to the maximum levels set out in Policy TR/2;
4. Ensuring that new developments are located and designed at the outset with permeable layouts to facilitate and encourage short distance trips by cycle and walking, including to public transport interchanges, in accordance with Policy TR/4;
5. Requiring safe and secure cycle parking, in accordance with Policy TR/2.

The Local Transport Plan road user hierarchy will be taken into account in the determination of planning applications to ensure adequate emphasis has been placed on the relevant modes, although no modes should be promoted to the exclusion of others.

- 10.4 In accordance with national travel objectives, policies in the Structure Plan Movement and Access chapter, and the Local Transport Plan, seek to reduce the need to travel and enable more sustainable travel. At the local level, there is a need to ensure development is located such to minimise distances to travel to facilities and services, and that adequate quality infrastructure is provided for all modes to integrate with that which already exists. Such infrastructure provision should be integrated into the design of new development.

10.4A In assessing whether the development proposal is likely to give rise to a material increase in travel demand, the Council will consider the existing use of the building(s) / site, existing transport conditions in the immediate and wider area, and likely transport generation from the development proposals.

- 10.5 All development should strive to offer travel choice by non-car modes appropriate in scale and kind to the development. An indicative list of measures which may assist in achieving suitable modal choice are listed. The measures applicable to each development proposal will vary on case by case basis, according the type and scale of development proposed, its location, and the level of existing transport infrastructure and services in the immediate area. This could also include a financial contribution into a "pot" for the implementation of schemes beyond the scope of an individual development to deliver.
- 10.56 The Structure Plan and the Local Transport Plan (LTP) strive to achieve High Quality Public Transport (HQPT) provision within the urban area of Cambridge and along the corridors between Cambridge and the surrounding market towns. However, the LTP recognises this is a long-term aspiration and sets an interim target along the corridors for Good Quality Public Transport by 2011, and HQPT by 2016. Feeder services, including more flexible public transport, community transport and taxis, will serve the wider area and feed into these corridors at rural interchanges.
- 10.67 Other improvements to public transport are set out in the County Council's Bus Information Strategy and include the provision of better information, including Real Time information. The Council will seek to secure improvements to public transport services to achieve these standards, including developer contributions to complement the lower levels of car parking provided.
- 10.78 The LTP road user hierarchy sets out the priorities for different modes within each of the three main strategy areas; along main roads, within urban areas and in the rural areas and will need to be considered in the determination of planning applications to ensure adequate emphasis has been placed on the relevant modes, although no modes should be promoted to the exclusion of others.

## PARKING STANDARDS

### POLICY TR/2 Car and Cycle Parking Standards

**Car parking should be provided in accordance with the maximum standards set out in Appendix 1, to reduce over-reliance on the car and to promote more sustainable forms of transport.**

**In some locations, such as those with good accessibility to facilities and services, and served by High Quality Public Transport, the Council will seek to reduce the amount of car parking provided. Where opportunities arise, for example, on mixed-use sites, shared use parking and car pooling will be encouraged to minimise provision.**

Cycle parking should be provided in accordance with the minimum standards set out in Appendix 2 to ensure the provision of adequate secure parking.

- 10.8 Structure Plan Policy P8/5 requires car parking standards to be set as maximum standards, and not exceed those in revised PPG13. In addition, Structure Plan Policy P8/8 is a requirement for the provision of adequate cycle facility provision, including cycle parking.

## MITIGATING TRAVEL IMPACT

### POLICY TR/3 Mitigating Travel Impact

New developments will be required to mitigate their travel impact, including their environmental impact, such as noise, pollution and impact on amenity and health. This may mean ensuring adequate provision is made for integrated and improved transport infrastructure or appropriate mitigation measures, through direct improvements and Section 46 contributions, in accordance with the tests in Circular 1/97.

In development locations close to Cambridge, contributions will be sought through the Area Transport Plans Supplementary Planning Guidance.<sup>1</sup>

~~Where a proposal is likely to have 'significant transport implications'<sup>2</sup> the Council will require developers to submit the following alongside planning application~~

~~Proposals for 'major development'<sup>3</sup> or where a proposal is likely to have 'significant transport implications' the Council will require developers to submit the following alongside planning applications:~~

1. A Transport Assessment; and
2. A Travel Plan.

~~All other planning applications should be accompanied by a Transport Statement to demonstrate that the development will achieve adequate mitigation of its transport impacts.~~

The latter should demonstrate how it is intended to meet the objectives in the first paragraph above. In appropriate cases the content of the Travel Plan may be reflected in planning conditions or a planning obligation. Travel Plans should have measurable outputs, related to targets or aims in the LTP, and provide monitoring and enforcement arrangements. A Travel Plan could also help address a particular local traffic problem associated with a planning application,

which might otherwise have to be refused on local traffic grounds. The weight to be accorded to a Travel Plan will be influenced by the extent to which it affects the acceptability of the proposal and how far it can be enforced. Planning conditions or obligations may be appropriate means of securing the provision of some or all of a Travel Plan, including a requirement for the production of an annual monitoring and progress report.

In relation to outline planning applications, a Framework for the preparation of Travel Plans will be submitted with the application proposals.

NOTES:

- 1 The Area Transport Plans are Supplementary Planning Guidance (SPG) to the 'saved' adopted Local Plan 2004. They will remain as 'saved' SPG until replaced with the Planning Obligations Supplementary Planning Document.
- 2 'Significant transport implications' will be interpreted as set out in paragraph 89 of PPG13.
- 3 'Major development' will be interpreted as set out in paragraph 3.5 on page 32.

xx It is important that all development mitigates its transport impact. 'Major development' proposals or development proposals with a 'significant transport implications' will be required to produce a Transport Assessment and a Travel Plan (for non-residential proposals). A Transport Statement should be submitted alongside all other development proposals to enable the applicant to demonstrate to the Council that they have properly considered the transport impact of the proposal and taken into account how to mitigate them. The level of detail of the Transport Statement will vary according to the scale and complexity of the application.

- 10.9 A Transport Assessment guidance note has been produced jointly by Cambridgeshire County Council and all district councils in Cambridgeshire and provides guidance to applicants, developers, their agents and local authority officers on when a Transport Assessment (TA) is required and what it should contain. It also gives guidance on what information may be required for smaller applications, which may not require a full TA.
- 10.10 The Council has adopted the Northern and Western Corridor Area Transport Plans as Supplementary Planning Guidance.<sup>1</sup> The plans each cover a segment of Cambridge City and the surrounding necklace villages in South Cambridgeshire. Each of the Plans contains a formula for assessing trip generation and levels of financial contributions that will be

sought from developments to mitigate the impact of additional trips generated.

### **CYCLING AND WALKING PROVISION NON-CAR MODES**

#### **POLICY TR/4 ~~Cycling and Walking Provision~~ Non-car Modes**

The District Council will use its planning powers to support increased ~~cycle use and walking~~ use of non-car modes by all sectors of society, ~~including cycle use and walking~~ by ensuring that new developments are located and designed at the outset to facilitate and encourage short distance trips between home, work, schools and colleges, other suitable destinations and for leisure. Apart from minimising the distance between trip origins and destinations it will be important to ensure:

1. That adequate safe and secure cycle parking is provided in accordance with the standards in Policy TR/2;
2. That individual developments contribute to the maximum possible extent to achieving the aims of the LTP;
3. That detailed designs and layouts are permeable and encourage cycle use and walking for all or part of a journey, e.g. by including safe, direct links to schools, ~~and other~~ nearby centres of attraction and public transport interchanges, contributing towards the provision of an improved and integrated walking and cycling network in the locality, and providing safe crossing places over main roads.

In assessing such future ~~cycling~~ provision for non-car modes, the District Council will use the following priorities:

- a. 1<sup>st</sup> priority – provide links to centres with a good range of facilities / services, including major employment areas.
- b. 2<sup>nd</sup> priority – safer routes to schools, provided school buses are not put at risk.
- c. 3<sup>rd</sup> priority – leisure and recreation routes.

Any new routes must form safe, highly accessible and convenient connections with Cambridge, Northstowe, the market towns and surrounding villages and link to the existing network.

Planning decisions will need to consider the effect of proposed development on the effectiveness and amenity of these routes and

take account of the need to extend or improve the attractiveness of the network, including through improved maintenance, crossings, signposting and waymarking of cycleways, footpaths and other rights of way. Where appropriate the District Council will negotiate with the relevant landowners and organisations to extend, or where necessary amend, the network of public rights of way including circular routes.

xx. The hierarchy sets out the priority for the delivery of infrastructure provision for non-car modes through the planning process, for example through Section 46 contributions. Although listed in priority order, no one priority should be promoted to the exclusion of others. The first priority is to connect to larger centres of attraction, both within or adjacent to the district, including Cambridge and the market towns. These centres have a range of services and facilities, including schools and employment areas. This offers greater value for money in terms of the range of the population who could potentially use the routes. In addition, Safer Routes to School, whilst contributing to the overall aims of improving infrastructure, is already delivered from a separate pot of money. Leisure and recreation routes are also an important resource, particularly to improve access to the surrounding countryside as part of a healthy lifestyle.

10.11 The Local Transport Plan includes separate strategies on walking and cycling. The Structure Plan also recognise the importance of walking and cycling and the need to secure improvements to the capacity, quality and safety of the network. At the same time, existing public rights of way need protecting. The County Council, as the local highways authority, is responsible for keeping the definitive rights of way maps up to date and developing Rights of Way Improvement Plans. Public paths in rural areas (footpaths, bridleways and byways) provide an important resource for walkers and, in appropriate cases, for cyclists and horse riders. Cambridgeshire County Council's 'Public Rights of Way – A Guide for Planners and Developers' offers guidance and advise on how adverse impact of development on Public Rights of Way can be avoided, and how opportunities for enhancing the path network can be pursued.

10.12 The National Cycling Strategy aims to quadruple cycle trips between 1992 and 2012 and a National Cycle Network is being developed by local authorities working in partnership with Sustrans. One project which is being developed is the "Cam Cycle Rings" – developing a ring of cycleways around Cambridge, which will provide routes into and around Cambridge and provide circular routes for recreation and such routes can also contribute to sustainable commuting. This will be particularly important in addressing the needs of recreational cycling and encouraging sustainable tourism. The District Council will produce a Cycling Strategy Supplementary Planning Document.

**RAIL FREIGHT****POLICY TR/5 Rail Freight Interchanges**

**In order to promote the use of rail for freight movements, freight interchange facilities will be permitted where they accord with other relevant proposals of this plan.**

- 10.13 Rail has an important role in the movement of freight. There is a general acceptance that the transfer of freight from road to rail will provide significant environmental improvement and will help to develop sustainable distribution. Whilst only two of the rail freight sites in the District are in operation, the remaining three are maintained. As with bus services, new and upgraded existing facilities can help make the railway more attractive to potential users. It is therefore important to retain and safeguard existing rail freight facilities within the District.
- 10.14 Site Specific Policy SP/16 safeguards existing rail freight facilities and sidings at Chesterton Junction, Foxton, Duxford, Fulbourn and Whittlesford.

**~~EASTERN RAPID TRANSIT~~****~~POLICY TR/6 Eastern Rapid Transit~~**

**~~The Council will use its Section 46 powers to secure financial contributions at an appropriate level towards the development of relevant parts of the Eastern Cambridge Rapid Transit link.~~**

- ~~10.15 The Structure Plan proposes redevelopment of Cambridge Airport for housing if the existing occupier were to relocate. Land north of Newmarket Road is also proposed for development. The scale of development proposed in Cambridge East would generate significant traffic movements in the area. To address this, Structure Plan Policy P9/9 proposes a Rapid Transit link from this area into the city. In such an event, the District Council will use its powers under Section 46 to secure financial contributions towards the development of the Rapid Transit link. For further detail see Cambridge East Area Action Plan.~~

**AVIATION-RELATED DEVELOPMENT PROPOSALS****POLICY TR/7 Aviation-Related Development Proposals**



In assessing any planning applications for new airfields or flying sites, or for the expansion of any existing airfields or flying sites, the District Council will take account of the following factors:

1. The economic, employment or emergency services advantages likely to accrue to the area;
2. The likely noise impact of the proposal on local residents and the users / occupiers of any other noise-sensitive buildings in the area, including (where relevant) any cumulative impacts of flying in the area;
3. The accessibility of the site in relation to the transport infrastructure;
4. The effect of the proposal on nature conservation interests;
5. The impact of the proposal on the landscape, including the effects of any lighting that would form a necessary part of the scheme;
6. Any resulting increase in the range of recreation provision;
7. Any safety issues arising from the proposal, including the safety of users of public rights of way close to, or crossing, the site;
8. The effect of the proposal on sites with potential for renewable energy generation.

Aircraft noise will usually be assessed in terms of the daytime noise exposure index (LAeq, 16h) supplemented as appropriate by other considerations such as the maximum noise level of individual events. In assessing the impact of noise, consideration will be given, where relevant, to the types of flying activities that are proposed at the site (or are likely to be associated with it), e.g.:- aerobatics, aero-towing, ballooning, flying training (including ab-initio flights), helicopters, historic aircraft, parachuting, and special event days. Applicants will be required to state what types of flying activities are proposed, and on what scale.

Other factors relevant to a judgement as to whether or not a development would give rise to an unacceptable amount of noise could be:

- a. The type and weight of aircraft to be operated from the airfield;

- b. The total number of proposed movements in and out of the airfield;
- c. The type of aircraft activities proposed including any touch-and-go movements or circuit training;
- d. The proposed total number of daily movements;
- e. The proposed hours of operation.

Where necessary or appropriate, conditions may be imposed to cover these and any other essential matters. In certain cases such conditions may allow for a limited number of exceptions above the imposed restriction.

In all cases the Council will require applicants to state whether their proposals are intended to provide for these kinds of activities and, if so, to describe their intended scale. In appropriate cases the degree of any nuisance arising from proposed flying activities may be assessed:

- f. By the use of on-site demonstrations;
- g. By the imposition of a temporary permission to give a reasonable 'trial run' during which a careful programme of monitoring will be undertaken.

In the case of small airfields / airstrips in tranquil rural areas a special case would have to be demonstrated to justify the granting of planning permission for development that would generate activities of a type (or on a scale) that would be materially at odds with a primarily recreational function and low level of activity.

Where planning permission is granted conditions may be imposed in appropriate circumstances to restrict matters such as:

- h. The total number of take-offs and / or touch-and-go movements (normally on a daily maximum basis);
- i. The types or weights of aircraft to be operated; and
- j. The hours of operation of the site.

- 10.16 South Cambridgeshire has a long association with flying and there are a number of established aerodromes and smaller airfields in the District. Aviation contributes to national, regional and local economies and there are a number of industries established on local airfields. Airfields can, however,

raise environmental issues, which need careful consideration to balance the different interests that can be in conflict. In particular, noise resulting from flying activities has been a source of complaints in the past and is still a very sensitive issue in some areas of the District.

- 10.17 In view of the variety of airfields within the District, the range of operating and planning regimes under which they are administered, and the differences in their local geographical circumstances and relationships, it is not possible to devise detailed prescriptive policies that can be applied to all sites with equal precision or fairness. Rather, Policy TR/7 is intended to provide a flexible framework within which any individual proposal can be considered in the light of all the particular local circumstances.
- 10.18 Aircraft noise will usually be assessed in terms of the daytime noise exposure index supplemented as appropriate by other considerations such as the maximum noise level of individual events. It may also be necessary to adopt acceptability criteria for the noise exposure level appropriate to local circumstances, for example to account for public perception of increased annoyance where local background noise conditions are unusually low or where flying activities are already experienced from the use of other local airfields.
- 10.19 Certain types of flying activity may result in a different level or type of potential impact from that caused by conventional modern aeroplanes taking part in 'normal' flights. Such disturbance may often (but not always) be more severe.
- 10.20 It will be helpful in the determination of planning applications if the promoters of any proposal are able to demonstrate the existence (or proposed existence) of a local liaison committee comprising representatives of a suitable range of interested local bodies. The completion of a [S46S106](#) | planning obligation may be an appropriate way of demonstrating this commitment.

## APPENDIX 1 STANDARDS FOR CAR PARKING PROVISION

### INTRODUCTION

1. Car parking standards will ensure that new developments provide adequate off-street parking to accommodate the needs they generate and to protect surrounding areas and development. Developers will be required to provide car parking spaces in accordance with the maximum standards; overprovision of car parking will encourage a car-dominated culture which would not be sustainable.
2. The standards cover the space needs of residents, visitors, employees and customers, but do not provide for the space requirements of vehicles which deliver and collect goods. Consequently, in addition to the requirements set out in these standards, sufficient space will also be required within the site to allow for the parking and manoeuvring of such vehicles.
3. The shared use of parking will be encouraged, particularly in town centres and as part of major proposals: for example offices and leisure uses might share parking because the peak levels of use do not coincide, provided adequate attention is given at the design stage.
4. For individual developments, the standards will apply as a maximum unless, in exceptional circumstances, the applicant has demonstrated through a Transport Assessment that a higher level of parking is needed. In such cases the applicant should show the measures to be taken (for instance in the design, location and implementation of the scheme) to minimise the need for parking. In addition, there will be a requirement for the production of a Travel Plan.
5. It is important to consider how parking space is to be designed and laid out in new developments and what impact it may have on the quality of the environment. When considering the layout and design of parking reference should be made to Policy DP/2 and the design Supplementary Planning Document.
6. The standards are set out in the same form as the Town and Country Planning (Use Classes Amendment) Order 2005. There are some land use types whose transport patterns are difficult to generalise and it is not possible to establish general parking standards. For these very specific uses, car parking provision will be approved on merit, on the basis of a Transport Assessment.
7. Although not specifically referred to in the parking standards, developers should also consider the needs of powered two-wheeled vehicles.

**DISABLED CAR PARKING**

8. At least 5% of the total number of car parking spaces should be reserved for people with disabilities in addition to the standards set out below. However, it should be noted that this does not guarantee that the requirements of the Disability Discrimination Act would be met. It should be noted that under the Disability Discrimination Act, it is the responsibility of the site occupiers to ensure that adequate provision is made for the needs of the disabled.
9. Developers will be required to provide designated parking spaces for people with disabilities in accordance with current good practice. Spaces should be located adjacent to entrances, be convenient to use and have dimensions that conform to Part M of the Building Regulations. Such car parking spaces should also be clearly identified.

**MIXED-USE DEVELOPMENTS**

10. For mixed-use development, the gross floor area given over to each use should be used to calculate the overall total maximum parking figure.

**USE CLASSES ORDER A1: SHOPS**

(Shops including retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, dry cleaners, internet cafés, sandwich bars, showrooms, domestic hire shops).

Food Shop:	1 space per 14 m <sup>2</sup> of gross floor area.
Non-food Shop:	1 space per 20 m <sup>2</sup> of gross floor area.
Retail Warehouses selling bulky comparison goods like furniture and carpets:	1 space per 25 m <sup>2</sup> of gross floor area.

11. The need of most single shops will be for short stay parking which is best provided in front of the shop. Rear of the shop parking is unlikely to be used in the absence of parking restrictions on adjacent roads, except in the case of longer stay facilities such as launderettes and hairdressers. Most shops will, however, generate a demand for at least 1 staff parking space which can be sited to the rear.
12. Where on-site parking is not possible, a figure of 1 car per 28 m<sup>2</sup> (300 sq. ft.) sales area is a good average indicator of how the proposal will increase on-street parking at peak times, and may therefore assist in assessing the overall acceptability of a new shop or an extension.

**USE CLASSES ORDER A2: FINANCIAL AND PROFESSIONAL SERVICES**

(Banks, building societies, estate and employment agencies).

Staff and Customer Parking: 1 space per 25 m<sup>2</sup> of gross floor area.

**USE CLASSES ORDER A3: FOOD AND DRINK**

(Restaurants, snack bars, cafés).

Restaurants, Snack Bars, Cafés, 1 car space per 5 m<sup>2</sup> of gross floor area.  
Roadside Restaurants<sup>1</sup>:

Transport Cafés<sup>2</sup>: 2 lorry spaces per 3 seats.

## NOTES:

- <sup>1</sup> The term 'roadside restaurant' denotes the type of café found on trunk roads or other main roads, often attached to petrol stations.
- <sup>2</sup> Transport cafés have a special parking requirement owing to the size of present day commercial vehicles. It is essential that all vehicles be able to enter and leave the site in forward gear.

**USE CLASSES ORDER A4: PUBS AND BARS**

1 space per 10 m<sup>2</sup>.

**USE CLASSES ORDER A5: TAKE-AWAYS**

On merit.

**USE CLASSES ORDER A: (SUI GENERIS)**

(Including shops selling and / or displaying motor vehicles, retail warehouse clubs, launderettes, taxi and / or vehicle hire businesses, amusement centres, petrol filling stations).

Staff Parking: 7 spaces per 10 employees.

Car Sales, Motor Repair Garages: 1 space per 45 m<sup>2</sup> of display area, 1 per staff, 1 per 35 m<sup>2</sup> for motor service centre and 1 per 20 m<sup>2</sup> retail floor area at petrol filling stations plus space for requirements of servicing.

**USE CLASSES ORDER B1: BUSINESS**

- a) Offices not within A2
- b) Research and development, studios, laboratories, high tech
- c) Light industry

1 space per 25 m<sup>2</sup> of gross floor area  
(under 2,500sq. metres).

1 space per 30 m<sup>2</sup> of gross floor area  
(over 2,500 m<sup>2</sup>).

**USE CLASSES ORDER B2: GENERAL INDUSTRIAL**

1 space per 50 m<sup>2</sup> of gross floor area.

**USE CLASSES ORDER B8: STORAGE OR DISTRIBUTION**

(Storage or distribution including wholesale warehouse, distribution centres, repositories).

1 space per 100 m<sup>2</sup> of gross floor area.

**USE CLASSES ORDER C1: HOTELS**

(Including hotels, boarding and guest houses).

13. Parking demand at hotel premises arises not only from the staff<sup>1</sup> and resident guests but also from use of facilities such as bars, restaurants and function rooms<sup>2</sup> which are open to the visiting public.

Parking for Guests and Staff: 13 spaces for 10 guest bedrooms.

## NOTES:

<sup>1</sup> Resident staff

The standard relating provision to the number of guest bedrooms includes the demand generated by staff parking, whether they be resident or otherwise. In consequence, staff dwelling units within the building need not be subject to extra residential parking requirements.

<sup>2</sup> Parking demand generated by use of bars, restaurants and function rooms by the general public

The standard quoted differs from those laid down for ordinary bars, restaurants and public rooms. It is unlikely that the peak demand from guests and staff parking will



coincide with peak demands from all three of these ancillary uses. Consequently, an allowance has been made for dual use of parking areas.

### USE CLASSES ORDER C2: RESIDENTIAL INSTITUTIONS

(Including residential schools and colleges, hospitals and convalescent / nursing homes).

14. Residential schools and colleges: to be determined by individual circumstances.

Hospitals: 1 space per 4 staff plus 1 per 3 daily visitors.

Convalescent / Nursing Homes: 1 space per residential staff plus 1 per 3 bed spaces.

### USE CLASSES ORDER C3: DWELLING HOUSES

(Including dwellings, small businesses at home, communal housing of elderly and handicapped).

Dwellings: Average of 1.5 spaces per dwelling across the district (up to a maximum of 2 per 3 or more bedrooms in poorly accessible areas).

15. In addition to the above, provision for short-term parking generated by service vehicles, salesmen and some visitors will need to be incorporated into residential developments.
16. The disposition of these spaces will be just as important in determining what is an adequate provision as the actual number of spaces provided. In consequence, it is not intended to lay down specific required levels of provision but that each proposal will be assessed according to the characteristics of the layout.
17. As a general guide, however, provision should not fall below 0.25 spaces per dwelling provided with 2 parking spaces.
18. Visitor parking should be marked appropriately.

### USE CLASSES ORDER D1: NON RESIDENTIAL INSTITUTIONS

(Including places of worship, church halls, clinics, health centres, crèches, day nurseries, consulting rooms, museums, public halls, libraries, art galleries, exhibition halls, non residential educational training centres, assembly and leisure).

Pre-school Establishments:	1.5 spaces per 2 staff.
Primary & Secondary Schools:	1 space per 2 staff plus waiting facilities / 1.5 spaces per classroom
Non Residential Colleges:	1 space per 2 staff plus 1 space per 15 students.
Health Centres and Clinics:	1 space per 2 staff plus 2 per consulting room.
Churches:	1 space per 4 seats or 1 per 8 m <sup>2</sup> .

19. Schools and non-residential colleges should be encouraged to develop a Travel Plan.
20. Car parks at churches usually serve both church and church hall.
21. Church halls are defined as place of public assembly, the standards for which are set out under that heading. In cases where the car park serves both church and church hall, parking provision for the church building is to be compared with provision for the church hall, and the higher figure taken. In cases where the church building combines as a hall, the church hall standard is to be taken.

#### **USE CLASSES ORDER D2: ASSEMBLY AND LEISURE**

(Including cinemas, music and concert halls, dance and sports halls, swimming baths, skating rinks, gymnasiums, other indoor and outdoor sports and leisure uses, bingo halls, casinos).

Places of Public Assembly:	1 space per 4 seats or 1 per 8 m <sup>2</sup> of gross floor area.
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22. The standard set out above relates to buildings such as village halls and community centres. Applications for larger development such as dance halls and concert halls which serve a wider hinterland will be considered individually on their own merit should they arise.

Cinema / Conference:	1 space per 5 seats
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Leisure:	1 space per 22 m <sup>2</sup> (over 1,000 m <sup>2</sup> ).
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23. The role of leisure facilities will need to be taken into consideration when applying the above standards. Facilities serving a wider hinterland rather

than a primarily local function will be considered individually on their own merit should they arise.

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## APPENDIX 2 STANDARDS FOR CYCLE PARKING PROVISION

### INTRODUCTION

1. Cycle parking standards will ensure that new developments provide adequate secure cycling parking. The provision of cycle parking to these minimum standards will assist in encouraging more people to use a bicycle for some journeys in that they will be assured of a safe and secure place to park their bicycle at the beginning and end of their journey. In this way, the provision will help towards reducing car dependency and fulfilling the other objectives of PPG13 by encouraging a more sustainable transport system.
2. In the villages most homes, whether existing or yet to be built, have appropriate areas such as garages where cycles can be kept securely and under cover, so the most important provision will be at the other end of the journey at work, school, doctors' surgery, shop or community facility.
3. In addition to the application of these minimum standards, new developments will have to comply with the following principles:
  - Cycle racks or stands should comply with the design and dimensions set out in supplementary planning guidance.
  - Cycle parking for employees should be, wherever practicable, covered and in a convenient, secure location.
  - Short stay parking, e.g. for shoppers and leisure users, should be located as near as possible to the main entrance of buildings and covered by natural surveillance or CCTV.
  - All cycle parking should be designed and located to minimise the conflict between cycles and motor vehicles.
4. The standards are set out in the form of the Town and Country Planning (Use Classes Amendment) Order 2005. There are some land use types whose transport patterns are difficult to generalise and it is not possible to establish general cycle parking standards. For these very specific uses, cycle parking provision will be approved on merit.

### USE CLASSES ORDER A1: SHOPS

(Shops including retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, dry cleaners, internet cafés, sandwich bars, showrooms, domestic hire shops).

Small Shops: 1 secure cycle space per 25 m<sup>2</sup> gross floor area.

Convenience Superstores (over 1,400 m<sup>2</sup>): 1 secure cycle space per 25 m<sup>2</sup> gross floor area.

### **USE CLASSES ORDER A2: FINANCIAL AND PROFESSIONAL SERVICES**

(Banks, building societies, estate and employment agencies).

1 secure cycle space per 30 m<sup>2</sup> gross floor area.

### **USE CLASSES ORDER A3: FOOD AND DRINK**

(Restaurants, snack bars, cafés).

1 secure cycle space per 10 m<sup>2</sup> gross floor area.

### **USE CLASSES ORDER A4: PUBS AND BARS**

1 secure cycle space per 20 m<sup>2</sup> gross floor area.

### **USE CLASSES ORDER A5: TAKE-AWAYS**

On merit.

### **USE CLASSES ORDER A: (SUI GENERIS)**

(Including shops selling and / or displaying motor vehicles, retail warehouse clubs, laundrettes, taxi and / or vehicle hire businesses, amusement centres, petrol filling stations).

On merit.

### **USE CLASSES ORDER B1: BUSINESS**

- a) Offices not within A2
- b) Research and development, studios, laboratories, high tech
- c) Light industry

1 secure cycle space per 30 m<sup>2</sup> gross floor area.

**USE CLASSES ORDER B2: GENERAL INDUSTRIAL**

1 secure cycle space per 40 m<sup>2</sup> gross floor area.

**USE CLASSES ORDER B8: STORAGE OR DISTRIBUTION**

(Storage or distribution including wholesale warehouse, distribution centres, repositories).

On merit.

**USE CLASSES ORDER C1: HOTELS**

(Including hotels, boarding and guest houses).

1 secure cycle space per 2 members of staff working at the same time.

**USE CLASSES ORDER C2: RESIDENTIAL INSTITUTIONS**

(Including residential schools and colleges, hospitals and convalescent / nursing homes).

1 secure cycle space per 2 members of staff working at the same time. Hospitals will be determined according to the needs of each proposal.

**USE CLASSES ORDER C3: DWELLING HOUSES**

(Including dwellings, small businesses at home, communal housing of elderly and handicapped).

Residential Dwellings: 1 secure cycle space to be provided, within the curtilage where possible.

5. For residential purposes cycle parking should be within a covered, lockable enclosure. For individual houses this could be in the form of a shed or garage, and account should be had for this in their design. For flats either individual lockers or cycle stands within a lockable, covered enclosure are required.



**USE CLASSES ORDER D1: NON RESIDENTIAL INSTITUTIONS**

(Including places of worship, church halls, clinics, health centres, crèches, day nurseries, consulting rooms, museums, public halls, libraries, art galleries, exhibition halls, non residential educational training centres, assembly and leisure).

Clinics and Surgeries:	2 secure cycle spaces per consulting room.
Educational Establishments:	Secure cycle parking at a rate of 30% for pupils over 5 years of age and at a rate of 60% for pupils over 12 years of age. In any university development, the rate shall be 100% of secure cycle parking provision for the number of students using the building at any one time.
Churches and Other Places of Assembly:	1 secure cycle space per 15 m <sup>2</sup> of gross floor area.
Crèches and Nurseries	1 secure cycle space per 2 members of staff working at the same time.

**USE CLASSES ORDER D2: ASSEMBLY AND LEISURE**

(Including cinemas, music and concert halls, dance and sports halls, swimming baths, skating rinks, gymnasiums, other indoor and outdoor sports and leisure uses, bingo halls, casinos).

Sports / Recreational Facilities:	1 secure cycle space per 25 m <sup>2</sup> of net floor area and for every 15 seats provided for spectators.
Cinemas:	1 secure cycle space per 3 seats.

## x. MONITORING

### OBJECTIVES

M/a To ensure appropriate mechanisms are in place to monitor the efficient and timely delivery of the development control policies.

### PLAN MONITOR MANAGE

#### POLICY ST/8 Plan Monitor Manage

Compliance with policies and allocations in the Local Development Framework (LDF) will be continuously monitored throughout the plan period. If, through monitoring, it appears that policies and allocations are not being met, the following mechanisms will be triggered:

1. Review of housing and employment land supply and allocations;
2. Action to bring forward sites for development, wherever possible in partnership with landowners and developers;
3. Action to bring forward development on previously developed land;
4. Action to secure the timely provision of infrastructure;
5. Review of relevant parts of the LDF.

If land supply significantly exceeds estimated take-up rates, applications may be refused, until the plan is reviewed.

4.1 Monitoring provides information on the performance of policy, the delivery of development and impacts on the environment. Monitoring will help the local planning authority assess whether its plans remain sound or whether adjustments need to be made to continue to meet the plan's objectives. The presence of clear mechanisms for implementation and monitoring forms part of the test of soundness of the Local Development Framework.

4.2 In order to assess the effectiveness of the policies in the delivery of development and protection of the environment, it is important that continuous monitoring and review of policies in the LDF is undertaken. Monitoring and review will take place on an annual basis. If, as a result of monitoring and review, it appears that development is not coming forward in a sustainable or timely manner, the District Council will be proactive in using its powers to respond to changing circumstances, for example, through the

use of Compulsory Purchase Orders to unlock sites, or through the review of land allocations or policies in the LDF.

4.3 Policy P5/2 of the Structure Plan requires a minimum of 37% of new dwellings in South Cambridgeshire to be built on previously developed land between 1999 and 2016. Achieving this will depend particularly on the rate and phasing of development at Cambridge East and the new town of Northstowe. The Plan Monitor Manage approach will be used to guide the phasing of development and performance against the previously developed land target. Where monitoring shows that sites are not coming forward as anticipated, other sites will be brought forward in the programme, having particular regard to the priority for previously developed land.

### **MONITORING INDICATORS**

4.4 Every local planning authority now has to produce an Annual Monitoring Report (AMR) for submission to the Secretary of State. This forms part of the overall package of documents making up the Local Development Framework for each district.

4.5 A set of indicators has been developed specifically for monitoring the LDF, building on guidance in the ODPM publication *Annual Monitoring Reports: A Good Practice Guide*. These comprise the following types of indicator:

○ **Output Indicators:**

- **Core Output Indicators:** these are indicators that all local authorities must monitor and they are listed in the Good Practice Guide. The Core Indicators address a number of key planning variables which fall under the topic areas of Business Development, Housing, Transport, Local Services, Minerals, Waste, Flood Protection, Biodiversity and Renewable Energy. The Core Indicators that local authorities are required to monitor are based on the existing regional Core Output Indicators that regional planning bodies are required to monitor. This reflects the need for compatibility to exist between the annual monitoring reports of the regional planning body and the LDF annual monitoring reports of the local authorities within that region.
- **Local Indicators:** these address the outputs of policies which are not covered by the local development framework Core Indicators. Local Indicators provide scope for addressing issues which are of particular local importance; the Local Indicators therefore reflect local circumstances and issues that prevail in South Cambridgeshire.

- Significant Effects Indicators: these measure the significant effects of the plan or programme. Significant Effects Indicators are drawn from the Sustainability Appraisal Scoping Report. Whereas output indicators are intended to measure the direct effect of a policy in terms of the extent to which it has achieved its objective, Significant Effects Indicators provide a more holistic view of the impact of a policy by allowing the examination of any unintended positive and negative effects of the policy.
- Contextual Indicators: these describe the wider social, environmental and economic background against which local development framework policy operates.

4.6 Indicators have been developed through the LDF Monitoring Strategy 2005. Indicators relating to the Development Control Policies DPD are included at Table 1 at the end of this chapter.

**Table 1: Core and Local Output Indicators**

Strategic Objectives ST/a and ST/b, and Strategic Objectives ST/e-ST/k, are addressed in this table. Strategic Objectives ST/d and ST/e, which respectively relate to Northstowe and to the developments at Cambridge East and Cambridge Southern Fringe, are addressed in Tables 1a, 1b, and 1c.

**ST/a: To provide an adequate and continuous supply of land for housing and employment, to meet strategic requirements, in sustainable locations.**

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against target</u>
CO1a	Amount of land developed for employment by type: (i) B1 (ii) B2 (iii) B8	Core	ET/a, ET/b, ET/c, ET/d, ET/e, ET/f	EM3 Promotion of Cluster EM4 Development in Established Employment Areas in the Countryside EM5 New Employment Development	14 hectares per annum.	Cambridgeshire County Council Annual Monitoring Survey	Completed gross internal floorspace (sq m)	

Development Control Policies DPD  
Submission

South  
Cambridgeshire  
District Council

**ST/a (continued): To provide an adequate and continuous supply of land for housing and employment, to meet strategic requirements, in sustainable locations.**

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against target</u>
CO1b	Amount of land developed for employment, by type, which is in development areas defined in the LDF (Northstowe, Cambridge Southern Fringe and Cambridge East): (i) B1 (ii) B2 (iii) B8	Core	<u>ET/a, ET/b, ET/c, ET/d, ET/e, ET/f</u>	<u>EM3 Promotion of Clusters</u> <u>EM4 Development in Established Employment Areas in the Countryside.</u> <u>EM5 New Employment Development</u>	See indicators relating to Strategic Objectives <u>ST/d</u> and <u>ST/e</u> , which address development in each of the major development areas at Northstowe, Cambridge East and Cambridge Southern Fringe.	Cambridgeshire County Council Annual Monitoring Survey	Completed gross internal floorspace (sq m)	



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**ST/a (continued): To provide an adequate and continuous supply of land for housing and employment, to meet strategic requirements, in sustainable locations.**

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against target</u>
<u>CO1c</u>	Percentage of CO1a, by type, which is on <u>previously developed land</u>	<u>Core</u>	<u>ET/c</u>	EM5 New Employment Development, ST2 Reusing PDL and Buildings	<b>Maximise the proportion of employment developed on previously developed land</b>	<u>Cambridgeshire County Council Annual Monitoring Survey</u>		

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**ST/a (continued): To provide an adequate and continuous supply of land for housing and employment, to meet strategic requirements, in sustainable locations.**

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against target</u>
CO1d	<u>Employment Land Supply by type with full planning permission and with outline planning permission</u>	<u>Core</u>	<u>ET/a, ET/b, ET/c, ET/d, ET/e, ET/f</u>	<u>EM3 Promotion of Cluster</u> <u>EM4 Development in Established Employment Areas in the Countryside</u> <u>EM5 New Employment Development</u>	<u>Ensure sufficient provision of a range of suitable employment land, to respond to the Cambridgeshire Structure Plan 2003 guidelines.</u>	<u>Cambridgeshire County Council Annual Monitoring Survey</u>	<u>hectares</u>	

**ST/a (continued): To provide an adequate and continuous supply of land for housing and employment, to meet strategic requirements, in sustainable locations.**

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against target</u>
<u>CO1f</u>	<u>Amount of Employment land lost to residential development:</u> <u>(i) in the district as a whole</u> <u>(ii) Within Village Frameworks</u>	<u>Core</u>	<u>ET/a,</u> <u>HG/a,</u> <u>HG/b</u>	<u>E7 Loss of Rural Employment to non-employment uses</u>	<u>Minimise losses of employment land to residential development, subject to the criteria set out in EM7.</u>	<u>South Cambs Development Control database (DEVCON)</u>		

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<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against target</u>
CO2a	CO2a Housing Trajectory :- <u>For further details on the data requirements for the housing trajectory, see the housing trajectory section of the Monitoring Strategy.</u>	<u>Core</u>	<u>HG/a HG/b</u>	<u>ST1 Housing Provision</u>	a) <u>The annualised level of housing completions approximates as closely as possible to the Strategic requirement.</u> b) <u>The cumulative level of completions approximates as closely as possible to the Strategic requirement of 20,000 dwellings over the LDF period.</u>	<u>Cambridgeshire County Council Annual Monitoring Survey</u>		

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**ST/a (continued): To provide an adequate and continuous supply of land for housing and employment, to meet strategic requirements, in sustainable locations.**

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
<u>CO2d</u>	<u>Affordable Housing Completions</u>	<u>Core</u>	<u>HG1a</u>	<u>HG3 Affordable Housing</u> <u>HG4 Affordable Housing Subsidy</u> <u>HG5 Exceptions sites for Affordable Housing</u>	<u>Approximately 50% of all housing completions to be affordable on all sites of two or more dwellings.</u>	<u>South Cambs DC: DEVCON Development Control Monitoring System</u>		

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<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
<b>LOA2</b>	<u>Mix of Affordable Housing</u>	<u>Local</u>	<u>HG1a</u>	<u>HG3 Affordable Housing</u> <u>HG4 Affordable Housing Subsidy</u> <u>HG5 Exceptions sites for Affordable Housing</u>	<u>1) Approximately 30% social rented and 2) approximately 20% intermediate housing including Key Worker Housing, giving a total of 50% affordable housing.</u>	<u>South Cambs DC: DEVCON Development Control Monitoring System</u>		

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<b><u>ST/a (continued): To provide an adequate and continuous supply of land for housing and employment, to meet strategic requirements, in sustainable locations.</u></b>								
<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
<u>LOA3</u>	<u>Number of Rural Exceptions sites for affordable housing coming forward for affordable housing and number of dwellings on those sites</u>	<u>Local</u>	<u>HG1a</u>	<u>HG5 Exceptions sites for Affordable Housing</u>	<u>No specific target - direction of change in indicator dependent on suitability of sites that come forward</u>	<u>South Cambs DC: DEVCON Development Control Monitoring System</u>		



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<b>ST/a (continued): To provide an adequate and continuous supply of land for housing and employment, to meet strategic requirements, in sustainable locations.</b>							
<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	
						<u>Data</u>	
						<u>Performance against Target</u>	
CO4a Office Development	CO4a Amount of completed office (B1), retail and leisure development. Core <u>Indicator CO4a is split into three separate indicators for office, retail and leisure development respectively. The retail and leisure elements of the indicator are considered to relate more closely to Strategic Objective ST/b, and are therefore included in the table for that strategic objective.</u>	Core	<u>ET/a, ET/b, ET/c, ET/d, ET/e, ET/f</u>	<u>ET5 New Employment Development</u>	<u>No specific target for B1 office development - it will be necessary to ensure that the housing-jobs balance in the Cambridge sub-region is maintained.</u>	<u>Cambridgeshire County Council</u>	

**ST/a (continued): To provide an adequate and continuous supply of land for housing and employment, to meet strategic requirements, in sustainable locations.**

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
LOA4	LOA4 Number of gypsies and travelling showpeople living on sites without planning permission	Local	HC/a	No specific policies but will be addressed in Gypsies and Travelling Showpeople Development Plan Document.	To meet the identified housing needs of gypsies and travelling showpeople and to minimise numbers living on sites without planning permission	South Cambs DC: DEVCON Development Control Monitoring System.		

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**ST/a (continued): To provide an adequate and continuous supply of land for housing and employment, to meet strategic requirements, in sustainable locations.**

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
CO2b	CO2b Percentage of new and converted dwellings on PDL	Core	HG/b	ST2 Re-using PDL and Buildings	At least 37% of all dwellings (new and converted) on Previously Developed Land.	Cambridgeshire County Council Annual Monitoring Survey		

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<b><u>ST/a (continued): To provide an adequate and continuous supply of land for housing and employment, to meet strategic requirements, in sustainable locations.</u></b>								
<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
<u>LOA1</u>	<u>LOA1 Market housing mix</u>	<u>Local</u>	<u>HG/a</u>	<u>HG10 Housing Mix and Design</u>	<u>1) At least 50% of homes with 1 or 2 bedrooms</u> <u>2) Approximately 25% of home with 3 bedrooms</u> <u>3) Approximately 25% of homes with 4 or more bedrooms</u>	<u>South Cambs DC: DEVCON Development Control Monitoring System</u> <u>Cambridgeshire County Council Annual Monitoring Survey</u>		

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**ST/b: To locate development where it will provide the opportunity for people to satisfy their day-to-day needs for employment, shopping, education, recreation, and other services locally or in locations 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.**

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
CO2c	CO2c Percentage of new dwellings completed at: (1) less than 30 dph; (2) 30 dph or greater and less than 50 dph, and (3) 50 dph or greater	Core	HG/b	HG1 Housing Density	All housing schemes to be at least 30 dwellings per hectare and 40 dwellings per hectare within 200 metres of a bus stop.	Cambridgeshire County Council Monitoring		

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<b><u>ST/b (continued): To locate development where it will provide the opportunity for people to satisfy their day-to-day needs for employment, shopping, education, recreation, and other services locally or in locations 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.</u></b>								
<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
CO3a	Co3a Percentage of non-residential development complying with car-parking standards set out in LDF	Core	TR/c, TR/g, TR/f	TR2 Cycle and Parking Standards	All developments to comply with car and cycle-parking standards set out in LDF Core Strategy.	South Cambs DC: DEVCON Development Control Monitoring System Cambridgeshire County Council Annual Monitoring Survey		

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**ST/b (continued): To locate development where it will provide the opportunity for people to satisfy their day-to-day needs for employment, shopping, education, recreation, and other services locally or in locations 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.**

Indicator number	Indicator	Type of Indicator	Related Chapter Objectives	Related Draft LDF Policies	Targets	Data Source	Data	Performance against Target
CO3b	CO3b Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre.	Core	TR/a, TR/b, TR/d, TR/e, TR/j.	TR1 Planning for more Sustainable Travel	Maximise the percentage of developments within 30 minutes transport time of listed services and facilities.	South Cambridgeshire District Council		



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**ST/b (continued): To locate development where it will provide the opportunity for people to satisfy their day-to-day needs for employment, shopping, education, recreation, and other services locally or in locations 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.**

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
CO4a Retail	CO4a Amount of completed office (B1), retail and leisure development.  (i) Amount of retail floorspace built in A1, A2 and A3 use classes  (ii) Amount of retail floorspace committed in A1, A2 and A3 use classes.	Core	SF/a, SF/b, SF/c	SF2 Retail hierarchy,  SF3 Applications for new retail development,  SF4 Retail Developments on land allocated for other uses,  SF5 Retailing in Villages,  SF/6 Retailing in the Countryside	To encourage the provision and retention of village services and facilities consistent with the scale and function of existing centres, and to ensure that Cambridge continues as the main sub-regional shopping centre for South Cambridgeshire.	Cambridgeshire County Council Monitoring		

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**ST/b (continued): To locate development where it will provide the opportunity for people to satisfy their day-to-day needs for employment, shopping, education, recreation, and other services locally or in locations 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.**

Indicator number	Indicator	Type of Indicator	Related Chapter Objectives	Related Draft LDF Policies	Targets	Data Source	Data	Performance against Target
CO4a Leisure	CO4a Amount of completed office (B1), retail and leisure development. Type and size of new leisure facilities in D2 Use Class built in the District.	Core	SF/e, SF/f	DP/4 Infrastructure and New Developments	To provide new leisure developments at locations consistent with the settlement hierarchy.	Cambridgeshire County Council Monitoring		

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<b>ST/b (continued): To locate development where it will provide the opportunity for people to satisfy their day-to-day needs for employment, shopping, education, recreation, and other services locally or in locations 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.</b>								
<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
<b>LOB1</b>	<b>LOB1</b> <b>(a)Gains or losses of open space/outdoor recreation land resulting from new developments</b> <b>(b)Percentage of planning permissions meeting standards set out in SF13</b>	<b>Local</b>	<b>SF/e, SF/g, SF/h</b>	<b>SF12 Outdoor PlaySpace, Informal Open Space, and New Developments, SF13 Open Space Standards</b>	<b>Ensure that new developments provide open space in accordance with the standards set out in Policy SF13</b>	<b>South Cambs DC: DEVCON Development Control Monitoring System</b>		

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**ST/c: To create new and distinctive sustainable communities on the edge of Cambridge connected to the rest of the City by high quality public transport and other non-car modes of transport which will enhance the special character of the City and its setting.**

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
<b><u>SEE ANNEX 1 CAMBRIDGE EAST MONITORING STRATEGY, TABLE 1b CAMBRIDGE EAST CORE AND LOCAL OUTPUT INDICATORS AND TABLE 1c CAMBRIDGE SOUTHERN FRINGE CORE AND LOCAL OUTPUT INDICATORS</u></b>								

**ST/d To create a sustainable small new town close to but separate from the villages of Longstanton and Oakington connected to Cambridge by a high quality rapid transit system along the route of the disused St Ives railway. The new town will make best use of previously developed land.**

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
<b><u>SEE TABLE 1a NORTHSTOWE CORE AND LOCAL OUTPUT INDICATORS</u></b>								

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<b><u>ST/e To protect the varied character of the villages of South Cambridgeshire by ensuring that the scale and location of development in each village is in keeping with its size and character and that the buildings and open spaces which create their character are maintained and where possible enhanced.</u></b>								
<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
<b><u>LOE1</u></b>	<b><u>LOE1</u></b> <b><u>(a) Average size of housing developments in Rural Centres, Minor Rural Centres, Group Villages and Infill Villages</u></b> <b><u>(b) largest development coming forward in Rural Centres, Minor Rural Centres, Group Villages and Infill Villages</u></b> <b><u>(c) Total dwellings built by village category</u></b>	<b><u>Local</u></b>	<b><u>HG/a,</u></b> <b><u>HG/b,</u></b> <b><u>CH/c</u></b>	<b><u>ST3 Rural Centres,</u></b> <b><u>ST4 Minor Rural Centres,</u></b> <b><u>ST5 Group Villages,</u></b> <b><u>ST6 Infill Villages</u></b>	<b><u>Rural Centres: None;</u></b> <b><u>Minor Rural Centres: Maximum development size of 25 dwellings;</u></b> <b><u>Group Villages: maximum development size of 8 dwellings (or exceptionally up to 15 dwellings);</u></b> <b><u>Infill Villages: Maximum development size of 2 dwellings (or exceptionally up to 8 dwellings)</u></b>	<b><u>South Cambs DC: DEVCON Development Control Monitoring System</u></b>		

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<u>ST/e To protect the varied character of the villages of South Cambridgeshire by ensuring that the scale and location of development in each village is in keeping with its size and character and that the buildings and open spaces which create their character are maintained and where possible enhanced.</u>								
<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
<u>LOE2</u>	Amount of land designated as a) Protected Village Amenity Areas and b) adjacent to an Important Countryside Frontage lost to development each year	<u>Local</u>	<u>HG/a,</u> <u>HG/b,</u> <u>CH/c</u>	CH6 Protected Village Amenity Areas, CH7 Important Countryside Frontages	<u>Minimise the loss of land in Protected Village Amenity Areas and adjacent to Important Countryside Frontage lost to development each year.</u>			

**ST/f To provide and enable provision of enhanced infrastructure to meet the needs of the expanded population.**

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
<u>LOF1</u>	<u>LOF1 Investment secured for infrastructure and community facilities through developer contributions</u>	<u>Local</u>	<u>DP1b, DP1a, SF/12, SF/13</u>	<u>DP4 Infrastructure and new developments</u>	<u>Secure appropriate provision of infrastructure for all new developments.</u>	<u>South Cambridgeshire District Council</u>		



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<u>ST/g To ensure development addresses climate change mitigation and adaptation issues including the need to ensure new developments are 'climate proofed'.</u>								
<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
<u>LOG1</u>	Amount of new development completed: - on previously-undeveloped functional flood-plain land, and - in flood risk areas, without agreed flood defence measures	<u>Local</u>	<u>NE/a,</u> <u>NE/d,</u> <u>NE/g,</u> <u>NE/h,</u> <u>NE/i,</u> <u>DP/c</u>	<u>NE 11 Water and Drainage Infrastructure,</u> <u>NE13 Flood Risk</u>	<u>No new completed development to be at risk from flooding.</u>	<u>South Cambridgeshire District Council</u>		

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**ST/g To ensure development addresses climate change mitigation and adaptation issues including the need to ensure new developments are 'climate proofed'.**

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
<u>CO9</u>	<u>Renewable Energy Capacity installed by type</u>	<u>Core</u>	<u>NE/a, NE/d, NE/g, NE/h, NE/i, DP/c</u>	<u>NE2 Renewable Energy</u>	<u>Maximise overall provision of renewable energy capacity.</u>	<u>DTI/OFGEM</u>		

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<u>ST/g To ensure development addresses climate change mitigation and adaptation issues including the need to ensure new developments are 'climate proofed'.</u>								
<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
<u>LOG2</u>	<u>Proportion of development proposals greater than 1000 metres<sup>2</sup> or 10 dwellings including renewable energy technology providing at least 10% of their predicted energy requirements.</u>	<u>Local</u>	<u>NE/a, NE/d, NE/g, NE/h, NE/i, DP/c</u>	<u>NE3 Renewable Energy technologies in new development</u>	<u>All development proposals greater than 1000m<sup>2</sup> or 10 dwellings will include technology for renewable energy to provide at least 10% of their predicted energy requirements.</u>	<u>South Cambridgeshire District Council</u>		

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<b><u>ST/h 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.</u></b>							
<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	
			<u>ET/a</u>			<u>Data</u>	
						<u>Performance against Target</u>	
<u>LOH1</u>	Amount of land committed for "employment cluster" development in the District in the following sectors: 1) <u>Biotechnology and biomedical</u> 2) <u>Computer services</u> 3) <u>Electronic engineering</u> 4) <u>Information technology/telecommunications</u> 5) <u>Medicine</u> 6) <u>Research and Development</u> 7) <u>Other locally-driven high-technology clusters as they emerge</u>	<u>Core</u>		<u>ET3 Promotion of Clusters</u>	<u>Maximise land committed for "employment cluster" development subject to employment land supply requirements.</u>	<u>Cambridgeshire County Council</u>	



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Submission**

**ST/i 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.**

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
<b><u>LO1</u></b>	<u>Amount of new development completed within, or likely to adversely affect, internationally or nationally important nature conservation areas: RAMSAR sites, SPAs, SACs, NNRS, SSSIs</u>	<b><u>Local</u></b>	<b><u>NE/c</u></b>	<u>NE6 Biodiversity, NE7 Sites of Biodiversity Importance</u>	<b><u>No new development completed within, or adversely affecting, internationally or nationally important nature conservation areas</u></b>	<u>English Nature</u>		

Development Control Policies DPD  
Submission

South  
Cambridgeshire  
District Council

<b>ST/j To ensure that the district's built and natural heritage is protected and that new development protects and enhances cherished townscape assets of local urban design, cultural, and conservation importance, and character of the landscape.</b>								
<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
<u>LOJ1</u>	<u>Number of listed buildings and buildings at risk</u>	<u>Local</u>	<u>CH/a, CH/b, CH/c, CH/d, CH/e</u>	<u>CH/3 Listed Buildings, CH/4 Development within the curtilage or setting of a Listed Building</u>	<u>Decrease the number of buildings at risk.</u>	<u>English Heritage</u>	<u>51 listed buildings at risk</u>	<u>52 in 2004. The number of listed buildings at risk is on a steady downward trend. The target is therefore</u>



**South  
Cambridgeshire  
District Council**

**Development Control Policies DPD  
Submission**

<b>ST/k To locate development where it will ensure maximum use of previously developed land and minimise loss of countryside and the best and most versatile agricultural land.</b>								
<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
CO2b This indicator is also included under the table for Strategic Objective A.	Percentage of new and converted dwellings on PDL	Core	DP/c	ST2 Re-using PDL and buildings	At least 37% of all dwellings (new and converted) on Previously Developed Land.	South Cambs DC: DEVCON Development Control Monitoring System		

Development Control Policies DPD  
Submission

South  
Cambridgeshire  
District Council

<b>ST/k To locate development where it will ensure maximum use of previously developed land and minimise loss of countryside and the best and most versatile agricultural land.</b>							
<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	
			<u>DP/IC</u>			<u>Data</u>	
<u>CO1c</u>	Percentage of Core Indicator CO1a. by type, which is on <u>previously developed land</u>	<u>Core</u>		ST2 Re-using PDL and buildings	<u>Maximise the proportion of employment land developed on previously developed land.</u>	South Cambs DC: DEVCON <u>Development Control Monitoring System</u>	<u>Performance against Target</u>

**Development Control Policies DPD  
Submission**

South  
Cambridgeshire  
District Council

<b><u>ST/k To locate development where it will ensure maximum use of previously developed land and minimise loss of countryside and the best and most versatile agricultural land.</u></b>								
<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
<b><u>LOK1</u></b>	<b><u>Amount of inappropriate development in the Green Belt by type</u></b>	<b><u>Local</u></b>	<b><u>DP/c</u></b>	<b><u>GB1 Green Belt Boundaries, GB2 Development in the Green Belt</u></b>	<b><u>No inappropriate development to take place in the Green Belt.</u></b>	<b><u>South Cambs DC: DEVCON Development Control Monitoring System</u></b>		

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Proposed Green Belt (Nov 2005)



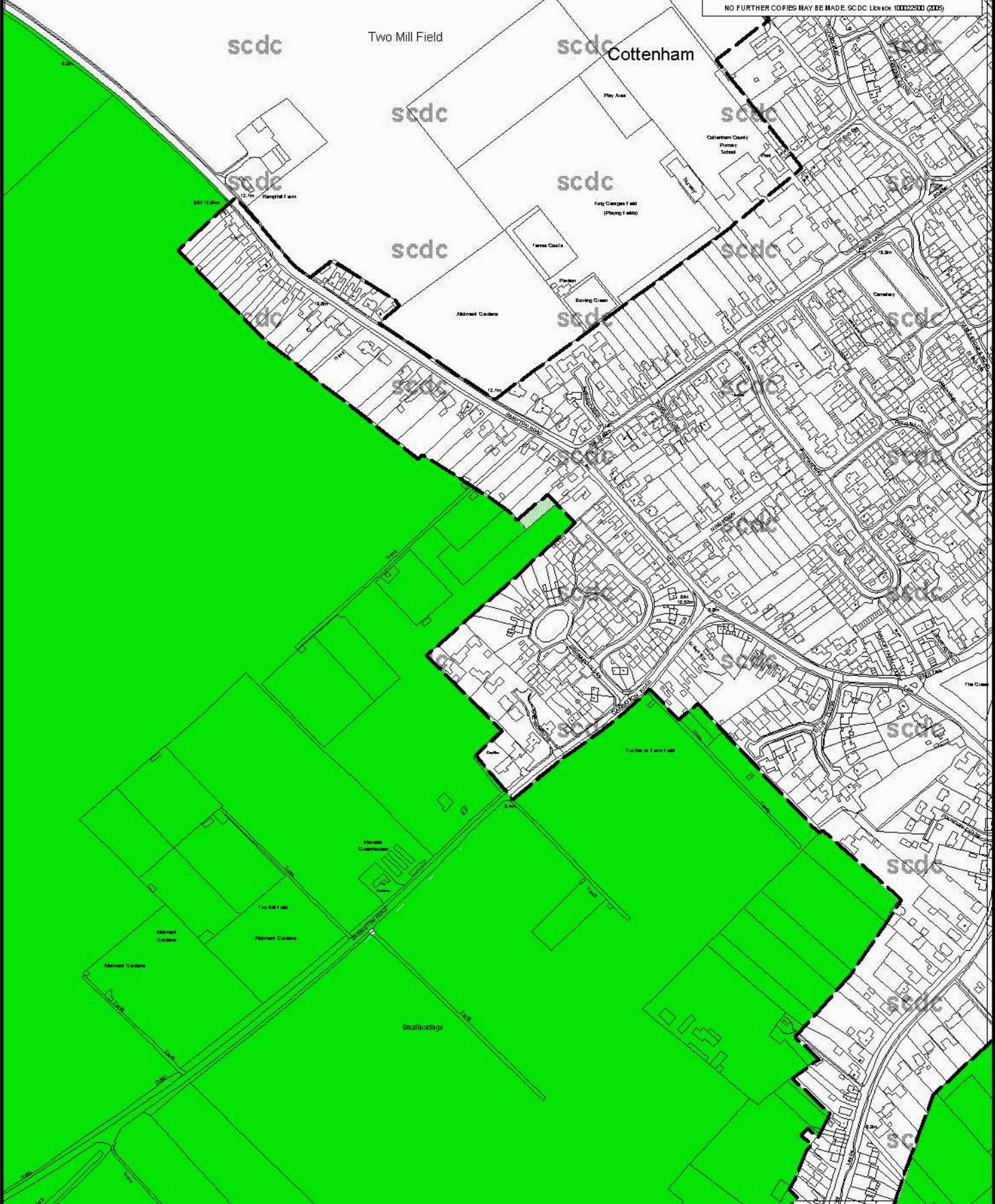
Proposed Green Belt (June 2005). These areas were proposed to be added to the Green Belt in the Pre-Submission Draft LDF, they are no longer proposed to be added to the Green Belt.

**Proposed amendments to the Green Belt at Cottenham November 2005**

Cottenham  
Map 1 of 1  
Scale 1:5000

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Proposed Established Employment Area in the Countryside Nov 2005



Proposed Established Employment Area in the Countryside June 2005

**Proposed amendments to the Established Employment Area in the Countryside at Duxford November 2005**

Duxford  
Map 1 of 1  
Scale 1:5000

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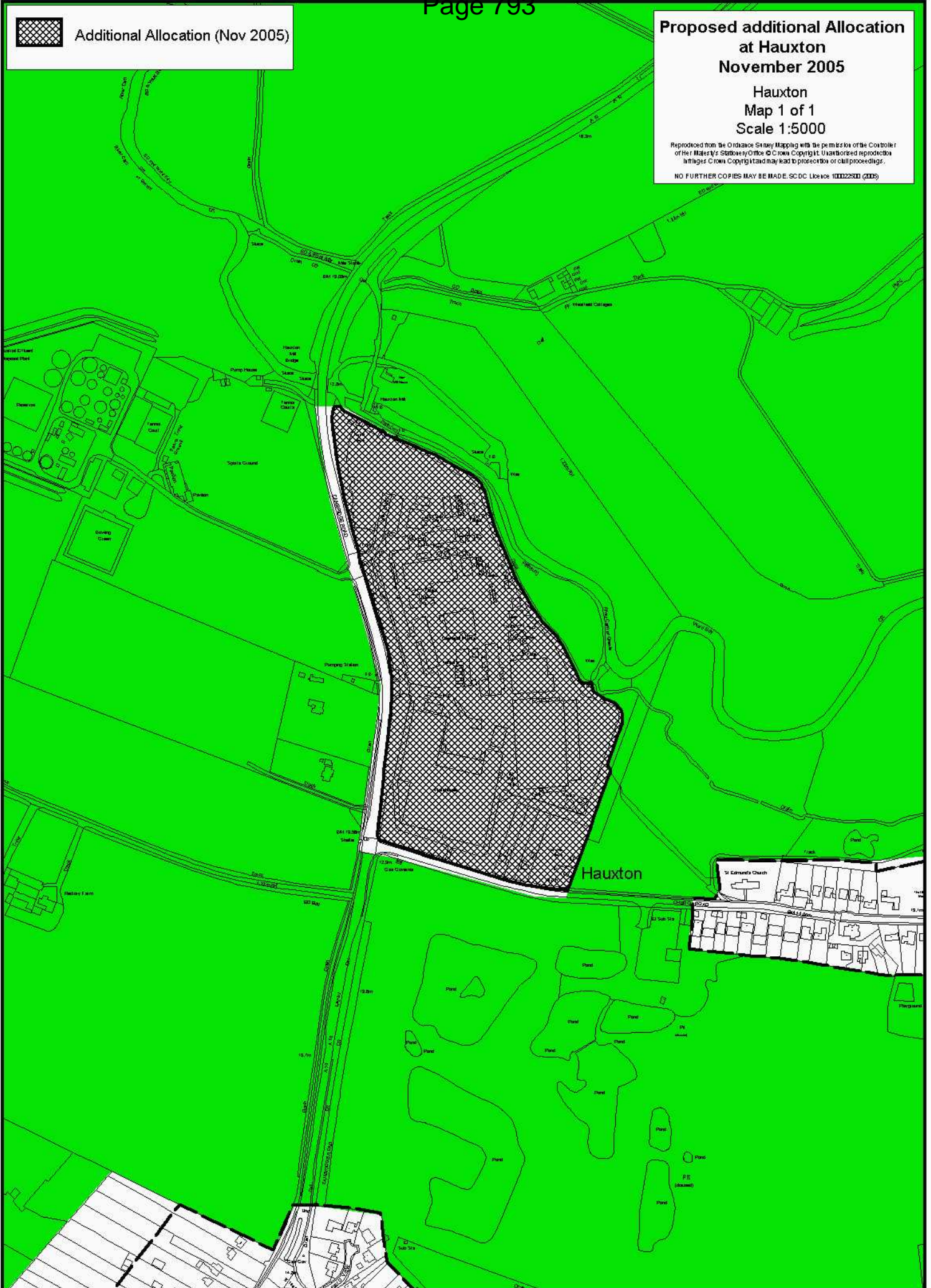
Additional Allocation (Nov 2005)

**Proposed additional Allocation  
at Hauxton  
November 2005**

Hauxton  
Map 1 of 1  
Scale 1:5000

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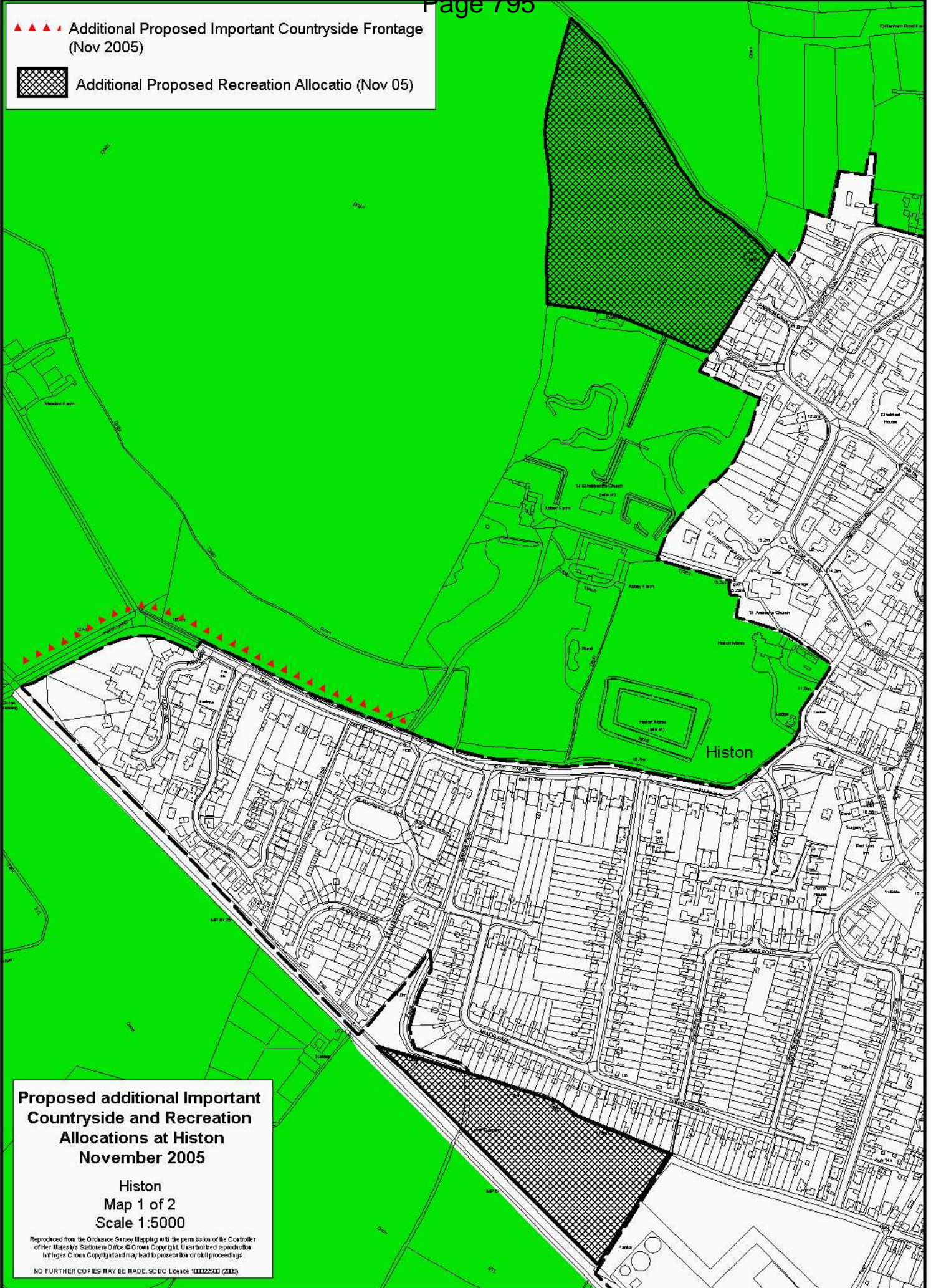
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▲▲▲▲ Additional Proposed Important Countryside Frontage (Nov 2005)



Additional Proposed Recreation Allocatio (Nov 05)



**Proposed additional Important  
Countryside and Recreation  
Allocations at Histon  
November 2005**

Histon  
Map 1 of 2  
Scale 1:5000

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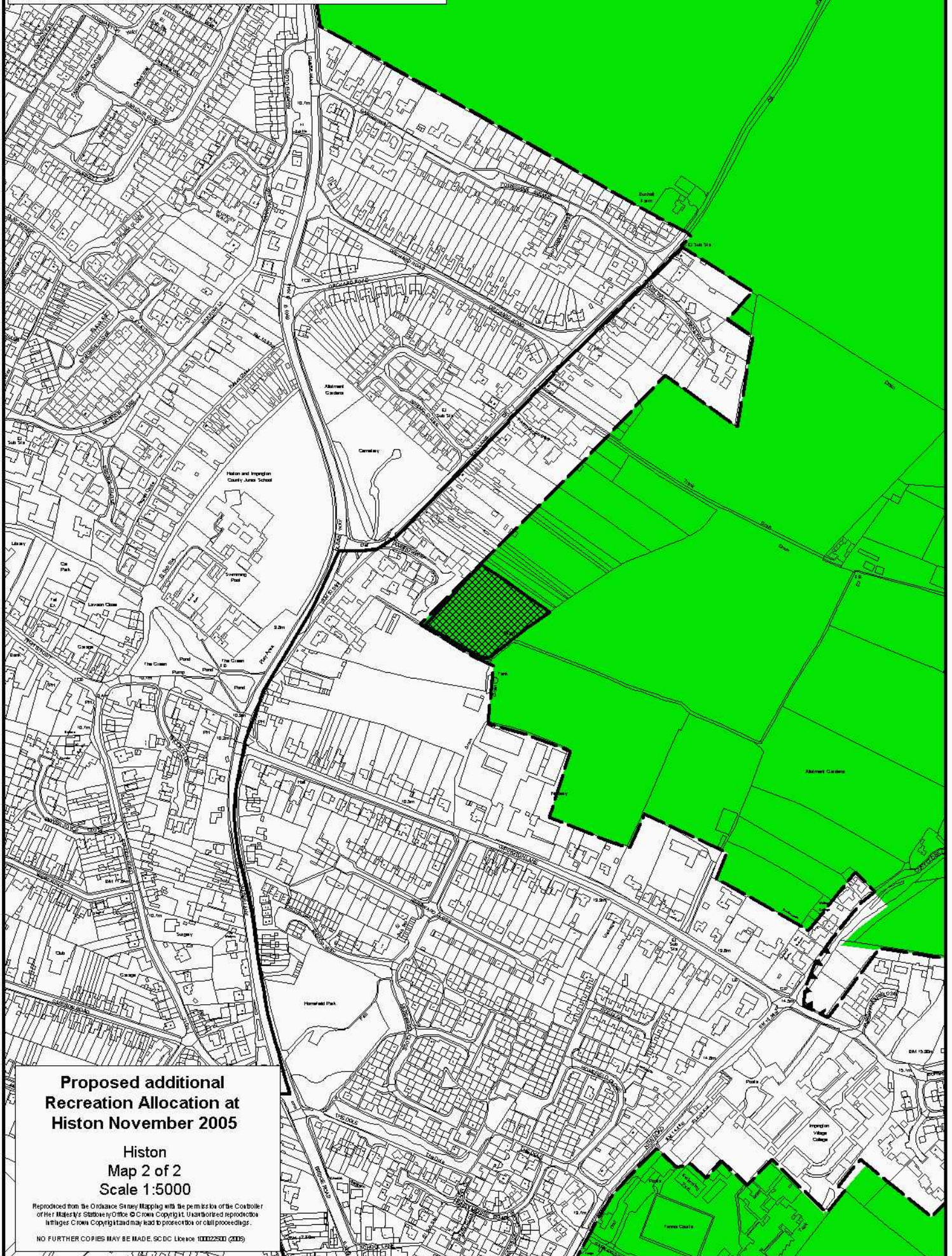
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Additional Proposed Recreation Allocatio (Nov 05)



**Proposed additional  
Recreation Allocation at  
Histon November 2005**

Histon  
Map 2 of 2  
Scale 1:5000

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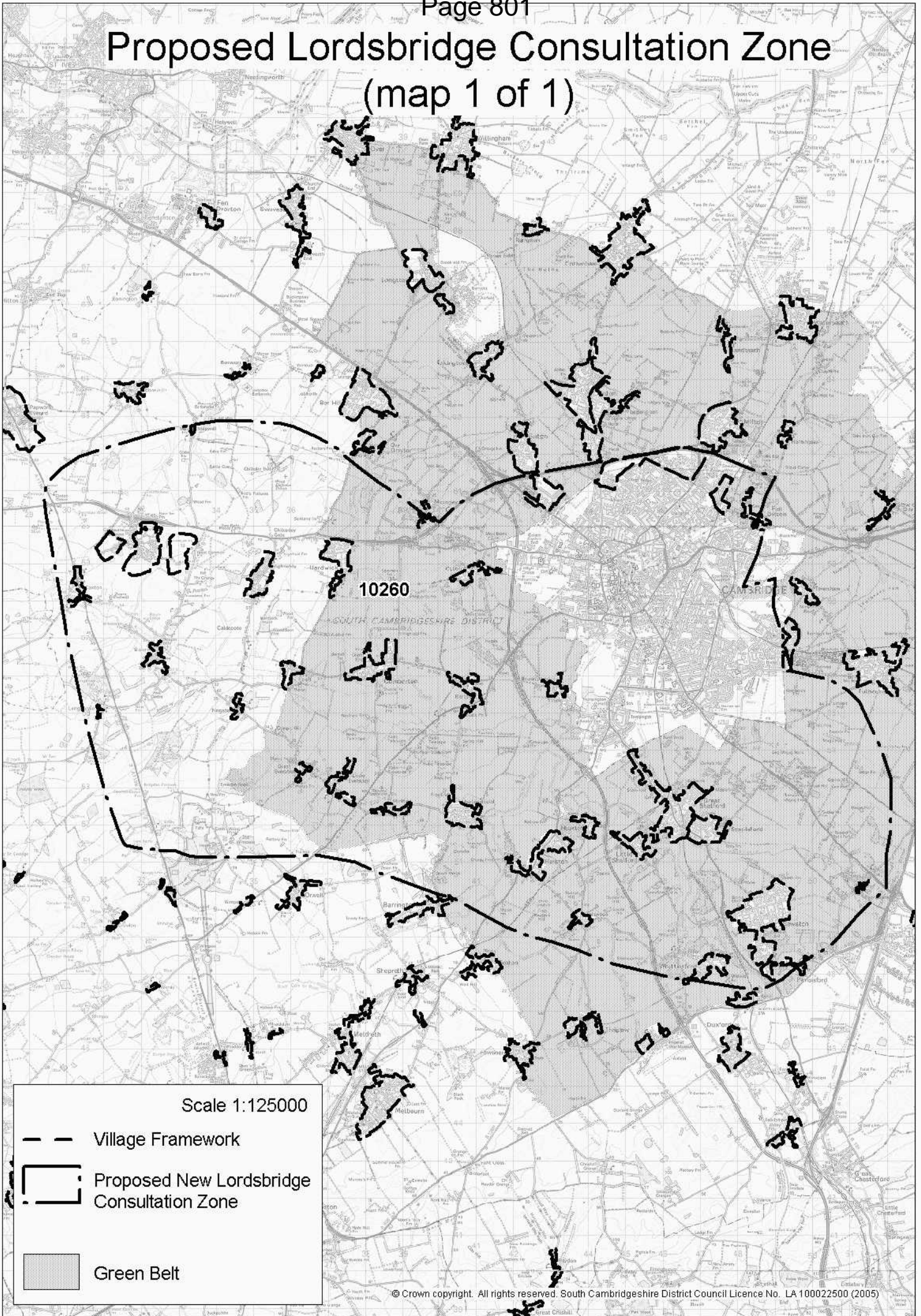




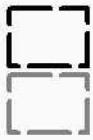
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# Proposed Lordsbridge Consultation Zone (map 1 of 1)



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Proposed Framework Nov 2005

Framework Local Plan 2004

**Proposed amendments to  
the Framework at  
Melbourn November 2005**

Melbourn  
Map 1 of 1  
Scale 1:5000


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 Proposed Green Belt (Nov 2005)

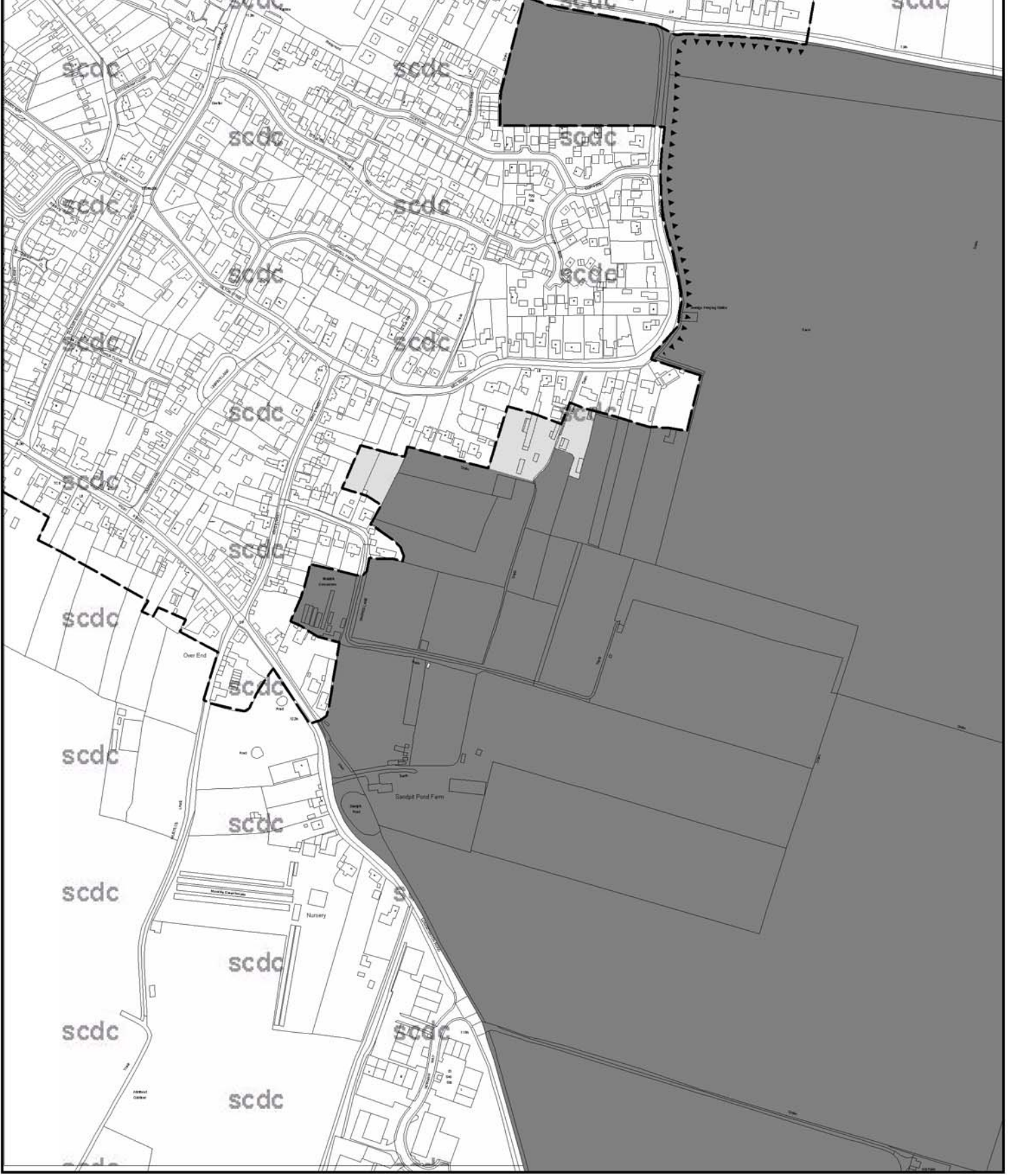
 Proposed Green Belt (June 2005). These areas were proposed to be added to the Green Belt in the Pre-Submission Draft LDF, they are no longer proposed to be added to the Green Belt.

▲▲▲▲ Additional Proposed Important Countryside Frontage (Nov 2005)

**Proposed amendments to the Green Belt at Over November 2005**


Over  
Map 1 of 1  
Scale 1:5000


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 Proposed Green Belt (Nov 2005)

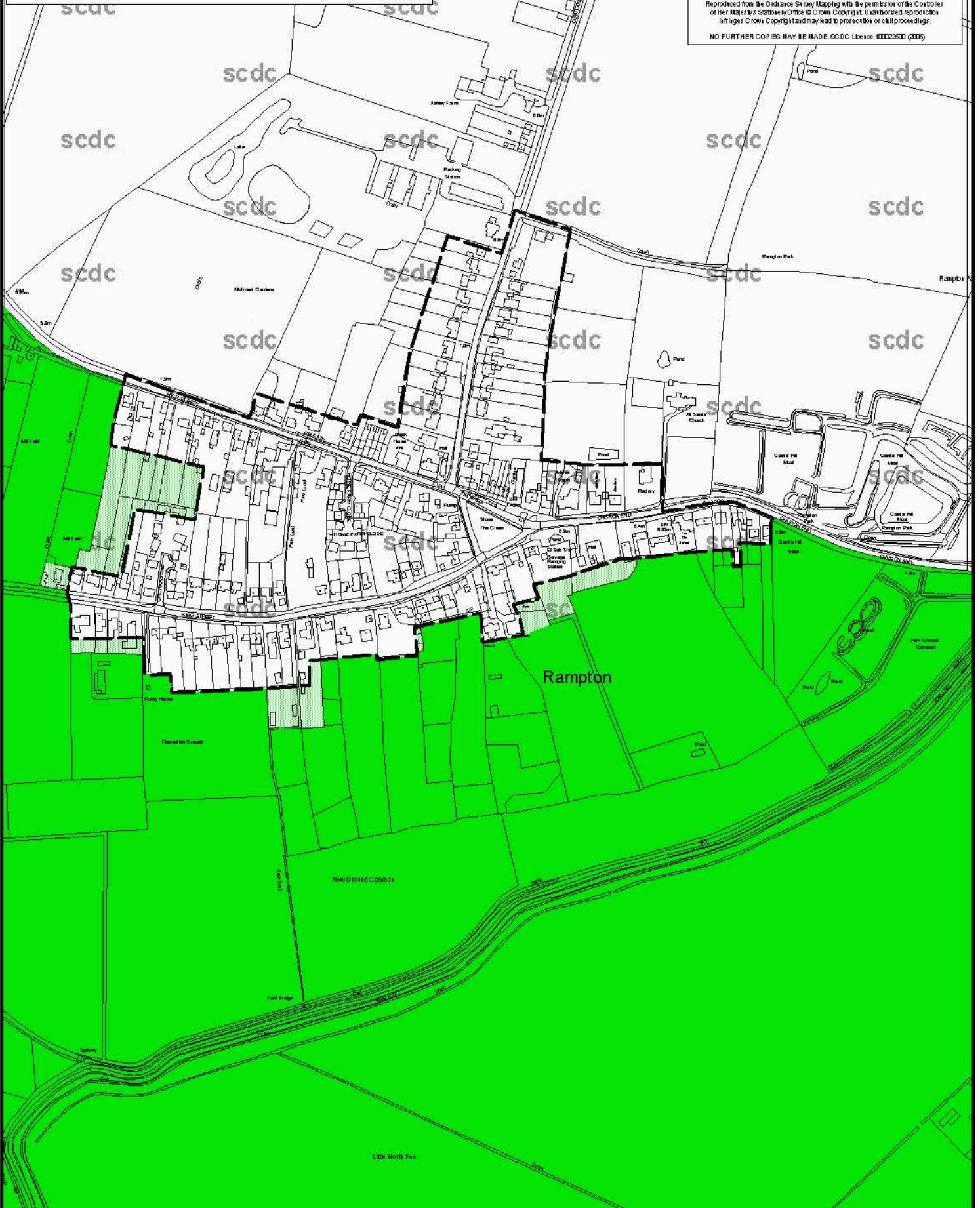
 Proposed Green Belt (June 2005). These areas were proposed to be added to the Green Belt in the Pre-Submission Draft LDF, they are no longer proposed to be added to the Green Belt.

**Proposed amendments to the Green Belt at Rampton November 2005**

Rampton  
Map 1 of 1  
Scale 1:5000

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 Proposed Green Belt (Nov 2005)

 Proposed Green Belt (June 2005). These areas were proposed to be added to the Green Belt in the Pre-Submission Draft LDF, they are no longer proposed to be added to the Green Belt.

 Proposed Framework Nov 2005

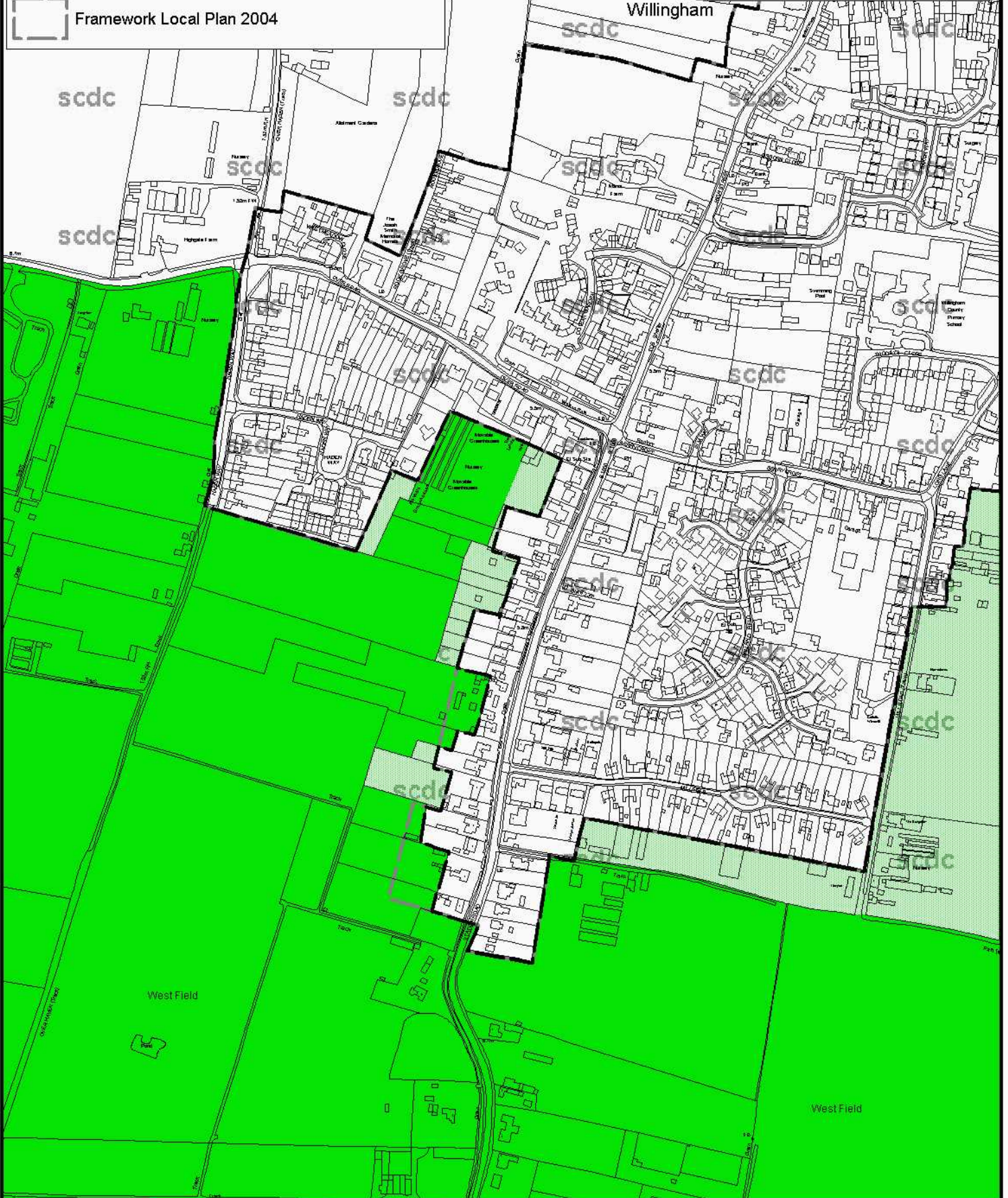
 Framework Local Plan 2004

**Proposed amendments to the Green Belt and Framework at Willingham November 2005**

Willingham  
Map 1 of 2  
Scale 1:5000

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## **Appendix G**

### **South Cambridgeshire Local Development Framework Submission Draft**

#### **Site Specific Policies Development Plan Document**

**Special Council 15 November 2005**

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**CONTENTS – to be updated for submission.**

**INDEX OF POLICIES – to be updated for submission**

**GLOSSARY OF TERMS – to be updated for submission**

**INTRODUCTION TO THE SOUTH CAMBRIDGESHIRE LDF**  
**- to be updated for submission based upon introduction to**  
**the Core Strategy DPD**



## 11. SITE SPECIFIC POLICIES

### HOUSING ALLOCATIONS

#### POLICY SP/1 Housing Allocations in Rural Areas

The following sites are allocated for residential development. Development briefs will be required for all sites prior to a planning application.

Site Address	Site Size (hectares)	Notional Allocation	Sites with Planning permission – unimplemented at March <del>2004</del> 2005	Notional Density (Based on Urban Capacity Study 2005)
<b>Rural Centres</b>				
1. Impington: N of Impington Lane (residue)	1.42 ha.	57		40
<del>2. Sawston: Land at Portobello Road</del>	<del>0.96 ha.</del>	<del>38</del>		<del>40</del>
<b>Minor Rural Centres</b>				
<del>3. Melbourn: Dolphin Lane</del>	<del>0.99 ha.</del>	<del>5</del>		<del>Notional allocation of 5 dwellings in order to secure the allocation of Public Open Space.</del>
42. Waterbeach: N of Bannold Road	2.4 ha.	85		Notional allocation of 85 dwellings as this was shown in the illustrative scheme submitted to Local Plan 2004 Inquiry.
<del>5. Willingham: S of Berrycroft and East of Balland Field</del>	<del>1.03 ha.</del>		<del>31</del>	<del>-</del>
<del>6. Willingham: Land W of High St / N of Over Road</del>	<del>4.82 ha.</del>	<del>72</del>	<del>80</del>	<del>30</del>
<b>Group Villages</b>				
<del>7. Bassingbourn: N of High Street (residue)</del>	<del>0.60 ha.</del>	<del>18</del>		<del>30</del>



Site Address	Site Size (hectares)	Notional Allocation	Sites with Planning permission – unimplemented at March <del>2004</del> 2005	Notional Density (Based on Urban Capacity Study 2005)
8. Highfields Caldecote (residue)	4.4 ha.	76	49	30
9. Comberton: E of Swaynes Lane	1.21 ha.		25	-
10. Fowlmere: E of Long Lane	0.90 ha.		16	-
11. Girton: N of Thornton Rd	9.45 ha.		277	-
12. Guilden Morden: Land at Church Lane	0.59 ha.	18		30
13. Longstanton: N of Over Road	22.23 ha.		500	-
14. Meldreth: N of Chiswick End	0.95 ha.	29		30
15. Oakington: N of Coles Lane	1.20 ha.		39	-
16. Oakington: S of Water Lane	1.06 ha.	32		30
17. Over: N of Chapman Way (residue)	0.38 ha.		14	
18. Papworth Everard: E of Ermine St S	3.81 ha.		135	-
19. Papworth Everard: W of Ermine St N (residue)	0.38 ha.	11		30
<del>203</del> Papworth Everard: W of Ermine St S	11.98 ha.	<del>359</del> 259		<del>30</del> <u>The site includes a net developable area of 10.36 hectares, and was allocated to provide 259 dwellings.</u>
21. Steeple Morden: N of Ashwell Road	0.96 ha.		10	10 dwellings reflects detailed planning applications, following outline permission in order to take regard of site specific requirements.
<b>Infill Villages</b>				
<del>224</del> Heathfield: West of	1.22 ha.	<del>375</del> 8		<del>30</del> <u>Permission for</u>

Kingsway & Woburn Place				<u>58 dwellings granted September 2005.</u>
<b>TOTAL</b>		<u>837459</u>	<u>1,179</u>	

~~3. — Melbourn, Dolphin Lane: A small residential development of 5 houses on an area of 1.1 hectares near Dolphin Lane, with no occupation of any allocated dwellings prior to adequate secure arrangements for provision and maintenance of an area of 5.5 hectares of riverside public open space. The proposed riverside open space is marked on the map as a special policy area.~~

**42.** Waterbeach, Bannold Road: Gross area of the site 4.23 hectares, with 2.4 hectares allocated for residential development, and the remaining area utilised for open space and landscaping.

~~11. — Girton, North of Thornton Road: Allocated for a mixed development of residential, open space and community facilities.~~

~~13. — Longstanton, North of Over Road: Development of this site will be dependent upon:~~

~~a. The provision of a development related bypass secured through a legal agreement. The agreement shall ensure that no more than 250 dwellings will be occupied before the bypass including all necessary junctions and road links to the existing highway network is complete;~~

~~b. The provision of an extension to the recreation ground at occupation of the 100th dwelling, the provision of a village green at the occupation of the 130th dwelling and a central open space at the occupation of the 250th dwelling;~~

~~c. The provision of community facilities including land for a shop and surgery / health centre.~~

~~18, 19. — Papworth Everard: Planning permission for the outstanding & 20. — areas will not be granted until appropriate contributions towards the funding of the bypass have been secured.~~

~~21. — Steeple Morden, Land at the Mill, Ashwell Road: Planning permission will only be granted for a scheme which:~~

~~a. Results in the relocation of the existing waste transfer station;~~

~~b. Is accompanied by measures to ensure that full internal and external structural repair of the Grade II Listed smock mill is undertaken; and~~

~~c. Provides sufficient open space around the mill to permit a reasonable appreciation of its original setting, including removal of the present brick wall partly surrounding the building.~~

~~Reinforcement of the boundary hedge along the western boundary of the site will also be required.~~

3. Papworth Everard: West of Ermine Street South: Outline planning permission was granted in September 2005 based on the Local Plan 2004. It is included in the LDF due to gaining permission after March 2005, to ensure the housing land supply it creates is acknowledged. The site includes a net developable area of 10.36 hectares, and was allocated to provide 259 dwellings. It forms the last of four quadrants of development, envisaged to provide a better balance to the population structure, reducing the proportion of elderly and people with disabilities. The level of development was also envisaged to provide a bypass for the A1198. This is due to commence construction in 2006.

22.4. Heathfield, West of Kingsway and Woburn Place: Development will include contributions to improve community sustainability. Community improvements will take priority over securing affordable housing. Planning permission was granted in September 2005 for 58 dwellings. It is included in the LDF due to gaining permission after March 2005, to ensure the housing land supply it creates is acknowledged.

11.1 A small number of outstanding village housing allocations from Local Plan 2004 are carried forward into the Local Development Framework. These allocations were tested through the Local Plan in the context of the sustainability criteria in PPG3 ~~and are anticipated to come forward for development by 2006.~~ This interim housing supply is important in securing a continuous supply of land in the early part of the plan period, and to allow an adequate lead in period for the major strategic sites. Taking the new sequential approach to development will take time to deliver. Plan preparation can take at least 3 years and the pre-existing ~~housing, planning permissions and allocations will result in new development to ensure a continuous supply of construction during the period to 2006.~~ Although two of the sites are in group villages, they have the benefit of planning permission, gained after the end of March 2005 monitoring date. In order that their contribution towards housing numbers is acknowledged, they are retained as allocations.

SP/2 Bayer Cropscience, Hauxton

Land at Bayer CropScience Plc, Hauxton, is allocated for a sustainable mixed use development. Development of the 8.7 hectare site will comprise an even balance between jobs in B1 employment development, and numbers of dwellings, as well as open space and community facilities.

The development will include:

1. The creation of riverside informal open space linking between the proposed Trumpington Meadows Country Park and Hauxton village, retaining appropriate existing features of ecological interest, and creation of new features that will enhance the site.
2. Establishing pedestrian and cycle links to the Trumpington West Development, and to the Trumpington Park & Ride.
3. Establishing pedestrian and cycle links to the village of Hauxton.
4. Contributions to improved public transport provision along the A10 corridor.
5. Finding uses for the Listed Buildings on the site at the Hauxton Mill complex.
6. The remediation of all land contaminated by the former industrial processes.
7. Redevelopment will secure a reduced visual impact of the site on the openness of the Cambridge Green Belt.

A masterplan will be required for the site.

11.2 The Bayer Cropscience site near Hauxton offers a specific opportunity where a brownfield site is to come available for redevelopment, located near to the edge of Cambridge. The site comprises an intensively developed industrial site, including manufacturing and warehousing. Appropriate redevelopment will comprise a mix of uses, to maximise sustainability. It is anticipated that it will provide around 250 dwellings. It will enable visual improvement of this prominent site, improving a major approach into Cambridge. It will need to be sensitively designed to take account of its position surrounded by the Green Belt. It is capable of being developed with good links to the Trumpington West development, and Trumpington Park & Ride, as well as the village of Hauxton itself. The site also offers opportunities for improved access to the River Cam. Part of the site lies within the medium risk flood zone, and appropriate mitigation measures will

be required. Proposals for redevelopment of the recreation buildings and waste water treatment facility on the western side of the A10 will be considered in the context of proposals for appropriate development within the green belt.

**POLICY SP/x North West Cambridge: Huntingdon Road to Histon Road - Countryside Recreation, Access and Landscape Improvements**

- 1. The countryside bounded by the City edge, A14 and Girton village will be subject to landscape enhancement, habitat creation and provision for recreation adjoining development within Cambridge City between Huntingdon Road and Histon Road.**
- 2. Planning permission for development within Cambridge City between Huntingdon Road and Histon Road will include a planning obligation requirement for contributions to the implementation of a Countryside Enhancement Strategy comprising an integrated landscape, biodiversity, recreation and public access enhancement strategy, which will complement the existing landscape character of the area and protect and enhance the setting of Cambridge and the countryside edge of Girton village.**

x.x The Cambridge Local Plan allocates land released from the Green Belt for a new housing-led mixed-use development between Huntingdon Road and Histon Road. No change to the Green Belt boundary is proposed within South Cambridgeshire. The revised Green Belt boundary will ensure that the expanded City does not coalesce with Girton or Histon villages and that the quality of the setting of Cambridge is maintained.

x.x This rural area provides an opportunity for improved countryside access and informal recreation to serve both the development proposed in the City and existing development in this sector of Cambridge. There should also be associated landscape and biodiversity enhancements in the area as far north as the A14 trunk road to help enhance the quality of the setting of Cambridge.

x.x Any urban related open uses, such as playing fields, should be carefully located to ensure they do not reduce the effectiveness of the separation in visual terms between these two settlements and therefore should be located away from the area between the new edge of Cambridge and Girton village.

**CAMBRIDGE NORTHERN FRINGE**

**POLICY SP/2 Cambridge Northern Fringe West**

**Land bounded by the A14, Histon Road, Kings Hedges Road and the former Cambridge-St Ives railway line is allocated for a sustainable housing-led mixed-use development providing a minimum of 900**

dwelling, a public transport interchange on the proposed rapid transit system along the former railway line, up to 18,000m<sup>2</sup> B1 development, car showrooms, a primary school, a local centre, public open space, and the preservation or enhancement of the Arbury Camp site of archaeological interest (if preservation in situ is found to be essential).

Development will take place in accordance with a Master Plan for the whole of the site including the land within the City Council boundary. The Master Plan shall provide for:

1. Maximum penetration and service of the site by public transport, including the extension of existing bus routes and full utilisation of the potential of direct connection to any future public transport route along the former railway line;
2. The creation of strong internal cycle and footpath links between component parts of the development and the retention and strengthening of such links to neighbouring parts of the urban area and to the rural area to the north of the A14;
3. Adequate attenuation measures in relation to noise and emissions generated by traffic on the A14, including the adoption of an appropriate layout and disposition of uses;
4. The retention of an attractive urban edge to Cambridge through the use of high standards of design and landscaping and the creation of gateway features;
5. The retention of appropriate existing features of ecological interest and the creation of new features which will enhance the interest of the site.

11.2 This site offers a major opportunity for a sustainable housing-led mixed-use urban extension to Cambridge. Housing provision on this site will contribute towards the edge of Cambridge element of housing land supply. The site was originally allocated in the Local Plan 2004. There is a reasonable prospect that development of the site will be well advanced by 2006, but may go beyond, thus requiring a policy context in the Local Development Framework.

11.3 Development of SP/2 Cambridge Northern Fringe West will have to be in accordance with a Master Plan for the whole of the site including the small area within the City boundary. The policy above provides the framework within which the development brief must be prepared.

11.4 The presence of the A14 has a heavy influence on the site. The CHUMMS preferred strategy proposes future widening of the route to

provide dual 3-lane carriageways but this can be accommodated without compromising the strategy in policy SP/3. This road widening is likely to include noise reduction measures such as a quiet road surface but other mitigation measures will still be necessary to ensure that traffic noise and vehicle emissions are reduced to acceptable levels. It will be particularly important to keep a balance between the provision of effective mitigation measures (such as noise barriers and / or buildings designed or orientated to screen noise) and the creation of an attractive urban edge alongside the widened road. B1 buildings, among others, may be used for this purpose.

- 11.5 Arbury Camp (an Iron Age enclosure which was re-occupied during the Roman period, when the main Roman settlement was located to the north of Arbury Camp) lies within the site but below ground level. If in-situ preservation of the enclosure proves to be essential, its site may be used to satisfy part of the open space requirements of the new development insofar as such use is compatible with preservation of the enclosure. Consideration may be given to off-site provision of the active recreational needs of new residents in consultation with Impington Parish Council as the managing agency.

## **CAMBRIDGE NORTHERN FRINGE EAST (CHESTERTON SIDINGS)**

### **POLICY SP/3 Chesterton Sidings**

**Land at Chesterton Sidings is allocated for a sustainable mixed-use development, as part of a distinctive new urban neighbourhood for Cambridge covering the whole of the cross-boundary area. A Master Pplan will required, which must demonstrate how the Sidings can be developed as both a standalone development and one which can be integrated into the development of this wider area.~~for the whole site.~~**

**A major element of the Master Pplan will be a multi-modal interchange including a new railway station on the Cambridge-Ely line, fully exploiting the potential of direct connection to any future public transport route along the former St Ives railway line, extending existing bus routes, creating on-site and off-site cycle and footpath links in as many different directions as possible, and providing convenient interchange between modes. The Masterplan should also consider ways in which SP/3 Cambridge Northern Fringe East can be linked in overall transport terms with existing and future areas of development areas in and around Cambridge.**

**The remaining area of the sidings will be used primarily for residential development, with supporting community uses and open space. Care must be taken to ensure that the Cambridge-Ely railway line is not a barrier to movement in an easterly direction. Investigation**



should therefore be made of the benefits, feasibility and environmental impact of providing a connection(s) to the Cam towpath. The possibility should also be explored of meeting some of the development's open space needs on land within the river valley at Chesterton Fen.

An area of Jersey Cudweed is found at Chesterton Sidings. This is a protected species under Schedule 8 of the Wildlife and Countryside Act. The Masterplan will need to incorporate measures for protecting this species.

- 11.6 The large area of land straddling the City and District boundaries at Cambridge Northern Fringe East (comprising Chesterton Sidings, Cambridge Sewage Treatment Works and the Cowley Road Golf Driving Range) offers a major, almost entirely brownfield, development opportunity.
- 11.7 The Chesterton Sidings site lies within South Cambridgeshire. It is likely a major part of this will be needed for a multi-modal interchange. This will transform the area's accessibility, turning it into a major public transport hub within the City and Sub-Region. A major element of residential development will need to be included within the Masterplan, with the emphasis very much on higher densities and smaller units of lower cost accommodation.
- 11.8 The relocation of the sewage works is desirable, but is not essential for development of the parts of the site in South Cambridgeshire.

## EMPLOYMENT ALLOCATIONS

### POLICY SP/4 Allocations for Class B1 Employment Uses

The following sites are allocated for employment development for uses within Class B1 of the Town and Country Planning (Use Classes Amendment) Order 2005 (Offices; Research and Development; and Light Industry):

Site	Total Site Size	Area with Planning Permission Unimplemented at March 2004	Residue of Allocation at March 2004
1. Longstanton: N of Hattons Road up to the proposed bypass	4.8 <del>3.0</del> ha.	4.8 <del>3.0</del> ha.	-
2. Pampisford: West of	2.3 ha.	0.9 ha.	1.35 ha.

Eastern Counties Leather, London Road			
<b>3. <u>The former Bayer CropScience site at Hauxton as part of a mixed-use redevelopment.</u></b>	<b><u>Total Site Size to be specified following the preparation of a master plan or development brief.</u></b>		

1. Longstanton, Hattons Road: Site is allocated for **12,500 sq.m of gross internal floor area of** Research & Development use. **The development will need to be of a low density and well-landscaped nature because of its location. Development shall not exceed 12,500 m<sup>2</sup> of gross internal floor area.** Development of the site will be dependent upon the provision of a development related bypass secured through a legal agreement. The agreement ensures that no floor area will be occupied before the bypass, including all necessary junctions and road links to the existing road network are complete.

#### POLICY SP/5 Allocations for Class B1 and B2 Employment Uses

The following sites are allocated for employment development for uses within Classes B1, ~~and B2~~ **and B8** of the Town and Country (Uses Classes Amendment) Order 2005 (Offices; Research and Development; Light Industry, ~~and~~ **General Industry and Storage uses**):

Site	Total Site Size	Area with Planning Permission Unimplemented at March 2004	Residue of Allocation at March 2004
1. Gamlingay: South of Station Road	3.9 ha.	3.9 ha.	-
2. Over: Norman Way (residue)	1.09 ha.	1.09 ha.	-
3. Papworth Everard: Ermine Street South	6.55 ha.	-	6.55 ha.

1. Over, Norman Way: No additional access will be allowed from Longstanton Road, and development of the site will therefore be dependent on an extension to the existing service road being achieved.

2. A landscape and screening buffer between the commercial use and residential development will be required. Also a 10 metre wide strip of landscaping will need to be carried out round the southern and eastern boundaries in advance of the development.

- 11.9 A number of employment allocations have been established through previous local plans. They offer opportunities to provide local employment opportunities, contributing to reducing commuting into Cambridge and making areas of the District less dormitory. Where there is a realistic prospect of their coming forward they are rolled forward in the Local Development Framework to complete the Local Plan 2004 employment strategy.

## COMMUNITY FACILITIES

### POLICY SP/6 West of St. Mary's Church, Gamlingay

A site of 1 hectare West of St. Mary's Church, Gamlingay is allocated ~~to provide a site for an additional~~ for use as a graveyard. **Planning permission will be subject to landscaping conditions ensuring that the use of the land does not have an adverse impact on nearby listed buildings.**

- 11.10 A need for additional land has been identified through public participation. The site offers an appropriate location for the facility, close to the church and existing graveyard. There are known archaeological remains on the site, which will require investigation and preservation in accordance with archaeology policies in the plan.

### POLICY SP/7 Allocations for Open Space

The following sites are allocated as extension to Recreation Grounds:

1. Site east of recreation ground, Over 2.19 ha.
2. East of Bar Lane, Stapleford and west of the access road to Green Hedge Farm 1.42 ha.
3. Site north of Hatton's Road, Longstanton 1.93 ha.
4. Site north of recreation ground, Swavesey 2.16 ha.

**5. West of Recreation Ground, New Road, Impington 5.7ha.  
(development must provide appropriate protection for the  
Memorial Stone).**

The following site is allocated for an extension to the School Playing Field:

- a. Site at Primary School, Long Furlong, Over 0.56 ha.

**The following areas of land are allocated for recreation use:**

- x. East of Mill Lane, Histon.**
- x. "Chivers Barrell Field" (Manor Park), Histon.**
- x. Land at Barrowcroft (Gunns Lane), Histon**

- 11.11 These sites were allocated in the Local Plan 2004. The Recreation Study 2004 indicates that the villages are below the Council's minimum standard for open space, and need exists for additional facilities. Their continued allocation to meet this shortfall is therefore justified. In addition, the Primary School at Over occupies a cramped site without playing fields, and the allocation offers the opportunity to remodel the site.

**~~CHARACTER OF VILLAGE CENTRES~~**

**~~POLICY SP/8 Character of Village Centres~~**

**~~In the following areas, change of use, conversion, or redevelopment for additional shopping or commercial development will only be permitted if the proposal would not result in the further loss of residential character in the centre of the village, or in the expansion of commercial uses into adjacent areas where the existing character is residential:~~**

- ~~1.Great Shelford, area of High Street and Woollards Lane.~~**
- ~~2.Histon, High Street and School Hill.~~**

- ~~11.12—These village centres have a number of shops with associated uses and offices, which can cause problems of car parking and congestion. In these particular areas the Council will endeavour to preserve the existing character, which is a mixture of commercial and residential uses.~~

**LINTON SPECIAL POLICY AREA****POLICY SP/9 Linton Special Policy Area**

**South of the A1307 bypass at Linton in the area defined on the Proposals Map, further residential development will not be permitted other than improvements to existing properties.**

- 11.13 The southern part of the village, severed by the A1307 by-pass, is characterised by three distinct uses; employment, a sensitive residential area much of which lies within the Conservation Area, and the site of Linton Zoo. It is isolated from the main village, and further residential development is not appropriate.

**FORMER LAND SETTLEMENT ASSOCIATION ESTATES****POLICY SP/10 Former Land Settlement Association Estates**

**Within the former Land Settlement Association Sites at ~~Great Abington and Fen Drayton~~, as defined on the Proposals Map, where it can be demonstrated that buildings are no longer needed for agricultural purposes, planning permission for change of use or redevelopment of existing buildings will be permitted for on site experimental or other ground-breaking forms of sustainable living provided that development would not occupy a larger footprint than existing buildings. planning permission will not be granted for housing or commercial development unless it is directly related to the effective operation of local agriculture, horticulture, forestry or other uses appropriate to a rural area.**

- 11.14 ~~This policy clarifies that the Former LSA estates will be subject to the countryside policies of the Local Development Framework, despite the fact that the linear pattern of development along the estate roads gives the impression of a density not normally associated with a rural area. Whilst a number of dwellings and commercial uses in these areas are not related to countryside uses, the District Council will resist continuation of this trend. This policy will be reviewed for the Fen Drayton LSA regarding re-use the area as a test-bed for future patterns of sustainable living, as recommended by the Inspector at the Inquiry into the Local Plan 2004. The Land Settlement Association's activities at Fen Drayton are an earlier example of an attempt to achieve a more sustainable form of living but with the passage of time this has not proved to be an enduring model. The current legacy of the experiment is a network of small land holdings, a wide variety of land uses including some disuse, and a patchwork of buildings of variable quality. It is difficult to see how this area can be returned to a~~

pattern of land use or a landscape character in any way akin to the surrounding fenland countryside. In view of the area's history and its current appearance, form and character this policy will allow it to evolve as a positive experimental test-bed for new forms of sustainable living. A requirement of sustainable living at Fen Drayton will be a development which is carbon neutral. Prospective developers will be required to submit a 'carbon neutral energy statement' with their planning applications which will demonstrate how the construction and use of the development will ensure that its occupants will not cause any net increase in carbon emissions when compared to a greenfield site. Required measures will include: ensuring the development is highly energy efficiency in terms of design, construction and subsequent use; utilises locally generated renewable energy; has high levels of recycling and has a long-term goal of ensuring no waste is sent to landfill by providing facilities to recycle, compost and convert waste to energy; introduces measures to restrict car use and promote sustainable forms of travel and commuting.

## **PAPWORTH EVERARD VILLAGE DEVELOPMENT**

### **POLICY SP/11 Papworth Everard Village Development**

**Exceptionally, if the re-use or redevelopment of the Papworth Hospital or the area to be known as Papworth Everard West Central is required, development above the scale permitted in a Group Village will be permitted.**

#### **Site 1 – Papworth Hospital Site**

**Redevelopment will provide a mixed-use scheme, based primarily on employment, but potentially incorporating housing development. It could also continue to incorporate health services.**

**Any scheme for redevelopment must:**

- 1. Maintain the vitality and viability of Papworth Everard village centre;**
- 2. Maintain the housing and employment balance of the village;**
- 3. Maintain the setting of Papworth Hall;**
- 4. Preserve buildings on the site that contribute to the setting of the village and the history of the site.**

**Site 2 – Papworth Everard West Central**

~~Redevelopment will provide a mixed-use development, primarily based on housing, but incorporating some employment and community uses.~~

Redevelopment will be based on a mixed-use development aimed at the continued invigoration of the village centre with community uses, employment and housing development.

Any scheme for redevelopment must:

- a. Be well related to, and respect the character of, Papworth Everard village centre;
- b. Integrate with the housing allocation to the south.

Further guidance will be detailed in a Supplementary Planning Document.

- 11.15 Whilst it remains the Council's preference for the Cardio Thoracic Unit to remain in Papworth Everard, a policy is required to deal with the eventuality that it is moved to the Addenbrooke's Hospital site.
- 11.16 Papworth Everard is a Group Village, but the unique nature of the hospital site warrants a unique policy response. A mixed-use site, predominantly based on employment, but incorporating some housing, is the most appropriate alternative, in order to maintain the vitality of the village centre, and maintain the housing and employment balance of the village. This may also continue to include health services.
- 11.17 ~~An additional site, known as Papworth Everard West Central, may also provide opportunities for redevelopment of previously developed land. The site currently includes mainly accommodation relating to the hospital, and any redevelopment would be primarily based on residential development.~~ Further redevelopment at what has become known as Papworth West Central Area which may also provide opportunities for redevelopment of previously developed land. The area comprises two churches which are approaching the end of their structural life, office and commercial accommodation, and residential property that includes sheltered housing for the disabled and two nurses homes. Located at the heart of the expanded village any redevelopment will be based on a mixed-use development aimed at the continued invigoration of the village centre with community uses, employment and housing development.
- 11.18 A Development Brief would be required for the site, and be subject to full public participation.



**DUXFORD****POLICY SP/12 Duxford Imperial War Museum**

The Imperial War Museum site at Duxford Airfield will be treated as a special case as a major tourist / recreation facility. Proposals will be considered with regard to the particular needs and opportunities of the site, other policies in the plan, and the following specific criteria:

1. Any proposal must be associated with the continued use of the site as a museum of aviation and twentieth century conflict;
2. The District Council will require additional details concerning the scale, form and design to accompany any outline application;
3. Details of projected increases in aircraft noise will be required with all proposals which would lead to increased flying activity.

- 11.19 The Imperial War Museum is a major tourist attraction based upon a long established airfield. Given its national significance, the District Council will give it special consideration within the context of protecting the quality of the surrounding landscape in this sensitive site on the edge of the Cambridge Green Belt.

**ROADS****POLICY SP/13 New Road Infrastructure**

Land will be safeguarded for the provision of:

1. A bypass for Papworth Everard;
- ~~2. The replacement of Foxton level crossing with a bridge;~~
- ~~3.2. A bypass for Longstanton.~~

The Council will use its powers under Section **4106** to secure financial contributions at an appropriate level towards their development.

- 11.20 Policy P8/10 of the Cambridgeshire Structure Plan and the Local Transport Plan identifies a number of transport investment priorities for local and trunk roads. For South Cambridgeshire this includes a bypass for Papworth Everard (A1198) ~~and replacement of Foxton level crossing with a bridge (A10).~~

- 11.21 The construction of the Longstanton bypass is dependent upon developer contributions. The details of the bypass, its alignment and land-take are set out in a Masterplan which was submitted to the District Council in conjunction with the outline planning application for the Home Farm Development.

## **RAPID TRANSIT**

### **POLICY SP/14 Rapid Transit**

**Land is safeguarded for a proposed Rapid Transit System (RTS).**

**Land, including the Cambridge to St Ives railway track-bed, is safeguarded for the development of a RTS. Additional land is also safeguarded for associated infrastructure, including a new Park and Ride site in the vicinity of the new town of Northstowe and other infrastructure such as RTS stops and improved visibility splays at crossings.**

**The Council will use its powers under ~~S46-S106~~ to secure financial contributions at an appropriate level towards the development of relevant parts of the RTS.**

- 11.22 Structure Plan Policy P8/10 and the Local Transport Plan propose the re-use of the Cambridge-St Ives line as part of a guided bus Rapid Transit System (RTS) linking Trumpington to Addenbrooke's, Cambridge City Centre, Chesterton Interchange, Histon, Oakington, the new town of Northstowe, Swavesey and St Ives, with on-road links to Godmanchester and Huntingdon. An RTS of this kind would be a key element in planning for sustainable growth in the Cambridge Sub-Region.
- 11.23 A Supplementary Planning Document will be prepared to assist in the calculation of contributions, having regard to the nature and scale of the development, its location and the level of associated transport demands.

## **RAIL**

### **POLICY SP/15 Rail Infrastructure**

**Land at Chesterton Sidings is safeguarded for the development of a railway station and interchange facility.**

**The Council will use its powers under Section ~~46-106~~ of the Planning and Compulsory Purchase Act 2004-Town and Country Planning Act 1990**

**to secure financial contributions at an appropriate level towards the development of the railway station and interchange facility.**

- 11.24 Structure Plan Policy P8/10 and the Local Transport Plan propose the development of a rail station and interchange facility at Chesterton Sidings to provide a high quality interchange between all modes, including Rapid Transit. This forms part of a wider redevelopment area with land in Cambridge City.

#### **POLICY SP/16 Rail Freight**

**Existing rail freight facilities and sidings at Chesterton Junction, Foxton, Duxford, Fulbourn and Whittlesford will be safeguarded.**

- 11.25 Rail has an important role in the movement of freight. There is a general acceptance that the transfer of freight from road to rail will provide significant environmental improvement and will help to develop sustainable distribution. Whilst only two of the rail freight sites in the District are in operation, the remaining three are maintained. As with bus services, new and upgraded existing facilities can help make the railway more attractive to potential users. It is therefore important to retain and safeguard existing rail freight facilities within the District.

#### **CAMBRIDGE AIRPORT**

- 11.26 The Structure Plan proposes redevelopment of Cambridge Airport for housing if the existing occupier, Marshall's, were to relocate. Until such development opportunities may arise, the following policy applies. Detailed proposals for this area are in Cambridge East Area Action Plan.

#### **POLICY SP/17 Cambridge Airport Safety Zone**

**Within the Cambridge Airport Public Safety Zone identified on the Proposals Map, there is a general presumption against new development or changes of use except for a change of use which could not reasonably be expected to increase the numbers of people living, working or congregating on the land.**

- 11.27 The Annex to Department for Transport (DfT) Circular 1/2002, Control of Development in Airport Public Safety Zones requires such zones to be safeguarded and identified in Development Plans. DfT has now advised that Public Safety Zones have been established for Cambridge Airport. One

of these falls within South Cambridgeshire. The Circular advises that within this Zone development should be restricted in order to minimise the number of people on the ground at risk of death or injury in the event of an aircraft crash on take-off or landing. There are safety benefits from preventing any new development or change of use which would result in a significant increase in the numbers of people within such zones except for uses such as long stay surface car parking, allotments and public open space which is of low intensity use.

## CAMBOURNE

### POLICY SP/18 Cambourne

**Development of the remainder of Cambourne will be at residential densities required by Policy HG/1. Revision of the Approved Masterplan and Design Guide will be required to reflect higher densities. A Section 46-106 agreement will be required prior to the granting of planning permission to secure additional facilities and developer contributions required as a result of the development. Development will remain within the village framework.**

- 11.28 A Masterplan and design guide for Cambourne were approved in 1996, setting out the guiding principles for development. The original outline planning permission for the village permitted 3,000 dwellings with a 10% reserve.
- 11.29 Changes to government policy, through PPG3, now require higher minimum densities from new development, in order to make more efficient use of land. This is reflected in Policy HG/1 of this plan the Development Control Policies DPD. This policy will apply to areas that have yet to gain reserved matters consent or full planning permission. Consequently, around 700 additional dwellings can be accommodated within the village framework. It is however not the role of the DPD to determine precisely the number of additional dwellings. Rather the masterplan exercise to be undertaken in response to Policy SP/18 and Policy HG/1 will determine the opportunity to increase housing provision. Additional infrastructure, services and facilities will also be required to meet the needs of the higher number of dwellings.

### POLICY SP/19 Cambourne Approved Masterplan and Design Guide

**Development at Cambourne will accord with the Approved Masterplan and Design Guide (and approved revisions thereof).**

- 11.30 The guiding principles contained within the current Masterplan and Design Guide remain sound. It will be important to maintain these in future revisions of the Masterplan and Design Guide to ensure that the vision of Cambourne remains, namely a new settlement taking the form of three villages (Lower, Great and Upper Cambourne) separated by two green shallow valleys which remain largely open, with a settlement centre located in the middle, on a spine road which links all three villages. The objectives of the Masterplan to conserve village character, community, rural character, ecology and energy remain relevant. The Design Guide ensures a variety of design approaches throughout the settlement while advocating a vernacular or traditional approach for many of the public, residential and commercial buildings, achieving variety and character through changing scale, density, height, space, materials and architectural expression, with each of the of the three villages having an individual character.
- 11.31 The District Council has also approved a separate Highways Design Guide, and design briefs. Additional guidance has been and will continue to be prepared and agreed with the District Council covering matters including shop front design, materials, boundary treatment, tree protection measures, and play areas. These will be used to consider reserve matters of the outline planning permission. They are necessary to ensure achievement of variety and character in the three areas of the village.

#### **Policy SP/20 Cambourne School Lane Special Policy Area**

##### **Residential development within the Cambourne School Lane Special Policy Area shall not exceed a density of 12 dwellings per hectare.**

- 11.32 This site forms part of a green wedge between Great and Lower Cambourne, incorporating the Eco-Park to the north and the Country Park to the south. Development on the site must remain at very low density in order to maintain the separation and “three villages” character of Cambourne.

#### **GREEN SEPARATION**

##### **POLICY SP/21 ~~Green Separation from Longstanton Conservation Areas and Green Separation at Longstanton~~**

~~A minimum of 200m of Green Separation will be provided between the village frameworks of Longstanton and the built up area of Northstowe. Additional separation will be provided to protect Conservation Areas which extend beyond the village frameworks. The Green Separation will have a high degree of public access where appropriate to character and amenity, having particular regard to the character of Conservation Areas. It will not contain any urban uses such as playing fields, allotments or cemeteries to ensure effective~~

~~separation between these communities. The landscape character of a series of hedged paddocks and small copses will be maintained and enhanced adjoining St Michael's Mount.~~

Countryside within the 2 Conservation Areas at Longstanton St Michaels will be included in its entirety within the Green Separation between Longstanton and Northstowe. Public access to these areas of countryside will be controlled to protect the setting of the village. Urban uses, including open space uses such as playing fields, allotments or cemeteries will not be permitted. The open aspect of the fields affording views of All Saints Church will be maintained, elsewhere the landscape character of a series of hedged paddocks, small copses and tree belts will be maintained and enhanced.

- 11.33 Land within the Conservation Area at Long Lane, Longstanton St Michaels is included within the green separation between Longstanton and Northstowe. In order to provide an appropriate landscaped setting for the new town where it is closest to existing villages and to ensure the maintenance of the village character of Longstanton and Oakington as required by the Structure Plan, there will be suitably landscaped Green Separation between them which will continue to form part of the rural setting of these two villages.
- 11.34 The village character of Longstanton and Oakington and the individual landscape character in the areas adjoining them has been taken into account in determining the minimum extent and landscape treatment of the Green Separation'. An absolute minimum of 200m between the edge of the built up area of the town and the village frameworks of the two villages is required to allow for either woodland copses which are deep enough to close off views through an area, or a series of paddocks and tree lined hedgerows that provides sufficient depth to filter views. The Green Belt will be extended to cover these areas to provide the certainty that they will be kept free from development.
- 11.35 The predominant historic character of land adjoining Longstanton comprises a series of paddocks with hedgerows and small copses. This landscape character will be used as an appropriate treatment to enhance most of the landscape areas adjoining Longstanton, in particular the golf course and land adjoining Magdalene Close. The paddocks bounded by Mills Lane and St Michael's Lane already exhibit that character.
- 11.36 The Conservation Area at St Michael's includes fields and paddocks adjoining the village, and bounded by the tree lined bridleway of Long Lane which lies further than 200m from the village framework. Historically this is an important area and includes fields which still demonstrate remnants of the early ridge and furrow field system. Long Lane is a long established right of way and its sylvan character is a key part of the setting of Longstanton.

- 11.37 The Conservation Area also includes St Michael's Mount, a substantial property in its own landscaped grounds which although it lies immediately adjacent to the Village Framework is perceived locally as being an integral part of the villages. That part of the Green Separation which lies within Oakington Airfield at this point will be landscaped as a series of paddocks with hedgerows as is typical of much of the remaining setting of Longstanton St Michaels.
- 11.38 Toad Acres adjoins Long Lane and will therefore benefit from the proposed 50m strip supplemental planting to the north-east of this historic bridleway which will provide an adequate buffer from the new town.

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## x. PHASING AND DELIVERY

### OBJECTIVES

P/a To ensure appropriate mechanisms are in place to secure the efficient and timely delivery of the site specific policies.

P/b To consider the rate and timing of delivery of housing and associated development in the district.

### DELIVERY MECHANISMS

- 3.1 The new plan making system has an increased emphasis on demonstrating how the policies of the plan will be delivered, particularly housing. The Site Specific Policies DPD has been prepared in consultation with stakeholders at three stages of consultation. The Council is also involved in the preparation of other key strategies and plans such as its Community Strategy and strategies being prepared by others such as the Cambridgeshire Long Term Transport Strategy and Local Transport Plan. Cambridgeshire Horizons is leading on a number of sub regional strategies in which the Council is involved, looking at issues such as formal sports, and green infrastructure.
- 3.2 Cambridgeshire Horizons key focus is on the delivery of the development strategy for the Cambridge area. As such, it is assisting the local authority with mechanisms to ensure prompt and efficient delivery of the major developments. There is a recognised urgency to ensure that plans are in place to increase the rate of housing development and in particular to bring forward the major developments to meet the needs of the Cambridge Area. Various partnership working arrangements have been in place for the major developments since around the time of the adoption of the Structure Plan for the majority of the major developments. These include Member Reference Groups, officer Steering Groups and topic groups to facilitate further partnership working with the main stakeholders on key issues such as community facilities and drainage. This approach will help the landowners/developers to develop the plans and strategies required by the various policies of the Local Development Framework, with full and early input from the local authorities and key stakeholders to seek to ensure they are capable of being approved and delivered.
- 3.3 Cambridgeshire Horizons will have a key role in helping to draw together the identified requirements of the major developments as work on planning applications progress and in facilitating discussions on planning obligation agreements. This independent input will assist partnership working between the local authority and the landowners/developers and ensure a realistic approach to negotiations.

### PHASING OF HOUSING LAND

3.4 It is important to ensure that there is a continuous supply of housing land over the plan period. Policies in the Core Strategy address the issue of phasing. Developments on allocations carried forward from Local Plan 2004 and windfalls in the rural area should come forward at an early date to meet needs for the early part of the plan period. This interim housing supply is important in securing a continuous supply of land in the early part of the plan period, and to allow an adequate lead in period for the major strategic sites.

### DELIVERING THE DEVELOPMENT STRATEGY

3.7 As part of the increased emphasis on demonstrating how the policies of plans will be delivered, particularly housing, Planning Policy Statement 12 requires that all plans involving housing include a housing trajectory. This attempts to estimate the start date for housing being delivered on the ground and the build rate per year to test how reasonable it is to rely on policies to deliver the identified housing requirement.

3.8 In the case of this plan, the 'saved' policies of the Cambridgeshire Structure Plan 2003 provide the detailed housing guidelines for South Cambridgeshire. The statutory requirement is for the district's plans to be in general conformity with RSS6 rather than the Structure Plan. Under the new plan making system it is the RSS and the district LDFs that form the development plan. In practice for South Cambridgeshire District Council, the Structure Plan is still a key material consideration for plan making. The policies of the Structure Plan are 'saved' under transitional arrangements and the plan is in general conformity with the current Regional Spatial Strategy in RSS6. Draft RSS14 broadly carries forward the approach of RSS6 and the Structure Plan as they apply to the Cambridge Sub Region. At the time of writing, there is no evidence that the draft RSS14 is proposing divergent emerging policies on the development strategy for the sub region relative to those set out in the current RSS and the 2003 Structure Plan. It is therefore entirely appropriate and consistent for the Core Strategy to meet the policy requirements of the Structure Plan, whilst being in general conformity with RSS6.

3.9 In preparing the housing trajectory for South Cambridgeshire, the Council has had regard to a number of factors:

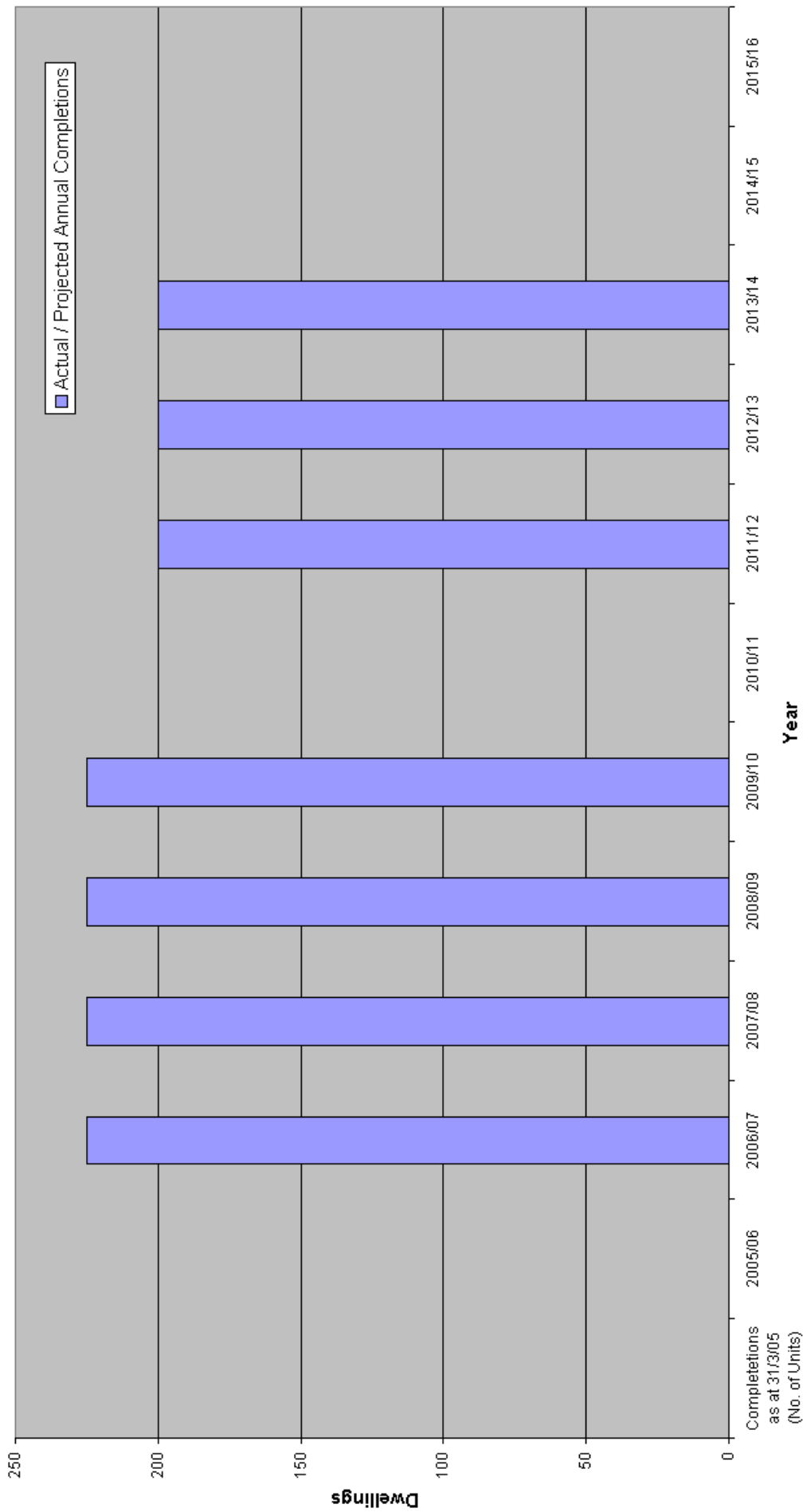
- The anticipated date of adoption of the Site Specific Policies DPD, before which no planning permissions could be granted for development for new allocations

- Landowners stated intentions in terms of submitting planning applications
- Reasonable build rates for development, agreed with landowners / developers, based on current expectations of the housing market and the capacity and intensions of the house building industry.

3.10 However, all these assumptions must be heavily caveated that in the event of any changes, the housing trajectory will not reflect actual delivery. Many of these factors are beyond the control of the local planning authority or the development industry. The role of monitoring will be important in assessing the actual performance in terms of delivery of this and other parts of the development strategy. A monitoring strategy is set out in Chapter x.

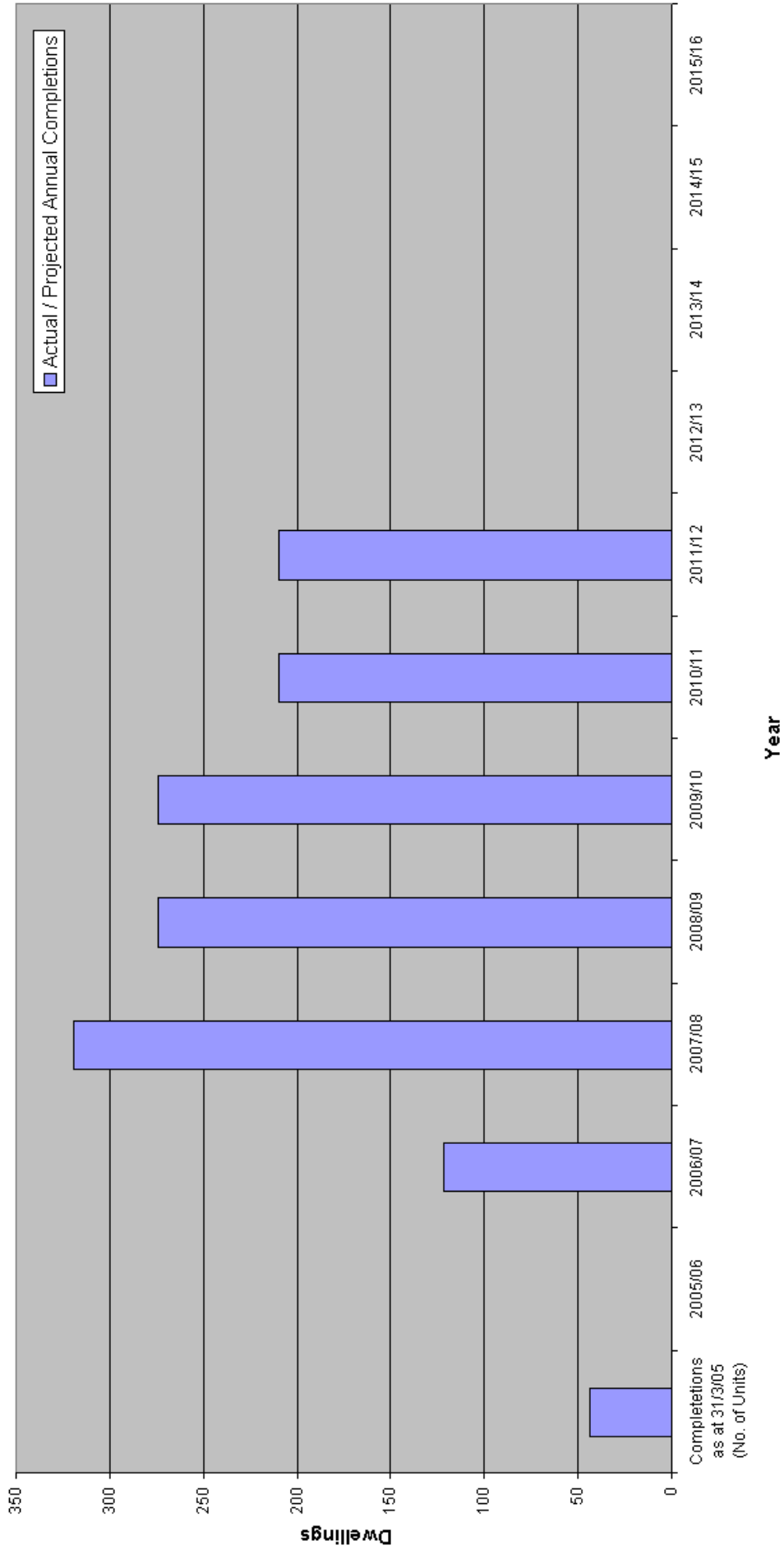
<b>Housing Trajectory for South Cambridgeshire, Allocations: 1999-2016</b>																
Site Name / Address	Site Area (hectares)	Site in adopted Local Plan (A) or unadopted plan review (B) or not allocated (N)	Estimated Total Units to be Built 1999 - 2016 (No. of units)	Completions as at 31/3/05 (No. of Units)	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	Total up to 2016
Cambridge Northern Fringe West (SP/2)	32.61	A	900	0	0	225	225	225	225	0	0	0	0	0	0	900
Cambridge Northern Fringe East (SP/3)	19.71	A	600	0	0	0	0	0	0	0	200	200	200	0	0	600
Cambourne (Increased Densities)		B	700	0	0	0	140	140	140	140	140	0	0	0	0	700
Bayer Crops Science		B	250	0	0	0	40	70	70	70	70	0	0	0	0	250
Impington 1 (SP/1a)	1.42	A	57	0	0	0	57	0	0	0	0	0	0	0	0	57
Waterbeach 1 (SP/1d)	2.40	A	85	0	0	28	28	29	0	0	0	0	0	0	0	85
Papworth Everard 3C (SP/1f)	11.98	A	259	0	0	65	65	65	64	0	0	0	0	0	0	259
Heathfield SP/1v	2.50	A	102	44	0	29	29	0	0	0	0	0	0	0	0	102
<b>Total</b>			<b>2953</b>	<b>44</b>	<b>0</b>	<b>122</b>	<b>319</b>	<b>274</b>	<b>274</b>	<b>210</b>	<b>210</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2953</b>

### Edge of Cambridge Housing Allocation Trajectory



Completions  
as at 31/3/05  
(No. of Units)

### Rural Area Housing Allocation Trajectory



Completions  
as at 31/3/05  
(No. of Units)

**x. MONITORING****OBJECTIVES**

**M/a To ensure appropriate mechanisms are in place to monitor the efficient and timely delivery of the site specific policies.**

**PLAN MONITOR MANAGE****POLICY ST/8 Plan Monitor Manage**

**Compliance with policies and allocations in the Local Development Framework (LDF) will be continuously monitored throughout the plan period. If, through monitoring, it appears that policies and allocations are not being met, the following mechanisms will be triggered:**

- 1. Review of housing and employment land supply and allocations;**
- 2. Action to bring forward sites for development, wherever possible in partnership with landowners and developers;**
- 3. Action to bring forward development on previously developed land;**
- 4. Action to secure the timely provision of infrastructure;**
- 5. Review of relevant parts of the LDF.**

**If land supply significantly exceeds estimated take-up rates, applications may be refused, until the plan is reviewed.**

**4.1 Monitoring provides information on the performance of policy, the delivery of development and impacts on the environment. Monitoring will help the local planning authority assess whether its plans remain sound or whether adjustments need to be made to continue to meet the plan's objectives. The presence of clear mechanisms for implementation and monitoring forms part of the test of soundness of the Local Development Framework.**

**4.2 In order to assess the effectiveness of the policies in the delivery of development and protection of the environment, it is important that continuous monitoring and review of policies in the LDF is undertaken. Monitoring and review will take place on an annual basis. If, as a result of monitoring and review, it appears that development is not coming forward in a sustainable or timely manner, the District Council will be proactive in using its powers to respond to changing circumstances, for example, through the**



use of Compulsory Purchase Orders to unlock sites, or through the review of land allocations or policies in the LDF.

4.3 Policy P5/2 of the Structure Plan requires a minimum of 37% of new dwellings in South Cambridgeshire to be built on previously developed land between 1999 and 2016. Achieving this will depend particularly on the rate and phasing of development at Cambridge East and the new town of Northstowe. The Plan Monitor Manage approach will be used to guide the phasing of development and performance against the previously developed land target. Where monitoring shows that sites are not coming forward as anticipated, other sites will be brought forward in the programme, having particular regard to the priority for previously developed land.

### **MONITORING INDICATORS**

4.4 Every local planning authority now has to produce an Annual Monitoring Report (AMR) for submission to the Secretary of State. This forms part of the overall package of documents making up the Local Development Framework for each district.

4.5 A set of indicators has been developed specifically for monitoring the LDF, building on guidance in the ODPM publication *Annual Monitoring Reports: A Good Practice Guide*. These comprise the following types of indicator:

○ **Output Indicators:**

- **Core Output Indicators:** these are indicators that all local authorities must monitor and they are listed in the Good Practice Guide. The Core Indicators address a number of key planning variables which fall under the topic areas of Business Development, Housing, Transport, Local Services, Minerals, Waste, Flood Protection, Biodiversity and Renewable Energy. The Core Indicators that local authorities are required to monitor are based on the existing regional Core Output Indicators that regional planning bodies are required to monitor. This reflects the need for compatibility to exist between the annual monitoring reports of the regional planning body and the LDF annual monitoring reports of the local authorities within that region.
- **Local Indicators:** these address the outputs of policies which are not covered by the local development framework Core Indicators. Local Indicators provide scope for addressing issues which are of particular local importance; the Local Indicators therefore reflect local circumstances and issues that prevail in South Cambridgeshire.

- **Significant Effects Indicators:** these measure the significant effects of the plan or programme. Significant Effects Indicators are drawn from the Sustainability Appraisal Scoping Report. Whereas output indicators are intended to measure the direct effect of a policy in terms of the extent to which it has achieved its objective, Significant Effects Indicators provide a more holistic view of the impact of a policy by allowing the examination of any unintended positive and negative effects of the policy.
- **Contextual Indicators:** these describe the wider social, environmental and economic background against which local development framework policy operates.

**4.6** Indicators have been developed through the LDF Monitoring Strategy 2005. Indicators relating to the Site Specific Policies DPD are included at Table 1 at the end of this chapter.

**Table 1: Site Specific Monitoring Indicators**

The indicators listed below are Site Specific Local Output Indicators (SSLO) and will be monitored through the LDF Annual Monitoring Reports that will be prepared by the Council.

<b><u>Housing</u></b>		
<b><u>Indicator #</u></b>	<b><u>Indicator</u></b>	<b><u>Target</u></b>
<b><u>SSLO 1</u></b>	<u>Dwellings completions at the Housing Allocations set out in SP/1</u>	<u>Development of housing allocations at the notional density figure set out in the Site Specific Policies DPD</u>
<b><u>SSLO 2</u></b>	<u>Residential Densities at Cambourne</u>	<u>Residential densities at Cambourne meet those required by Policy HG1 - at least 30 dwellings per ha and 40 dwellings per ha in more sustainable locations close to a good range of existing or potential services and facilities and where there is, or there is potential for, Good Quality Public Transport.</u>

Table 1: Site Specific Monitoring Indicators (continued)

<u>Employment</u>		
<u>Indicator #</u>	<u>Indicator</u>	<u>Target</u>
<u>SSLO 3</u>	<u>Development at sites allocated for B1 Employment Use</u>	<u>No specific targets; development that comes forward on the sites to be compatible with the specific requirements of the sites and to be compatible with the aim of ensuring sufficient provision of a range of suitable employment land, to respond to the Cambridgeshire Structure Plan 2003 guidelines.</u>
<u>SSLO 4</u>	<u>Development at sites allocated for B1/B2 Employment Use</u>	<u>No specific targets; development that comes forward on the sites to be compatible with the specific requirements of the sites and to be compatible with the aim of ensuring sufficient provision of a range of suitable employment land, to respond to the Cambridgeshire Structure Plan 2003 guidelines.</u>
<u>Mixed Use Development</u>		
<u>Indicator #</u>	<u>Indicator</u>	<u>Target</u>
<u>SSLO 5</u>	<u>Development at Bayer Cropscience, Hauxton</u>	<u>Development of site in accordance with the provisions of Policy SP/2 and the approved Masterplan for the site.</u>
<u>SSLO 6</u>	<u>Development at Cambridge Northern Fringe West</u>	<u>Completion of development that accords with the CNF West Masterplan.</u>
<u>SSLO 7</u>	<u>Development at Cambridge Northern Fringe East (Chesterton Sidings)</u>	<u>Completion of CNF East development in accordance with the forthcoming Masterplan for the site.</u>
<u>SSLO 8</u>	<u>Papworth Everard Village Development</u>	<u>In the eventuality of Papworth Hospital relocating to the Addenbrooke's Hospital site,</u>  <u>a) Site 1 – the Papworth Hospital site; and,</u> <u>b) Site 2 – Papworth Everard West Central</u>  <u>to be developed in such a way as to meet the requirements of Policy SP/11 and of the Development Briefs that would be prepared for the sites.</u>
<u>Recreation</u>		
<u>Indicator #</u>	<u>Indicator</u>	<u>Target</u>
<u>SSLO9</u>	<u>Development of additional graveyard west of St Mary's Church, Gamlingay</u>	<u>Provision of additional graveyard at site.</u>
<u>SSLO10</u>	<u>Progress of open space allocations</u>	<u>Completion of extension to recreation grounds at the sites listed in SP/7.</u>

**Table 1: Site Specific Monitoring Indicators (continued)**

<b>Mixed Use Development</b>		
<b>Indicator #</b>	<b>Indicator</b>	<b>Target</b>
<b>SSLO11</b>	<u>Development at Bayer Cropsience, Hauxton</u>	<u>Development of site in accordance with the provisions of Policy SP/2 and the approved Masterplan for the site.</u>
<b>SSLO12</b>	<u>Development at Cambridge Northern Fringe West</u>	<u>Completion of development that accords with the CNF West Masterplan.</u>
<b>SSLO13</b>	<u>Development at Cambridge Northern Fringe East (Chesterton Sidings)</u>	<u>Completion of CNF East development in accordance with the forthcoming Masterplan for the site.</u>
<b>SSLO14</b>	<u>Papworth Everard Village Development</u>	<u>In the eventuality of Papworth Hospital relocating to the Addenbrooke's Hospital site, a) Site 1 – the Papworth Hospital site and b) Site 2 – Papworth Everard West Central to be developed in such a way as to meet the requirements of Policy SP/11 and of the development briefs that would be prepared for the sites.</u>

<b>Environment</b>		
<b>Indicator #</b>	<b>Indicator</b>	<b>Target</b>
<b>SSLO15</b>	<u>Green Separation at Northstowe</u>	<u>Green Separation at Northstowe to:</u> <ul style="list-style-type: none"> <li>• <u>extend to protect Conservation areas which extend beyond the village frameworks</u></li> <li>• <u>have a high degree of public access where appropriate to character and amenity, having particular regard to the character of Conservation Areas</u></li> <li>• <u>not contain any urban uses such as allotments, playing fields or cemeteries-include enhancement of series of hedged paddocks and small copses adjoining St Michael's Mount.</u></li> </ul>

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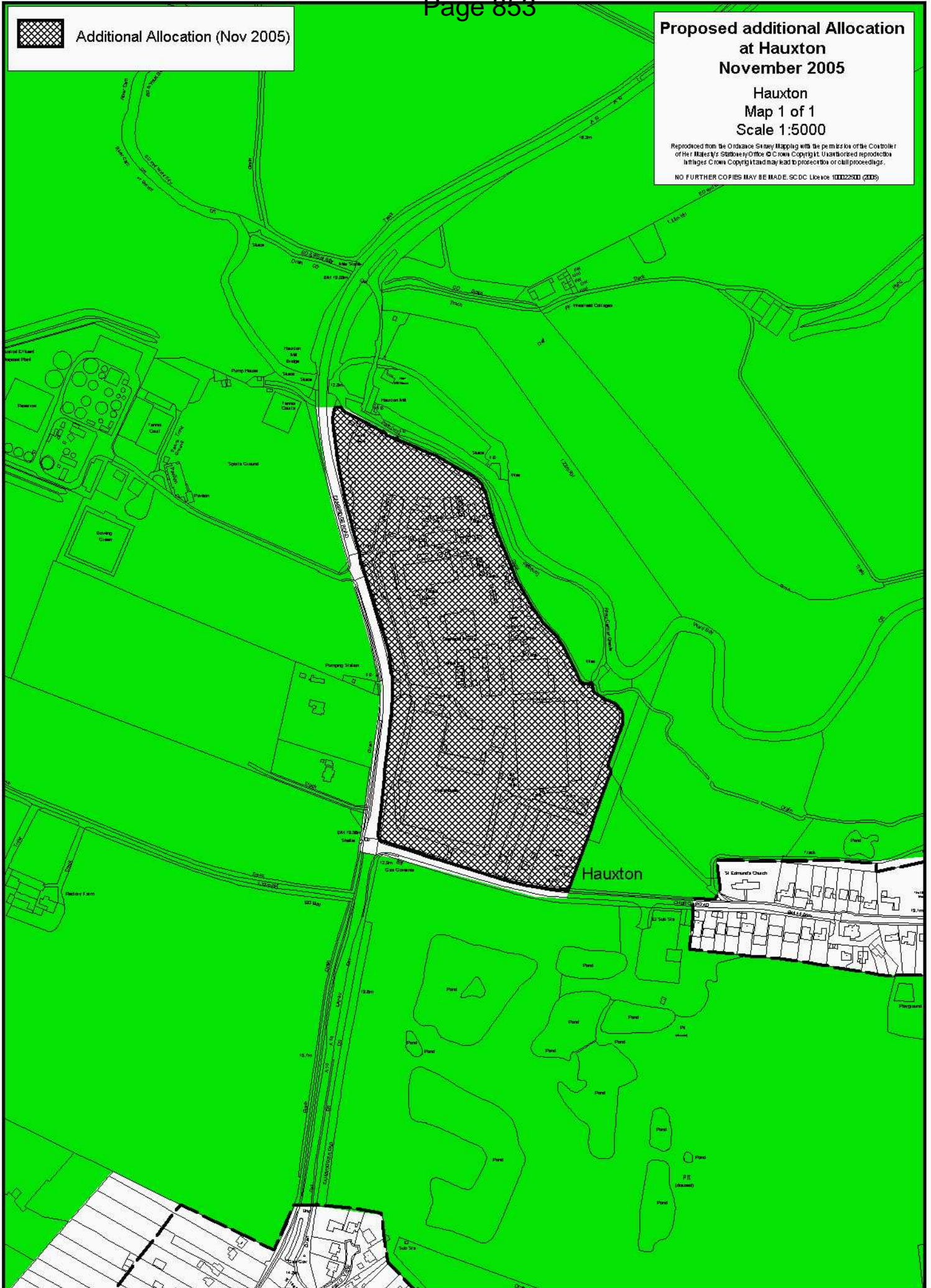
Additional Allocation (Nov 2005)

**Proposed additional Allocation  
at Hauxton  
November 2005**

Hauxton  
Map 1 of 1  
Scale 1:5000

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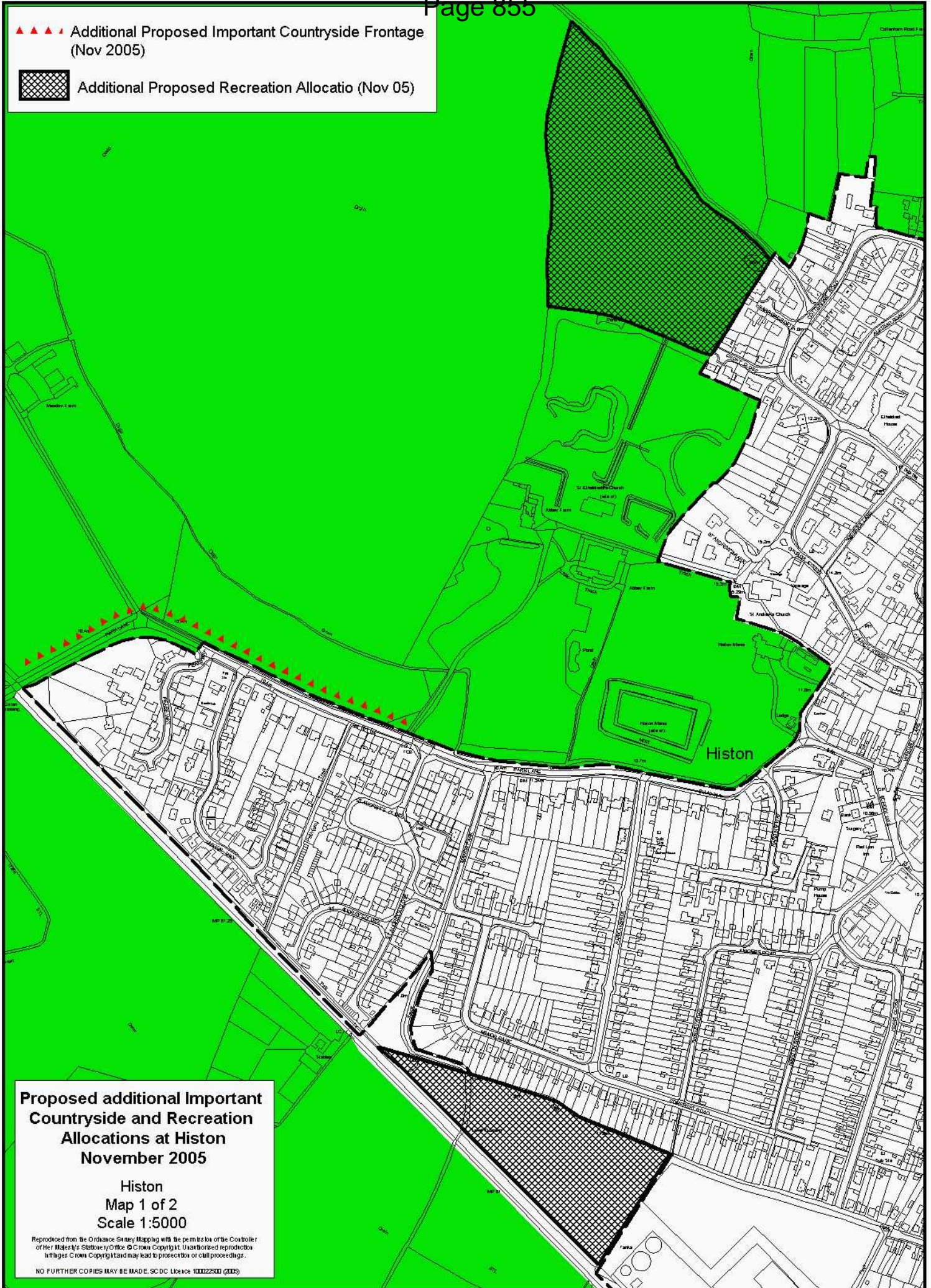


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▲▲▲▲ Additional Proposed Important Countryside Frontage (Nov 2005)

▨ Additional Proposed Recreation Allocatio (Nov 05)



**Proposed additional Important  
Countryside and Recreation  
Allocations at Histon  
November 2005**

Histon  
Map 1 of 2  
Scale 1:5000

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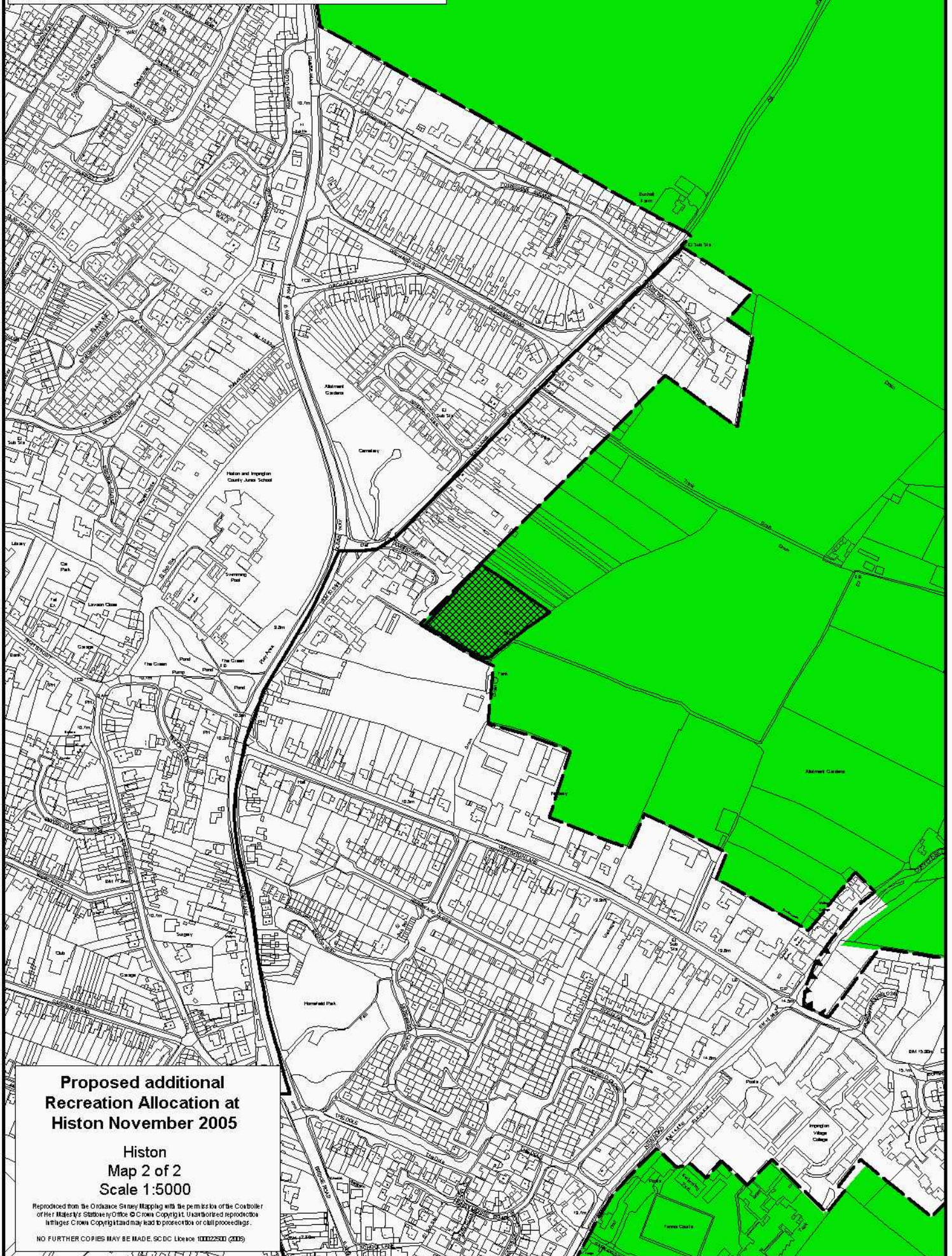
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Additional Proposed Recreation Allocatio (Nov 05)



**Proposed additional  
Recreation Allocation at  
Histon November 2005**

Histon  
Map 2 of 2  
Scale 1:5000

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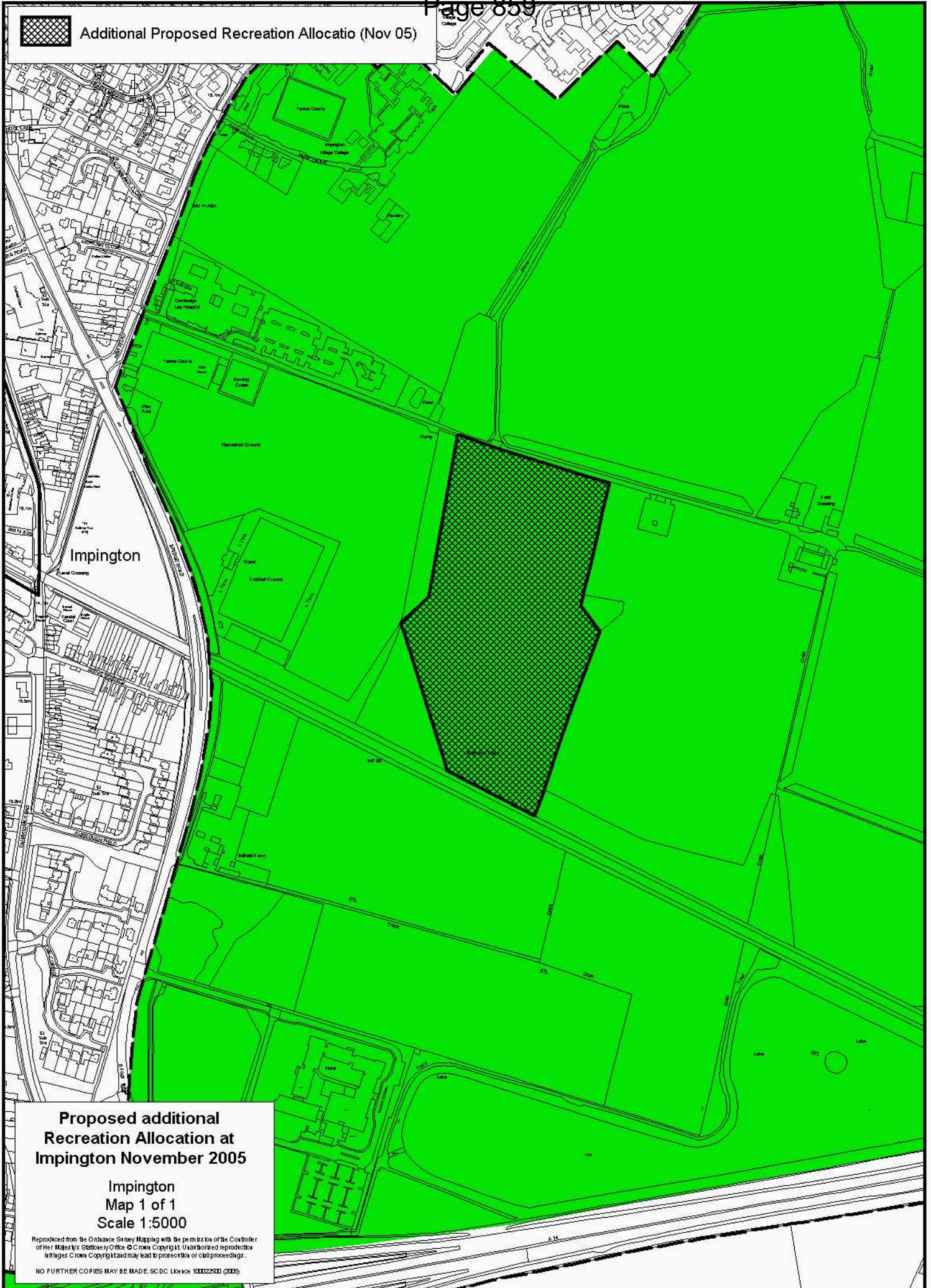
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Additional Proposed Recreation Allocation (Nov 05)



**Proposed additional  
Recreation Allocation at  
Impington November 2005**

Impington  
Map 1 of 1  
Scale 1:5000

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**Representation List****Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs****REPRESENTATION RESPONDENT****AGENT**

7796	Mr. W. Stone [1442]	
7797	Miss A. Stone [1443]	
7804	The camToo Project (Mr Richard Moseley) [2344]	
7805	The camToo Project (Mr Richard Moseley) [2344]	
7806	The camToo Project (Mr Richard Moseley) [2344]	
7807	The camToo Project (Mr Richard Moseley) [2344]	
7808	The camToo Project (Mr Richard Moseley) [2344]	
7809	The camToo Project (Mr Richard Moseley) [2344]	
7810	The camToo Project (Mr Richard Moseley) [2344]	
7811	The camToo Project (Mr Richard Moseley) [2344]	
7817	Bar Hill Parish Council (Mrs Leigh Baffa) [61]	
7818	Mr Roger Hume [473]	
7819	Mr Roger Hume [473]	
7820	Mr Charles Awbery-Maskel [2364]	
7821	W Bradford Esq. [2728]	Carter Jonas LLP (Mr andrew blackwell) [2367]
7822	Taylor Woodrow Developments Ltd (c/o Agent) [2665]	Carter Jonas LLP (Mr andrew blackwell) [2367]
7823	Taylor Woodrow Developments Ltd (c/o Agent) [2665]	Carter Jonas LLP (Mr andrew blackwell) [2367]
7824	Mrs pat scrivener [2374]	
7825	fdgdsf (Dr David Bard) [790]	
7826	W Bradford Esq. [2728]	Carter Jonas LLP (Mr andrew blackwell) [2367]
7827	Taylor Woodrow Developments Ltd (c/o Agent) [2665]	Carter Jonas LLP (Mr andrew blackwell) [2367]
7828	Taylor Woodrow Developments Ltd (c/o Agent) [2665]	Carter Jonas LLP (Mr andrew blackwell) [2367]
7829	Mrs E. A. Sim [2379]	
7830	Mr I A R Sim [2380]	
7831	Sawston Parish Council (Mrs Margaret Badcock) [1950]	
7832	Mr David Wilkinson [2382]	





## **Appendix H**

### **South Cambridgeshire Local Development Framework**

#### **Pre-Submission Core Strategy DPD, Development Control Policies DPD, and Site Specific Policies DPD**

#### **Index of Representors**

**Special Council 15 November 2005**

## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i>REPRESENTATION</i>	<i>RESPONDENT</i>	<i>AGENT</i>
7833	Mr graham whitby [2384]	
7834	Mrs Barbara Harries [489]	
7855	Mrs Madeline Hardy [2397]	
7856	Mr Anthony Fry [2403]	
7859	Dr Derek Ford [2410]	
7860	Cambs County Council Property & Procurement Department (Strategic Asset Development Manager (Strategy & Estates). ) [1320]	John Martin and Associates (Mrs Valerie Coleby) [2414]
7861	Elsworth Parish Council (Mrs Elizabeth Sim) [1874]	
7868	Ramblers Association [Cambridge Group] (Mr David Elsom) [2431]	
7869	Mr H G Chivers [2432]	Mr Andrew Pym [809]
7870	Ramblers Association [Cambridge Group] (Mr David Elsom) [2431]	
7871	Ramblers Association [Cambridge Group] (Mr David Elsom) [2431]	
7872	Ramblers Association [Cambridge Group] (Mr David Elsom) [2431]	
7873	Mr H G Chivers [2432]	Mr Andrew Pym [809]
7874	Mr H G Chivers [2432]	Mr Andrew Pym [809]
7875	Mr H G Chivers [2432]	Mr Andrew Pym [809]
7876	Ramblers Association [Cambridge Group] (Mr David Elsom) [2431]	
7878	Mr H G Chivers [2432]	Mr Andrew Pym [809]
7879	Ramblers Association [Cambridge Group] (Mr David Elsom) [2431]	
7880	Ramblers Association [Cambridge Group] (Mr David Elsom) [2431]	
7882	Ramblers Association [Cambridge Group] (Mr David Elsom) [2431]	
7884	Ramblers Association [Cambridge Group] (Mr David Elsom) [2431]	
7886	Ramblers Association [Cambridge Group] (Mr David Elsom) [2431]	
7887	Ramblers Association [Cambridge Group] (Mr David Elsom) [2431]	
7888	Ramblers Association [Cambridge Group] (Mr David Elsom) [2431]	
7889	Ramblers Association [Cambridge Group] (Mr David Elsom) [2431]	
7911	Ramblers Association [Cambridge Group] (Mr David Elsom) [2431]	

## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i><b>REPRESENTATION</b></i>	<i><b>RESPONDENT</b></i>	<i><b>AGENT</b></i>
7929	Country Land & Business Association (CLA) [2438]	Mr Andrew Pym [809]
7930	Country Land & Business Association (CLA) [2438]	Mr Andrew Pym [809]
7931	Country Land & Business Association (CLA) [2438]	Mr Andrew Pym [809]
7932	Country Land & Business Association (CLA) [2438]	Mr Andrew Pym [809]
7933	Country Land & Business Association (CLA) [2438]	Mr Andrew Pym [809]
7934	Country Land & Business Association (CLA) [2438]	Mr Andrew Pym [809]
7935	Country Land & Business Association (CLA) [2438]	Mr Andrew Pym [809]
7936	Country Land & Business Association (CLA) [2438]	Mr Andrew Pym [809]
7937	Country Land & Business Association (CLA) [2438]	Mr Andrew Pym [809]
7938	Country Land & Business Association (CLA) [2438]	Mr Andrew Pym [809]
7939	Country Land & Business Association (CLA) [2438]	Mr Andrew Pym [809]
7940	Country Land & Business Association (CLA) [2438]	Mr Andrew Pym [809]
7941	Country Land & Business Association (CLA) [2438]	Mr Andrew Pym [809]
7942	Country Land & Business Association (CLA) [2438]	Mr Andrew Pym [809]
7943	Country Land & Business Association (CLA) [2438]	Mr Andrew Pym [809]
7944	Country Land & Business Association (CLA) [2438]	Mr Andrew Pym [809]
7945	Country Land & Business Association (CLA) [2438]	Mr Andrew Pym [809]
7948	Mr Michael Boughton-Fox [2439]	
7949	Arlington Development Services Ltd (Ms Penelope Evatt) [619]	
7950	Arlington Development Services Ltd (Ms Penelope Evatt) [619]	
7951	Arlington Development Services Ltd (Ms Penelope Evatt) [619]	
7952	Arlington Development Services Ltd (Ms Penelope Evatt) [619]	
7953	Arlington Development Services Ltd (Ms Penelope Evatt) [619]	
7954	Arlington Development Services Ltd (Ms Penelope Evatt) [619]	

## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i>REPRESENTATION</i>	<i>RESPONDENT</i>	<i>AGENT</i>
7955	Arlington Development Services Ltd (Ms Penelope Evatt) [619]	
7956	Arlington Development Services Ltd (Ms Penelope Evatt) [619]	
7957	Arlington Development Services Ltd (Ms Penelope Evatt) [619]	
7958	Arlington Development Services Ltd (Ms Penelope Evatt) [619]	
7959	Arlington Development Services Ltd (Ms Penelope Evatt) [619]	
7961	Julie Potter [2450]	
7962	Mr H G Chivers [2432]	Mr Andrew Pym [809]
7972	Stamford Homes Limited (Mr John Deakin) [2455]	
7974	Stamford Homes Limited (Mr John Deakin) [2455]	
7977	Stamford Homes Limited (Mr John Deakin) [2455]	
7983	Stamford Homes Limited (Mr John Deakin) [2455]	
7986	Stamford Homes Limited (Mr John Deakin) [2455]	
7987	Meldreth Parish Council (Mrs Pauline Penfold) [1769]	
7988	Stamford Homes Limited (Mr John Deakin) [2455]	
7990	Stamford Homes Limited (Mr John Deakin) [2455]	
7991	Cambridgeshire ACRE (Miss Lorna Gilbert) [756]	
7992	Stamford Homes Limited (Mr John Deakin) [2455]	
7994	J Tabram [2461]	
7995	B Tabram [2462]	
7996	Stamford Homes Limited (Mr John Deakin) [2455]	
7997	Kelshall Parish Council - Clerk (Mrs G Gartside) [2303]	
7998	Ms Jackie Griffiths [1327]	
7999	Stamford Homes Limited (Mr John Deakin) [2455]	
8000	Stamford Homes Limited (Mr John Deakin) [2455]	
8001	David Reed Homes Ltd (Mr Nick Rust) [2464]	

## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i>REPRESENTATION</i>	<i>RESPONDENT</i>	<i>AGENT</i>
8002	Stamford Homes Limited (Mr John Deakin) [2455]	
8003	Stamford Homes Limited (Mr John Deakin) [2455]	
8004	Stamford Homes Limited (Mr John Deakin) [2455]	
8005	Stamford Homes Limited (Mr John Deakin) [2455]	
8006	Stamford Homes Limited (Mr John Deakin) [2455]	
8015	Mr Don Braggins [2338]	
8016	Mrs Hannah Awbery-Maskell [2469]	
8017	Conservators of the River Cam (Mr Jonathan Wakefield) [2467]	
8018	Mr Stephen Brewer [2468]	Mr Stephen Brewer [2468]
8019	Mr Henry d'Abo [2433]	
8020	Mr Henry d'Abo [2433]	
8021	Mr Henry d'Abo [2433]	
8022	Mr Stephen Brewer [2468]	Mr Stephen Brewer [2468]
8031	Prof Douglas Harris [2437]	
8032	Mr Henry d'Abo [2433]	
8047	Mr Andrew Cave [853]	
8075	Mr Mike Cartwright [2339]	Mr Michael Brooks [1138]
8077	Mr Mike Cartwright [2339]	Mr Michael Brooks [1138]
8080	Swavesey IDB (Engineer To The) [2022]	Middle Level Commissioners (Lorraine Pook) [2474]
8082	Mr Mike Cartwright [2339]	Mr Michael Brooks [1138]
8085	Mr Mike Cartwright [2339]	Mr Michael Brooks [1138]
8088	Mr Andrew Cave [853]	
8089	Mr Mike Cartwright [2339]	Mr Michael Brooks [1138]
8091	Mr P. Johnson [2478]	Mr Andrew Pym [809]
8092	Mr P. Johnson [2478]	Mr Andrew Pym [809]
8093	Mr John Batchelor [2479]	
8094	Mr P. Johnson [2478]	Mr Andrew Pym [809]
8095	Mr P. Johnson [2478]	Mr Andrew Pym [809]
8098	Dencora/Helical Bar (c/o Agent) [1697]	Bidwells Property Consultants (Mr Stephen Sillery) [664]

## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i><b>REPRESENTATION</b></i>	<i><b>RESPONDENT</b></i>	<i><b>AGENT</b></i>
8099	Thriplow Farms Ltd (c/o Agent) [1683]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8100	Mr Alan Willis [1045]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8101	Mr D Rolph [1420]	
8102	Mr D Rolph [1420]	
8103	Mrs J Rolph [1421]	
8104	Mrs J Rolph [1421]	
8105	D H Barford + Co Limited (Mr Martin Page) [2332]	D H Barford + Co Limited (Mr Martin Page) [2332]
8106	Comberton Parish Council (Mrs Gail Stoehr) [2483]	
8107	Comberton Parish Council (Mrs Gail Stoehr) [2483]	
8108	Comberton Parish Council (Mrs Gail Stoehr) [2483]	
8109	D H Barford + Co Limited (Mr Martin Page) [2332]	D H Barford + Co Limited (Mr Martin Page) [2332]
8110	Comberton Parish Council (Mrs Gail Stoehr) [2483]	
8111	D H Barford + Co Limited (Mr Martin Page) [2332]	D H Barford + Co Limited (Mr Martin Page) [2332]
8112	Cambridge Water Company (Mr Mick Thurman) [1677]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8113	Cambridge City Council Property & Building Services (Mr Philip Doggett) [556]	
8114	D H Barford + Co Limited (Mr Martin Page) [2332]	D H Barford + Co Limited (Mr Martin Page) [2332]
8115	Mr. M. Haywood [1505]	James A Quinlan & Associates Ltd. (Mr James Quinlan) [2412]
8116	Mr. M. Haywood [1505]	James A Quinlan & Associates Ltd. (Mr James Quinlan) [2412]
8117	Mr. M. Haywood [1505]	James A Quinlan & Associates Ltd. (Mr James Quinlan) [2412]
8118	Freshwater Estates Ltd. (c/o Agent) [1702]	James A Quinlan & Associates Ltd. (Mr James Quinlan) [2412]
8119	Freshwater Estates Ltd. (c/o Agent) [1702]	James A Quinlan & Associates Ltd. (Mr James Quinlan) [2412]
8121	Mr B. Jones [1511]	James A Quinlan & Associates Ltd. (Mr James Quinlan) [2412]
8126	D H Barford + Co Limited (Mr Martin Page) [2332]	D H Barford + Co Limited (Mr Martin Page) [2332]
8127	Mr Kevin Dawson [2491]	
8128	D H Barford + Co Limited (Mr Martin Page) [2332]	D H Barford + Co Limited (Mr Martin Page) [2332]

## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i><b>REPRESENTATION</b></i>	<i><b>RESPONDENT</b></i>	<i><b>AGENT</b></i>
8129	Mr B. Jones [1511]	James A Quinlan & Associates Ltd. (Mr James Quinlan) [2412]
8131	D H Barford + Co Limited (Mr Martin Page) [2332]	D H Barford + Co Limited (Mr Martin Page) [2332]
8137	Mr B. Jones [1511]	James A Quinlan & Associates Ltd. (Mr James Quinlan) [2412]
8140	D H Barford + Co Limited (Mr Martin Page) [2332]	D H Barford + Co Limited (Mr Martin Page) [2332]
8141	D H Barford + Co Limited (Mr Martin Page) [2332]	D H Barford + Co Limited (Mr Martin Page) [2332]
8142	D H Barford + Co Limited (Mr Martin Page) [2332]	D H Barford + Co Limited (Mr Martin Page) [2332]
8143	D H Barford + Co Limited (Mr Martin Page) [2332]	D H Barford + Co Limited (Mr Martin Page) [2332]
8144	D H Barford + Co Limited (Mr Martin Page) [2332]	D H Barford + Co Limited (Mr Martin Page) [2332]
8145	D H Barford + Co Limited (Mr Martin Page) [2332]	D H Barford + Co Limited (Mr Martin Page) [2332]
8146	D H Barford + Co Limited (Mr Martin Page) [2332]	D H Barford + Co Limited (Mr Martin Page) [2332]
8147	D H Barford + Co Limited (Mr Martin Page) [2332]	D H Barford + Co Limited (Mr Martin Page) [2332]
8148	D H Barford + Co Limited (Mr Martin Page) [2332]	D H Barford + Co Limited (Mr Martin Page) [2332]
8149	D H Barford + Co Limited (Mr Martin Page) [2332]	D H Barford + Co Limited (Mr Martin Page) [2332]
8150	D H Barford + Co Limited (Mr Martin Page) [2332]	D H Barford + Co Limited (Mr Martin Page) [2332]
8151	D H Barford + Co Limited (Mr Martin Page) [2332]	D H Barford + Co Limited (Mr Martin Page) [2332]
8152	D H Barford + Co Limited (Mr Martin Page) [2332]	D H Barford + Co Limited (Mr Martin Page) [2332]
8153	D H Barford + Co Limited (Mr Martin Page) [2332]	D H Barford + Co Limited (Mr Martin Page) [2332]
8154	D H Barford + Co Limited (Mr Martin Page) [2332]	D H Barford + Co Limited (Mr Martin Page) [2332]
8157	Mr Henry d'Abo [2433]	
8158	Mr Henry d'Abo [2433]	
8160	Mr Henry d'Abo [2433]	
8161	Papworth Everard Parish Council Planning Committee (Mrs Mary A Smith) [747]	
8162	Mr Henry d'Abo [2433]	
8163	Mr Henry d'Abo [2433]	
8172	Stamford Homes Limited (Mr John Deakin) [2455]	



## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i>REPRESENTATION</i>	<i>RESPONDENT</i>	<i>AGENT</i>
8174	Cambridge City Council (Mr David Roberts) [904]	
8176	D H Barford + Co Limited (Mr Martin Page) [2332]	D H Barford + Co Limited (Mr Martin Page) [2332]
8177	Messrs Mailer & Sharp [2496]	Hutchinsons (Mr Keith Hutchinson) [2495]
8178	Messrs Mailer & Sharp [2496]	Hutchinsons (Mr Keith Hutchinson) [2495]
8179	Messrs Mailer & Sharp [2496]	Hutchinsons (Mr Keith Hutchinson) [2495]
8180	The Hardwick Group of Residents [2497]	Hutchinsons (Mr Keith Hutchinson) [2495]
8181	The Hardwick Group of Residents [2497]	Hutchinsons (Mr Keith Hutchinson) [2495]
8183	The Hardwick Group of Residents [2497]	Hutchinsons (Mr Keith Hutchinson) [2495]
8184	The Hardwick Group of Residents [2497]	Hutchinsons (Mr Keith Hutchinson) [2495]
8185	The Hardwick Group of Residents [2497]	Hutchinsons (Mr Keith Hutchinson) [2495]
8186	Lovejoy (Mr David Mobberley) [2498]	Lovejoy (Mr David Mobberley) [2498]
8187	Lovejoy (Mr David Mobberley) [2498]	Lovejoy (Mr David Mobberley) [2498]
8190	Lovejoy (Mr David Mobberley) [2498]	Lovejoy (Mr David Mobberley) [2498]
8191	Lovejoy (Mr David Mobberley) [2498]	Lovejoy (Mr David Mobberley) [2498]
8195	Lovejoy (Mr David Mobberley) [2498]	Lovejoy (Mr David Mobberley) [2498]
8198	Mrs Madeline Hardy [2397]	
8225	Mr Christopher Hills [883]	
8226	Mr Christopher Hills [883]	
8227	Mr Christopher Hills [883]	
8228	Mr Christopher Hills [883]	
8229	Mr Christopher Hills [883]	
8230	Mr Christopher Hills [883]	
8231	Mr Christopher Hills [883]	
8233	Mr Christopher Hills [883]	
8234	Mr Christopher Hills [883]	
8243	Mr Christopher Hills [883]	
8244	Mr Christopher Hills [883]	
8272	Mr Marcus Barraclough [1343]	
8275	Mr Marcus Barraclough [1343]	
8281	D H Barford + Co Limited (Mr Martin Page) [2332]	D H Barford + Co Limited (Mr Martin Page) [2332]
8284	D H Barford + Co Limited (Mr Martin Page) [2332]	D H Barford + Co Limited (Mr Martin Page) [2332]

## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i><b>REPRESENTATION</b></i>	<i><b>RESPONDENT</b></i>	<i><b>AGENT</b></i>
8288	D H Barford + Co Limited (Mr Martin Page) [2332]	D H Barford + Co Limited (Mr Martin Page) [2332]
8292	D H Barford + Co Limited (Mr Martin Page) [2332]	D H Barford + Co Limited (Mr Martin Page) [2332]
8294	D H Barford + Co Limited (Mr Martin Page) [2332]	D H Barford + Co Limited (Mr Martin Page) [2332]
8302	D H Barford + Co Limited (Mr Martin Page) [2332]	D H Barford + Co Limited (Mr Martin Page) [2332]
8303	D H Barford + Co Limited (Mr Martin Page) [2332]	D H Barford + Co Limited (Mr Martin Page) [2332]
8304	D H Barford + Co Limited (Mr Martin Page) [2332]	D H Barford + Co Limited (Mr Martin Page) [2332]
8305	D H Barford + Co Limited (Mr Martin Page) [2332]	D H Barford + Co Limited (Mr Martin Page) [2332]
8306	D H Barford + Co Limited (Mr Martin Page) [2332]	D H Barford + Co Limited (Mr Martin Page) [2332]
8307	Papworth Hospital NHS Foundation Trust (Mr Ken Brewer) [2513]	Savills (Mr David Henry) [2519]
8308	D H Barford + Co Limited (Mr Martin Page) [2332]	D H Barford + Co Limited (Mr Martin Page) [2332]
8309	D H Barford + Co Limited (Mr Martin Page) [2332]	D H Barford + Co Limited (Mr Martin Page) [2332]
8310	D H Barford + Co Limited (Mr Martin Page) [2332]	D H Barford + Co Limited (Mr Martin Page) [2332]
8311	D H Barford + Co Limited (Mr Martin Page) [2332]	D H Barford + Co Limited (Mr Martin Page) [2332]
8312	Imperial War Museum (R Asthon) [2521]	Savills (Mr David Henry) [2519]
8313	Imperial War Museum (R Asthon) [2521]	Savills (Mr David Henry) [2519]
8314	D H Barford + Co Limited (Mr Martin Page) [2332]	D H Barford + Co Limited (Mr Martin Page) [2332]
8315	Barker Parry Town Planning (Mrs Gaenor Parry) [2516]	Barker Parry Town Planning (Mrs Gaenor Parry) [2516]
8316	D H Barford + Co Limited (Mr Martin Page) [2332]	D H Barford + Co Limited (Mr Martin Page) [2332]
8317	D H Barford + Co Limited (Mr Martin Page) [2332]	D H Barford + Co Limited (Mr Martin Page) [2332]
8318	D H Barford + Co Limited (Mr Martin Page) [2332]	D H Barford + Co Limited (Mr Martin Page) [2332]
8319	Brook Trading Ltd [2514]	Morris and Partners (Mr Hugh Reynolds) [2520]
8320	D H Barford + Co Limited (Mr Martin Page) [2332]	D H Barford + Co Limited (Mr Martin Page) [2332]
8321	Barker Parry Town Planning (Mrs Gaenor Parry) [2516]	Barker Parry Town Planning (Mrs Gaenor Parry) [2516]
8322	Mr Philip Kratz (Mr Philip Kratz) [2524]	Mr Philip Kratz (Mr Philip Kratz) [2524]

## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i><b>REPRESENTATION</b></i>	<i><b>RESPONDENT</b></i>	<i><b>AGENT</b></i>
8323	Barker Parry Town Planning (Mrs Gaenor Parry) [2516]	Barker Parry Town Planning (Mrs Gaenor Parry) [2516]
8324	Mr John Hilbery [2522]	D H Barford + Co Limited (Mr Martin Page) [2332]
8325	Mr Philip Kratz (Mr Philip Kratz) [2524]	Mr Philip Kratz (Mr Philip Kratz) [2524]
8326	Mr John Hilbery [2522]	D H Barford + Co Limited (Mr Martin Page) [2332]
8327	Mr John Hilbery [2522]	D H Barford + Co Limited (Mr Martin Page) [2332]
8328	The Trustees of Mr Maurice Barker [2526]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8329	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8330	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8331	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8332	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8333	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8334	Barker Parry Town Planning (Mrs Gaenor Parry) [2516]	
8335	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8336	The English Courtyard Association (c/o Agent) [1722]	Lucas Land and Planning (Mr Stephen Lucas) [835]
8337	Barker Parry Town Planning (Mrs Gaenor Parry) [2516]	Barker Parry Town Planning (Mrs Gaenor Parry) [2516]
8338	CPRE (Miss Shirley Fieldhouse) [141]	
8339	Mr John Hilbery [2522]	D H Barford + Co Limited (Mr Martin Page) [2332]
8340	CPRE (Miss Shirley Fieldhouse) [141]	
8341	CPRE (Miss Shirley Fieldhouse) [141]	
8342	The English Courtyard Association (c/o Agent) [1722]	Lucas Land and Planning (Mr Stephen Lucas) [835]
8343	Barker Parry Town Planning (Mrs Gaenor Parry) [2516]	
8344	CPRE (Miss Shirley Fieldhouse) [141]	
8345	CPRE (Miss Shirley Fieldhouse) [141]	
8346	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8347	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]

## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i><b>REPRESENTATION</b></i>	<i><b>RESPONDENT</b></i>	<i><b>AGENT</b></i>
8348	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8349	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8351	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8353	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8354	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8355	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8356	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8357	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8358	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8359	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8360	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8361	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8362	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8363	C Hicks [1378]	
8366	Mr David Mead [2359]	Mr David Mead [2359]
8367	Hazardous Installations Inspectorate (Mrs C E Marshall) [2041]	
8368	Barker Parry Town Planning (Mrs Gaenor Parry) [2516]	Barker Parry Town Planning (Mrs Gaenor Parry) [2516]
8369	Barker Parry Town Planning (Mrs Gaenor Parry) [2516]	Barker Parry Town Planning (Mrs Gaenor Parry) [2516]
8370	Mr David Mead [2359]	Mr David Mead [2359]
8375	Ashwell (Barton Road) Limited [2501]	Hepher Dixon (Miss Jennifer Smith) [2416]
8376	Ashwell (Barton Road) Limited [2501]	Hepher Dixon (Miss Jennifer Smith) [2416]
8377	Ashwell (Barton Road) Limited [2501]	Hepher Dixon (Miss Jennifer Smith) [2416]
8378	Mr. P Hutchinson [2535]	D H Barford + Co Limited (Mr Martin Page) [2332]
8379	Ashwell (Barton Road) Limited [2501]	Hepher Dixon (Miss Jennifer Smith) [2416]
8380	Ashwell (Barton Road) Limited [2501]	Hepher Dixon (Miss Jennifer Smith) [2416]
8381	Ashwell (Barton Road) Limited [2501]	Hepher Dixon (Miss Jennifer Smith) [2416]

## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i><b>REPRESENTATION</b></i>	<i><b>RESPONDENT</b></i>	<i><b>AGENT</b></i>
8382	Ashwell (Barton Road) Limited [2501]	Hepher Dixon (Miss Jennifer Smith) [2416]
8383	Ashwell (Barton Road) Limited [2501]	Hepher Dixon (Miss Jennifer Smith) [2416]
8385	Mr. D. Barford [2536]	D H Barford + Co Limited (Mr Martin Page) [2332]
8387	Ashwell (Barton Road) Limited [2501]	Hepher Dixon (Miss Jennifer Smith) [2416]
8388	Mr. D. Barford [2536]	D H Barford + Co Limited (Mr Martin Page) [2332]
8389	Ashwell (Barton Road) Limited [2501]	Hepher Dixon (Miss Jennifer Smith) [2416]
8390	Ashwell (Barton Road) Limited [2501]	Hepher Dixon (Miss Jennifer Smith) [2416]
8391	Ashwell (Barton Road) Limited [2501]	Hepher Dixon (Miss Jennifer Smith) [2416]
8393	Mr. D. Barford [2536]	D H Barford + Co Limited (Mr Martin Page) [2332]
8394	Ashwell (Barton Road) Limited [2501]	Hepher Dixon (Miss Jennifer Smith) [2416]
8395	Ashwell (Barton Road) Limited [2501]	Hepher Dixon (Miss Jennifer Smith) [2416]
8396	Ashwell (Barton Road) Limited [2501]	Hepher Dixon (Miss Jennifer Smith) [2416]
8410	Papworth Everard Parish Council Planning Committee (Mrs Mary A Smith) [747]	
8411	Papworth Everard Parish Council Planning Committee (Mrs Mary A Smith) [747]	
8415	Papworth Everard Parish Council Planning Committee (Mrs Mary A Smith) [747]	
8418	Papworth Everard Parish Council Planning Committee (Mrs Mary A Smith) [747]	
8421	Papworth Everard Parish Council Planning Committee (Mrs Mary A Smith) [747]	
8422	Papworth Everard Parish Council Planning Committee (Mrs Mary A Smith) [747]	
8423	Gamlingay Parish Council (Mrs Kirstin Rayner) [2544]	
8424	Papworth Everard Parish Council Planning Committee (Mrs Mary A Smith) [747]	
8425	Gamlingay Parish Council (Mrs Kirstin Rayner) [2544]	
8426	Papworth Everard Parish Council Planning Committee (Mrs Mary A Smith) [747]	
8427	Gamlingay Parish Council (Mrs Kirstin Rayner) [2544]	
8428	Gamlingay Parish Council (Mrs Kirstin Rayner) [2544]	
8429	Gamlingay Parish Council (Mrs Kirstin Rayner) [2544]	
8430	Gamlingay Parish Council (Mrs Kirstin Rayner) [2544]	

## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i>REPRESENTATION</i>	<i>RESPONDENT</i>	<i>AGENT</i>
8431	Gamlingay Parish Council (Mrs Kirstin Rayner) [2544]	
8432	Papworth Everard Parish Council Planning Committee (Mrs Mary A Smith) [747]	
8444	English Heritage (Ms Katharine Fletcher) [874]	
8445	English Heritage (Ms Katharine Fletcher) [874]	
8446	English Heritage (Ms Katharine Fletcher) [874]	
8447	English Heritage (Ms Katharine Fletcher) [874]	
8448	English Heritage (Ms Katharine Fletcher) [874]	
8449	English Heritage (Ms Katharine Fletcher) [874]	
8451	Gamlingay Parish Council (Mrs Kirstin Rayner) [2544]	
8479	Gamlingay Parish Council (Mrs Kirstin Rayner) [2544]	
8480	Gamlingay Parish Council (Mrs Kirstin Rayner) [2544]	
8484	Hazardous Installations Inspectorate (Mrs C E Marshall) [2041]	
8493	Papworth Everard Parish Council Planning Committee (Mrs Mary A Smith) [747]	
8494	Papworth Everard Parish Council Planning Committee (Mrs Mary A Smith) [747]	
8497	Papworth Everard Parish Council Planning Committee (Mrs Mary A Smith) [747]	
8500	Papworth Everard Parish Council Planning Committee (Mrs Mary A Smith) [747]	
8524	The Felix Hotel (C/o Agent) [1529]	Januays (Mr Colin Brown) [1041]
8525	The Felix Hotel (C/o Agent) [1529]	Januays (Mr Colin Brown) [1041]
8526	The Fairey Family (c/o Agent) [1723]	Januays (Mr Colin Brown) [1041]
8527	The Fairey Family (c/o Agent) [1723]	Januays (Mr Colin Brown) [1041]
8528	The Fairey Family (c/o Agent) [1723]	Januays (Mr Colin Brown) [1041]
8530	Steeple Morden Parish Council (Mr Sean Traverse-Healy) [2559]	
8531	The Fairey Family (c/o Agent) [1723]	Januays (Mr Colin Brown) [1041]
8532	Steeple Morden Parish Council (Mr Sean Traverse-Healy) [2559]	
8533	Steeple Morden Parish Council (Mr Sean Traverse-Healy) [2559]	

## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i>REPRESENTATION</i>	<i>RESPONDENT</i>	<i>AGENT</i>
8534	Steeple Morden Parish Council (Mr Sean Traverse-Healy) [2559]	
8535	Steeple Morden Parish Council (Mr Sean Traverse-Healy) [2559]	
8536	Steeple Morden Parish Council (Mr Sean Traverse-Healy) [2559]	
8549	RAVE (Mr ROGER FLETCHER) [799]	
8557	Dr Philip O'Donovan [2534]	
8558	The Fairey Family (c/o Agent) [1723]	Januaries (Mr Colin Brown) [1041]
8564	Croxton Parish Council (Mrs Gail Stoehr) [2572]	
8565	Croxton Parish Council (Mrs Gail Stoehr) [2572]	
8570	Croxton Parish Council (Mrs Gail Stoehr) [2572]	
8574	John Gloag [2530]	D H Barford + Co Limited (Mr Martin Page) [2332]
8577	Croxton Parish Council (Mrs Gail Stoehr) [2572]	
8579	The Fairey Family (c/o Agent) [1723]	Januaries (Mr Colin Brown) [1041]
8581	John Gloag [2530]	D H Barford + Co Limited (Mr Martin Page) [2332]
8586	John Gloag [2530]	D H Barford + Co Limited (Mr Martin Page) [2332]
8596	RAVE (Mr ROGER FLETCHER) [799]	
8600	John Gloag [2530]	D H Barford + Co Limited (Mr Martin Page) [2332]
8605	John Gloag [2530]	D H Barford + Co Limited (Mr Martin Page) [2332]
8625	John Gloag [2530]	D H Barford + Co Limited (Mr Martin Page) [2332]
8638	Grantchester Townlands Charity (c/o Agent) [1705]	Sir Francis Pemberton, CBE, DL [2575]
8642	RAVE (Mr ROGER FLETCHER) [799]	
8690	Houston Crest Properties (UK) Ltd [2576]	Januaries (Mr Colin Brown) [1041]
8747	Capital & Counties [2577]	Januaries (Mr Colin Brown) [1041]
8748	Capital & Counties [2577]	Januaries (Mr Colin Brown) [1041]
8749	The Fairey Family (c/o Agent) [1723]	Januaries (Mr Colin Brown) [1041]
8750	The Cambourne Consortium (c/o agent) [2621]	Mr Peter Frampton [870]
8760	The Cambourne Consortium (c/o agent) [2621]	Mr Peter Frampton [870]
8762	Mr Les Hambly [2579]	Januaries (Mr Colin Brown) [1041]



## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i><b>REPRESENTATION</b></i>	<i><b>RESPONDENT</b></i>	<i><b>AGENT</b></i>
8763	Mr Les Hambly [2579]	Januarys (Mr Colin Brown) [1041]
8765	Mr Les Hambly [2579]	Januarys (Mr Colin Brown) [1041]
8772	The Cambourne Consortium (c/o agent) [2621]	Mr Peter Frampton [870]
8773	The Cambourne Consortium (c/o agent) [2621]	Mr Peter Frampton [870]
8778	Mr Les Hambly [2579]	Januarys (Mr Colin Brown) [1041]
8783	Mr Les Hambly [2579]	Januarys (Mr Colin Brown) [1041]
8792	D H Barford + Co Limited (Mr Martin Page) [2332]	D H Barford + Co Limited (Mr Martin Page) [2332]
8793	D H Barford + Co Limited (Mr Martin Page) [2332]	D H Barford + Co Limited (Mr Martin Page) [2332]
8796	Windsor Road Residents (Dr Ann Mullinger) [2490]	
8798	Windsor Road Residents (Dr Ann Mullinger) [2490]	
8885	Mrs Helen Gordon [2381]	
8890	Gallagher Longstanton Limited [2533]	David Lock Associates (Mr Nicholas Freer) [2361]
8891	Gallagher Longstanton Limited [2533]	David Lock Associates (Mr Nicholas Freer) [2361]
8892	Gallagher Longstanton Limited [2533]	David Lock Associates (Mr Nicholas Freer) [2361]
8893	Gallagher Longstanton Limited [2533]	David Lock Associates (Mr Nicholas Freer) [2361]
8895	Gallagher Longstanton Limited [2533]	David Lock Associates (Mr Nicholas Freer) [2361]
8896	Gallagher Longstanton Limited [2533]	David Lock Associates (Mr Nicholas Freer) [2361]
8897	Gallagher Longstanton Limited [2533]	David Lock Associates (Mr Nicholas Freer) [2361]
8898	Gallagher Longstanton Limited [2533]	David Lock Associates (Mr Nicholas Freer) [2361]
8899	Gallagher Longstanton Limited [2533]	David Lock Associates (Mr Nicholas Freer) [2361]
8900	Gallagher Longstanton Limited [2533]	David Lock Associates (Mr Nicholas Freer) [2361]
8901	Gallagher Longstanton Limited [2533]	David Lock Associates (Mr Nicholas Freer) [2361]
8902	Gallagher Longstanton Limited [2533]	David Lock Associates (Mr Nicholas Freer) [2361]
8903	Gallagher Longstanton Limited [2533]	David Lock Associates (Mr Nicholas Freer) [2361]
8904	Gallagher Longstanton Limited [2533]	David Lock Associates (Mr Nicholas Freer) [2361]

## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i><b>REPRESENTATION</b></i>	<i><b>RESPONDENT</b></i>	<i><b>AGENT</b></i>
8905	Gallagher Longstanton Limited [2533]	David Lock Associates (Mr Nicholas Freer) [2361]
8906	Gallagher Longstanton Limited [2533]	David Lock Associates (Mr Nicholas Freer) [2361]
8909	Carisbrooke Alliance [2586]	Januays (Mr Colin Brown) [1041]
8911	Carisbrooke Alliance [2586]	Januays (Mr Colin Brown) [1041]
8912	Carisbrooke Alliance [2586]	Januays (Mr Colin Brown) [1041]
8914	Carisbrooke Alliance [2586]	Januays (Mr Colin Brown) [1041]
8917	Wm Morrison Supermarkets Plc [2556]	Mr Mark Eagland [2555]
8919	Wm Morrison Supermarkets Plc [2556]	Mr Mark Eagland [2555]
8921	Wm Morrison Supermarkets Plc [2556]	Mr Mark Eagland [2555]
8922	Carisbrooke Alliance [2586]	Januays (Mr Colin Brown) [1041]
8923	Wm Morrison Supermarkets Plc [2556]	Mr Mark Eagland [2555]
8924	The Fairfield Partnership (c/o Agent) [1733]	JB Planning Associates Ltd (Mrs Pamela McNamara) [2355]
8926	Wm Morrison Supermarkets Plc [2556]	Mr Mark Eagland [2555]
8928	The Fairfield Partnership (c/o Agent) [1733]	JB Planning Associates Ltd (Mrs Pamela McNamara) [2355]
8932	Wm Morrison Supermarkets Plc [2556]	Mr Mark Eagland [2555]
8933	Carisbrooke Alliance [2586]	Januays (Mr Colin Brown) [1041]
8935	Mr Graham Brasnett [2593]	Mr David Mead [2359]
8936	Wm Morrison Supermarkets Plc [2556]	Mr Mark Eagland [2555]
8937	The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough (Mr Martin Baker) [992]	
8938	The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough (Mr Martin Baker) [992]	
8939	The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough (Mr Martin Baker) [992]	
8940	Mr SIMON BROWN [2578]	
8941	Wm Morrison Supermarkets Plc [2556]	Mr Mark Eagland [2555]
8942	The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough (Mr Martin Baker) [992]	
8944	The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough (Mr Martin Baker) [992]	
8946	The Fairfield Partnership (c/o Agent) [1733]	JB Planning Associates Ltd (Mrs Pamela McNamara) [2355]

## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i>REPRESENTATION</i>	<i>RESPONDENT</i>	<i>AGENT</i>
8948	The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough (Mr Martin Baker) [992]	
8949	The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough (Mr Martin Baker) [992]	
8950	The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough (Mr Martin Baker) [992]	
8951	British Horse Society (Cambridgeshire) (Miss Sue Jeggo) [632]	
8952	The Fairfield Partnership (c/o Agent) [1733]	JB Planning Associates Ltd (Mrs Pamela McNamara) [2355]
8953	The Fairfield Partnership (c/o Agent) [1733]	JB Planning Associates Ltd (Mrs Pamela McNamara) [2355]
8956	The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough (Mr Martin Baker) [992]	
8957	The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough (Mr Martin Baker) [992]	
8959	The Fairfield Partnership (c/o Agent) [1733]	JB Planning Associates Ltd (Mrs Pamela McNamara) [2355]
8960	The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough (Mr Martin Baker) [992]	
8961	The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough (Mr Martin Baker) [992]	
8962	The Fairfield Partnership (c/o Agent) [1733]	JB Planning Associates Ltd (Mrs Pamela McNamara) [2355]
8964	British Horse Society (Cambridgeshire) (Miss Sue Jeggo) [632]	
8965	The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough (Mr Martin Baker) [992]	
8966	The Fairfield Partnership (c/o Agent) [1733]	JB Planning Associates Ltd (Mrs Pamela McNamara) [2355]
8967	The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough (Mr Martin Baker) [992]	
8968	The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough (Mr Martin Baker) [992]	
8969	The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough (Mr Martin Baker) [992]	
8970	The Fairfield Partnership (c/o Agent) [1733]	JB Planning Associates Ltd (Mrs Pamela McNamara) [2355]
8972	The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough (Mr Martin Baker) [992]	

## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i><b>REPRESENTATION</b></i>	<i><b>RESPONDENT</b></i>	<i><b>AGENT</b></i>
8974	The Fairfield Partnership (c/o Agent) [1733]	JB Planning Associates Ltd (Mrs Pamela McNamara) [2355]
8976	British Horse Society (Cambridgeshire) (Miss Sue Jeggo) [632]	
8978	Gallagher Longstanton Ltd. [2550]	David Lock Associates (Mr Martin Taylor) [2549]
8979	The Cambourne Consortium (c/o agent) [2621]	Mr Peter Frampton [870]
8981	The Fairfield Partnership (c/o Agent) [1733]	JB Planning Associates Ltd (Mrs Pamela McNamara) [2355]
8982	Carisbrooke Alliance [2586]	Januays (Mr Colin Brown) [1041]
8983	The Fairfield Partnership (c/o Agent) [1733]	JB Planning Associates Ltd (Mrs Pamela McNamara) [2355]
8985	Gallagher Longstanton Ltd. [2550]	David Lock Associates (Mr Martin Taylor) [2549]
8986	The Fairfield Partnership (c/o Agent) [1733]	JB Planning Associates Ltd (Mrs Pamela McNamara) [2355]
8988	Gallagher Longstanton Ltd. [2550]	David Lock Associates (Mr Martin Taylor) [2549]
8989	Gallagher Longstanton Ltd. [2550]	David Lock Associates (Mr Martin Taylor) [2549]
8990	Gallagher Longstanton Ltd. [2550]	David Lock Associates (Mr Martin Taylor) [2549]
8991	The Fairfield Partnership (c/o Agent) [1733]	JB Planning Associates Ltd (Mrs Pamela McNamara) [2355]
8992	British Horse Society (Cambridgeshire) (Miss Sue Jeggo) [632]	
8995	Gallagher Longstanton Ltd. [2550]	David Lock Associates (Mr Martin Taylor) [2549]
8997	Gallagher Longstanton Ltd. [2550]	David Lock Associates (Mr Martin Taylor) [2549]
8998	The Fairfield Partnership (c/o Agent) [1733]	JB Planning Associates Ltd (Mrs Pamela McNamara) [2355]
8999	British Horse Society (Cambridgeshire) (Miss Sue Jeggo) [632]	
9000	Gallagher Longstanton Ltd. [2550]	David Lock Associates (Mr Martin Taylor) [2549]
9002	The Fairfield Partnership (c/o Agent) [1733]	JB Planning Associates Ltd (Mrs Pamela McNamara) [2355]
9004	South Cambridgeshire Primary Care Trust (Mr Ian Burns) [838]	
9005	British Horse Society (Cambridgeshire) (Miss Sue Jeggo) [632]	
9006	The Fairfield Partnership (c/o Agent) [1733]	JB Planning Associates Ltd (Mrs Pamela McNamara) [2355]
9007	Addenbrooke's Hospital (Mr Roger Cutting) [668]	

## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i><b>REPRESENTATION</b></i>	<i><b>RESPONDENT</b></i>	<i><b>AGENT</b></i>
9008	Gallagher Longstanton Ltd. [2550]	David Lock Associates (Mr Martin Taylor) [2549]
9011	South Cambridgeshire Primary Care Trust (Mr Ian Burns) [838]	
9012	Gallagher Longstanton Ltd. [2550]	David Lock Associates (Mr Martin Taylor) [2549]
9013	The Fairfield Partnership (c/o Agent) [1733]	JB Planning Associates Ltd (Mrs Pamela McNamara) [2355]
9015	The Fairfield Partnership (c/o Agent) [1733]	JB Planning Associates Ltd (Mrs Pamela McNamara) [2355]
9016	Gallagher Longstanton Ltd. [2550]	David Lock Associates (Mr Martin Taylor) [2549]
9017	Chancerygate Asset Management Ltd [2602]	Januarys (Mr Colin Brown) [1041]
9018	Addenbrooke's Hospital (Mr Roger Cutting) [668]	
9019	Gallagher Longstanton Ltd. [2550]	David Lock Associates (Mr Martin Taylor) [2549]
9021	Addenbrooke's Hospital (Mr Roger Cutting) [668]	
9022	Gallagher Longstanton Ltd. [2550]	David Lock Associates (Mr Martin Taylor) [2549]
9023	British Horse Society (Cambridgeshire) (Miss Sue Jeggo) [632]	
9025	Addenbrooke's Hospital (Mr Roger Cutting) [668]	
9026	Ely Group of Internal Drainage Boards (Mr Ross Chilvers) [1114]	
9028	The Fairfield Partnership (c/o Agent) [1733]	JB Planning Associates Ltd (Mrs Pamela McNamara) [2355]
9030	Gallagher Longstanton Ltd. [2550]	David Lock Associates (Mr Martin Taylor) [2549]
9032	The Fairfield Partnership (c/o Agent) [1733]	JB Planning Associates Ltd (Mrs Pamela McNamara) [2355]
9033	Gallagher Longstanton Ltd. [2550]	David Lock Associates (Mr Martin Taylor) [2549]
9034	Addenbrooke's Hospital (Mr Roger Cutting) [668]	
9036	The Cambourne Consortium (c/o agent) [2621]	Mr Peter Frampton [870]
9037	British Horse Society (Cambridgeshire) (Miss Sue Jeggo) [632]	
9040	Addenbrooke's Hospital (Mr Roger Cutting) [668]	
9043	The Fairfield Partnership (c/o Agent) [1733]	JB Planning Associates Ltd (Mrs Pamela McNamara) [2355]
9044	Foregreen Developments Ltd [2603]	Januarys (Mr Colin Brown) [1041]

## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i>REPRESENTATION</i>	<i>RESPONDENT</i>	<i>AGENT</i>
9045	British Horse Society (Cambridgeshire) (Miss Sue Jeggo) [632]	
9046	Gallagher Longstanton Ltd. [2550]	David Lock Associates (Mr Martin Taylor) [2549]
9049	Foregreen Developments Ltd [2603]	Januaries (Mr Colin Brown) [1041]
9050	Gallagher Longstanton Ltd. [2550]	David Lock Associates (Mr Martin Taylor) [2549]
9051	British Horse Society (Cambridgeshire) (Miss Sue Jeggo) [632]	
9053	Gallagher Longstanton Ltd. [2550]	David Lock Associates (Mr Martin Taylor) [2549]
9056	Gallagher Longstanton Ltd. [2550]	David Lock Associates (Mr Martin Taylor) [2549]
9058	British Horse Society (Cambridgeshire) (Miss Sue Jeggo) [632]	
9059	The Fairfield Partnership (c/o Agent) [1733]	JB Planning Associates Ltd (Mrs Pamela McNamara) [2355]
9062	Ashwell (Barton Road) Limited [2501]	Hepher Dixon (Miss Jennifer Smith) [2416]
9064	Foregreen Developments Ltd [2603]	Januaries (Mr Colin Brown) [1041]
9065	The Cambourne Consortium (c/o agent) [2621]	Mr Peter Frampton [870]
9066	Gallagher Longstanton Ltd. [2550]	David Lock Associates (Mr Martin Taylor) [2549]
9067	South Cambridgeshire Primary Care Trust (Mr Ian Burns) [838]	
9069	The Fairfield Partnership (c/o Agent) [1733]	JB Planning Associates Ltd (Mrs Pamela McNamara) [2355]
9071	Ashwell (Barton Road) Limited [2501]	Hepher Dixon (Miss Jennifer Smith) [2416]
9072	Mr Anthony Goodden [2599]	
9074	Ashwell (Barton Road) Limited [2501]	Hepher Dixon (Miss Jennifer Smith) [2416]
9075	Foregreen Developments Ltd [2603]	Januaries (Mr Colin Brown) [1041]
9076	Gallagher Longstanton Ltd. [2550]	David Lock Associates (Mr Martin Taylor) [2549]
9078	Ashwell (Barton Road) Limited [2501]	Hepher Dixon (Miss Jennifer Smith) [2416]
9079	Gallagher Longstanton Ltd. [2550]	David Lock Associates (Mr Martin Taylor) [2549]
9080	Ashwell (Barton Road) Limited [2501]	Hepher Dixon (Miss Jennifer Smith) [2416]
9082	South Cambridgeshire Primary Care Trust (Mr Ian Burns) [838]	
9083	Ashwell (Barton Road) Limited [2501]	Hepher Dixon (Miss Jennifer Smith) [2416]
9086	Ashwell (Barton Road) Limited [2501]	Hepher Dixon (Miss Jennifer Smith) [2416]
9090	Gallagher Longstanton Ltd. [2550]	David Lock Associates (Mr Martin Taylor) [2549]

## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i>REPRESENTATION</i>	<i>RESPONDENT</i>	<i>AGENT</i>
9093	South Cambridgeshire Primary Care Trust (Mr Ian Burns) [838]	
9096	Gallagher Longstanton Ltd. [2550]	David Lock Associates (Mr Martin Taylor) [2549]
9098	South Cambridgeshire Primary Care Trust (Mr Ian Burns) [838]	
9099	English Partnerships (Mr Mark White) [2347]	
9100	Ashwell (Barton Road) Limited [2501]	Hepher Dixon (Miss Jennifer Smith) [2416]
9102	Gallagher Longstanton Ltd. [2550]	David Lock Associates (Mr Martin Taylor) [2549]
9104	English Partnerships (Mr Mark White) [2347]	
9105	Ely Group of Internal Drainage Boards (Mr Ross Chilvers) [1114]	
9106	Ely Group of Internal Drainage Boards (Mr Ross Chilvers) [1114]	
9107	Ashwell (Barton Road) Limited [2501]	Hepher Dixon (Miss Jennifer Smith) [2416]
9108	Ely Group of Internal Drainage Boards (Mr Ross Chilvers) [1114]	
9110	English Partnerships (Mr Mark White) [2347]	
9111	Gallagher Longstanton Ltd. [2550]	David Lock Associates (Mr Martin Taylor) [2549]
9112	South Cambridgeshire Primary Care Trust (Mr Ian Burns) [838]	
9115	English Partnerships (Mr Mark White) [2347]	
9120	English Partnerships (Mr Mark White) [2347]	
9123	English Partnerships (Mr Mark White) [2347]	
9124	Ely Group of Internal Drainage Boards (Mr Ross Chilvers) [1114]	
9127	English Partnerships (Mr Mark White) [2347]	
9129	Ashwell (Barton Road) Limited [2501]	Hepher Dixon (Miss Jennifer Smith) [2416]
9131	English Partnerships (Mr Mark White) [2347]	
9134	Papworth Saint Agnes Parish Meeting (Mr Andrew Honeybone) [2610]	
9135	Ashwell (Barton Road) Limited [2501]	Hepher Dixon (Miss Jennifer Smith) [2416]
9136	Cambridgeshire Local Access Forum (Mrs Gail Stoehr) [2617]	
9139	Cambridgeshire Local Access Forum (Mrs Gail Stoehr) [2617]	
9140	English Partnerships (Mr Mark White) [2347]	
9142	English Partnerships (Mr Mark White) [2347]	



## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i>REPRESENTATION</i>	<i>RESPONDENT</i>	<i>AGENT</i>
9143	Cambridgeshire Local Access Forum (Mrs Gail Stoehr) [2617]	
9146	Cambridgeshire Local Access Forum (Mrs Gail Stoehr) [2617]	
9147	English Partnerships (Mr Mark White) [2347]	
9149	Cambridgeshire Local Access Forum (Mrs Gail Stoehr) [2617]	
9152	The Cambourne Consortium (c/o agent) [2621]	Mr Peter Frampton [870]
9154	English Partnerships (Mr Mark White) [2347]	
9158	Foregreen Developments Ltd [2603]	Januarys (Mr Colin Brown) [1041]
9160	English Partnerships (Mr Mark White) [2347]	
9162	Papworth Saint Agnes Parish Meeting (Mr Andrew Honeybone) [2610]	
9168	English Partnerships (Mr Mark White) [2347]	
9172	David Wilson Homes (S Midlands) (Mr Phil Leggett) [2619]	
9174	English Partnerships (Mr Mark White) [2347]	
9183	David Wilson Homes (S Midlands) (Mr Phil Leggett) [2619]	
9186	English Partnerships (Mr Mark White) [2347]	
9192	David Wilson Homes (S Midlands) (Mr Phil Leggett) [2619]	
9193	English Partnerships (Mr Mark White) [2347]	
9196	English Partnerships (Mr Mark White) [2347]	
9199	English Partnerships (Mr Mark White) [2347]	
9201	Papworth Saint Agnes Parish Meeting (Mr Andrew Honeybone) [2610]	
9203	English Partnerships (Mr Mark White) [2347]	
9208	English Partnerships (Mr Mark White) [2347]	
9210	David Wilson Homes (S Midlands) (Mr Phil Leggett) [2619]	
9211	Defence Lands Ops North (Mr. J. Newman) [2646]	W A Fairhurst & Partners (Mr Miles Walker) [850]
9213	David Wilson Homes (S Midlands) (Mr Phil Leggett) [2619]	
9215	Januarys (Mr Colin Brown) [1041]	Januarys (Mr Colin Brown) [1041]
9217	South Cambridgeshire Primary Care Trust (Mr Ian Burns) [838]	
9222	Defence Lands Ops North (Mr. J. Newman) [2646]	W A Fairhurst & Partners (Mr Miles Walker) [850]

## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i><b>REPRESENTATION</b></i>	<i><b>RESPONDENT</b></i>	<i><b>AGENT</b></i>
9223	D J Harradine [1251]	Smith Stuart Reynolds (Mr Simon Smith) [846]
9227	The Fairfield Partnership (c/o Agent) [1733]	JB Planning Associates Ltd (Mrs Pamela McNamara) [2355]
9230	Defence Lands Ops North (Mr. J. Newman) [2646]	W A Fairhurst & Partners (Mr Miles Walker) [850]
9232	English Partnerships (Mr Mark White) [2347]	
9238	Defence Lands Ops North (Mr. J. Newman) [2646]	W A Fairhurst & Partners (Mr Miles Walker) [850]
9243	Defence Lands Ops North (Mr. J. Newman) [2646]	W A Fairhurst & Partners (Mr Miles Walker) [850]
9248	David Wilson Homes (S Midlands) (Mr Phil Leggett) [2619]	
9252	Defence Lands Ops North (Mr. J. Newman) [2646]	W A Fairhurst & Partners (Mr Miles Walker) [850]
9263	Defence Lands Ops North (Mr. J. Newman) [2646]	W A Fairhurst & Partners (Mr Miles Walker) [850]
9274	Januarys (Mr Colin Brown) [1041]	Januarys (Mr Colin Brown) [1041]
9277	David Wilson Homes (S Midlands) (Mr Phil Leggett) [2619]	
9287	David Wilson Homes (S Midlands) (Mr Phil Leggett) [2619]	
9290	Papworth Saint Agnes Parish Meeting (Mr Andrew Honeybone) [2610]	
9298	David Wilson Homes (S Midlands) (Mr Phil Leggett) [2619]	
9312	Sport England East (Mr Roy Warren) [1246]	
9316	Vantico Ltd [2624]	Januarys (Mr Colin Brown) [1041]
9322	Sport England East (Mr Roy Warren) [1246]	
9323	Sport England East (Mr Roy Warren) [1246]	
9327	Miss R Hamer [2622]	
9333	Vantico Ltd [2624]	Januarys (Mr Colin Brown) [1041]
9335	Caxton Parish Council (Mrs Gail Stoehr) [2630]	
9338	Caxton Parish Council (Mrs Gail Stoehr) [2630]	
9339	Sport England East (Mr Roy Warren) [1246]	
9342	Mr B Moore [2631]	Januarys (Mr Colin Brown) [1041]
9346	Willingham Parish Council (Miss Christine Couchman) [2608]	
9347	Sport England East (Mr Roy Warren) [1246]	
9348	Sport England East (Mr Roy Warren) [1246]	

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<i>REPRESENTATION</i>	<i>RESPONDENT</i>	<i>AGENT</i>
9349	Sport England East (Mr Roy Warren) [1246]	
9350	Sport England East (Mr Roy Warren) [1246]	
9351	Sport England East (Mr Roy Warren) [1246]	
9352	Sport England East (Mr Roy Warren) [1246]	
9353	Sport England East (Mr Roy Warren) [1246]	
9360	Sport England East (Mr Roy Warren) [1246]	
9364	Network Rail Infrastructure Limited (Mr David McCormack) [2632]	Hepher Dixon Ltd. (Vicki Ingleby) [965]
9365	Network Rail Infrastructure Limited (Mr David McCormack) [2632]	Hepher Dixon Ltd. (Vicki Ingleby) [965]
9366	Network Rail Infrastructure Limited (Mr David McCormack) [2632]	Hepher Dixon Ltd. (Vicki Ingleby) [965]
9367	Network Rail Infrastructure Limited (Mr David McCormack) [2632]	Hepher Dixon Ltd. (Vicki Ingleby) [965]
9368	Network Rail Infrastructure Limited (Mr David McCormack) [2632]	Hepher Dixon Ltd. (Vicki Ingleby) [965]
9369	Network Rail Infrastructure Limited (Mr David McCormack) [2632]	Hepher Dixon Ltd. (Vicki Ingleby) [965]
9370	Network Rail Infrastructure Limited (Mr David McCormack) [2632]	Hepher Dixon Ltd. (Vicki Ingleby) [965]
9371	Network Rail Infrastructure Limited (Mr David McCormack) [2632]	Hepher Dixon Ltd. (Vicki Ingleby) [965]
9372	Network Rail Infrastructure Limited (Mr David McCormack) [2632]	Hepher Dixon Ltd. (Vicki Ingleby) [965]
9373	Network Rail Infrastructure Limited (Mr David McCormack) [2632]	Hepher Dixon Ltd. (Vicki Ingleby) [965]
9374	Network Rail Infrastructure Limited (Mr David McCormack) [2632]	Hepher Dixon Ltd. (Vicki Ingleby) [965]
9375	Network Rail Infrastructure Limited (Mr David McCormack) [2632]	Hepher Dixon Ltd. (Vicki Ingleby) [965]
9376	Network Rail Infrastructure Limited (Mr David McCormack) [2632]	Hepher Dixon Ltd. (Vicki Ingleby) [965]
9377	Network Rail Infrastructure Limited (Mr David McCormack) [2632]	Hepher Dixon Ltd. (Vicki Ingleby) [965]
9378	Mr R Hardwick [2636]	
9379	The Fairey Family (c/o Agent) [1723]	Januays (Mr Colin Brown) [1041]
9380	The Fairey Family (c/o Agent) [1723]	Januays (Mr Colin Brown) [1041]
9381	The Fairey Family (c/o Agent) [1723]	Januays (Mr Colin Brown) [1041]
9382	The Fairey Family (c/o Agent) [1723]	Januays (Mr Colin Brown) [1041]
9383	Anglian Water Services Ltd (c/o Agent) [1687]	Savills (Mr Garth Hanlon) [963]
9384	East of England Development Agency (Ms Natalie Blaken) [670]	

## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i>REPRESENTATION</i>	<i>RESPONDENT</i>	<i>AGENT</i>
9397	Mr I Grinling [2637]	
9401	Mrs S Grinling [2638]	
9402	Mr R Drage [2639]	
9404	Eltisley Parish Council (Mrs Gail Stoehr) [1147]	
9406	Jarrow Investments Ltd [2640]	Sellwood Planning (Mr Bob Sellwood) [2635]
9408	Eltisley Parish Council (Mrs Gail Stoehr) [1147]	
9409	Eltisley Parish Council (Mrs Gail Stoehr) [1147]	
9410	Croxton Parish Council (Mrs Gail Stoehr) [2572]	
9411	Croxton Parish Council (Mrs Gail Stoehr) [2572]	
9412	Croxton Parish Council (Mrs Gail Stoehr) [2572]	
9413	Croxton Parish Council (Mrs Gail Stoehr) [2572]	
9414	Croxton Parish Council (Mrs Gail Stoehr) [2572]	
9415	Croxton Parish Council (Mrs Gail Stoehr) [2572]	
9416	Croxton Parish Council (Mrs Gail Stoehr) [2572]	
9417	Croxton Parish Council (Mrs Gail Stoehr) [2572]	
9418	Anglian Water Services Ltd (c/o Agent) [1687]	Savills (Mr Garth Hanlon) [963]
9419	Croxton Parish Council (Mrs Gail Stoehr) [2572]	
9420	Croxton Parish Council (Mrs Gail Stoehr) [2572]	
9421	Croxton Parish Council (Mrs Gail Stoehr) [2572]	
9422	Croxton Parish Council (Mrs Gail Stoehr) [2572]	
9423	Croxton Parish Council (Mrs Gail Stoehr) [2572]	
9424	Croxton Parish Council (Mrs Gail Stoehr) [2572]	
9425	Croxton Parish Council (Mrs Gail Stoehr) [2572]	
9426	Croxton Parish Council (Mrs Gail Stoehr) [2572]	
9427	Croxton Parish Council (Mrs Gail Stoehr) [2572]	

## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i>REPRESENTATION</i>	<i>RESPONDENT</i>	<i>AGENT</i>
9428	Croxton Parish Council (Mrs Gail Stoehr) [2572]	
9429	Anglian Water Services Ltd (c/o Agent) [1687]	
9430	Croxton Parish Council (Mrs Gail Stoehr) [2572]	
9431	Croxton Parish Council (Mrs Gail Stoehr) [2572]	
9432	Croxton Parish Council (Mrs Gail Stoehr) [2572]	
9433	Croxton Parish Council (Mrs Gail Stoehr) [2572]	
9434	Croxton Parish Council (Mrs Gail Stoehr) [2572]	
9435	Croxton Parish Council (Mrs Gail Stoehr) [2572]	
9436	Croxton Parish Council (Mrs Gail Stoehr) [2572]	
9437	Croxton Parish Council (Mrs Gail Stoehr) [2572]	
9438	Gallagher Longstanton Limited [2533]	David Lock Associates (Mr Nicholas Freer) [2361]
9441	Gallagher Longstanton Ltd. [2550]	David Lock Associates (Mr Martin Taylor) [2549]
9442	Gallagher Longstanton Ltd. [2550]	David Lock Associates (Mr Martin Taylor) [2549]
9443	Gallagher Longstanton Ltd. [2550]	David Lock Associates (Mr Martin Taylor) [2549]
9444	C Hicks [1378]	
9446	Mrs Roberta Colver [2512]	
9447	Carisbrooke Alliance [2586]	Januaries (Mr Colin Brown) [1041]
9448	Tebbit & Son (c/o Agent) [1720]	Smith Stuart Reynolds (Simon Smith) [1252]
9449	English Partnerships (Mr Mark White) [2347]	
9451	Ms Kathryn Hardwick [1321]	
9452	swavesey & district bridleways association (Mr sue rogers) [921]	
9453	Ms Kathryn Hardwick [1321]	
9454	Liz Wilson [2644]	
9455	Mr Les Hambly [2579]	Januaries (Mr Colin Brown) [1041]
9457	Ashwell (Barton Road) Limited [2501]	Hepher Dixon (Miss Jennifer Smith) [2416]
9458	Defence Lands Ops North (Mr. J. Newman) [2646]	W A Fairhurst & Partners (Mr Miles Walker) [850]
9459	English Partnerships (Mr Mark White) [2347]	

## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

***REPRESENTATION RESPONDENT******AGENT***


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9460	English Partnerships (Mr Mark White) [2347]
9461	English Partnerships (Mr Mark White) [2347]
9462	Mr Robert Wells [2647]
9463	English Partnerships (Mr Mark White) [2347]
9464	Mr Michael Sweeney [2648]
9465	Croxton Parish Council (Mrs Gail Stoehr) [2572]
9489	Mrs Bunty Waters [2633]
9490	Mrs Bunty Waters [2633]
9505	GO-East (Mr John Williamson) [1204]
9507	Fenstanton Parish Council (Mr S L Dartford) [2272]
9508	GO-East (Mr John Williamson) [1204]
9509	GO-East (Mr John Williamson) [1204]
9510	GO-East (Mr John Williamson) [1204]
9514	GO-East (Mr John Williamson) [1204]
9515	GO-East (Mr John Williamson) [1204]
9520	GO-East (Mr John Williamson) [1204]
9522	GO-East (Mr John Williamson) [1204]
9525	GO-East (Mr John Williamson) [1204]
9527	GO-East (Mr John Williamson) [1204]
9528	GO-East (Mr John Williamson) [1204]
9529	GO-East (Mr John Williamson) [1204]
9530	GO-East (Mr John Williamson) [1204]
9531	GO-East (Mr John Williamson) [1204]
9532	GO-East (Mr John Williamson) [1204]
9533	GO-East (Mr John Williamson) [1204]
9534	GO-East (Mr John Williamson) [1204]
9535	GO-East (Mr John Williamson) [1204]
9539	Dr Jeremy Woodward [2652]
9542	GO-East (Mr John Williamson) [1204]
9543	GO-East (Mr John Williamson) [1204]
9545	GO-East (Mr John Williamson) [1204]

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## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

***REPRESENTATION RESPONDENT******AGENT***


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9546	GO-East (Mr John Williamson) [1204]	
9548	GO-East (Mr John Williamson) [1204]	
9549	GO-East (Mr John Williamson) [1204]	
9559	Little Thurlow Parish Council - Clerk (Mrs M C Hawkins) [2311]	
9560	Little Thurlow Parish Council - Clerk (Mrs M C Hawkins) [2311]	
9571	Mrs A Sweeney [2653]	
9572	Mr Tony Orgee [2655]	
9576	Mr Tony Orgee [2655]	
9578	Bar Hill Parish Council (Mrs Leigh Baffa) [61]	
9579	Mr Tony Orgee [2655]	
9580	Mr Tony Orgee [2655]	
9581	Cllr Tony Orgee [1461]	
9582	Cllr Tony Orgee [1461]	
9583	Cllr Tony Orgee [1461]	
9584	Cllr Tony Orgee [1461]	
9585	Cllr Tony Orgee [1461]	
9586	Cllr Tony Orgee [1461]	
9587	Cllr Tony Orgee [1461]	
9589	Cllr Tony Orgee [1461]	
9592	Cllr Tony Orgee [1461]	
9593	Cllr Tony Orgee [1461]	
9595	Cllr Tony Orgee [1461]	
9596	GO-East (Mr John Williamson) [1204]	
9599	Cllr Tony Orgee [1461]	
9600	GO-East (Mr John Williamson) [1204]	
9601	GO-East (Mr John Williamson) [1204]	
9602	GO-East (Mr John Williamson) [1204]	
9603	GO-East (Mr John Williamson) [1204]	
9604	GO-East (Mr John Williamson) [1204]	
9606	GO-East (Mr John Williamson) [1204]	
9607	Cllr Tony Orgee [1461]	

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## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

***REPRESENTATION RESPONDENT******AGENT***


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9611	Cllr Tony Orgee [1461]	
9613	GO-East (Mr John Williamson) [1204]	
9614	GO-East (Mr John Williamson) [1204]	
9616	GO-East (Mr John Williamson) [1204]	
9617	GO-East (Mr John Williamson) [1204]	
9623	Histon & Impington Parish Councils (Mrs A Young) [87]	
9625	Histon & Impington Parish Councils (Mrs A Young) [87]	
9626	Histon & Impington Parish Councils (Mrs A Young) [87]	
9628	Histon & Impington Parish Councils (Mrs A Young) [87]	
9629	GO-East (Mr John Williamson) [1204]	
9630	GO-East (Mr John Williamson) [1204]	
9631	GO-East (Mr John Williamson) [1204]	
9632	Histon & Impington Parish Councils (Mrs A Young) [87]	
9634	Histon & Impington Parish Councils (Mrs A Young) [87]	
9635	GO-East (Mr John Williamson) [1204]	
9636	Histon & Impington Parish Councils (Mrs A Young) [87]	
9637	GO-East (Mr John Williamson) [1204]	
9638	GO-East (Mr John Williamson) [1204]	
9639	Histon & Impington Parish Councils (Mrs A Young) [87]	
9640	Histon & Impington Parish Councils (Mrs A Young) [87]	
9642	GO-East (Mr John Williamson) [1204]	
9643	Histon & Impington Parish Councils (Mrs A Young) [87]	
9644	Histon & Impington Parish Councils (Mrs A Young) [87]	
9645	GO-East (Mr John Williamson) [1204]	
9646	GO-East (Mr John Williamson) [1204]	
9647	GO-East (Mr John Williamson) [1204]	
9649	Histon & Impington Parish Councils (Mrs A Young) [87]	
9650	Histon & Impington Parish Councils (Mrs A Young) [87]	

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## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

***REPRESENTATION RESPONDENT******AGENT***


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9656	GO-East (Mr John Williamson) [1204]
9657	GO-East (Mr John Williamson) [1204]
9658	GO-East (Mr John Williamson) [1204]
9668	GO-East (Mr John Williamson) [1204]
9669	GO-East (Mr John Williamson) [1204]
9673	GO-East (Mr John Williamson) [1204]
9677	Foxtton Parish Council (Mrs Joan Burns) [1877]
9678	Foxtton Parish Council (Mrs Joan Burns) [1877]
9679	Foxtton Parish Council (Mrs Joan Burns) [1877]
9680	Foxtton Parish Council (Mrs Joan Burns) [1877]
9682	Foxtton Parish Council (Mrs Joan Burns) [1877]
9683	Foxtton Parish Council (Mrs Joan Burns) [1877]
9684	Foxtton Parish Council (Mrs Joan Burns) [1877]
9685	Foxtton Parish Council (Mrs Joan Burns) [1877]
9686	Foxtton Parish Council (Mrs Joan Burns) [1877]
9687	GO-East (Mr John Williamson) [1204]
9688	GO-East (Mr John Williamson) [1204]
9690	Foxtton Parish Council (Mrs Joan Burns) [1877]
9691	GO-East (Mr John Williamson) [1204]
9692	GO-East (Mr John Williamson) [1204]
9693	Foxtton Parish Council (Mrs Joan Burns) [1877]
9694	Royal Society for Protection of Birds (Ms Sarah Dawkins) [2037]
9695	Foxtton Parish Council (Mrs Joan Burns) [1877]
9696	Foxtton Parish Council (Mrs Joan Burns) [1877]
9697	GO-East (Mr John Williamson) [1204]
9698	GO-East (Mr John Williamson) [1204]
9699	GO-East (Mr John Williamson) [1204]

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## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i>REPRESENTATION</i>	<i>RESPONDENT</i>	<i>AGENT</i>
9700	Foxtton Parish Council (Mrs Joan Burns) [1877]	
9701	GO-East (Mr John Williamson) [1204]	
9702	GO-East (Mr John Williamson) [1204]	
9703	Foxtton Parish Council (Mrs Joan Burns) [1877]	
9704	Royal Society for Protection of Birds (Ms Sarah Dawkins) [2037]	
9705	Foxtton Parish Council (Mrs Joan Burns) [1877]	
9706	GO-East (Mr John Williamson) [1204]	
9707	Foxtton Parish Council (Mrs Joan Burns) [1877]	
9708	Foxtton Parish Council (Mrs Joan Burns) [1877]	
9709	Foxtton Parish Council (Mrs Joan Burns) [1877]	
9710	Royal Society for Protection of Birds (Ms Sarah Dawkins) [2037]	
9711	Foxtton Parish Council (Mrs Joan Burns) [1877]	
9712	Foxtton Parish Council (Mrs Joan Burns) [1877]	
9713	Royal Society for Protection of Birds (Ms Sarah Dawkins) [2037]	
9714	GO-East (Mr John Williamson) [1204]	
9715	GO-East (Mr John Williamson) [1204]	
9716	Royal Society for Protection of Birds (Ms Sarah Dawkins) [2037]	
9717	GO-East (Mr John Williamson) [1204]	
9718	GO-East (Mr John Williamson) [1204]	
9719	Ms Kathryn Hardwick [1321]	
9720	GO-East (Mr John Williamson) [1204]	
9721	Royal Society for Protection of Birds (Ms Sarah Dawkins) [2037]	
9722	Royal Society for Protection of Birds (Ms Sarah Dawkins) [2037]	
9723	GO-East (Mr John Williamson) [1204]	
9724	Guilden Morden Parish Council (Mrs Gail Stoehr) [1145]	
9725	Royal Society for Protection of Birds (Ms Sarah Dawkins) [2037]	

## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i>REPRESENTATION</i>	<i>RESPONDENT</i>	<i>AGENT</i>
9726	Royal Society for Protection of Birds (Ms Sarah Dawkins) [2037]	
9727	GO-East (Mr John Williamson) [1204]	
9729	Royal Society for Protection of Birds (Ms Sarah Dawkins) [2037]	
9730	Royal Society for Protection of Birds (Ms Sarah Dawkins) [2037]	
9731	Royal Society for Protection of Birds (Ms Sarah Dawkins) [2037]	
9733	Guilden Morden Parish Council (Mrs Gail Stoehr) [1145]	
9736	Guilden Morden Parish Council (Mrs Gail Stoehr) [1145]	
9739	Guilden Morden Parish Council (Mrs Gail Stoehr) [1145]	
9740	Guilden Morden Parish Council (Mrs Gail Stoehr) [1145]	
9748	Caldecote Parish Council (Mr Roger Hume) [1847]	
9749	GO-East (Mr John Williamson) [1204]	
9750	Caldecote Parish Council (Mr Roger Hume) [1847]	
9751	Caldecote Parish Council (Mr Roger Hume) [1847]	
9752	GO-East (Mr John Williamson) [1204]	
9753	GO-East (Mr John Williamson) [1204]	
9754	GO-East (Mr John Williamson) [1204]	
9758	GO-East (Mr John Williamson) [1204]	
9760	Caldecote Parish Council (Mr Roger Hume) [1847]	
9764	GO-East (Mr John Williamson) [1204]	
9766	GO-East (Mr John Williamson) [1204]	
9769	GO-East (Mr John Williamson) [1204]	
9770	Anglia Polytechnic University (c/o Agent) [1686]	Drivers Jonas (Ms Katie Fawn) [2666]
9771	Anglia Polytechnic University (c/o Agent) [1686]	Drivers Jonas (Ms Katie Fawn) [2666]
9772	Anglia Polytechnic University (c/o Agent) [1686]	Drivers Jonas (Ms Katie Fawn) [2666]
9773	Anglia Polytechnic University (c/o Agent) [1686]	Drivers Jonas (Ms Katie Fawn) [2666]
9774	Anglia Polytechnic University (c/o Agent) [1686]	Drivers Jonas (Ms Katie Fawn) [2666]

## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i><b>REPRESENTATION</b></i>	<i><b>RESPONDENT</b></i>	<i><b>AGENT</b></i>
9775	Anglia Polytechnic University (c/o Agent) [1686]	Drivers Jonas (Ms Katie Fawn) [2666]
9776	Anglia Polytechnic University (c/o Agent) [1686]	Drivers Jonas (Ms Katie Fawn) [2666]
9777	Anglia Polytechnic University (c/o Agent) [1686]	Drivers Jonas (Ms Katie Fawn) [2666]
9779	GO-East (Mr John Williamson) [1204]	
9780	Haslingfield Parish Council (Mrs Janet Hendy) [1744]	
9781	GO-East (Mr John Williamson) [1204]	
9782	GO-East (Mr John Williamson) [1204]	
9783	Haslingfield Parish Council (Mrs Janet Hendy) [1744]	
9784	GO-East (Mr John Williamson) [1204]	
9785	GO-East (Mr John Williamson) [1204]	
9786	GO-East (Mr John Williamson) [1204]	
9787	GO-East (Mr John Williamson) [1204]	
9788	GO-East (Mr John Williamson) [1204]	
9789	GO-East (Mr John Williamson) [1204]	
9791	GO-East (Mr John Williamson) [1204]	
9798	Ms D E Pearce [1373]	
9805	Oivind Carlsen [1325]	Ms D E Pearce [1373]
9814	Mrs Erine Kides [1348]	
9816	Mrs Erine Kides [1348]	
9817	Mrs Erine Kides [1348]	
9818	Mrs Erine Kides [1348]	
9820	Mrs Erine Kides [1348]	
9823	Mrs Erine Kides [1348]	
9850	Ms Sylvia Hicks [1377]	
9852	Ms Sylvia Hicks [1377]	
9879	Cambridge Preservation Society (The Manager) [2125]	
9881	Cambridge Preservation Society (The Manager) [2125]	
9882	Cambridge Preservation Society (The Manager) [2125]	
9883	Cambridge Preservation Society (The Manager) [2125]	

## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i>REPRESENTATION</i>	<i>RESPONDENT</i>	<i>AGENT</i>
9884	Cambridge Preservation Society (The Manager) [2125]	
9893	Mr R W Tydeman [671]	
9897	Mr R W Tydeman [671]	
9904	Taylor Vinters (Miss Amy Richardson) [2349]	
9909	Papworth Everard Parish Council Planning Committee (Mrs Mary A Smith) [747]	
9910	Old Road Securities Plc (Ms Kate Sylvester-Kilroy) [2671]	
9911	Bayer CropScience Ltd (c/o Agent) [1734]	GVA Grimley (Mr Richard Newsome) [842]
9912	Old Road Securities Plc (Ms Kate Sylvester-Kilroy) [2671]	
9913	Bayer CropScience Ltd (c/o Agent) [1734]	GVA Grimley (Mr Richard Newsome) [842]
9914	Old Road Securities Plc (Ms Kate Sylvester-Kilroy) [2671]	
9915	Bayer CropScience Ltd (c/o Agent) [1734]	GVA Grimley (Mr Richard Newsome) [842]
9916	Bayer CropScience Ltd (c/o Agent) [1734]	GVA Grimley (Mr Richard Newsome) [842]
9917	Old Road Securities Plc (Ms Kate Sylvester-Kilroy) [2671]	
9918	Old Road Securities Plc (Ms Kate Sylvester-Kilroy) [2671]	
9919	Bayer CropScience Ltd (c/o Agent) [1734]	GVA Grimley (Mr Richard Newsome) [842]
9921	Old Road Securities Plc (Ms Kate Sylvester-Kilroy) [2671]	
9922	Bayer CropScience Ltd (c/o Agent) [1734]	GVA Grimley (Mr Richard Newsome) [842]
9923	Old Road Securities Plc (Ms Kate Sylvester-Kilroy) [2671]	
9924	Old Road Securities Plc (Ms Kate Sylvester-Kilroy) [2671]	
9925	Old Road Securities Plc (Ms Kate Sylvester-Kilroy) [2671]	
9926	Bayer CropScience Ltd (c/o Agent) [1734]	GVA Grimley (Mr Richard Newsome) [842]
9927	Old Road Securities Plc (Ms Kate Sylvester-Kilroy) [2671]	
9928	Babraham Institute [2672]	Carpenter Planning Consultants in Association with Bidwells (Alan Presslee) [2674]
9929	Bayer CropScience Ltd (c/o Agent) [1734]	GVA Grimley (Mr Richard Newsome) [842]
9930	Babraham Institute [2672]	Carpenter Planning Consultants in Association with Bidwells (Alan Presslee) [2674]

## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i><b>REPRESENTATION</b></i>	<i><b>RESPONDENT</b></i>	<i><b>AGENT</b></i>
9932	Babraham Institute [2672]	Carpenter Planning Consultants in Association with Bidwells (Alan Presslee) [2674]
9933	Old Road Securities Plc (Ms Kate Sylvester-Kilroy) [2671]	
9934	Bayer CropScience Ltd (c/o Agent) [1734]	GVA Grimley (Mr Richard Newsome) [842]
9936	Bayer CropScience Ltd (c/o Agent) [1734]	GVA Grimley (Mr Richard Newsome) [842]
9937	Bayer CropScience Ltd (c/o Agent) [1734]	GVA Grimley (Mr Richard Newsome) [842]
9938	Bayer CropScience Ltd (c/o Agent) [1734]	GVA Grimley (Mr Richard Newsome) [842]
9939	Bayer CropScience Ltd (c/o Agent) [1734]	GVA Grimley (Mr Richard Newsome) [842]
9940	G J Lacey [1178]	Bill Wilson Planning Ltd (Mr Bill Wilson) [351]
9941	G J Lacey [1178]	Bill Wilson Planning Ltd (Mr Bill Wilson) [351]
9942	Bayer CropScience Ltd (c/o Agent) [1734]	GVA Grimley (Mr Richard Newsome) [842]
9943	G J Lacey [1178]	Bill Wilson Planning Ltd (Mr Bill Wilson) [351]
9944	Bayer CropScience Ltd (c/o Agent) [1734]	GVA Grimley (Mr Richard Newsome) [842]
9945	Bayer CropScience Ltd (c/o Agent) [1734]	GVA Grimley (Mr Richard Newsome) [842]
9946	G J Lacey [1178]	Bill Wilson Planning Ltd (Mr Bill Wilson) [351]
9947	G J Lacey [1178]	Bill Wilson Planning Ltd (Mr Bill Wilson) [351]
9948	Haslingfield Parish Council (Mrs Janet Hendy) [1744]	
9949	Mr N. Howard [2668]	Taylor Vinters (Miss Amy Richardson) [2349]
9950	Levvel Ltd (Miss Liz Weaver) [2532]	
9951	Levvel Ltd (Miss Liz Weaver) [2532]	
9952	Levvel Ltd (Miss Liz Weaver) [2532]	
9953	Levvel Ltd (Miss Liz Weaver) [2532]	
9954	Levvel Ltd (Miss Liz Weaver) [2532]	
9955	Bayer CropScience Ltd (c/o Agent) [1734]	GVA Grimley (Mr Richard Newsome) [842]
9956	Bayer CropScience Ltd (c/o Agent) [1734]	GVA Grimley (Mr Richard Newsome) [842]
9957	Bayer CropScience Ltd (c/o Agent) [1734]	GVA Grimley (Mr Richard Newsome) [842]
9958	Bayer CropScience Ltd (c/o Agent) [1734]	GVA Grimley (Mr Richard Newsome) [842]
9959	Mr N. Howard [2668]	Taylor Vinters (Miss Amy Richardson) [2349]
9960	Bayer CropScience Ltd (c/o Agent) [1734]	GVA Grimley (Mr Richard Newsome) [842]
9961	Bayer CropScience Ltd (c/o Agent) [1734]	GVA Grimley (Mr Richard Newsome) [842]
9962	Levvel Ltd (Miss Liz Weaver) [2532]	
9963	Levvel Ltd (Miss Liz Weaver) [2532]	



## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i><b>REPRESENTATION</b></i>	<i><b>RESPONDENT</b></i>	<i><b>AGENT</b></i>
9964	Bayer CropScience Ltd (c/o Agent) [1734]	GVA Grimley (Mr Richard Newsome) [842]
9965	Bayer CropScience Ltd (c/o Agent) [1734]	GVA Grimley (Mr Richard Newsome) [842]
9966	Levvel Ltd (Miss Liz Weaver) [2532]	
9967	Levvel Ltd (Miss Liz Weaver) [2532]	
9968	Bayer CropScience Ltd (c/o Agent) [1734]	GVA Grimley (Mr Richard Newsome) [842]
9969	Levvel Ltd (Miss Liz Weaver) [2532]	
9970	Mr Chaplin [2675]	RPS (Mr Don Proctor) [1280]
9971	Bayer CropScience Ltd (c/o Agent) [1734]	GVA Grimley (Mr Richard Newsome) [842]
9972	Mr Chaplin [2675]	RPS (Mr Don Proctor) [1280]
9973	Bayer CropScience Ltd (c/o Agent) [1734]	GVA Grimley (Mr Richard Newsome) [842]
9974	Bayer CropScience Ltd (c/o Agent) [1734]	GVA Grimley (Mr Richard Newsome) [842]
9975	Mr Chaplin [2675]	RPS (Mr Don Proctor) [1280]
9976	Bayer CropScience Ltd (c/o Agent) [1734]	GVA Grimley (Mr Richard Newsome) [842]
9977	Mr Chaplin [2675]	RPS (Mr Don Proctor) [1280]
9978	Laing Homes North Thames (c/o Agent) [1709]	Savills (Mr Mark Hodgson) [2373]
9979	Mr Chaplin [2675]	RPS (Mr Don Proctor) [1280]
9980	Bayer CropScience Ltd (c/o Agent) [1734]	GVA Grimley (Mr Richard Newsome) [842]
9981	Laing Homes North Thames (c/o Agent) [1709]	Savills (Mr Mark Hodgson) [2373]
9982	Laing Homes North Thames (c/o Agent) [1709]	Savills (Mr Mark Hodgson) [2373]
9983	Bayer CropScience Ltd (c/o Agent) [1734]	GVA Grimley (Mr Richard Newsome) [842]
9984	Laing Homes North Thames (c/o Agent) [1709]	Savills (Mr Mark Hodgson) [2373]
9985	Bayer CropScience Ltd (c/o Agent) [1734]	GVA Grimley (Mr Richard Newsome) [842]
9986	Mr J Main [1444]	RPS (Mr Don Proctor) [1280]
9987	Mr J Main [1444]	RPS (Mr Don Proctor) [1280]
9988	Bayer CropScience Ltd (c/o Agent) [1734]	GVA Grimley (Mr Richard Newsome) [842]
9989	Bayer CropScience Ltd (c/o Agent) [1734]	GVA Grimley (Mr Richard Newsome) [842]
9990	Mrs P Champion [1445]	RPS (Mr Don Proctor) [1280]
9991	Bayer CropScience Ltd (c/o Agent) [1734]	GVA Grimley (Mr Richard Newsome) [842]
9992	Laing Homes North Thames (c/o Agent) [1709]	Savills (Mr Mark Hodgson) [2373]
9993	Mrs P Champion [1445]	RPS (Mr Don Proctor) [1280]

## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i><b>REPRESENTATION</b></i>	<i><b>RESPONDENT</b></i>	<i><b>AGENT</b></i>
9994	Bayer CropScience Ltd (c/o Agent) [1734]	GVA Grimley (Mr Richard Newsome) [842]
9995	Mr T Halls [1446]	RPS (Mr Don Proctor) [1280]
9996	Mr T Halls [1446]	RPS (Mr Don Proctor) [1280]
9997	Mrs Halls [1447]	RPS (Mr Don Proctor) [1280]
9998	Mrs Halls [1447]	RPS (Mr Don Proctor) [1280]
9999	Bayer CropScience Ltd (c/o Agent) [1734]	GVA Grimley (Mr Richard Newsome) [842]
10000	Bayer CropScience Ltd (c/o Agent) [1734]	GVA Grimley (Mr Richard Newsome) [842]
10001	Bayer CropScience Ltd (c/o Agent) [1734]	GVA Grimley (Mr Richard Newsome) [842]
10002	Mr J Main [1444]	RPS (Mr Don Proctor) [1280]
10003	Mrs P Champion [1445]	RPS (Mr Don Proctor) [1280]
10004	Mr T Halls [1446]	RPS (Mr Don Proctor) [1280]
10005	Laing Homes North Thames (c/o Agent) [1709]	Savills (Mr Mark Hodgson) [2373]
10006	Mrs Halls [1447]	RPS (Mr Don Proctor) [1280]
10007	Bayer CropScience Ltd (c/o Agent) [1734]	GVA Grimley (Mr Richard Newsome) [842]
10008	Mr J Main [1444]	RPS (Mr Don Proctor) [1280]
10009	Mr T Halls [1446]	RPS (Mr Don Proctor) [1280]
10010	Laing Homes North Thames (c/o Agent) [1709]	Savills (Mr Mark Hodgson) [2373]
10011	Mrs Halls [1447]	RPS (Mr Don Proctor) [1280]
10012	Bayer CropScience Ltd (c/o Agent) [1734]	GVA Grimley (Mr Richard Newsome) [842]
10013	Mrs P Champion [1445]	RPS (Mr Don Proctor) [1280]
10014	Laing Homes North Thames (c/o Agent) [1709]	Savills (Mr Mark Hodgson) [2373]
10015	Mr J Main [1444]	RPS (Mr Don Proctor) [1280]
10016	Mrs P Champion [1445]	RPS (Mr Don Proctor) [1280]
10017	Bayer CropScience Ltd (c/o Agent) [1734]	GVA Grimley (Mr Richard Newsome) [842]
10018	Bayer CropScience Ltd (c/o Agent) [1734]	GVA Grimley (Mr Richard Newsome) [842]
10019	Mr T Halls [1446]	RPS (Mr Don Proctor) [1280]
10020	Mrs Halls [1447]	RPS (Mr Don Proctor) [1280]
10021	Bayer CropScience Ltd (c/o Agent) [1734]	GVA Grimley (Mr Richard Newsome) [842]
10022	Bayer CropScience Ltd (c/o Agent) [1734]	GVA Grimley (Mr Richard Newsome) [842]
10023	Bayer CropScience Ltd (c/o Agent) [1734]	GVA Grimley (Mr Richard Newsome) [842]
10024	Bayer CropScience Ltd (c/o Agent) [1734]	GVA Grimley (Mr Richard Newsome) [842]

## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i><b>REPRESENTATION</b></i>	<i><b>RESPONDENT</b></i>	<i><b>AGENT</b></i>
10025	Bayer CropScience Ltd (c/o Agent) [1734]	GVA Grimley (Mr Richard Newsome) [842]
10026	Mrs J A Smart [1438]	RPS (Mr Don Proctor) [1280]
10027	Bayer CropScience Ltd (c/o Agent) [1734]	GVA Grimley (Mr Richard Newsome) [842]
10028	Mrs J A Smart [1438]	RPS (Mr Don Proctor) [1280]
10029	Mrs J M Smart [1621]	RPS (Mr Don Proctor) [1280]
10030	Mrs J M Smart [1621]	RPS (Mr Don Proctor) [1280]
10031	House Builders Federation (Mr Paul Cronk) [135]	
10032	House Builders Federation (Mr Paul Cronk) [135]	
10033	House Builders Federation (Mr Paul Cronk) [135]	
10034	Bellway Homes [2676]	Savills (Mr Garth Hanlon) [963]
10035	House Builders Federation (Mr Paul Cronk) [135]	
10036	House Builders Federation (Mr Paul Cronk) [135]	
10037	House Builders Federation (Mr Paul Cronk) [135]	
10038	Mrs J A Smart [1438]	RPS (Mr Don Proctor) [1280]
10039	House Builders Federation (Mr Paul Cronk) [135]	
10040	Mrs J M Smart [1621]	RPS (Mr Don Proctor) [1280]
10041	House Builders Federation (Mr Paul Cronk) [135]	
10042	Bellway Homes [2676]	Savills (Mr Garth Hanlon) [963]
10044	House Builders Federation (Mr Paul Cronk) [135]	
10045	House Builders Federation (Mr Paul Cronk) [135]	
10046	House Builders Federation (Mr Paul Cronk) [135]	
10047	House Builders Federation (Mr Paul Cronk) [135]	
10048	Bayer CropScience Ltd (c/o Agent) [1734]	GVA Grimley (Mr Richard Newsome) [842]
10049	House Builders Federation (Mr Paul Cronk) [135]	
10050	House Builders Federation (Mr Paul Cronk) [135]	
10051	House Builders Federation (Mr Paul Cronk) [135]	
10053	Bellway Homes [2676]	Savills (Mr Garth Hanlon) [963]

## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i><b>REPRESENTATION</b></i>	<i><b>RESPONDENT</b></i>	<i><b>AGENT</b></i>
10054	House Builders Federation (Mr Paul Cronk) [135]	
10055	Bellway Homes [2676]	Savills (Mr Garth Hanlon) [963]
10058	Mrs J A Smart [1438]	RPS (Mr Don Proctor) [1280]
10061	Mrs J M Smart [1621]	RPS (Mr Don Proctor) [1280]
10065	Bellway Homes [2676]	Savills (Mr Garth Hanlon) [963]
10066	Mrs J A Smart [1438]	RPS (Mr Don Proctor) [1280]
10067	Bellway Homes [2676]	Savills (Mr Garth Hanlon) [963]
10068	House Builders Federation (Mr Paul Cronk) [135]	
10069	Mrs J M Smart [1621]	RPS (Mr Don Proctor) [1280]
10072	House Builders Federation (Mr Paul Cronk) [135]	
10077	House Builders Federation (Mr Paul Cronk) [135]	
10081	House Builders Federation (Mr Paul Cronk) [135]	
10086	Bellway Homes [2676]	Savills (Mr Garth Hanlon) [963]
10087	House Builders Federation (Mr Paul Cronk) [135]	
10088	House Builders Federation (Mr Paul Cronk) [135]	
10089	House Builders Federation (Mr Paul Cronk) [135]	
10090	Bellway Homes [2676]	Savills (Mr Garth Hanlon) [963]
10091	Bellway Homes [2676]	Savills (Mr Garth Hanlon) [963]
10092	Bellway Homes [2676]	Savills (Mr Garth Hanlon) [963]
10093	Mr B Papworth [1409]	RPS (Mr Don Proctor) [1280]
10094	Bellway Homes [2676]	Savills (Mr Garth Hanlon) [963]
10095	Bellway Homes [2676]	Savills (Mr Garth Hanlon) [963]
10096	Bellway Homes [2676]	Savills (Mr Garth Hanlon) [963]
10099	Bellway Homes [2676]	Savills (Mr Garth Hanlon) [963]
10100	Mr B Papworth [1409]	RPS (Mr Don Proctor) [1280]
10102	Mr B Papworth [1409]	RPS (Mr Don Proctor) [1280]
10103	Mr B Papworth [1409]	RPS (Mr Don Proctor) [1280]
10117	Fairview New Homes (c/o Agent) [1628]	RPS (Mr John Wachter) [2471]
10123	Fairview New Homes (c/o Agent) [1628]	RPS (Mr John Wachter) [2471]

## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i><b>REPRESENTATION</b></i>	<i><b>RESPONDENT</b></i>	<i><b>AGENT</b></i>
10125	Fairview New Homes (c/o Agent) [1628]	RPS (Mr John Wachter) [2471]
10127	Fairview New Homes (c/o Agent) [1628]	RPS (Mr John Wachter) [2471]
10129	Fairview New Homes (c/o Agent) [1628]	RPS (Mr John Wachter) [2471]
10130	Fairview New Homes (c/o Agent) [1628]	RPS (Mr John Wachter) [2471]
10131	Fairview New Homes (c/o Agent) [1628]	RPS (Mr John Wachter) [2471]
10132	Fairview New Homes (c/o Agent) [1628]	RPS (Mr John Wachter) [2471]
10134	Fairview New Homes (c/o Agent) [1628]	RPS (Mr John Wachter) [2471]
10135	Fairview New Homes (c/o Agent) [1628]	RPS (Mr John Wachter) [2471]
10136	Fairview New Homes (c/o Agent) [1628]	RPS (Mr John Wachter) [2471]
10147	Cambridge Joinery Ltd (Mr Wakefield) [1424]	RPS (Mr Don Proctor) [1280]
10148	Cambridge Joinery Ltd (Mr Wakefield) [1424]	RPS (Mr Don Proctor) [1280]
10151	Cambridge Joinery Ltd (Mr Wakefield) [1424]	RPS (Mr Don Proctor) [1280]
10152	Cambridge Joinery Ltd (Mr Wakefield) [1424]	RPS (Mr Don Proctor) [1280]
10153	J Buckingham-Howard [1264]	
10154	Cambridge Joinery Ltd (Mr Wakefield) [1424]	RPS (Mr Don Proctor) [1280]
10156	R Buckingham-Howard [1265]	
10158	Mr L Carter [1407]	RPS (Mr Don Proctor) [1280]
10160	Mr L Carter [1407]	RPS (Mr Don Proctor) [1280]
10161	Mr L Carter [1407]	RPS (Mr Don Proctor) [1280]
10164	Mr L Carter [1407]	RPS (Mr Don Proctor) [1280]
10165	Mr L Carter [1407]	RPS (Mr Don Proctor) [1280]
10166	Christ's College (Dr M P Halstead) [1290]	Estate Management and Building Service (Mr John Clark) [659]
10167	East of England Regional Assembly (Mr Adrian Cannard) [2650]	
10168	East of England Regional Assembly (Mr Adrian Cannard) [2650]	
10169	East of England Regional Assembly (Mr Adrian Cannard) [2650]	
10171	East of England Regional Assembly (Mr Adrian Cannard) [2650]	
10172	Mrs Harmer [2677]	RPS (Mr Don Proctor) [1280]
10173	Mrs Harmer [2677]	RPS (Mr Don Proctor) [1280]
10174	East of England Regional Assembly (Mr Adrian Cannard) [2650]	
10176	Mrs A Longmead [2678]	RPS (Mr Don Proctor) [1280]

## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i><b>REPRESENTATION</b></i>	<i><b>RESPONDENT</b></i>	<i><b>AGENT</b></i>
10177	Mrs A Longmead [2678]	RPS (Mr Don Proctor) [1280]
10178	East of England Regional Assembly (Mr Adrian Cannard) [2650]	
10179	Miss J Milton [2679]	RPS (Mr Don Proctor) [1280]
10180	Miss J Milton [2679]	RPS (Mr Don Proctor) [1280]
10184	Mrs Harmer [2677]	RPS (Mr Don Proctor) [1280]
10185	Mrs A Longmead [2678]	RPS (Mr Don Proctor) [1280]
10186	Miss J Milton [2679]	RPS (Mr Don Proctor) [1280]
10188	Mrs Harmer [2677]	RPS (Mr Don Proctor) [1280]
10189	Chancellor, Masters & Scholars of the University of Cambridge (Mr David Adamson (EMBS)) [1300]	Estate Management and Building Service (Mr John Clark) [659]
10190	Mrs A Longmead [2678]	RPS (Mr Don Proctor) [1280]
10191	Miss J Milton [2679]	RPS (Mr Don Proctor) [1280]
10195	Chancellor, Masters & Scholars of the University of Cambridge (Mr David Adamson (EMBS)) [1300]	Estate Management and Building Service (Mr John Clark) [659]
10196	Chancellor, Masters & Scholars of the University of Cambridge (Mr David Adamson (EMBS)) [1300]	Estate Management and Building Service (Mr John Clark) [659]
10199	Mrs Harmer [2677]	RPS (Mr Don Proctor) [1280]
10200	Mrs A Longmead [2678]	RPS (Mr Don Proctor) [1280]
10201	Miss J Milton [2679]	RPS (Mr Don Proctor) [1280]
10202	East of England Regional Assembly (Mr Adrian Cannard) [2650]	
10204	Chancellor, Masters & Scholars of the University of Cambridge (Mr David Adamson (EMBS)) [1300]	Estate Management and Building Service (Mr John Clark) [659]
10205	East of England Regional Assembly (Mr Adrian Cannard) [2650]	
10206	Chancellor, Masters & Scholars of the University of Cambridge (Mr David Adamson (EMBS)) [1300]	Estate Management and Building Service (Mr John Clark) [659]
10208	Chancellor, Masters & Scholars of the University of Cambridge (Mr David Adamson (EMBS)) [1300]	Estate Management and Building Service (Mr John Clark) [659]
10209	Chancellor, Masters & Scholars of the University of Cambridge (Mr David Adamson (EMBS)) [1300]	Estate Management and Building Service (Mr John Clark) [659]
10210	Chancellor, Masters & Scholars of the University of Cambridge (Mr David Adamson (EMBS)) [1300]	Estate Management and Building Service (Mr John Clark) [659]
10211	Scotsdales Garden Centre [2680]	RPS (Mr Don Proctor) [1280]

## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i><b>REPRESENTATION</b></i>	<i><b>RESPONDENT</b></i>	<i><b>AGENT</b></i>
10212	Chancellor, Masters & Scholars of the University of Cambridge (Mr David Adamson (EMBS)) [1300]	Estate Management and Building Service (Mr John Clark) [659]
10213	Chancellor, Masters & Scholars of the University of Cambridge (Mr David Adamson (EMBS)) [1300]	Estate Management and Building Service (Mr John Clark) [659]
10214	Chancellor, Masters & Scholars of the University of Cambridge (Mr David Adamson (EMBS)) [1300]	Estate Management and Building Service (Mr John Clark) [659]
10215	Chancellor, Masters & Scholars of the University of Cambridge (Mr David Adamson (EMBS)) [1300]	Estate Management and Building Service (Mr John Clark) [659]
10216	Scotsdales Garden Centre [2680]	RPS (Mr Don Proctor) [1280]
10218	Chancellor, Masters & Scholars of the University of Cambridge (Mr David Adamson (EMBS)) [1300]	Estate Management and Building Service (Mr John Clark) [659]
10219	Scotsdales Garden Centre [2680]	RPS (Mr Don Proctor) [1280]
10221	Chancellor, Masters & Scholars of the University of Cambridge (Mr David Adamson (EMBS)) [1300]	Estate Management and Building Service (Mr John Clark) [659]
10222	Trumpington Meadows Land Company (c/o Agent) [1731]	Terence O'Rourke Ltd (Miss Julia Jardine) [2337]
10223	Trumpington Meadows Land Company (c/o Agent) [1731]	Terence O'Rourke Ltd (Miss Julia Jardine) [2337]
10224	Trumpington Meadows Land Company (c/o Agent) [1731]	Terence O'Rourke Ltd (Miss Julia Jardine) [2337]
10225	Chancellor, Masters & Scholars of the University of Cambridge (Mr David Adamson (EMBS)) [1300]	Estate Management and Building Service (Mr John Clark) [659]
10226	Chancellor, Masters & Scholars of the University of Cambridge (Mr David Adamson (EMBS)) [1300]	Estate Management and Building Service (Mr John Clark) [659]
10227	Trumpington Meadows Land Company (c/o Agent) [1731]	Terence O'Rourke Ltd (Miss Julia Jardine) [2337]
10228	Chancellor, Masters & Scholars of the University of Cambridge (Mr David Adamson (EMBS)) [1300]	Estate Management and Building Service (Mr John Clark) [659]
10229	Trumpington Meadows Land Company (c/o Agent) [1731]	Terence O'Rourke Ltd (Miss Julia Jardine) [2337]
10230	Trumpington Meadows Land Company (c/o Agent) [1731]	Terence O'Rourke Ltd (Miss Julia Jardine) [2337]
10231	Chancellor, Masters & Scholars of the University of Cambridge (Mr David Adamson (EMBS)) [1300]	Estate Management and Building Service (Mr John Clark) [659]
10232	Chancellor, Masters & Scholars of the University of Cambridge (Mr David Adamson (EMBS)) [1300]	Estate Management and Building Service (Mr John Clark) [659]
10233	Trumpington Meadows Land Company (c/o Agent) [1731]	Terence O'Rourke Ltd (Miss Julia Jardine) [2337]



## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i><b>REPRESENTATION</b></i>	<i><b>RESPONDENT</b></i>	<i><b>AGENT</b></i>
10234	Trumpington Meadows Land Company (c/o Agent) [1731]	Terence O'Rourke Ltd (Miss Julia Jardine) [2337]
10235	Trumpington Meadows Land Company (c/o Agent) [1731]	Terence O'Rourke Ltd (Miss Julia Jardine) [2337]
10236	Trumpington Meadows Land Company (c/o Agent) [1731]	Terence O'Rourke Ltd (Miss Julia Jardine) [2337]
10237	Chancellor, Masters & Scholars of the University of Cambridge (Mr David Adamson (EMBS)) [1300]	Estate Management and Building Service (Mr John Clark) [659]
10238	Trumpington Meadows Land Company (c/o Agent) [1731]	Terence O'Rourke Ltd (Miss Julia Jardine) [2337]
10239	Chancellor, Masters & Scholars of the University of Cambridge (Mr David Adamson (EMBS)) [1300]	Estate Management and Building Service (Mr John Clark) [659]
10240	Trumpington Meadows Land Company (c/o Agent) [1731]	Terence O'Rourke Ltd (Miss Julia Jardine) [2337]
10241	Chancellor, Masters & Scholars of the University of Cambridge (Mr David Adamson (EMBS)) [1300]	Estate Management and Building Service (Mr John Clark) [659]
10242	Trumpington Meadows Land Company (c/o Agent) [1731]	Terence O'Rourke Ltd (Miss Julia Jardine) [2337]
10243	Chancellor, Masters & Scholars of the University of Cambridge (Mr David Adamson (EMBS)) [1300]	Estate Management and Building Service (Mr John Clark) [659]
10244	Trumpington Meadows Land Company (c/o Agent) [1731]	Terence O'Rourke Ltd (Miss Julia Jardine) [2337]
10245	Trumpington Meadows Land Company (c/o Agent) [1731]	Terence O'Rourke Ltd (Miss Julia Jardine) [2337]
10246	Trumpington Meadows Land Company (c/o Agent) [1731]	Terence O'Rourke Ltd (Miss Julia Jardine) [2337]
10247	Mr Large [1434]	RPS (Mr Don Proctor) [1280]
10248	Chancellor, Masters & Scholars of the University of Cambridge (Mr David Adamson (EMBS)) [1300]	Estate Management and Building Service (Mr John Clark) [659]
10249	Trumpington Meadows Land Company (c/o Agent) [1731]	Terence O'Rourke Ltd (Miss Julia Jardine) [2337]
10250	Mr Large [1434]	RPS (Mr Don Proctor) [1280]
10251	Chancellor, Masters & Scholars of the University of Cambridge (Mr David Adamson (EMBS)) [1300]	Estate Management and Building Service (Mr John Clark) [659]
10252	Mr Large [1434]	RPS (Mr Don Proctor) [1280]
10253	Trumpington Meadows Land Company (c/o Agent) [1731]	Terence O'Rourke Ltd (Miss Julia Jardine) [2337]
10254	Chancellor, Masters & Scholars of the University of Cambridge (Mr David Adamson (EMBS)) [1300]	Estate Management and Building Service (Mr John Clark) [659]
10255	Mr Large [1434]	RPS (Mr Don Proctor) [1280]

## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i><b>REPRESENTATION</b></i>	<i><b>RESPONDENT</b></i>	<i><b>AGENT</b></i>
10256	Trumpington Meadows Land Company (c/o Agent) [1731]	Terence O'Rourke Ltd (Miss Julia Jardine) [2337]
10257	Mr Large [1434]	RPS (Mr Don Proctor) [1280]
10258	Chancellor, Masters & Scholars of the University of Cambridge (Mr David Adamson (EMBS)) [1300]	Estate Management and Building Service (Mr John Clark) [659]
10259	Mr Large [1434]	RPS (Mr Don Proctor) [1280]
10260	Chancellor, Masters & Scholars of the University of Cambridge (Mr David Adamson (EMBS)) [1300]	Estate Management and Building Service (Mr John Clark) [659]
10261	Chancellor, Masters & Scholars of the University of Cambridge (Mr David Adamson (EMBS)) [1300]	Estate Management and Building Service (Mr John Clark) [659]
10262	Chancellor, Masters & Scholars of the University of Cambridge (Mr David Adamson (EMBS)) [1300]	Estate Management and Building Service (Mr John Clark) [659]
10263	Chancellor, Masters & Scholars of the University of Cambridge (Mr David Adamson (EMBS)) [1300]	Estate Management and Building Service (Mr John Clark) [659]
10264	Chancellor, Masters & Scholars of the University of Cambridge (Mr David Adamson (EMBS)) [1300]	Estate Management and Building Service (Mr John Clark) [659]
10265	Chancellor, Masters & Scholars of the University of Cambridge (Mr David Adamson (EMBS)) [1300]	Estate Management and Building Service (Mr John Clark) [659]
10266	Mr M Day [1433]	RPS (Mr Don Proctor) [1280]
10267	Mr M Day [1433]	RPS (Mr Don Proctor) [1280]
10268	Mr M Day [1433]	RPS (Mr Don Proctor) [1280]
10269	Chancellor, Masters & Scholars of the University of Cambridge (Mr David Adamson (EMBS)) [1300]	Estate Management and Building Service (Mr John Clark) [659]
10270	Mr M Day [1433]	RPS (Mr Don Proctor) [1280]
10271	Chancellor, Masters & Scholars of the University of Cambridge (Mr David Adamson (EMBS)) [1300]	Estate Management and Building Service (Mr John Clark) [659]
10272	Mr M Day [1433]	RPS (Mr Don Proctor) [1280]
10273	Mr M Day [1433]	RPS (Mr Don Proctor) [1280]
10274	Old Road Securities Plc (Ms Kate Sylvester-Kilroy) [2671]	
10275	Old Road Securities Plc (Ms Kate Sylvester-Kilroy) [2671]	
10276	Old Road Securities Plc (Ms Kate Sylvester-Kilroy) [2671]	
10277	Stannifer (c/o Agent) [1198]	Barton Willmore Planning Partnership - Anglia (Mr Adrian James) [438]
10278	Stannifer (c/o Agent) [1198]	Barton Willmore Planning Partnership - Anglia (Mr Adrian James) [438]

## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i><b>REPRESENTATION</b></i>	<i><b>RESPONDENT</b></i>	<i><b>AGENT</b></i>
10279	Stannifer (c/o Agent) [1198]	Barton Willmore Planning Partnership - Anglia (Mr Adrian James) [438]
10280	Stannifer (c/o Agent) [1198]	Barton Willmore Planning Partnership - Anglia (Mr Adrian James) [438]
10281	Stannifer (c/o Agent) [1198]	Barton Willmore Planning Partnership - Anglia (Mr Adrian James) [438]
10282	Stannifer (c/o Agent) [1198]	Barton Willmore Planning Partnership - Anglia (Mr Adrian James) [438]
10283	Stannifer (c/o Agent) [1198]	Barton Willmore Planning Partnership - Anglia (Mr Adrian James) [438]
10284	Stannifer (c/o Agent) [1198]	Barton Willmore Planning Partnership - Anglia (Mr Adrian James) [438]
10287	Cambridge Water Company (Mr Mick Thurman) [1677]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
10288	Chancellor, Masters & Scholars of the University of Cambridge (Mr David Adamson (EMBS)) [1300]	Estate Management and Building Service (Mr John Clark) [659]
10289	Huntsman Advanced Materials (c/o Agent) [1214]	CB Richard Ellis (Mrs E Mason) [718]
10290	Huntsman Advanced Materials (c/o Agent) [1214]	CB Richard Ellis (Mrs E Mason) [718]
10291	Huntsman Advanced Materials (c/o Agent) [1214]	CB Richard Ellis (Mrs E Mason) [718]
10292	Huntsman Advanced Materials (c/o Agent) [1214]	CB Richard Ellis (Mrs E Mason) [718]
10293	Huntsman Advanced Materials (c/o Agent) [1214]	CB Richard Ellis (Mrs E Mason) [718]
10294	Huntsman Advanced Materials (c/o Agent) [1214]	CB Richard Ellis (Mrs E Mason) [718]
10295	Huntsman Advanced Materials (c/o Agent) [1214]	CB Richard Ellis (Mrs E Mason) [718]
10296	Huntsman Advanced Materials (c/o Agent) [1214]	CB Richard Ellis (Mrs E Mason) [718]
10297	Huntsman Advanced Materials (c/o Agent) [1214]	CB Richard Ellis (Mrs E Mason) [718]
10299	Huntsman Advanced Materials (c/o Agent) [1214]	CB Richard Ellis (Mrs E Mason) [718]
10300	Huntsman Advanced Materials (c/o Agent) [1214]	CB Richard Ellis (Mrs E Mason) [718]
10304	Huntsman Advanced Materials (c/o Agent) [1214]	CB Richard Ellis (Mrs E Mason) [718]
10305	Huntsman Advanced Materials (c/o Agent) [1214]	CB Richard Ellis (Mrs E Mason) [718]
10306	Huntsman Advanced Materials (c/o Agent) [1214]	CB Richard Ellis (Mrs E Mason) [718]
10307	Huntsman Advanced Materials (c/o Agent) [1214]	CB Richard Ellis (Mrs E Mason) [718]

## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i><b>REPRESENTATION</b></i>	<i><b>RESPONDENT</b></i>	<i><b>AGENT</b></i>
10308	Huntsman Advanced Materials (c/o Agent) [1214]	CB Richard Ellis (Mrs E Mason) [718]
10309	Huntsman Advanced Materials (c/o Agent) [1214]	CB Richard Ellis (Mrs E Mason) [718]
10310	Huntsman Advanced Materials (c/o Agent) [1214]	CB Richard Ellis (Mrs E Mason) [718]
10311	Huntsman Advanced Materials (c/o Agent) [1214]	CB Richard Ellis (Mrs E Mason) [718]
10312	Huntsman Advanced Materials (c/o Agent) [1214]	CB Richard Ellis (Mrs E Mason) [718]
10313	Huntsman Advanced Materials (c/o Agent) [1214]	CB Richard Ellis (Mrs E Mason) [718]
10314	Highways Agency (Mr Colin Banbury) [1105]	
10315	Huntsman Advanced Materials (c/o Agent) [1214]	CB Richard Ellis (Mrs E Mason) [718]
10316	Highways Agency (Mr Colin Banbury) [1105]	
10317	Highways Agency (Mr Colin Banbury) [1105]	
10319	Highways Agency (Mr Colin Banbury) [1105]	
10320	Highways Agency (Mr Colin Banbury) [1105]	
10321	Highways Agency (Mr Colin Banbury) [1105]	
10322	Highways Agency (Mr Colin Banbury) [1105]	
10323	Huntsman Advanced Materials (c/o Agent) [1214]	CB Richard Ellis (Mrs E Mason) [718]
10324	Highways Agency (Mr Colin Banbury) [1105]	
10325	Huntsman Advanced Materials (c/o Agent) [1214]	CB Richard Ellis (Mrs E Mason) [718]
10326	Highways Agency (Mr Colin Banbury) [1105]	
10327	Huntsman Advanced Materials (c/o Agent) [1214]	CB Richard Ellis (Mrs E Mason) [718]
10329	Huntsman Advanced Materials (c/o Agent) [1214]	CB Richard Ellis (Mrs E Mason) [718]
10330	Huntsman Advanced Materials (c/o Agent) [1214]	CB Richard Ellis (Mrs E Mason) [718]
10331	Huntsman Advanced Materials (c/o Agent) [1214]	CB Richard Ellis (Mrs E Mason) [718]
10332	Huntsman Advanced Materials (c/o Agent) [1214]	CB Richard Ellis (Mrs E Mason) [718]
10334	Huntsman Advanced Materials (c/o Agent) [1214]	CB Richard Ellis (Mrs E Mason) [718]
10336	Huntsman Advanced Materials (c/o Agent) [1214]	CB Richard Ellis (Mrs E Mason) [718]
10338	Huntsman Advanced Materials (c/o Agent) [1214]	CB Richard Ellis (Mrs E Mason) [718]

## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i><b>REPRESENTATION</b></i>	<i><b>RESPONDENT</b></i>	<i><b>AGENT</b></i>
10340	Huntsman Advanced Materials (c/o Agent) [1214]	CB Richard Ellis (Mrs E Mason) [718]
10341	Huntsman Advanced Materials (c/o Agent) [1214]	CB Richard Ellis (Mrs E Mason) [718]
10342	Huntsman Advanced Materials (c/o Agent) [1214]	CB Richard Ellis (Mrs E Mason) [718]
10343	Huntsman Advanced Materials (c/o Agent) [1214]	CB Richard Ellis (Mrs E Mason) [718]
10344	Huntsman Advanced Materials (c/o Agent) [1214]	CB Richard Ellis (Mrs E Mason) [718]
10345	Huntsman Advanced Materials (c/o Agent) [1214]	CB Richard Ellis (Mrs E Mason) [718]
10346	Huntsman Advanced Materials (c/o Agent) [1214]	CB Richard Ellis (Mrs E Mason) [718]
10347	Huntsman Advanced Materials (c/o Agent) [1214]	CB Richard Ellis (Mrs E Mason) [718]
10348	Huntsman Advanced Materials (c/o Agent) [1214]	CB Richard Ellis (Mrs E Mason) [718]
10349	Huntsman Advanced Materials (c/o Agent) [1214]	CB Richard Ellis (Mrs E Mason) [718]
10350	Mr R Smart [1728]	Andrew S Campbell Assoc (Mr Andrew Campbell) [615]
10351	Mr R Smart [1728]	Andrew S Campbell Assoc (Mr Andrew Campbell) [615]
10357	Mr R Smart [1728]	Andrew S Campbell Assoc (Mr Andrew Campbell) [615]
10359	Mr R Smart [1728]	Andrew S Campbell Assoc (Mr Andrew Campbell) [615]
10361	Mrs Smart [1729]	Andrew S Campbell Assoc (Mr Andrew Campbell) [615]
10362	Mrs Smart [1729]	Andrew S Campbell Assoc (Mr Andrew Campbell) [615]
10363	Mrs Smart [1729]	Andrew S Campbell Assoc (Mr Andrew Campbell) [615]
10364	Mrs Smart [1729]	Andrew S Campbell Assoc (Mr Andrew Campbell) [615]
10366	Mr A Bryant [1724]	Andrew S Campbell Assoc (Mr Andrew Campbell) [615]
10367	Mr A Bryant [1724]	Andrew S Campbell Assoc (Mr Andrew Campbell) [615]
10368	Mr A Bryant [1724]	Andrew S Campbell Assoc (Mr Andrew Campbell) [615]
10369	Mr A Bryant [1724]	Andrew S Campbell Assoc (Mr Andrew Campbell) [615]
10370	J W Burgess & Son (c/o Agent) [1726]	Andrew S Campbell Assoc (Mr Andrew Campbell) [615]
10371	J W Burgess & Son (c/o Agent) [1726]	Andrew S Campbell Assoc (Mr Andrew Campbell) [615]

## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i><b>REPRESENTATION</b></i>	<i><b>RESPONDENT</b></i>	<i><b>AGENT</b></i>
10372	J W Burgess & Son (c/o Agent) [1726]	Andrew S Campbell Assoc (Mr Andrew Campbell) [615]
10373	J W Burgess & Son (c/o Agent) [1726]	Andrew S Campbell Assoc (Mr Andrew Campbell) [615]
10374	Mr R Hales [1727]	Andrew S Campbell Assoc (Mr Andrew Campbell) [615]
10375	Mr R Hales [1727]	Andrew S Campbell Assoc (Mr Andrew Campbell) [615]
10376	Mr R Hales [1727]	Andrew S Campbell Assoc (Mr Andrew Campbell) [615]
10378	Mr A Bareham [2683]	Andrew S Campbell Assoc (Mr Andrew Campbell) [615]
10382	Mr A Bareham [2683]	Andrew S Campbell Assoc (Mr Andrew Campbell) [615]
10385	Great Shelford Parish Council (Mrs Bridget Hodge) [1075]	
10391	Gallagher Longstanton Ltd (Mr Alan Joyner) [1606]	
10392	Gallagher Longstanton Ltd (Mr Alan Joyner) [1606]	
10393	Gallagher Longstanton Ltd (Mr Alan Joyner) [1606]	
10394	Gallagher Longstanton Ltd (Mr Alan Joyner) [1606]	
10395	Gallagher Longstanton Ltd (Mr Alan Joyner) [1606]	
10396	Gallagher Longstanton Ltd (Mr Alan Joyner) [1606]	
10397	Gallagher Longstanton Ltd (Mr Alan Joyner) [1606]	
10398	Gallagher Longstanton Ltd (Mr Alan Joyner) [1606]	
10399	Gallagher Longstanton Ltd (Mr Alan Joyner) [1606]	
10400	Gallagher Longstanton Ltd (Mr Alan Joyner) [1606]	
10401	Mr R Wilkinson [1587]	Januaries (Ms Sally Fletcher) [1498]
10410	Davison & Co (Barford) Ltd (c/o agent) [2685]	Januaries (Ms Sally Fletcher) [1498]
10411	Davison & Co (Barford) Ltd (c/o agent) [2685]	Januaries (Ms Sally Fletcher) [1498]
10412	Davison & Co (Barford) Ltd (c/o agent) [2685]	Januaries (Ms Sally Fletcher) [1498]
10413	Davison & Co (Barford) Ltd (c/o agent) [2685]	Januaries (Ms Sally Fletcher) [1498]
10414	Martin Grant Homes Ltd (c/o Agent) [1736]	Woolf Bond Planning (Mr J Woolf) [1274]
10415	Martin Grant Homes Ltd (c/o Agent) [1736]	Woolf Bond Planning (Mr J Woolf) [1274]
10416	Martin Grant Homes Ltd (c/o Agent) [1736]	Woolf Bond Planning (Mr J Woolf) [1274]

## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i><b>REPRESENTATION</b></i>	<i><b>RESPONDENT</b></i>	<i><b>AGENT</b></i>
10417	Mrs A J Johnson [1525]	Januarys (Ms Sally Fletcher) [1498]
10418	Martin Grant Homes Ltd (c/o Agent) [1736]	Woolf Bond Planning (Mr J Woolf) [1274]
10419	Martin Grant Homes Ltd (c/o Agent) [1736]	Woolf Bond Planning (Mr J Woolf) [1274]
10420	Martin Grant Homes Ltd (c/o Agent) [1736]	Woolf Bond Planning (Mr J Woolf) [1274]
10421	Martin Grant Homes Ltd (c/o Agent) [1736]	Woolf Bond Planning (Mr J Woolf) [1274]
10422	Martin Grant Homes Ltd (c/o Agent) [1736]	Woolf Bond Planning (Mr J Woolf) [1274]
10423	Martin Grant Homes Ltd (c/o Agent) [1736]	Woolf Bond Planning (Mr J Woolf) [1274]
10424	Martin Grant Homes Ltd (c/o Agent) [1736]	Woolf Bond Planning (Mr J Woolf) [1274]
10425	Harcourt Developments Ltd. (c/o Agent) [1735]	Woolf Bond Planning (Mr J Woolf) [1274]
10426	Harcourt Developments Ltd. (c/o Agent) [1735]	Woolf Bond Planning (Mr J Woolf) [1274]
10427	Harcourt Developments Ltd. (c/o Agent) [1735]	Woolf Bond Planning (Mr J Woolf) [1274]
10428	Harcourt Developments Ltd. (c/o Agent) [1735]	Woolf Bond Planning (Mr J Woolf) [1274]
10429	Harcourt Developments Ltd. (c/o Agent) [1735]	Woolf Bond Planning (Mr J Woolf) [1274]
10430	Harcourt Developments Ltd. (c/o Agent) [1735]	Woolf Bond Planning (Mr J Woolf) [1274]
10431	Harcourt Developments Ltd. (c/o Agent) [1735]	Woolf Bond Planning (Mr J Woolf) [1274]
10432	Harcourt Developments Ltd. (c/o Agent) [1735]	Woolf Bond Planning (Mr J Woolf) [1274]
10433	Harcourt Developments Ltd. (c/o Agent) [1735]	Woolf Bond Planning (Mr J Woolf) [1274]
10434	Harcourt Developments Ltd. (c/o Agent) [1735]	Woolf Bond Planning (Mr J Woolf) [1274]
10439	Martin Grant Homes Ltd (c/o Agent) [1736]	Woolf Bond Planning (Mr J Woolf) [1274]
10440	Martin Grant Homes Ltd (c/o Agent) [1736]	Woolf Bond Planning (Mr J Woolf) [1274]
10441	Martin Grant Homes Ltd (c/o Agent) [1736]	Woolf Bond Planning (Mr J Woolf) [1274]
10442	Martin Grant Homes Ltd (c/o Agent) [1736]	Woolf Bond Planning (Mr J Woolf) [1274]
10443	Martin Grant Homes Ltd (c/o Agent) [1736]	Woolf Bond Planning (Mr J Woolf) [1274]
10444	Martin Grant Homes Ltd (c/o Agent) [1736]	Woolf Bond Planning (Mr J Woolf) [1274]
10445	Martin Grant Homes Ltd (c/o Agent) [1736]	Woolf Bond Planning (Mr J Woolf) [1274]
10446	Martin Grant Homes Ltd (c/o Agent) [1736]	Woolf Bond Planning (Mr J Woolf) [1274]
10447	Martin Grant Homes Ltd (c/o Agent) [1736]	Woolf Bond Planning (Mr J Woolf) [1274]
10448	Martin Grant Homes Ltd (c/o Agent) [1736]	Woolf Bond Planning (Mr J Woolf) [1274]
10449	Centex Strategic Land (c/o agent) [1678]	Woolf Bond Planning (Mr J Woolf) [1274]



## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i><b>REPRESENTATION</b></i>	<i><b>RESPONDENT</b></i>	<i><b>AGENT</b></i>
10450	Centex Strategic Land (c/o agent) [1678]	Woolf Bond Planning (Mr J Woolf) [1274]
10451	Centex Strategic Land (c/o agent) [1678]	Woolf Bond Planning (Mr J Woolf) [1274]
10452	Centex Strategic Land (c/o agent) [1678]	Woolf Bond Planning (Mr J Woolf) [1274]
10453	Centex Strategic Land (c/o agent) [1678]	Woolf Bond Planning (Mr J Woolf) [1274]
10454	Centex Strategic Land (c/o agent) [1678]	Woolf Bond Planning (Mr J Woolf) [1274]
10455	Centex Strategic Land (c/o agent) [1678]	Woolf Bond Planning (Mr J Woolf) [1274]
10456	Centex Strategic Land (c/o agent) [1678]	Woolf Bond Planning (Mr J Woolf) [1274]
10457	Centex Strategic Land (c/o agent) [1678]	Woolf Bond Planning (Mr J Woolf) [1274]
10458	Centex Strategic Land (c/o agent) [1678]	Woolf Bond Planning (Mr J Woolf) [1274]
10459	Cambridgeshire and Peterborough Mental Health Partnership NHS Trust [2688]	Januarys (Ms Sally Fletcher) [1498]
10460	Girton Golf Club (Cambridge) Ltd (Ms Vanda Webb) [2687]	
10461	Cambridgeshire and Peterborough Mental Health Partnership NHS Trust [2688]	Januarys (Ms Sally Fletcher) [1498]
10462	Cambridgeshire and Peterborough Mental Health Partnership NHS Trust [2688]	Januarys (Ms Sally Fletcher) [1498]
10463	Cambridgeshire and Peterborough Mental Health Partnership NHS Trust [2688]	Januarys (Ms Sally Fletcher) [1498]
10464	Cambridgeshire and Peterborough Mental Health Partnership NHS Trust [2688]	Januarys (Ms Sally Fletcher) [1498]
10465	Cambridgeshire and Peterborough Mental Health Partnership NHS Trust [2688]	Januarys (Ms Sally Fletcher) [1498]
10466	Cambridgeshire and Peterborough Mental Health Partnership NHS Trust [2688]	Januarys (Ms Sally Fletcher) [1498]
10467	Cambridgeshire and Peterborough Mental Health Partnership NHS Trust [2688]	Januarys (Ms Sally Fletcher) [1498]
10470	Dr Jane Greatorex [458]	
10471	Swavesey and District Bridleways Association (Over representative) (Sally Collinge) [2691]	
10472	Francis des Rosiers [2692]	
10473	Balsham (Building) Ltd (c/o Agent) [1672]	Januarys (Ms Sally Fletcher) [1498]
10474	Balsham (Building) Ltd (c/o Agent) [1672]	Januarys (Ms Sally Fletcher) [1498]
10475	Balsham (Building) Ltd (c/o Agent) [1672]	Januarys (Ms Sally Fletcher) [1498]
10476	Balsham (Building) Ltd (c/o Agent) [1672]	Januarys (Ms Sally Fletcher) [1498]
10477	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
10478	Davison & Co (Barford) Ltd (c/o agent) [2685]	Januarys (Ms Sally Fletcher) [1498]

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<i>REPRESENTATION</i>	<i>RESPONDENT</i>	<i>AGENT</i>
10479	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
10480	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
10481	Davison & Co (Barford) Ltd (c/o agent) [2685]	Januaries (Ms Sally Fletcher) [1498]
10482	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
10483	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
10484	Davison & Co (Barford) Ltd (c/o agent) [2685]	Januaries (Ms Sally Fletcher) [1498]
10485	Mr R Clapp [1577]	Januaries (Ms Sally Fletcher) [1498]
10486	Mr R Clapp [1577]	Januaries (Ms Sally Fletcher) [1498]
10487	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
10488	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
10489	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
10490	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
10493	Mrs Christine Few [2693]	
10496	Mr. B. Baker, Mr. R Mallandine, The W Scrambler Trust (c/o agent) [2695]	Januaries (Ms Sally Fletcher) [1498]
10497	Mr. B. Baker, Mr. R Mallandine, The W Scrambler Trust (c/o agent) [2695]	Januaries (Ms Sally Fletcher) [1498]
10498	Mr. B. Baker, Mr. R Mallandine, The W Scrambler Trust (c/o agent) [2695]	Januaries (Ms Sally Fletcher) [1498]
10499	Mr. B. Baker, Mr. R Mallandine, The W Scrambler Trust (c/o agent) [2695]	Januaries (Ms Sally Fletcher) [1498]
10501	Mr B Baker [1558]	Januaries (Ms Sally Fletcher) [1498]
10502	Mr B Baker [1558]	Januaries (Ms Sally Fletcher) [1498]
10503	Mr B Baker [1558]	Januaries (Ms Sally Fletcher) [1498]
10504	Mr B Baker [1558]	Januaries (Ms Sally Fletcher) [1498]
10506	The W Scambler Trust (c/o Agent) [1684]	Januaries (Ms Sally Fletcher) [1498]
10507	The W Scambler Trust (c/o Agent) [1684]	Januaries (Ms Sally Fletcher) [1498]
10508	The W Scambler Trust (c/o Agent) [1684]	Januaries (Ms Sally Fletcher) [1498]
10510	Mr R Mallandine [1559]	Januaries (Ms Sally Fletcher) [1498]
10511	Mr R Mallandine [1559]	Januaries (Ms Sally Fletcher) [1498]
10512	Mr R Mallandine [1559]	Januaries (Ms Sally Fletcher) [1498]
10513	Mr R Mallandine [1559]	Januaries (Ms Sally Fletcher) [1498]

## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i><b>REPRESENTATION</b></i>	<i><b>RESPONDENT</b></i>	<i><b>AGENT</b></i>
10519	Mr B Moore [2631]	Januays (Ms Sally Fletcher) [1498]
10521	Mrs A J Johnson and Mr B Moore (c/o agent) [2699]	Januays (Ms Sally Fletcher) [1498]
10523	Mr B Moore [2631]	Januays (Ms Sally Fletcher) [1498]
10524	Mr B Moore [2631]	Januays (Ms Sally Fletcher) [1498]
10525	Mrs A J Johnson and Mr B Moore (c/o agent) [2699]	Januays (Ms Sally Fletcher) [1498]
10526	Mrs A J Johnson [1525]	Januays (Ms Sally Fletcher) [1498]
10527	Mrs A J Johnson [1525]	Januays (Ms Sally Fletcher) [1498]
10530	Yardline Limited (c/o Agent) [1681]	Januays (Ms Sally Fletcher) [1498]
10531	Yardline Limited (c/o Agent) [1681]	Januays (Ms Sally Fletcher) [1498]
10533	Yardline Limited (c/o Agent) [1681]	Januays (Ms Sally Fletcher) [1498]
10535	The W Scambler Trust (c/o Agent) [1684]	Januays (Ms Sally Fletcher) [1498]
10536	The W Scambler Trust (c/o Agent) [1684]	Januays (Ms Sally Fletcher) [1498]
10537	The W Scambler Trust (c/o Agent) [1684]	Januays (Ms Sally Fletcher) [1498]
10538	The W Scambler Trust (c/o Agent) [1684]	Januays (Ms Sally Fletcher) [1498]
10540	Suzanne Maling [2701]	
10541	Mr R E G Warboys [1568]	Januays (Mr Justin Bainton) [736]
10542	Mr R E G Warboys [1568]	Januays (Mr Justin Bainton) [736]
10543	Mr R E G Warboys [1568]	Januays (Mr Justin Bainton) [736]
10544	Mr R E G Warboys [1568]	Januays (Mr Justin Bainton) [736]
10545	Mr R E G Warboys [1568]	Januays (Mr Justin Bainton) [736]
10546	Mr R E G Warboys [1568]	Januays (Mr Justin Bainton) [736]
10547	Mr R Wilkinson [1587]	Januays (Ms Sally Fletcher) [1498]
10548	Mr R Wilkinson [1587]	Januays (Ms Sally Fletcher) [1498]
10549	Mr R Wilkinson [1587]	Januays (Ms Sally Fletcher) [1498]
10550	Mr R Wilkinson [1587]	Januays (Ms Sally Fletcher) [1498]
10551	Taylor Woodrow Developments Ltd (c/o Agent) [2665]	Phillips Planning Services Ltd (Mr Paul Watson) [2702]
10552	Taylor Woodrow Developments Ltd (c/o Agent) [2665]	Phillips Planning Services Ltd (Mr Paul Watson) [2702]
10553	Trustees of late K G Moss [1549]	Januays (Ms Sally Fletcher) [1498]
10554	Trustees of late K G Moss [1549]	Januays (Ms Sally Fletcher) [1498]
10555	Trustees of late K G Moss [1549]	Januays (Ms Sally Fletcher) [1498]

## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i><b>REPRESENTATION</b></i>	<i><b>RESPONDENT</b></i>	<i><b>AGENT</b></i>
10556	Persimmon Homes (c/o Agent) [1233]	Phillips Planning Services Ltd (Mr Paul Watson) [2702]
10557	Persimmon Homes (c/o Agent) [1233]	Phillips Planning Services Ltd (Mr Paul Watson) [2702]
10558	Trustees of late K G Moss [1549]	Januaries (Ms Sally Fletcher) [1498]
10559	Vogan & Company [2704]	Phillips Planning Services Ltd (Mr John Phillips) [2703]
10560	Trustees of late K G Moss [1549]	Januaries (Ms Sally Fletcher) [1498]
10561	Vogan & Company [2704]	Phillips Planning Services Ltd (Mr John Phillips) [2703]
10562	Trustees of late K G Moss [1549]	Januaries (Ms Sally Fletcher) [1498]
10563	Trustees of late K G Moss [1549]	Januaries (Ms Sally Fletcher) [1498]
10564	Trustees of late K G Moss [1549]	Januaries (Ms Sally Fletcher) [1498]
10565	Mr P Stroude [2705]	Phillips Planning Services Ltd (Mr John Phillips) [2703]
10566	The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough (Mr Martin Baker) [992]	
10567	Trustees of late K G Moss [1549]	Januaries (Ms Sally Fletcher) [1498]
10568	Mr P Stroude [2705]	Phillips Planning Services Ltd (Mr John Phillips) [2703]
10569	Mr P Stroude [2705]	Phillips Planning Services Ltd (Mr John Phillips) [2703]
10571	Mr P Stroude [2705]	Phillips Planning Services Ltd (Mr John Phillips) [2703]
10572	The W Scambler Trust (c/o Agent) [1684]	Januaries (Ms Sally Fletcher) [1498]
10573	The W Scambler Trust (c/o Agent) [1684]	Januaries (Ms Sally Fletcher) [1498]
10574	The W Scambler Trust (c/o Agent) [1684]	Januaries (Ms Sally Fletcher) [1498]
10575	Mr P Stroude [2705]	Phillips Planning Services Ltd (Mr John Phillips) [2703]
10576	Mr P Stroude [2705]	Phillips Planning Services Ltd (Mr John Phillips) [2703]
10577	Mr A Shelford [1551]	Januaries (Ms Sally Fletcher) [1498]
10578	Mr P Stroude [2705]	Phillips Planning Services Ltd (Mr John Phillips) [2703]
10579	Mr P Stroude [2705]	Phillips Planning Services Ltd (Mr John Phillips) [2703]
10580	Mrs Shelford [2707]	Januaries (Ms Sally Fletcher) [1498]
10581	The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough (Mr Martin Baker) [992]	
10582	Mr P Stroude [2705]	Phillips Planning Services Ltd (Mr John Phillips) [2703]

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<i><b>REPRESENTATION</b></i>	<i><b>RESPONDENT</b></i>	<i><b>AGENT</b></i>
10583	Mr A Shelford [1551]	Januays (Ms Sally Fletcher) [1498]
10584	Mr A Shelford [1551]	Januays (Ms Sally Fletcher) [1498]
10585	Mr P Stroude [2705]	Phillips Planning Services Ltd (Mr John Phillips) [2703]
10586	Mr A Shelford [1551]	Januays (Ms Sally Fletcher) [1498]
10587	The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough (Mr Martin Baker) [992]	
10589	Mrs Shelford [2707]	Januays (Ms Sally Fletcher) [1498]
10590	Mrs Shelford [2707]	Januays (Ms Sally Fletcher) [1498]
10591	Mrs Shelford [2707]	Januays (Ms Sally Fletcher) [1498]
10592	Mr A Shelford [1551]	Januays (Ms Sally Fletcher) [1498]
10594	Mrs Shelford [2707]	Januays (Ms Sally Fletcher) [1498]
10595	The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough (Mr Martin Baker) [992]	
10598	Mr A Shelford [1551]	Januays (Ms Sally Fletcher) [1498]
10599	Mrs Shelford [2707]	Januays (Ms Sally Fletcher) [1498]
10601	Mr A Shelford [1551]	Januays (Ms Sally Fletcher) [1498]
10603	Mrs Shelford [2707]	Januays (Ms Sally Fletcher) [1498]
10604	Mrs D Thwaites [1575]	Januays (Ms Sally Fletcher) [1498]
10605	The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough (Mr Martin Baker) [992]	
10607	David Wilson Estates [2708]	Bidwells Property Consultants (Miss Marcia Whitehead) [2706]
10608	Dixon International Group Ltd (c/o Agent) [1698]	Bidwells Property Consultants (Ms Stacey Rawlings) [2709]
10610	Mrs D Thwaites [1575]	Januays (Ms Sally Fletcher) [1498]
10612	Mrs D Thwaites [1575]	Januays (Ms Sally Fletcher) [1498]
10613	Dixon International Group Ltd (c/o Agent) [1698]	Bidwells Property Consultants (Ms Stacey Rawlings) [2709]
10614	David Wilson Estates [2708]	Bidwells Property Consultants (Miss Marcia Whitehead) [2706]
10616	Mrs D Thwaites [1575]	Januays (Ms Sally Fletcher) [1498]
10617	Mrs D Thwaites [1575]	Januays (Ms Sally Fletcher) [1498]
10618	Dixon International Group Ltd (c/o Agent) [1698]	Bidwells Property Consultants (Ms Stacey Rawlings) [2709]
10619	Mrs D Thwaites [1575]	Januays (Ms Sally Fletcher) [1498]

## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i><b>REPRESENTATION</b></i>	<i><b>RESPONDENT</b></i>	<i><b>AGENT</b></i>
10620	David Wilson Estates [2708]	Bidwells Property Consultants (Miss Marcia Whitehead) [2706]
10621	Mr B E Newton [1572]	Januays (Mr Justin Bainton) [736]
10622	Mr B E Newton [1572]	Januays (Mr Justin Bainton) [736]
10623	Mr P Warren [1333]	Bidwells Property Consultants (Mr Richard Oakley) [2710]
10624	Mr P Warren [1333]	Bidwells Property Consultants (Mr Richard Oakley) [2710]
10625	Mr B E Newton [1572]	Januays (Mr Justin Bainton) [736]
10626	Mr B E Newton [1572]	Januays (Mr Justin Bainton) [736]
10627	Mr P Warren [1333]	Bidwells Property Consultants (Mr Richard Oakley) [2710]
10628	Mrs Newton [1573]	Januays (Mr Justin Bainton) [736]
10629	Mrs Newton [1573]	Januays (Mr Justin Bainton) [736]
10630	Mrs Newton [1573]	Januays (Mr Justin Bainton) [736]
10631	Mrs Newton [1573]	Januays (Mr Justin Bainton) [736]
10632	David Wilson Estates [2708]	Bidwells Property Consultants (Miss Marcia Whitehead) [2706]
10633	Spicers Ltd (c/o Agent) [1717]	Bidwells Property Consultants (Mr P Symonds) [1242]
10634	Munro Group Ltd (c/o Agent) [1712]	Januays (Mr Justin Bainton) [736]
10635	David Wilson Estates [2708]	Bidwells Property Consultants (Miss Marcia Whitehead) [2706]
10636	Munro Group Ltd (c/o Agent) [1712]	Januays (Mr Justin Bainton) [736]
10637	Spicers Ltd (c/o Agent) [1717]	Bidwells Property Consultants (Mr P Symonds) [1242]
10638	Spicers Ltd (c/o Agent) [1717]	Bidwells Property Consultants (Mr P Symonds) [1242]
10640	David Wilson Estates [2708]	Bidwells Property Consultants (Miss Marcia Whitehead) [2706]
10641	Munro Group Ltd (c/o Agent) [1712]	Januays (Mr Justin Bainton) [736]
10642	Munro Group Ltd (c/o Agent) [1712]	Januays (Mr Justin Bainton) [736]
10643	Munro Group Ltd (c/o Agent) [1712]	Januays (Mr Justin Bainton) [736]
10644	Munro Group Ltd (c/o Agent) [1712]	Januays (Mr Justin Bainton) [736]
10645	Munro Group Ltd (c/o Agent) [1712]	Januays (Mr Justin Bainton) [736]
10646	Munro Group Ltd (c/o Agent) [1712]	Januays (Mr Justin Bainton) [736]
10647	Munro Group Ltd (c/o Agent) [1712]	Januays (Mr Justin Bainton) [736]
10649	Trustees of Ginn [1566]	Januays (Ms Sally Fletcher) [1498]

## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i><b>REPRESENTATION</b></i>	<i><b>RESPONDENT</b></i>	<i><b>AGENT</b></i>
10650	Varrier Jones Foundation [2711]	Bidwells Property Consultants (Mr Rob Hopwood) [1330]
10651	David Wilson Estates [2708]	Bidwells Property Consultants (Miss Marcia Whitehead) [2706]
10652	Varrier Jones Foundation [2711]	Bidwells Property Consultants (Mr Rob Hopwood) [1330]
10653	Trustees of Ginn [1566]	Januaries (Ms Sally Fletcher) [1498]
10654	Unwins Properties [2712]	Bidwells Property Consultants (Mr Rob Hopwood) [1330]
10655	Trustees of Ginn [1566]	Januaries (Ms Sally Fletcher) [1498]
10656	David Wilson Estates [2708]	Bidwells Property Consultants (Miss Marcia Whitehead) [2706]
10657	Trustees of Ginn [1566]	Januaries (Ms Sally Fletcher) [1498]
10658	Atkins Property Development Ltd [2713]	Bidwells Property Consultants (Mr Rob Hopwood) [1330]
10659	Bourn Parish Council (Mrs Gail Stoehr) [1843]	
10660	Mrs R Rolph [1565]	Januaries (Ms Sally Fletcher) [1498]
10661	Mrs R Rolph [1565]	Januaries (Ms Sally Fletcher) [1498]
10662	Mrs R Rolph [1565]	Januaries (Ms Sally Fletcher) [1498]
10663	Bourn Parish Council (Mrs Gail Stoehr) [1843]	
10664	Atkins Property Development Ltd [2713]	Bidwells Property Consultants (Mr Rob Hopwood) [1330]
10665	David Wilson Estates [2708]	Bidwells Property Consultants (Miss Marcia Whitehead) [2706]
10666	Atkins Property Development Ltd [2713]	Bidwells Property Consultants (Mr Rob Hopwood) [1330]
10667	Bourn Parish Council (Mrs Gail Stoehr) [1843]	
10668	Atkins Property Development Ltd [2713]	Bidwells Property Consultants (Mr Rob Hopwood) [1330]
10669	Atkins Property Development Ltd [2713]	Bidwells Property Consultants (Mr Rob Hopwood) [1330]
10670	Atkins Property Development Ltd [2713]	Bidwells Property Consultants (Mr Rob Hopwood) [1330]
10671	Atkins Property Development Ltd [2713]	Bidwells Property Consultants (Mr Rob Hopwood) [1330]
10672	Atkins Property Development Ltd [2713]	Bidwells Property Consultants (Mr Rob Hopwood) [1330]
10673	Atkins Property Development Ltd [2713]	Bidwells Property Consultants (Mr Rob Hopwood) [1330]
10674	Atkins Property Development Ltd [2713]	Bidwells Property Consultants (Mr Rob Hopwood) [1330]



## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i><b>REPRESENTATION</b></i>	<i><b>RESPONDENT</b></i>	<i><b>AGENT</b></i>
10676	Atkins Property Development Ltd [2713]	Bidwells Property Consultants (Mr Rob Hopwood) [1330]
10678	Atkins Property Development Ltd [2713]	Bidwells Property Consultants (Mr Rob Hopwood) [1330]
10679	Atkins Property Development Ltd [2713]	Bidwells Property Consultants (Mr Rob Hopwood) [1330]
10680	Mr Marcus Barraclough [1343]	
10681	Atkins Property Development Ltd [2713]	Bidwells Property Consultants (Mr Rob Hopwood) [1330]
10682	Atkins Property Development Ltd [2713]	Bidwells Property Consultants (Mr Rob Hopwood) [1330]
10683	Atkins Property Development Ltd [2713]	Bidwells Property Consultants (Mr Rob Hopwood) [1330]
10684	Atkins Property Development Ltd [2713]	Bidwells Property Consultants (Mr Rob Hopwood) [1330]
10685	Atkins Property Development Ltd [2713]	Bidwells Property Consultants (Mr Rob Hopwood) [1330]
10686	Atkins Property Development Ltd [2713]	Bidwells Property Consultants (Mr Rob Hopwood) [1330]
10687	David Wilson Estates [2708]	Bidwells Property Consultants (Miss Marcia Whitehead) [2706]
10688	Mr M Trimmer [1543]	Januaries (Ms Sally Fletcher) [1498]
10689	Cambridgeshire Recycling (Mr D Izzard) [1354]	RPS (Ms Helen Phillips) [1276]
10690	Cambridgeshire Recycling (Mr D Izzard) [1354]	RPS (Ms Helen Phillips) [1276]
10691	Mr M Trimmer [1543]	Januaries (Ms Sally Fletcher) [1498]
10693	Mr M Trimmer [1543]	Januaries (Ms Sally Fletcher) [1498]
10694	Cambridgeshire Recycling (Mr D Izzard) [1354]	RPS (Ms Helen Phillips) [1276]
10695	Cambridgeshire Recycling (Mr D Izzard) [1354]	RPS (Ms Helen Phillips) [1276]
10696	Cambridgeshire Recycling (Mr D Izzard) [1354]	RPS (Ms Helen Phillips) [1276]
10697	Mr C Stevens [1555]	Januaries (Ms Sally Fletcher) [1498]
10698	Mr C Stevens [1555]	Januaries (Ms Sally Fletcher) [1498]
10699	Mr C Stevens [1555]	Januaries (Ms Sally Fletcher) [1498]
10700	Cambridgeshire Recycling (Mr D Izzard) [1354]	RPS (Ms Helen Phillips) [1276]
10701	Mr J Hall [1556]	Januaries (Ms Sally Fletcher) [1498]
10702	Mr J Hall [1556]	Januaries (Ms Sally Fletcher) [1498]
10703	Cambridgeshire Recycling (Mr D Izzard) [1354]	RPS (Ms Helen Phillips) [1276]

## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i><b>REPRESENTATION</b></i>	<i><b>RESPONDENT</b></i>	<i><b>AGENT</b></i>
10704	Mr J Hall [1556]	Januays (Ms Sally Fletcher) [1498]
10705	Mr C Stevens [1555]	Januays (Ms Sally Fletcher) [1498]
10706	Cambridgeshire Recycling (Mr D Izzard) [1354]	RPS (Ms Helen Phillips) [1276]
10707	Mr J Hall [1556]	Januays (Ms Sally Fletcher) [1498]
10708	Mr C Stevens [1555]	Januays (Ms Sally Fletcher) [1498]
10709	Mr J Hall [1556]	Januays (Ms Sally Fletcher) [1498]
10710	Cambridgeshire Recycling (Mr D Izzard) [1354]	RPS (Ms Helen Phillips) [1276]
10711	Mr C Stevens [1555]	Januays (Ms Sally Fletcher) [1498]
10712	Cambridgeshire Recycling (Mr D Izzard) [1354]	RPS (Ms Helen Phillips) [1276]
10713	Mr C Stevens [1555]	Januays (Ms Sally Fletcher) [1498]
10714	Mr J Hall [1556]	Januays (Ms Sally Fletcher) [1498]
10715	Mr J Hall [1556]	Januays (Ms Sally Fletcher) [1498]
10716	Cambridgeshire Recycling (Mr D Izzard) [1354]	RPS (Ms Helen Phillips) [1276]
10717	Jarrow Investments Ltd [2640]	Sellwood Planning (Mr Bob Sellwood) [2635]
10718	Jarrow Investments Ltd [2640]	Sellwood Planning (Mr Bob Sellwood) [2635]
10719	Jarrow Investments Ltd [2640]	Sellwood Planning (Mr Bob Sellwood) [2635]
10720	Jarrow Investments Ltd [2640]	Sellwood Planning (Mr Bob Sellwood) [2635]
10721	Jarrow Investments Ltd [2640]	Sellwood Planning (Mr Bob Sellwood) [2635]
10722	Countryside Properties (Special Projects) Plc (c/o Agent) [1696]	Andrew Martin Associates (Ms Caroline Legg) [2719]
10723	Mr G Hall [1582]	Januays (Mr Justin Bainton) [736]
10724	Jarrow Investments Ltd [2640]	Sellwood Planning (Mr Bob Sellwood) [2635]
10725	Mr G Hall [1582]	Januays (Mr Justin Bainton) [736]
10726	Jarrow Investments Ltd [2640]	Sellwood Planning (Mr Bob Sellwood) [2635]
10727	Mr G Hall [1582]	Januays (Mr Justin Bainton) [736]
10728	Countryside Properties (Special Projects) Plc (c/o Agent) [1696]	Andrew Martin Associates (Ms Caroline Legg) [2719]
10729	Jarrow Investments Ltd [2640]	Sellwood Planning (Mr Bob Sellwood) [2635]
10730	Mr G Hall [1582]	Januays (Mr Justin Bainton) [736]
10731	Countryside Properties (Special Projects) Plc (c/o Agent) [1696]	Andrew Martin Associates (Ms Caroline Legg) [2719]
10732	Countryside Properties (Special Projects) Plc (c/o Agent) [1696]	Andrew Martin Associates (Ms Caroline Legg) [2719]

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<i><b>REPRESENTATION</b></i>	<i><b>RESPONDENT</b></i>	<i><b>AGENT</b></i>
10733	Countryside Properties (Special Projects) Plc (c/o Agent) [1696]	Andrew Martin Associates (Ms Caroline Legg) [2719]
10734	Countryside Properties (Special Projects) Plc (c/o Agent) [1696]	Andrew Martin Associates (Ms Caroline Legg) [2719]
10735	Countryside Properties (Special Projects) Plc (c/o Agent) [1696]	Andrew Martin Associates (Ms Caroline Legg) [2719]
10736	Countryside Properties (Special Projects) Plc (c/o Agent) [1696]	Andrew Martin Associates (Ms Caroline Legg) [2719]
10737	Countryside Properties (Special Projects) Plc (c/o Agent) [1696]	Andrew Martin Associates (Ms Caroline Legg) [2719]
10738	Countryside Properties (Special Projects) Plc (c/o Agent) [1696]	Andrew Martin Associates (Ms Caroline Legg) [2719]
10742	Latent Land (c/o agent) [2721]	Januaries (Mr Justin Bainton) [736]
10743	Jarrow Investments Ltd [2640]	Sellwood Planning (Mr Bob Sellwood) [2635]
10745	Jarrow Investments Ltd [2640]	Sellwood Planning (Mr Bob Sellwood) [2635]
10747	Latent Land (c/o agent) [2721]	Januaries (Mr Justin Bainton) [736]
10748	Jarrow Investments Ltd [2640]	Sellwood Planning (Mr Bob Sellwood) [2635]
10749	Latent Land (c/o agent) [2721]	Januaries (Mr Justin Bainton) [736]
10750	Latent Land (c/o agent) [2721]	Januaries (Mr Justin Bainton) [736]
10751	Jarrow Investments Ltd [2640]	Sellwood Planning (Mr Bob Sellwood) [2635]
10752	Jarrow Investments Ltd [2640]	Sellwood Planning (Mr Bob Sellwood) [2635]
10753	Jarrow Investments Ltd [2640]	Sellwood Planning (Mr Bob Sellwood) [2635]
10765	Deal Farms Ltd. (Mr. R D January) [1561]	Januaries (Ms Sally Fletcher) [1498]
10766	Deal Farms Ltd. (Mr. R D January) [1561]	Januaries (Ms Sally Fletcher) [1498]
10767	Deal Farms Ltd. (Mr. R D January) [1561]	Januaries (Ms Sally Fletcher) [1498]
10768	Deal Farms Ltd. (Mr. R D January) [1561]	Januaries (Ms Sally Fletcher) [1498]
10769	Babraham Farms (CERN) [2723]	Savills (Mr Garth Hanlon) [963]
10770	Caxton Parish Council (Mrs Gail Stoehr) [2630]	
10771	Mr Fison [1576]	Januaries (Ms Sally Fletcher) [1498]
10772	Mr Fison [1576]	Januaries (Ms Sally Fletcher) [1498]
10773	Mr Fison [1576]	Januaries (Ms Sally Fletcher) [1498]
10774	Mr Fison [1576]	Januaries (Ms Sally Fletcher) [1498]
10775	Mr Fison [1576]	Januaries (Ms Sally Fletcher) [1498]
10776	Mr Fison [1576]	Januaries (Ms Sally Fletcher) [1498]
10777	Mr Fison [1576]	Januaries (Ms Sally Fletcher) [1498]
10778	Mr Burlton [1581]	Januaries (Mr Justin Bainton) [736]

## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i><b>REPRESENTATION</b></i>	<i><b>RESPONDENT</b></i>	<i><b>AGENT</b></i>
10779	Mr Burlton [1581]	Januays (Mr Justin Bainton) [736]
10780	Mr Burlton [1581]	Januays (Mr Justin Bainton) [736]
10781	Mr Burlton [1581]	Januays (Mr Justin Bainton) [736]
10782	Mr Burlton [1581]	Januays (Mr Justin Bainton) [736]
10783	Mr Braham [1532]	Januays (Mr Justin Bainton) [736]
10785	Mr Braham [1532]	Januays (Mr Justin Bainton) [736]
10786	Mr Braham [1532]	Januays (Mr Justin Bainton) [736]
10788	Mr Braham [1532]	Januays (Mr Justin Bainton) [736]
10789	Mr Braham [1532]	Januays (Mr Justin Bainton) [736]
10790	Middlereach Ltd [2725]	Savills (Mr Will Lusty) [2726]
10791	Jesus College (Cambridge) [2727]	Savills (Mr Will Lusty) [2726]
10792	Mr J Hartley [1593]	Januays (Ms Sally Fletcher) [1498]
10793	Jesus College (Cambridge) [2727]	Savills (Mr Will Lusty) [2726]
10794	Mr J Hartley [1593]	Januays (Ms Sally Fletcher) [1498]
10795	Jesus College (Cambridge) [2727]	Savills (Mr Will Lusty) [2726]
10796	Jesus College (Cambridge) [2727]	Savills (Mr Will Lusty) [2726]
10797	Jesus College (Cambridge) [2727]	Savills (Mr Will Lusty) [2726]
10798	Lighthouse Developments (c/o Agent) [1710]	Januays (Mr Justin Bainton) [736]
10799	Jesus College (Cambridge) [2727]	Savills (Mr Will Lusty) [2726]
10800	Comberton Parish Council (Mrs Gail Stoehr) [2483]	
10801	Jesus College (Cambridge) [2727]	Savills (Mr Will Lusty) [2726]
10802	Comberton Parish Council (Mrs Gail Stoehr) [2483]	
10803	Comberton Parish Council (Mrs Gail Stoehr) [2483]	
10804	Lighthouse Developments (c/o Agent) [1710]	Januays (Mr Justin Bainton) [736]
10805	Lighthouse Developments (c/o Agent) [1710]	Januays (Mr Justin Bainton) [736]
10806	Lighthouse Developments (c/o Agent) [1710]	Januays (Mr Justin Bainton) [736]
10807	Cambs County Council Property & Procurement Department (Strategic Asset Development Manager (Strategy & Estates). ) [1320]	Carter Jonas (Mr. Stuart Ashworth) [1318]
10808	Comberton Parish Council (Mrs Gail Stoehr) [2483]	

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<i><b>REPRESENTATION</b></i>	<i><b>RESPONDENT</b></i>	<i><b>AGENT</b></i>
10809	Cambs County Council Property & Procurement Department (Strategic Asset Development Manager (Strategy & Estates). ) [1320]	Carter Jonas (Mr. Stuart Ashworth) [1318]
10810	C & A Locke (c/o agent) [1676]	Januaries (Ms Sally Fletcher) [1498]
10811	C & A Locke (c/o agent) [1676]	Januaries (Ms Sally Fletcher) [1498]
10812	C & A Locke (c/o agent) [1676]	Januaries (Ms Sally Fletcher) [1498]
10813	Cambs County Council Property & Procurement Department (Strategic Asset Development Manager (Strategy & Estates). ) [1320]	Carter Jonas (Mr. Stuart Ashworth) [1318]
10814	C & A Locke (c/o agent) [1676]	Januaries (Ms Sally Fletcher) [1498]
10815	Cambs County Council Property & Procurement Department (Strategic Asset Development Manager (Strategy & Estates). ) [1320]	Carter Jonas (Mr. Stuart Ashworth) [1318]
10816	Cambs County Council Property & Procurement Department (Strategic Asset Development Manager (Strategy & Estates). ) [1320]	Carter Jonas (Mr. Stuart Ashworth) [1318]
10817	Cambs County Council Property & Procurement Department (Strategic Asset Development Manager (Strategy & Estates). ) [1320]	Carter Jonas (Mr. Stuart Ashworth) [1318]
10818	Messrs J and P Dossett (c/o Agent) [1699]	Januaries (Ms Sally Fletcher) [1498]
10819	Messrs J and P Dossett (c/o Agent) [1699]	Januaries (Ms Sally Fletcher) [1498]
10820	Messrs J and P Dossett (c/o Agent) [1699]	Januaries (Ms Sally Fletcher) [1498]
10822	Cambs County Council Property & Procurement Department (Strategic Asset Development Manager (Strategy & Estates). ) [1320]	Carter Jonas (Mr. Stuart Ashworth) [1318]
10823	Messrs J and P Dossett (c/o Agent) [1699]	Januaries (Ms Sally Fletcher) [1498]
10824	Cambs County Council Property & Procurement Department (Strategic Asset Development Manager (Strategy & Estates). ) [1320]	Carter Jonas (Mr. Stuart Ashworth) [1318]
10825	Cambs County Council Property & Procurement Department (Strategic Asset Development Manager (Strategy & Estates). ) [1320]	Carter Jonas (Mr. Stuart Ashworth) [1318]
10826	Cambs County Council Property & Procurement Department (Strategic Asset Development Manager (Strategy & Estates). ) [1320]	Carter Jonas (Mr. Stuart Ashworth) [1318]
10827	Mr J Barrett [1579]	Januaries (Mr Justin Bainton) [736]
10828	Mr J Barrett [1579]	Januaries (Mr Justin Bainton) [736]
10829	Mr J Barrett [1579]	Januaries (Mr Justin Bainton) [736]
10830	Mr J Barrett [1579]	Januaries (Mr Justin Bainton) [736]

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<i><b>REPRESENTATION</b></i>	<i><b>RESPONDENT</b></i>	<i><b>AGENT</b></i>
10831	Mr J Barrett [1579]	Januays (Mr Justin Bainton) [736]
10832	Mr J Barrett [1579]	Januays (Mr Justin Bainton) [736]
10833	Mr J Barrett [1579]	Januays (Mr Justin Bainton) [736]
10834	Cambs County Council Property & Procurement Department (Strategic Asset Development Manager (Strategy & Estates). ) [1320]	Carter Jonas (Mr. Stuart Ashworth) [1318]
10835	Mr J Barrett [1579]	Januays (Mr Justin Bainton) [736]
10836	Mr J Barrett [1579]	Januays (Mr Justin Bainton) [736]
10837	Taylor Woodrow Developments Ltd (c/o Agent) [2665]	Carter Jonas LLP (Mr andrew blackwell) [2367]
10838	Taylor Woodrow Developments Ltd (c/o Agent) [2665]	Carter Jonas LLP (Mr andrew blackwell) [2367]
10839	Taylor Woodrow Developments Ltd (c/o Agent) [2665]	Carter Jonas LLP (Mr andrew blackwell) [2367]
10840	Taylor Woodrow Developments Ltd (c/o Agent) [2665]	Carter Jonas LLP (Mr andrew blackwell) [2367]
10841	Mr B Fletcher [1585]	Januays (Ms Sally Fletcher) [1498]
10843	Taylor Woodrow Developments Ltd (c/o Agent) [2665]	Carter Jonas LLP (Mr andrew blackwell) [2367]
10845	Taylor Woodrow Developments Ltd (c/o Agent) [2665]	Carter Jonas LLP (Mr andrew blackwell) [2367]
10846	Taylor Woodrow Developments Ltd (c/o Agent) [2665]	Carter Jonas LLP (Mr andrew blackwell) [2367]
10847	Mr B Fletcher [1585]	Januays (Ms Sally Fletcher) [1498]
10848	Taylor Woodrow Developments Ltd (c/o Agent) [2665]	Carter Jonas LLP (Mr andrew blackwell) [2367]
10849	Mr B Fletcher [1585]	Januays (Ms Sally Fletcher) [1498]
10851	Mr B Fletcher [1585]	Januays (Ms Sally Fletcher) [1498]
10853	Mrsq Fletcher [1586]	Januays (Ms Sally Fletcher) [1498]
10854	Mrsq Fletcher [1586]	Januays (Ms Sally Fletcher) [1498]
10855	Mrsq Fletcher [1586]	Januays (Ms Sally Fletcher) [1498]
10856	Mrsq Fletcher [1586]	Januays (Ms Sally Fletcher) [1498]
10858	Mr B Fletcher [1585]	Januays (Ms Sally Fletcher) [1498]
10860	Mrsq Fletcher [1586]	Januays (Ms Sally Fletcher) [1498]
10867	Mr C Astin [1541]	Januays (Ms Sally Fletcher) [1498]
10868	Mr C Astin [1541]	Januays (Ms Sally Fletcher) [1498]
10869	Mr C Astin [1541]	Januays (Ms Sally Fletcher) [1498]
10870	Cllr Brian Burling [2729]	

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<i>REPRESENTATION</i>	<i>RESPONDENT</i>	<i>AGENT</i>
10871	Cllr Brian Burling [2729]	
10872	Cllr Brian Burling [2729]	
10873	Cllr Brian Burling [2729]	
10874	Cllr Brian Burling [2729]	
10875	Cllr Brian Burling [2729]	
10876	Cllr Brian Burling [2729]	
10877	Mr C Astin [1541]	Januarys (Ms Sally Fletcher) [1498]
10878	Cllr Brian Burling [2729]	
10880	Cllr Brian Burling [2729]	
10881	Cllr Brian Burling [2729]	
10882	Cllr Brian Burling [2729]	
10883	Mr P. Johnson [2478]	Mr Andrew Pym [809]
10888	Ashdale Land & Property Consultants (c/o agent) [1674]	Januarys (Mr Justin Bainton) [736]
10889	Ashdale Land & Property Consultants (c/o agent) [1674]	Januarys (Mr Justin Bainton) [736]
10890	Ashdale Land & Property Consultants (c/o agent) [1674]	Januarys (Mr Justin Bainton) [736]
10891	Grantchester Townlands Charity (c/o Agent) [1705]	Sir Francis Pemberton, CBE, DL [2575]
10892	H C Moss (Builders) Ltd (c/o Agent) [1706]	Januarys (Ms Sally Fletcher) [1498]
10893	H C Moss (Builders) Ltd (c/o Agent) [1706]	Januarys (Ms Sally Fletcher) [1498]
10895	H C Moss (Builders) Ltd (c/o Agent) [1706]	Januarys (Ms Sally Fletcher) [1498]
10897	H C Moss (Builders) Ltd (c/o Agent) [1706]	Januarys (Ms Sally Fletcher) [1498]
10898	H C Moss (Builders) Ltd (c/o Agent) [1706]	Januarys (Ms Sally Fletcher) [1498]
10900	Mr M Trimmer [1543]	Januarys (Ms Sally Fletcher) [1498]
10901	St John's College (c/o Agent) [1718]	Carter Jonas LLP (Mr andrew blackwell) [2367]
10902	St John's College (c/o Agent) [1718]	Carter Jonas LLP (Mr andrew blackwell) [2367]
10903	Humo Holdings (c/o Agent) [1707]	Januarys (Ms Sally Fletcher) [1498]
10904	Ely Diocesan Board (c/o Agent) [1700]	Carter Jonas (Ms Jenny Page) [2730]
10905	Humo Holdings (c/o Agent) [1707]	Januarys (Ms Sally Fletcher) [1498]
10906	Humo Holdings (c/o Agent) [1707]	Januarys (Ms Sally Fletcher) [1498]
10907	Humo Holdings (c/o Agent) [1707]	Januarys (Ms Sally Fletcher) [1498]
10910	Ely Diocesan Board (c/o Agent) [1700]	Carter Jonas (Ms Jenny Page) [2730]



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<i><b>REPRESENTATION</b></i>	<i><b>RESPONDENT</b></i>	<i><b>AGENT</b></i>
10911	Ely Diocesan Board (c/o Agent) [1700]	Carter Jonas (Ms Jenny Page) [2730]
10912	Ely Diocesan Board (c/o Agent) [1700]	Carter Jonas (Ms Jenny Page) [2730]
10913	Mrs B Jarman [1553]	Januaries (Ms Sally Fletcher) [1498]
10917	Mrs B Jarman [1553]	Januaries (Ms Sally Fletcher) [1498]
10920	Mrs B Jarman [1553]	Januaries (Ms Sally Fletcher) [1498]
10923	Mrs B Jarman [1553]	Januaries (Ms Sally Fletcher) [1498]
10924	Mrs B Jarman [1553]	Januaries (Ms Sally Fletcher) [1498]
10927	Mrs B Jarman [1553]	Januaries (Ms Sally Fletcher) [1498]
10928	Carter Jonas (Mr. Stuart Ashworth) [1318]	
10929	Carter Jonas (Mr. Stuart Ashworth) [1318]	
10931	Carter Jonas (Mr. Stuart Ashworth) [1318]	
10932	Carter Jonas (Mr. Stuart Ashworth) [1318]	
10933	Carter Jonas (Mr. Stuart Ashworth) [1318]	
10934	Carter Jonas (Mr. Stuart Ashworth) [1318]	
10935	Deal Farms Ltd. (Mr. R D January) [1561]	Januaries (Ms Sally Fletcher) [1498]
10938	Mr R.D January [2731]	Januaries (Ms Sally Fletcher) [1498]
10939	Mr R.D January [2731]	Januaries (Ms Sally Fletcher) [1498]
10940	Mr R.D January [2731]	Januaries (Ms Sally Fletcher) [1498]
10949	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
10950	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
10952	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
10953	Mr B Moore [1531]	Januaries (Ms Sally Fletcher) [1498]
10954	Mr B Moore [1531]	Januaries (Ms Sally Fletcher) [1498]
10955	Mr B Moore [1531]	Januaries (Ms Sally Fletcher) [1498]
10956	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
10958	Mrs A J Johnson and Mr B Moore (c/o agent) [2699]	Januaries (Ms Sally Fletcher) [1498]
10959	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
10960	Mr B Moore [1531]	Januaries (Ms Sally Fletcher) [1498]
10961	Mrs A J Johnson and Mr B Moore (c/o agent) [2699]	Januaries (Ms Sally Fletcher) [1498]

## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i><b>REPRESENTATION</b></i>	<i><b>RESPONDENT</b></i>	<i><b>AGENT</b></i>
10963	Mrs A J Johnson and Mr B Moore (c/o agent) [2699]	Januarys (Ms Sally Fletcher) [1498]
10964	Mrs A J Johnson and Mr B Moore (c/o agent) [2699]	Januarys (Ms Sally Fletcher) [1498]
10966	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
10967	Mrs A J Johnson and Mr B Moore (c/o agent) [2699]	Januarys (Ms Sally Fletcher) [1498]
10968	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
10969	Mrs A J Johnson and Mr B Moore (c/o agent) [2699]	Januarys (Ms Sally Fletcher) [1498]
10970	Mrs A J Johnson and Mr B Moore (c/o agent) [2699]	Januarys (Ms Sally Fletcher) [1498]
10971	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
10972	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
10973	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
10974	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
10975	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
10977	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
10980	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
10981	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
10982	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
10983	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
10984	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
10985	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
10986	Mrs A J Johnson [1525]	Januarys (Ms Sally Fletcher) [1498]
10987	Mrs A J Johnson [1525]	Januarys (Ms Sally Fletcher) [1498]
10988	Mrs A J Johnson [1525]	Januarys (Ms Sally Fletcher) [1498]
10989	Mrs A J Johnson [1525]	Januarys (Ms Sally Fletcher) [1498]
10990	Mrs A J Johnson [1525]	Januarys (Ms Sally Fletcher) [1498]
10991	Mrs A J Johnson [1525]	Januarys (Ms Sally Fletcher) [1498]

## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i><b>REPRESENTATION</b></i>	<i><b>RESPONDENT</b></i>	<i><b>AGENT</b></i>
10992	Mrs A J Johnson [1525]	Januaries (Ms Sally Fletcher) [1498]
11000	Cllr Tony Orgee [1461]	
11001	Foxton Parish Council (Mrs Joan Burns) [1877]	
11002	Chancellor, Masters & Scholars of the University of Cambridge (Mr David Adamson (EMBS)) [1300]	Estate Management and Building Service (Mr John Clark) [659]
11003	Chancellor, Masters & Scholars of the University of Cambridge (Mr David Adamson (EMBS)) [1300]	Estate Management and Building Service (Mr John Clark) [659]
11004	Cambridge Antiquarian Society (Mrs J Morris) [2733]	
11005	Cambridge Antiquarian Society (Mrs J Morris) [2733]	
11006	Cambridge Antiquarian Society (Mrs J Morris) [2733]	
11007	Cambridge Antiquarian Society (Mrs J Morris) [2733]	
11008	Cambridge Antiquarian Society (Mrs J Morris) [2733]	
11009	Cambridge Antiquarian Society (Mrs J Morris) [2733]	
11010	Cambridge Antiquarian Society (Mrs J Morris) [2733]	
11011	Cambridge Antiquarian Society (Mrs J Morris) [2733]	
11012	Cambridge Antiquarian Society (Mrs J Morris) [2733]	
11013	Cambridge Antiquarian Society (Mrs J Morris) [2733]	
11014	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11015	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11016	Trustees of the Estate of the Late D L January (c/o Januaries) [2737]	Januaries (Ms Sally Fletcher) [1498]
11017	Trustees of the Estate of the Late D L January (c/o Januaries) [2737]	Januaries (Ms Sally Fletcher) [1498]
11018	Trustees of the Estate of the Late D L January (c/o Januaries) [2737]	Januaries (Ms Sally Fletcher) [1498]
11019	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11020	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11021	Trustees of the Estate of the Late D L January (c/o Januaries) [2737]	Januaries (Ms Sally Fletcher) [1498]

## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i><b>REPRESENTATION</b></i>	<i><b>RESPONDENT</b></i>	<i><b>AGENT</b></i>
11022	Trustees of the Estate of the Late D L January (c/o Januarys) [2737]	Januarys (Ms Sally Fletcher) [1498]
11023	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11024	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11025	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11026	Laing Rail (Mr Stuart Yeatman) [2735]	
11027	Laing Rail (Mr Stuart Yeatman) [2735]	
11028	Laing Rail (Mr Stuart Yeatman) [2735]	
11029	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11030	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11034	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11035	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11036	Foregreen Developments Ltd [2603]	Januarys (Mr Colin Brown) [1041]
11037	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11039	Mr Graham Brasnett [2593]	Mr David Mead [2359]
11040	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11045	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11046	Mrs Andrea Hemington [2738]	
11047	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11053	Environment Agency (Mr. Adam Ireland) [1315]	
11054	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11055	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11056	Environment Agency (Mr. Adam Ireland) [1315]	
11057	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11058	Environment Agency (Mr. Adam Ireland) [1315]	
11059	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	

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<i>REPRESENTATION</i>	<i>RESPONDENT</i>	<i>AGENT</i>
11060	Environment Agency (Mr. Adam Ireland) [1315]	
11061	Environment Agency (Mr. Adam Ireland) [1315]	
11062	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11063	Environment Agency (Mr. Adam Ireland) [1315]	
11064	Environment Agency (Mr. Adam Ireland) [1315]	
11065	Environment Agency (Mr. Adam Ireland) [1315]	
11066	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11067	Environment Agency (Mr. Adam Ireland) [1315]	
11068	Environment Agency (Mr. Adam Ireland) [1315]	
11069	Environment Agency (Mr. Adam Ireland) [1315]	
11070	Environment Agency (Mr. Adam Ireland) [1315]	
11071	Environment Agency (Mr. Adam Ireland) [1315]	
11072	Environment Agency (Mr. Adam Ireland) [1315]	
11073	Environment Agency (Mr. Adam Ireland) [1315]	
11074	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11075	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11076	Environment Agency (Mr. Adam Ireland) [1315]	
11077	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11089	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11092	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11093	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11095	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11100	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11102	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	

## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i>REPRESENTATION</i>	<i>RESPONDENT</i>	<i>AGENT</i>
11104	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11105	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11106	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11107	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11108	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11109	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11110	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11111	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11112	Environment Agency (Mr. Adam Ireland) [1315]	
11113	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11114	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11115	Environment Agency (Mr. Adam Ireland) [1315]	
11116	Environment Agency (Mr. Adam Ireland) [1315]	
11117	Environment Agency (Mr. Adam Ireland) [1315]	
11118	Environment Agency (Mr. Adam Ireland) [1315]	
11119	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11121	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11124	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11129	Fairview New Homes (c/o Agent) [1628]	RPS (Mr John Wachter) [2471]
11130	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11132	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11133	Fairview New Homes (c/o Agent) [1628]	RPS (Mr John Wachter) [2471]
11134	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11135	Fairview New Homes (c/o Agent) [1628]	RPS (Mr John Wachter) [2471]

## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i>REPRESENTATION</i>	<i>RESPONDENT</i>	<i>AGENT</i>
11137	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11140	Fairview New Homes (c/o Agent) [1628]	RPS (Mr John Wachter) [2471]
11143	Fairview New Homes (c/o Agent) [1628]	RPS (Mr John Wachter) [2471]
11144	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11145	Fairview New Homes (c/o Agent) [1628]	RPS (Mr John Wachter) [2471]
11146	Fairview New Homes (c/o Agent) [1628]	RPS (Mr John Wachter) [2471]
11164	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11166	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11174	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11180	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11182	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11184	Levvel Ltd (Miss Liz Weaver) [2532]	
11186	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11190	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11202	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11209	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11214	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11215	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11216	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11217	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11218	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11219	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11220	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11221	Cambourne Parish Council (Mr John Vickery) [2376]	
11222	Cambourne Parish Council (Mr John Vickery) [2376]	



## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i>REPRESENTATION</i>	<i>RESPONDENT</i>	<i>AGENT</i>
11223	Cambourne Parish Council (Mr John Vickery) [2376]	
11224	Cambourne Parish Council (Mr John Vickery) [2376]	
11225	Cambourne Parish Council (Mr John Vickery) [2376]	
11226	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11227	Cambourne Parish Council (Mr John Vickery) [2376]	
11228	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11229	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11230	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11231	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11234	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11236	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11242	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11246	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11287	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11345	Taylor Woodrow Developments Ltd (c/o Agent) [2665]	Mr James Rawlings [2623]
11346	Taylor Woodrow Developments Ltd (c/o Agent) [2665]	Mr James Rawlings [2623]
11349	House Builders Federation (Mr Paul Cronk) [135]	
11351	Mr Ray Manning [2751]	
11352	House Builders Federation (Mr Paul Cronk) [135]	
11353	Mr Mike Cartwright [2339]	Mr Michael Brooks [1138]
11370	M J A Powell [2758]	Januaries (Ms Sally Fletcher) [1498]
11371	Michael Gingell [2759]	Januaries (Ms Sally Fletcher) [1498]
11372	Michael Gingell [2759]	Januaries (Ms Sally Fletcher) [1498]
11373	Michael Gingell [2759]	Januaries (Ms Sally Fletcher) [1498]
11374	Michael Gingell [2759]	Januaries (Ms Sally Fletcher) [1498]

## Draft Core Strategy, Development Control Policies, Site Specific Policies DPDs

<i><b>REPRESENTATION</b></i>	<i><b>RESPONDENT</b></i>	<i><b>AGENT</b></i>
11375	Chancellor, Masters & Scholars of the University of Cambridge (Mr David Adamson (EMBS)) [1300]	Estate Management and Building Service (Mr John Clark) [659]
11376	Trumpington Meadows Land Company (c/o Agent) [1731]	Terence O'Rourke Ltd (Miss Julia Jardine) [2337]
11381	Chancellor, Masters & Scholars of the University of Cambridge (Mr David Adamson (EMBS)) [1300]	Estate Management and Building Service (Mr John Clark) [659]
11382	Chancellor, Masters & Scholars of the University of Cambridge (Mr David Adamson (EMBS)) [1300]	Estate Management and Building Service (Mr John Clark) [659]
11384	Chancerygate Asset Management Ltd [2602]	Januaries (Mr Colin Brown) [1041]
11385	Lovejoy (Mr David Mobberley) [2498]	Lovejoy (Mr David Mobberley) [2498]
11388	Wm Morrison Supermarkets Plc [2556]	Mr Mark Eagland [2555]
11389	GO-East (Mr John Williamson) [1204]	
11410	Gallagher Longstanton Ltd. [2550]	David Lock Associates (Mr Martin Taylor) [2549]
11441	Dencora/Helical Bar (c/o Agent) [1697]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
11442	Bellway Homes [2676]	Savills (Mr Garth Hanlon) [963]
11443	Histon & Impington Parish Councils (Mrs A Young) [87]	
11444	Histon & Impington Parish Councils (Mrs A Young) [87]	
11447	Weston Colville Parish Council (Mr S J Redman) [729]	
11448	Weston Colville Parish Council (Mr S J Redman) [729]	
11449	Weston Colville Parish Council (Mr S J Redman) [729]	
11450	Weston Colville Parish Council (Mr S J Redman) [729]	
11451	Weston Colville Parish Council (Mr S J Redman) [729]	
11452	Weston Colville Parish Council (Mr S J Redman) [729]	
11470	GO-East (Mr John Williamson) [1204]	
11471	GO-East (Mr John Williamson) [1204]	
11478	GO-East (Mr John Williamson) [1204]	

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## **Appendix I**

### **South Cambridgeshire Local Development Framework**

#### **Sustainability Appraisal Scoping Report & Draft Final Sustainability Reports for the Core Strategy DPD, Development Control Policies DPD and Site Specific Policies DPD**

#### **Responses to Representations**

**Special Council 15 November 2005**

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****12. Healthy Communities**

3

8963 - South Cambridgeshire Primary Care Trust	Object	Whilst the assessment recognises the needs of the increasing population over retirement age, it does not identify that high quality family and early years support is a key issue in developing healthy and inclusive communities.	Noted.	Add to table Key Sustainability Issues: Inclusive Communities:  Issue: Ensuring high quality family and early years support is available.
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**13. Inclusive Communities**

13.7

9137 - Addenbrooke's Hospital	Support	The Trust welcomes the comments contained in the Inclusive Communities section of this report. Section 13.7 of the report highlights the difficulties being experienced by key workers and key worker employers. The experiences outlined in this section of the report are echoed in the problems that the Cambridge University Hospitals Foundation Trust experiences in recruiting and retaining members of staff - many of whom are poorly paid on nationally negotiated rates of pay. Many of these staff experience difficulties in securing appropriate housing units either to rent or buy.	support noted.	
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2

8973 - South Cambridgeshire Primary Care Trust	Object	Whilst the assessment recognises the need for facilities for young people , it does not identify that high quality family and early years support is a key issue in developing healthy and inclusive communities.	Agree.	Add to table Key Sustainability Issues and Responses: Inclusive Communities: The importance of high quality family and early years support.
8975 - South Cambridgeshire Primary Care Trust	Object	Under National please add: 'Choosing Health: making healthier choices easier' White Paper (DoH November 2004). Replaces ' Our Healthier Nation'. 'Delivering Choosing health: making healthier choices easier'Guidance ( DoH) published in March 2005. Wanless D et al (2004) 'Securing Good Health for the Whole Population: Final report. HM Treasury	Agree, review additional documents and add to list.	Add: 'Choosing Health: making healthier choices easier' White Paper (DoH November 2004). Replaces ' Our Healthier Nation'. 'Delivering Choosing health: making healthier choices easier'Guidance ( DoH) published in March 2005. Wanless D et al (2004) 'Securing Good Health for the Whole Population: Final report. HM Treasury

**1. Relevant plans/programmes reviewed****2. National**

4. List of appraisal questions  
Healthy communities

**Representations**

**Nature Representation Summary**

**Councils' Assessment**

**Change to Draft DPD**

**4. List of appraisal questions**

*Healthy communities*

9027 - South Cambridgeshire Primary Care Trust

Object

The PCT has a number of questions that it feels should be included in the list of appraisal questions. These questions relate specifically to the PSA targets set in &#8220;Choosing Health&#8220;. The questions are detailed fully in our response.

Whilst some changes are agreed, other suggested criteria are considered too detailed, and not directly relevant to the appraisal of plan policies. The broader question on healthy lifestyles will cover most of these issues, and highly specific proposals can consider any specific issues under that question.

Amend the following criteria under 5.1: Change 'Will it reduce death rates' to 'Will it substantially reduce mortality rates?'

Amend Objective 6.2 to include consideration of health inequalities.

5. Analysis of external requirements  
Healthy communities

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*Representations*

*Nature Representation Summary*

*Councils' Assessment*

*Change to Draft DPD*

**5. Analysis of external requirements**  
*Healthy communities*



- 5. Analysis of external requirements  
Healthy communities

**Representations**

**Nature Representation Summary**

**Councils' Assessment**

**Change to Draft DPD**

8994 - South Cambridgeshire Primary Care Trust

Object

The PCT has a number of appraisal objectives and specific requirements that it feels should be included in this column. These are taken from the Government White paper, Choosing Health: Making healthier choices easier and the guidance document Delivering Choosing Health

Agree to add more detail on health targets.

Replace various targets to reduce death rates to; Objective to improve the health of the population, underpinned by the following specific targets:

1. Substantially reduce mortality rates by 2010
  - From heart disease and stroke and related disease by at least 40% reduction in the inequalities gap between the fifth of areas with the worst health and deprivation and the population as a whole ( data source ONS mortality statistics);
  - From cancer by at least 20% in people under 75, with a reduction in the inequalities gap of at least 6% between the fifth of areas with the worst health and deprivation indicators and the population as a whole ( data source ONS mortality statistics);
  - From suicide and undetermined injury by at least 20%

2. Reduce health inequalities by 10% by 2010 as measured by infant mortality and life expectancy at birth: Starting with children under one year, by 2010 to reduce by at least 10% the gap in mortality between 'routine and manual' groups and the population as a whole ( data source ONS mortality statistics);

Starting with local authorities, by 2010 to reduce by at least 10% the gap between the fifth of areas with the 'worst health and deprivation indicators' and the population as a whole ( data source: ONS data)

3. Tackle the underlying determinants of ill health and health inequalities by:
  - Reducing adult smoking rates to 21% or less by 2010, with a reduction in prevalence among routine manual groups to 26% or less.

# Sustainability Appraisal Scoping Report: South Cambridgeshire

## Public Participation Report

4. Review of documents and objectives  
4.1

### Representations Nature Representation Summary

Change to Draft DPD

## 4. Review of documents and objectives

### 4.1

8955 - South Cambridgeshire Primary Care Trust

Object

Following the Consultation stage, the Council agreed that the review of relevant plans and strategies would be updated to provide more detailed review of health issues. It also agreed to develop additional decision making criteria where appropriate. Two key local documents have been added to the list of documents although no changes to objectives or criteria have been made or discussed with the PCT. We feel that the objectives, criteria and indicators of the Government's Public Health White Paper, Choosing Health, should be incorporated into the Sustainability Appraisal Scoping Report. This will fulfil the Council's earlier commitment.

It is agreed that the additional document should be reviewed. Many considerations detailed in 'Our Heather Nation', are not directly related to issues covered by the local development framework. Where it is considered there are relevant issues they have been included.

Review and add to the documents list: 'Delivering Choosing health', published in March 2005.

### 4.10

9336 - Gallagher Longstanton Limited

Object

This is a comment not an objection. It is the case that some of the documents reviewed will make reference to the need to take account of feasibility issues, technical and commercial. In commenting on the Draft Appraisals the question is asked as to how such feasibility and implementation issues have been or can be taken into account in the appraisal process.

The sustainability appraisal process must highlight the impact of policies and proposals. It is acknowledged that practical issues exist relating to implementation.

### Table 1

9813 - Haslingfield Parish Council

Object

No reference to Barrington Works which would have thought would have been essential, unless the thinking is that this will be covered by other processes such as planning inquiries. Development of this works will have high impact on many areas of this report.

The Barrington Works site is too specific to examine through the scoping report, which examines the broad issues impacting on the District, and creates a framework for considering the impact of proposals. If any proposals in the LDF relate to it, they would be examined through the sustainability appraisal of the policy, examining directly the impact of any development.

9812 - Haslingfield Parish Council

Support

Overall this was a good outline of the issues to be addressed in the sustainability appraisal. It covered: land and water, biodiversity, landscape, climate, healthy communities, inclusive communities and economic activity. Clearly an outline only but thought covered all the key issues that would be relevant to Haslingfield.

Support noted.

**Representations**

**Nature Representation Summary**

**Councils' Assessment**

**Change to Draft DPD**

-Halting the year-on-year rise in obesity among children under 11 by 2010 in the context of a broader strategy to tackle obesity in the population as a whole;  
-Reducing the under-18 conception rate by 50% by 2010 as part of a broader strategy to improve sexual health

**Inclusive communities**

9041 - South Cambridgeshire Primary Care Trust

Object

The PCT has a number of appraisal objectives and specific requirements that it feels should be included in this column. These are taken from the Government White paper, Choosing Health: Making healthier choices easier and the guidance document Delivering Choosing Health. Against 6.3, specific requirements add: Improve the quality of life and independence of vulnerable older people by supporting them to live in their own homes.

Agree to add more detail to the requirements of other plans.

Against 6.3, specific requirements add:  
Improve the quality of life and independence of vulnerable older people by supporting them to live in their own homes where possible by  
- Increasing the proportion of older people being supported to live in their own homes by 1 % annually in 2007 and 2008 and;  
- Increasing by 2008, the proportion of those supported intensively to live at home to 34% of the total of those being supported at home or in residential care

Representation report to Draft Final  
Sustainability Appraisal of Core Strategy,  
Development Control Policies & Site  
Specific Policies

*Public Participation Report*

1. SUMMARY AND OUTCOMES

Initial Sustainability Appraisal: Assessing the Options

**Representations**      *Nature Representation Summary*      **Councils' Assessment**      *Change to Draft DPD*

**1. SUMMARY AND OUTCOMES**

*Initial Sustainability Appraisal: Assessing the Options*

10754 - Countryside Properties (Special Projects) Plc      Object      These objections relate to the methodology used to undertake the Sustainability Appraisal, and particularly in relation to the lack of proper testing of alternative options as required under the SA/SEA process. Particular references in the main report are:

(1) Page 4 (Assessing the Options);

These objections are essentially that the Sustainability Appraisal process is critically flawed as a result of its failure to assess alternative options for development.

Sustainability appraisals are required to assess reasonable alternatives. Reasonable alternatives can be restricted by higher level plans and strategies. In this case the South Cambridgeshire LDF has been given a very clear direction by the Cambridgeshire Structure Plan, and the Regional Spatial Strategy. This highly locationally specific strategy greatly limits reasonable alternative options.

*Assessing site-specific proposals for housing*

10755 - Countryside Properties (Special Projects) Plc      Object      These objections relate to the methodology used to undertake the Sustainability Appraisal, and particularly in relation to the lack of proper testing of alternative options as required under the SA/SEA process. Particular references in the main report are:

(2) Page 6 (Assessing site specific proposals for housing);

These objections are essentially that the Sustainability Appraisal process is critically flawed as a result of its failure to assess alternative options for development.

Sustainability appraisals are required to assess reasonable alternatives. Reasonable alternatives can be restricted by higher level plans and strategies. In this case the South Cambridgeshire LDF has been given a very clear direction by the Cambridgeshire Structure Plan, and the Regional Spatial Strategy. This highly locationally specific strategy greatly limits reasonable alternative options.

**3. APPRAISAL METHODOLOGY**

*Section Text*

9285 - Gallagher Longstanton Limited      Object      Reference is made to the consequential demands placed on developments by particular policy elements. However there does not seem to be structured means by which the feasibility or deliverability of policies or policy options is assessed within the appraisal process.

Although delivery is addressed by the AAP itself, it is not the role of SA / SEA to determine how the necessary infrastructure is funded or what specifically is delivered through S.46/S.106 agreements.

9272 - Gallagher Longstanton Limited      Support      The appraisal methodology follows the draft guidance and rightly recognises the difficulties of absolute assessments.

Support noted.

**4. SUSTAINABILITY OBJECTIVES, BASELINE & CONTEXT**

*Land and water resources*

10302 - Huntsman Advanced Materials  
 Object Paragraph 4.4 states that the 'limited stock of brownfield land means new development will inevitably result in the loss of high quality agricultural land'. In our view, this suggests that there may be a shortfall in meeting the 37% policy requirement given the limited stock of brownfield land. Even if the 37% target is achieved, there would still be a substantial shortfall in achieving the Government's target of 60%. For both of these reasons we consider that the Council should be looking to maximise all opportunities to bring forward previously development brownfield sites for development.

The brownfield land target is addressed by the DPD, and implementation will be monitored to ensure targets are being met. No change to the Sustainability Appraisal is sought by this representation.

*Economic activity*

10303 - Huntsman Advanced Materials  
 Object We note that Paragraph 5.4 of the Draft Final Sustainability Report Core Strategy, Development Control Policies, Site Specific Policies refers to 'all' criteria rather than 'one' criterion. We consider that this Paragraph needs to be amended to reflect the amended Policy ET17.

ET17 has been proposed to be modified. The impact of those changes will be reassessed for the sustainability appraisal of the submission DPD.

Reappraise policy in light of changes proposed to the DPD.

*Table 6: Sustainability Appraisal Framework (Source: South Cambridgeshire District Council, 2004, revised 2005).*

9795 - Haslingfield Parish Council  
 Object Very wordy and complex, difficult to know what they are getting at. Woolly aims, some of which are outside the control of SCDC, so how are they going to achieve them, eg improving health facilities is a stated aim but this is under the control of the primary health trusts. Bearing in mind the close links and strong integration between Cambridge City and its surrounding area, has this report been drawn up in coordination with Cambridge City Council?

It is acknowledged that sustainability appraisal is a complex process. Objectives have been reviewed in conjunction with Cambridge City Council to ensure a degree of consistency where appropriate. Not all the objectives are directly addressed by policies in the LDF, however the impact of planning policies on those objectives is assessed.

**5. PLAN ISSUES AND OPTIONS**

*Section Text*

<p>10756 - Countryside Properties (Special Projects) Plc</p>	<p>Object</p>	<p>These objections relate to the methodology used to undertake the Sustainability Appraisal, and particularly in relation to the lack of proper testing of alternative options as required under the SA/SEA process. Particular references in the main report are:</p> <p>(3) Page 33 (Main strategic options);</p>	<p>Sustainability appraisals are required to assess reasonable alternatives. Reasonable alternatives can be restricted by higher level plans and strategies. In this case the South Cambridgeshire LDF has been given a very clear direction by the Cambridgeshire Structure Plan, and the Regional Spatial Strategy. This highly locationally specific strategy greatly limits reasonable alternative options.</p>
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These objections are essentially that the Sustainability Appraisal process is critically flawed as a result of its failure to assess alternative options for development.



**APPENDIX 2: ASSESSMENT OF POLICY ALTERNATIVES**

**ST/2 RE-USING PREVIOUSLY DEVELOPED LAND AND BUILDINGS**

10757 - Countryside Properties (Special Projects) Plc      Object      These objections relate to the methodology used to undertake the Sustainability Appraisal, and particularly in relation to the lack of proper testing of alternative options as required under the SA/SEA process. Particular references in the main report are:

(4) Page 5/Policy ST2 of Appendix 2 (PDL target);

These objections are essentially that the Sustainability Appraisal process is critically flawed as a result of its failure to assess alternative options for development.

The previously developed land target is detailed in policy P5/2 of the Cambridgeshire Structure Plan. As such it has already been subject to appraisal.

**ST/3 RURAL CENTRES**

10759 - Countryside Properties (Special Projects) Plc      Object      These objections relate to the methodology used to undertake the Sustainability Appraisal, and particularly in relation to the lack of proper testing of alternative options as required under the SA/SEA process. Particular references in the main report are:

(6) Pages 6-11 (Rural Settlement Strategy) of Appendix 2;

These objections are essentially that the Sustainability Appraisal process is critically flawed as a result of its failure to assess alternative options for development.

The criteria for selection of rural centres were detailed in the Cambridgeshire Structure Plan 2003. A Rural Centres Preferred Options Document explored their selection against these criteria. Reasonable options are therefore limited. The policies for other settlements limit development to smaller scales, taking account of services and facilities available in the villages. It is not considered reasonable to rule out development completely in smaller villages. Minor variations in scales of development permitted in smaller villages would have a limited impact on their appraisal outcome. This strategy has been subject to participation at the Statutory bodies consultation, and preferred options public participation prior to this stage.

**DEVELOPMENT WITHIN RURAL CENTRES (paragraphs 2.30-2.31)**

10760 - Countryside Properties (Special Projects) Plc      Object      These objections relate to the methodology used to undertake the Sustainability Appraisal, and particularly in relation to the lack of proper testing of alternative options as required under the SA/SEA process. Particular references in the main report are:

(6) Pages 6-11 (Rural Settlement Strategy) of Appendix 2;

These objections are essentially that the Sustainability Appraisal process is critically flawed as a result of its failure to assess alternative options for development.

The criteria for selection of rural centres were detailed in the Cambridgeshire Structure Plan 2003. A Rural Centres Preferred Options Document explored their selection against these criteria. Reasonable options are therefore limited. The policies for other settlements limit development to smaller scales, taking account of services and facilities available in the villages. It is not considered reasonable to rule out development completely in smaller villages. Minor variations in scales of development permitted in smaller villages would have a limited impact on their appraisal outcome. This strategy has been subject to participation at the Statutory bodies consultation, and preferred options public participation prior to this stage.

**Representations**

**Nature Representation Summary**

**Councils' Assessment**

**Change to Draft DPD**

**PERIPHERAL DEVELOPMENT AT RURAL CENTRES (paragraphs 2.30-2.31)**

10761 - Countryside Properties (Special Projects) Plc  
 10758 - Countryside Properties (Special Projects) Plc

Object

These objections relate to the methodology used to undertake the Sustainability Appraisal, and particularly in relation to the lack of proper testing of alternative options as required under the SA/SEA process. Particular references in the main report are: (5) Page 8 (Peripheral development at rural centres) of Appendix 2; These objections are essentially that the Sustainability Appraisal process is critically flawed as a result of its failure to assess alternative options for development.

The number of reasonable alternative approaches is restricted by the RSS and the Structure Plan. This limits the amount of development required in the rural area. Existing commitments and completions make up a significant amount of the requirement. The urban capacity study indicates windfalls likely in the remaining plan period. The operation of the LDF density policies in the remaining area of Cambourne, also tested elsewhere in the plan, but limited by structure plan and national policies, provides additional land supply. Additional allocations on the edges of frameworks are not required to meet land supply requirements, therefore alternative approaches of allocating additional land are not reasonable.

**ST/5 GROUP VILLAGES**

10762 - Countryside Properties (Special Projects) Plc

Object

These objections relate to the methodology used to undertake the Sustainability Appraisal, and particularly in relation to the lack of proper testing of alternative options as required under the SA/SEA process. Particular references in the main report are:

(6) Pages 6-11 (Rural Settlement Strategy) of Appendix 2;

These objections are essentially that the Sustainability Appraisal process is critically flawed as a result of its failure to assess alternative options for development.

The criteria for selection of rural centres were detailed in the Cambridgeshire Structure Plan 2003. A Rural Centres Preferred Options Document explored their selection against these criteria. Reasonable options are therefore limited. The policies for other settlements limit development to smaller scales, taking account of services and facilities available in the villages. It is not considered reasonable to rule out development completely in smaller villages. Minor variations in scales of development permitted in smaller villages would have a limited impact on their appraisal outcome. This strategy has been subject to participation at the Statutory bodies consultation, and preferred options public participation prior to this stage.

**ST/5 INFILL VILLAGES**

10763 - Countryside Properties (Special Projects) Plc

Object

These objections relate to the methodology used to undertake the Sustainability Appraisal, and particularly in relation to the lack of proper testing of alternative options as required under the SA/SEA process. Particular references in the main report are:

(6) Pages 6-11 (Rural Settlement Strategy) of Appendix 2;

These objections are essentially that the Sustainability Appraisal process is critically flawed as a result of its failure to assess alternative options for development.

The criteria for selection of rural centres were detailed in the Cambridgeshire Structure Plan 2003. A Rural Centres Preferred Options Document explored their selection against these criteria. Reasonable options are therefore limited. The policies for other settlements limit development to smaller scales, taking account of services and facilities available in the villages. It is not considered reasonable to rule out development completely in smaller villages. Minor variations in scales of development permitted in smaller villages would have a limited impact on their appraisal outcome. This strategy has been subject to participation at the Statutory bodies consultation, and preferred options public participation prior to this stage.

**Representations**

**Nature Representation Summary**

**Councils' Assessment**

**Change to Draft DPD**

**SP/1 HOUSING ALLOCATIONS IN RURAL AREAS**

10764 - Countryside Properties (Special Projects) Plc

**Object** These objections relate to the methodology used to undertake the Sustainability Appraisal, and particularly in relation to the lack of proper testing of alternative options as required under the SA/SEA process. Particular references in the main report are:

(7) Pages 60-73 (SP1 Allocations) of Appendix 2.

These objections are essentially that the Sustainability Appraisal process is critically flawed as a result of its failure to assess alternative options for development.

The majority of sites in Policy SP/1 have planning permission and are proposed to be removed as 'proposals' from the Site Specific Policies. These sites cannot therefore be substituted for development in Cambourne or anywhere else. Those sites are counted as commitments and are included in Figure 3 of the Core Strategy which shows the Housing Land Supply in Rural Areas - a 10% discount is applied to all planning permissions in Figure 3 to allow for a proportion of planning permissions which may not be implemented. The remaining allocations in policy SP/1 are at Impington, Waterbeach, Papworth Everard and Heathfield. (NB. The allocations at Papworth Everard and Heathfield also have planning permission which was granted after March 2005 - the operative date for the most recent housing land supply figures). Both Impington and Waterbeach are progressing towards development under Local Plan 2004.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****ANNEX - DETAILED POLICY ASSESSMENTS****ST/1  Housing provision**

9294 - Gallagher Longstanton Limited  
 Object This is not an objection. Whilst we do not necessarily agree with all of the judgements made in the detailed policy assessment we have not sought to comment generally on the detailed assessments. It is recognised that the process involves subjectivity and that constraints are placed on the assessment by the absolute basis for judgement.

Noted. It is acknowledged that some considerations are necessarily subjective. However, the commentary does provides information on the basis for decisions, to ensure the process is transparent.

9305 - Gallagher Longstanton Limited  
 Object One assessment which is of concern is the assessments made in relation to the percentage of affordable housing (and of 1 and 2 bed houses) on the objective to create places that work well and the failure to identify negative impacts

This objective is addressing the impact on townscape. There is no reason why a higher or lower percentage of affordable housing would have a negative impact on the townscape.

**ET/7  Loss of rural employment to non-employment uses**

10318 - Huntsman Advanced Materials  
 Object We note that Paragraph 5.4 of the Draft Final Sustainability Report Core Strategy, Development Control Policies, Site Specific Policies refers to 'all' criteria rather than 'one' criterion. We consider that this Paragraph needs to be amended to reflect the amended Policy ET/7.

Policy ET/7 is proposed to be modified. The impact of those changes will require a reappraisal of this policy.

Reappraise policy ET/7.

**SP/18  Cambourne**

9407 - The Cambourne Consortium  
 Object The Sustainability Appraisal should be broadened to identify wider range of sustainability objections thereby enabling a proper consideration of the merits in enlarging Cambourne beyond the confines of the Master Plan against other alternative South Options.

The Sustainability Appraisal Scoping Report has been subject to initial consultation with statutory bodies, and wider public participation at the preferred options stage. It is considered to have developed an effective set of sustainability objectives capable of testing policies and proposals against. Sustainability appraisal is only required to test reasonable alternatives, this includes consideration of the policy framework set out by higher plans and strategies. The sustainability appraisal tested alternatives available within the strategy of the RSS and the structure plan.

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## **Appendix J**

### **South Cambridgeshire Local Development Framework**

#### **Monitoring Strategy**

#### **Responses to Representations**

**Special Council 15 November 2005**

# Draft Monitoring Strategy Incorporating Cambridge East Monitoring Strategy

## Public Participation Report

2 KEY MONITORING PRINCIPLES

Paragraph 2.1

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>Councils' Assessment</i>	<i>Change to Draft DPD</i>
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## 2 KEY MONITORING PRINCIPLES

### Paragraph 2.1

11289 - Cambridgeshire County Council	Object	There should be reference to monitoring the underlying relationships between dwellings/housing/households/population/labour force on the one hand and employment/working population on the other.	Noted.
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### Section Text

10739 - Countryside Properties (Special Projects) Plc	Object	These objections relate to: (1) Para 2.10; These objections relate to the failure of the Monitoring Strategy to provide clear indicators and targets for the delivery of new housing within the District generally (and specifically at Northstowe), to the lack of any clear strategy for making realistic assessments of future housing supply, and to the lack of any clear/effective mechanism for correcting an under-supply of new housing within the Plan.	The phasing and delivery of new housing provision in the district as a whole and at Northstowe will be set out in the Core Strategy and Development Control documents and in the relevant Area Action Plan. Assessments of future housing supply will be carried out on a site-by-site basis, with the likelihood of development coming forward on the site, and the timescale for that development, assessed with reference to market conditions and with reference to the knowledge of the development control staff who deal with the site. Assessment of the likely number of homes that will come forward through "windfall" development has been carried out in the district's urban capacity study, an updated version of which will be published at the submission stage of the LDF.
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One of purposes of the Annual Monitoring Report is to identify if an under-supply of new housing is likely to occur during the plan period. If the Annual Monitoring Report identifies that there is a high likelihood of housing supply targets not being met, this will trigger modification of the Core Strategy and/or Area Action Plans to ensure that the under-supply of housing is remedied.



**3 PROPOSED METHODOLOGY**

**Paragraph 3.1**

11309 - Cambridgeshire County Council      Object      No mention of monitoring against the Cambridgeshire and Peterborough Structure Plan, although this is referred to elsewhere.

Noted. The Local Development Framework as a whole seeks to be compatible with the Cambridgeshire and Structure Plan 2003 policies. The Annual Monitoring Report monitors the extent to which the LDF policies are being implemented. It is considered that this indirect link between the LDF monitoring indicators and the Structure Plan is sufficient in terms of monitoring LDF performance.

**Section Text**

10740 - Countryside Properties (Special Projects) Plc      Object      These objections relate to: (2) Paras 3.35-3.45; These objections relate to the failure of the Monitoring Strategy to provide clear indicators and targets for the delivery of new housing within the District generally (and specifically at Northstowe), to the lack of any clear strategy for making realistic assessments of future housing supply, and to the lack of any clear/effective mechanism for correcting an under-supply of new housing within the Plan.

The phasing and delivery of new housing provision in the district as a whole and at Northstowe will be set out in the Core Strategy and Development Control documents and in the relevant Area Action Plan. Assessments of future housing supply will be carried out on a site-by-site basis, with the likelihood of development coming forward on the site, and the timescale for that development, assessed with reference to market conditions and with reference to the knowledge of the development control staff who deal with the site. Assessment of the likely number of homes that will come forward through "windfall" development has been carried out in the district's urban capacity study, an updated version of which will be published at the submission stage of the LDF.

One of purposes of the Annual Monitoring Report is to identify if an under-supply of new housing is likely to occur during the plan period. If the Annual Monitoring Report identifies that there is a high likelihood of housing supply targets not being met, this will trigger modification of the Core Strategy and/or Area Action Plans to ensure that the under-supply of housing is remedied.

**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****ANNEX 2: TABLES OF INDICATORS****CO1a**

11311 - Cambridgeshire County Council	Object	ST/a, page 30, EM3, EM4, EM5: Targets - Could set employment density targets for specific sites. We are aiming to measure these by combining data from the employers' database with the site records held by Strategic Planning's Research & Monitoring Team.	Noted. This issue will be considered in the annual monitoring report. Obtaining data for this year's AMR is unlikely to be possible.	Include a new local output indicator in the annual monitoring report which measured employment density on new employment sites.
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**CO1b**

11312 - Cambridgeshire County Council	Object	Page 31 EM3: We can monitor employment by industry sectors through the employers database and have been doing so for many years.	Noted. County Council Research Group will be the source for data obtained for this indicator.	
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**CO1c**

11313 - Cambridgeshire County Council	Object	Page 32 ET/c. There is confusion between 'land developed for employment purposes' and 'employment'. The latter is not monitored by the 'annual monitoring survey' although attempts will be made to monitor the number of jobs through our employers' database.	The reference to "employment" in the target to ET/c should refer "employment land".	Amend indicator to reflect this.
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**CO1d**

11315 - Cambridgeshire County Council	Object	Page 33 ET/a etc EM3, EM4, EM5. Explicit reference should be made to using the County Council's employers database to monitor actual employment levels in critical industry clusters.	Agree.	Add reference to County Council's employers database as being the source of information for this indicator.
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**Representations****Nature Representation Summary****Councils' Assessment****Change to Draft DPD****CO2a**

10741 - Countryside Properties (Special Projects) Plc

Object

These objections relate to: (3) Table 1 in respect of Policy ST1; These objections relate to the failure of the Monitoring Strategy to provide clear indicators and targets for the delivery of new housing within the District generally (and specifically at Northstowe), to the lack of any clear strategy for making realistic assessments of future housing supply, and to the lack of any clear/effective mechanism for correcting an under-supply of new housing within the Plan.

The phasing and delivery of new housing provision in the district as a whole and at Northstowe will be set out in the Core Strategy and Development Control documents and in the relevant Area Action Plan. Assessments of future housing supply will be carried out on a site-by-site basis, with the likelihood of development coming forward on the site, and the timescale for that development, assessed with reference to market conditions and with reference to the knowledge of the development control staff who deal with the site. Assessment of the likely number of homes that will come forward through "windfall" development has been carried out in the district's urban capacity study, an updated version of which will be published at the submission stage of the LDF.

One of purposes of the Annual Monitoring Report is to identify if an under-supply of new housing is likely to occur during the plan period. If the Annual Monitoring Report identifies that there is a high likelihood of housing supply targets not being met, this will trigger modification of the Core Strategy and/or Area Action Plans to ensure that the under-supply of housing is remedied.

**LO42**

11316 - Cambridgeshire County Council

Object

Page 35 HG/a. Reference to attempts to monitor affordable housing a share of all housing (i.e. incorporating changes within the existing stock) is critical to assessing the need for affordable new build in the future.

Noted.

This will be referred to in the Annual Monitoring Report.

**LO44**

11317 - Cambridgeshire County Council

Object

Page 36 HG/a No reference to the on-going survey of needs for travellers' sites and pitches which is due to report in October 2005.

The results of the survey of needs for travellers' sites and pitches will be addressed in the Annual Monitoring Report.

**Representations**

**Nature Representation Summary**

**Councils' Assessment**

**Change to Draft DPD**

**CO2b**

10746 - Countryside Properties (Special Projects) Plc

Object

These objections relate to: (4) Table 1 in respect of Policy ST2; These objections relate to the failure of the Monitoring Strategy to provide clear indicators and targets for the delivery of new housing within the District generally (and specifically at Northstowe), to the lack of any clear strategy for making realistic assessments of future housing supply, and to the lack of any clear/effective mechanism for correcting an under-supply of new housing within the Plan.

The phasing and delivery of new housing provision in the district as a whole and at Northstowe will be set out in the Core Strategy and Development Control documents and in the relevant Area Action Plan. Assessments of future housing supply will be carried out on a site-by-site basis, with the likelihood of development coming forward on the site, and the timescale for that development, assessed with reference to market conditions and with reference to the knowledge of the development control staff who deal with the site. Assessment of the likely number of homes that will come forward through "windfall" development has been carried out in the district's urban capacity study, an updated version of which will be published at the submission stage of the LDF.

One of purposes of the Annual Monitoring Report is to identify if an under-supply of new housing is likely to occur during the plan period. If the Annual Monitoring Report identifies that there is a high likelihood of housing supply targets not being met, this will trigger modification of the Core Strategy and/or Area Action Plans to ensure that the under-supply of housing is remedied.

**LO11**

9009 - The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough

Object

Modify indicators to make more relevant to planning process and to include a wider range of biodiversity measures. A far better measure for LDF purposes would be "Total area of County Wildlife Sites", as in the recent past, losses due to development proposals have been a major source of change.

No change.

The total area of County Wildlife sites, and losses due to development, would be addressed as part of Core Output Indicator 8, for which one of the data requirements is the change in areas designated for the intrinsic environmental value including sites of international, national, regional or sub-regional significance. County Wildlife sites would be classified as an area of sub-regional importance.

**Representations**

**Nature Representation Summary**

**Councils' Assessment**

**Change to Draft DPD**

**Table 1a: Northstowe Core and Local Output Indicators**

10744 - Countryside Properties (Special Projects) Plc	Object	These objections relate to: (5) Table 1a in respect of Northstowe; These objections relate to the failure of the Monitoring Strategy to provide clear indicators and targets for the delivery of new housing within the District generally (and specifically at Northstowe), to the lack of any clear strategy for making realistic assessments of future housing supply, and to the lack of any clear/effective mechanism for correcting an under-supply of new housing within the Plan.	The phasing and delivery of new housing provision in the district as a whole and at Northstowe will be set out in the Core Strategy and Development Control documents and in the relevant Area Action Plan. Assessments of future housing supply will be carried out on a site-by-site basis, with the likelihood of development coming forward on the site, and the timescale for that development, assessed with reference to market conditions and with reference to the knowledge of the development control staff who deal with the site. Assessment of the likely number of homes that will come forward through "windfall" development has been carried out in the district's urban capacity study, an updated version of which will be published at the submission stage of the LDF.
<b>NS03</b>	8908 - Gallagher Longstanton Limited	Object Representations are made regarding the AAP policies in respect of the application of a housing mix to Northstowe. In particular the mix proposed is considered to be too heavily weighted towards 1 or 2 bedroom dwellings. Insofar as the Monitoring Strategy continues to need to refer to a target mix, the proportion of 1 and 2 bedroom houses should be reduced significantly and a more appropriate balance set out.	One of purposes of the Annual Monitoring Report is to identify if an under-supply of new housing is likely to occur during the plan period. If the Annual Monitoring Report identifies that there is a high likelihood of housing supply targets not being met, this will trigger modification of the Core Strategy and/or Area Action Plans to ensure that the under-supply of housing is remedied.  The need for 1 and 2 bedroom dwellings is related to the need to provide for affordable housing at Northstowe.
<b>NS06</b>	8910 - Gallagher Longstanton Limited	Object Representations are made in respect of Policy NS/22 of the AAP to better focus on the key consideration - actual walk time rather than straight line distances. It is suggested that the monitoring strategy likewise adopts targets relating to provision within a 1 minute walk (or 100 metre actual walking distance); 5 minutes walk (400 metres actual walking distance) and 15 minutes walk (1000 metres actual walking distance). These will be readily measurable within a single large development such as Northstowe.	Noted. It is considered that using this approach to the provision of facilities, even within a self-contained settlement like Northstowe, would probably not be practical. A suggested methodology for using actual walk time in an assessment of the accessibility of facilities would however be welcomed.

**Change to Draft DPD**

**Councils' Assessment**

**Nature Representation Summary**

**Representations**

**Table 2: Contextual Indicators**

Object	Nature	Representation Summary	Councils' Assessment	Change to Draft DPD
11319 - Cambridgeshire County Council	Object	There is no gross disposable income data for South Cambs households produced by ONS. There is earnings data (from ASHE of ONS). It would be useful to add CACI as the source of household income data. House prices are available from the Land Registry and we can specify 'entry level' house prices from banded data. The County Council can provide this analysis.	Noted. This data will be obtained in the course of the preparation of the AMR.	
11318 - Cambridgeshire County Council	Object	Economy page 55. This list is inadequate. It should be expanded to cover: Total employment - workplace employed and Total employed residents. The data source in both cases is the new Annual Population Survey from ONS. Add 'incapacity benefit claimants' as these are far more numerous than the unemployed. Define unemployed as 'ILO' unemployed (not claimants/JSA as this figure excludes most women).	Noted. Incapacity benefit is too specific an indicator to include in a limited set of contextual indicators intended to give a broad overview of the district.	Add the following additional contextual indicator: -Total employment, in terms of workplace employed and total employed residents
11320 - Cambridgeshire County Council	Object	The new Annual Population Survey should provide an overall employed residents/working population balance for South Cambs, although in practice it may be more robust to combine the data with Cambridge City Education page 56. We can add Key Stage 2 achievements. These are more robust than GCSE and A level passes as the latter include lots of 'cross-boundary moves for the Sixth Form Colleges etc. There is HE information on young people accepted for university by residence, (source HEFC).	Noted.	Include additional Contextual Indicator addressing Key Stage 2 achievements and include in the AMR. Request that County Council provide data on Key Stage 2 achievements.

**Table 3: Significant Effects Indicators**

11323 - Cambridgeshire County Council	Object	Page 66, - efficiency of the local economy. Should include employment (workplace population) estimates, not just the number of firms (source Annual Population Survey, which has replaced the labour Force Survey from July 2005). The 'employment rate' is as important as the economic activity rate.	Noted.	Include data on workplace population as part of this significant effects indicator in the Annual Monitoring Report.
9024 - The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough	Object	Modify indicators to make more relevant to planning process and a better reflection of changes in biodiversity. A far better measure for LDF purposes would be "Total area of County Wildlife Sites", as in the recent past, losses due to development proposals have been a major source of change.	The total area of County Wildlife sites, and losses due to development, would be addressed as part of Core Output Indicator 8, for which one of the data requirements is the change in areas designated for the intrinsic environmental value including sites of international, national, regional or sub-regional significance. County Wildlife sites would be classified as an area of sub-regional importance.	No change.
11322 - Cambridgeshire County Council	Object	Page 65 - access to work. Should include incapacity benefit recipient rate. The new Annual Population Survey should assist in providing improved data on the overall residents/workplace jobs picture.	Noted.	Include data on incapacity benefit recipient rate as part of this indicator in the Annual Monitoring Report.

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>Councils' Assessment</i>	<i>Change to Draft DPD</i>
11321 - Cambridgeshire County Council	Object	Page 64 housing. Can be improved to cover lower quartile prices, entry level prices etc. Earnings data is now Annual Survey of Hours & Earnings, (ASHE) not the New Earnings Survey.	Noted.	Obtain earnings data from the Annual Survey of Hours & Earnings and replace reference to the New Earnings Survey in the Annual Monitoring Report.



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**Core Strategy / Development Control Polices / Site Specific Policies**  
**Impact of Proposed Changes on Sustainability Appraisal / Strategic Environmental Assessment**

Change	Summary of implications for SA / SEA	Action for SA / SEA
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**CORE STRATEGY DPD**

**Chapter 1: Introduction**

Amplify text relating to the Community Strategy to highlight the key issues contained in the strategy and key actions relevant to the LDF.	Editorial change	No change required
Advise Cambridgeshire Horizons of the PCT's wish to be involved in developing the Sustainable Communities Checklist and support for it.	Reflects a procedural matter	No change required
Include new section in Core Strategy to follow paragraph 1.16 as follows: "RELATIONSHIP WITH OTHER PLANS AND STRATEGIES - 1.16B The Council has consulted all key stakeholders at three stages in the preparation of the DPDs and it is for them to advise the Council how their own strategies affect the South Cambs LDF. Where such information has been received, this has been taken into account in preparing the DPDs. Where organisations did not advise the Council of their delivery plans, it will be for Cambridgeshire Horizons, as the delivery vehicle for the Cambridge Sub Region, to draw together the delivery plans for all aspects of the major developments as part of the negotiations on the planning obligations agreements."	Reflects a procedural matter	No change required

**Chapter 2: Strategy**

*The Strategic Vision for South Cambridgeshire*

Amend last sentence to read: "The emphasis will be on providing quality homes for all, including affordable housing to meet local needs, to ensure the creation of sustainable and balanced communities."	Change affects supporting text and was not assessed previously as a policy in its own right, though the intention is evident in other policies in the Core Strategy.	No change required
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Change Objectives	Summary of implications for SA / SEA	Action for SA / SEA
<p>Amend Objective ST/g to read: "To ensure development addresses sustainability issues, including climate change mitigation and adaptation issues, maximising recycling and reuse of resources, and reduce waste and pollution."</p>	<p>Expands definition of this objective. Original assessment scored Core Strategy negative in absolute terms as a result of increased consumption from the required housing growth, but referred to other Core Strategy policies which would mitigate this effect. This change makes clearer the range of policy areas where this is required but does not fundamentally change the assessment.</p>	<p>No change required</p>
<p>Add definition of "climate proofed" to the Glossary.</p>	<p>Editorial change</p>	<p>No change required</p>
<p><b>Housing Provision</b>            Include a Housing Trajectory in the Core Strategy DPD that examines delivery of housing numbers in the LDF, and include relevant elements in the Site Specific Policies DPD, and Area Action Plans.</p>	<p>Editorial change that makes clear the level of provision envisaged but which does not affect delivery targets.</p>	<p>No change required</p>
<p>Split the housing completions information into two time periods, 1999-2001 and 2001-2005.</p>	<p>Editorial change.</p>	<p>No change required</p>
<p>Include new chapter 3 Phasing and Delivery, incorporating the existing section Phasing of Housing Land, comprising Policy ST/7 and it's supporting text which should be moved from Chapter 2. Include new chapter 4 Monitoring to incorporate Policy ST/8 and supporting text and amplified to include a range of indicators drawn from the Monitoring Strategy and provide supporting text.</p>	<p>Re-arrangement of existing text and (in the case of Chapter 4) better cross-referencing to show the link between monitoring and policies.</p>	<p>No change required</p>
<p><b>ST/2 Re-Using Previously Developed Land and Buildings</b>            Add a new paragraph to Policy NE/6 after paragraph 4: "Previously Developed Land will not be considered to be devoid of biodiversity. The re-use of such sites must be undertaken carefully with regard to existing features of biodiversity interest. Development proposals will be expected to include measures that maintain and enhance important features whilst</p>	<p>Recognises potential biodiversity value of waste land which may have been partially colonised, or other land only recently in disuse which may contain important features. It might be helpful to refer specifically to retention of trees and hedgerows provided this does not divert attention from the wider</p>	<p>Policy scoring against objective 2.2 (protecting characteristics species, etc.) changed from '-' (neutral) to '+'. It is not possible to be more positive without knowing the number of sites to which this would occur.</p>

Change	Summary of implications for SA / SEA	Action for SA / SEA
<p>incorporating them within any development of the site."</p>	<p>range of assets that need to be conserved. Requires a more positive score in the detailed assessment, but the change was not considered to be sufficiently important to warrant mention in section 6.2 of the main report, though it is clearly an improvement.</p>	
<p>Amend Figure 1 by taking the mid-point number for those housing figures presented as a range in the original.</p>	<p>Editorial clarification.</p>	<p>No change required</p>
<p>Revise paragraph 2.19 to delete reference to land between Huntingdon Road and Histon Road in the sub heading and add the following to the end of the paragraph: "...in accordance with the policy in the Site Specific Policies DPD."</p>	<p>Cross-references a policy assessed separately but does not change policy direction.</p>	<p>No change required</p>

Change	Summary of implications for SA / SEA	Action for SA / SEA
<p>Insert new subheading above paragraph 2.20 "Cambridge North West - between Huntingdon Road and Madingley Road" and revise the paragraph to read: "Land will also be removed from the Green Belt NORTH WEST of the City between Huntingdon Road and Madingley Road which crosses the City and South Cambridgeshire district boundary. A revised Green Belt will ensure that the expanded City does not coalesce with Girton village. That part of this land which is removed from the Green Belt will be reserved predominantly for development for Colleges and other University-related uses including housing for University employees [but] AND THE STRUCTURE PLAN MAKES CLEAR IT will [not be available] ONLY BE BROUGHT FORWARD for development [until] WHEN the University can show A CLEAR NEED FOR THE LAND TO BE RELEASED. THE COUNCIL CONSIDERS THAT IN THE INTERESTS OF CAREFUL HUSBANDRY OF THIS AREA WHERE LAND IS BEING RELEASED FROM THE GREEN BELT ON AN EXCEPTIONAL BASIS IN VIEW OF THE PARTICULAR NEEDS OF THE UNIVERSITY, THIS INCLUDES THE TEST that there is no other suitable University or College land or building available elsewhere in the City."</p> <p>Add the following to the end of paragraph 2.21: "... prepared jointly with Cambridge City Council."</p> <p>Insert new policy and supporting text into the Site Specific Policies DPD to read: "POLICY SP/x North West Cambridge: Huntingdon Road to Histon Road - Countryside Recreation, Access and Landscape Improvements</p>	<p>Changes are procedural and clarify the conditions under which this land can be re-developed and does not change the impact of the policy. Moreover the change makes it clearer that the Structure Plan has primacy on this matter.</p> <p>Editorial / procedural clarification</p> <p><i>This change cross-refers to a new policy in a separate DPD and its implications are reviewed later in this summary.</i></p>	<p>No change required</p> <p>No change required</p>

Change	Summary of implications for SA / SEA	Action for SA / SEA
<p><b>Rural Settlement Policy</b></p> <p>Update Figure 3 to reflect the consequential changes of allocating Bayer Cropsience Hauxton site for mixed use development.</p>	<p>Editorial change reflecting a new site allocation which is assessed separately in the Site Specific Allocations DPD</p>	<p>No change required</p>
<p><b>ST/5 Group Villages</b></p> <p>Delete the word "redundant" from the last paragraph.</p> <p>Reclassify Bar Hill as a Minor Rural Centre, under Policy ST5.</p>	<p>Editorial change which does not affect the policy</p> <p>Change reflects extensive objection to classifying Bar Hill as a Rural Growth Centre on various grounds including: access limitations and the impact of traffic and congestion on the adjacent A14; recent loss of key services (post office) and poor public transport service; the impact of growth on keeping pedestrian and traffic areas apart, and so on. It is also cited that the village did not meet 2 of the 4 primary criteria to qualify for Rural Centre status.</p> <p>In the light of this information the change appears consistent with the aim of focusing growth on those villages that are best equipped to accommodate it.</p> <p>Our concern is that this could increase housing pressure on the remaining Rural Centres however the Council have advised us this will not be necessary and that the impact on housing supply will be negligible. We have not been able to corroborate the former independently.</p>	<p>No change required</p> <p>Not possible to identify appropriate changes, however the summary text of the assessment of policy ST/3 on Rural Centres has been amended to make the points in the cell to the left.</p>
<p><b>ST/6 Infill Villages</b></p> <p>Amend proposals map, to show Weston Green as part of the Weston Colville inset number.</p>	<p>Cartographic change only</p>	<p>No change required</p>

Change	Summary of implications for SA / SEA	Action for SA / SEA
<p><b>ST/7 Phasing of Housing Land</b></p> <p>Amend first sentence to read: "Urban extensions to Cambridge and at the new town of Northstowe will be phased to ensure a continuous supply of housing land throughout the plan period, to minimise the duration of the disruption of the development process and to concentrate resources on a limited number of sites at any point in time to best deliver sustainable developments."</p>	<p>Makes clearer the dual role of phasing in maintaining housing supply and in controlling impacts of development on surroundings. Requires minor adjustment of scoring against certain objectives but is not sufficiently large to warrant major changes.</p>	<p>Scoring against objectives 4.1 (emissions / pollutants) and 5.1 (health) made positive (from neutral).</p>
<p>Include new chapter 3 Phasing and Delivery, to include a housing trajectory.</p>	<p>Editorial change adding supporting information but does not alter policy.</p>	<p>No change required</p>
<p><b>ST/8 Plan, Monitor, Manage</b></p>		
<p>Include relevant elements of the Monitoring Strategy, including targets and indicators, in each DPD.</p>	<p>Editorial change to clarify role of monitoring</p>	<p>No change required</p>
<p>Amend first sentence of paragraph 2.46 to read: "In order to assess the effectiveness of the policies in the delivery of development and protection of the environment, it is important that continuous monitoring and review of policies in the LDF is undertaken."</p>	<p>Establishes clearer link to LDF monitoring in managing delivery of housing and infrastructure. The change is not considered sufficient to warrant an adjustment of assessment scores but is useful clarification.</p>	<p>No change required</p>
<p><b>Chapter 3: Development Principles</b></p>		
<p><b>Objectives</b></p>		
<p>Amend Objective DP/e to read: "To ensure that major new developments create distinctive, sustainable and healthy environments that meet the needs of residents and users and contribute towards the creation of vibrant socially inclusive communities."</p>	<p>Minor wording change consistent with one of the seven generic LDF objectives. Does not affect the assessment which assumes this.</p>	<p>No change required</p>
<p>Include new Monitoring Chapters in each DPD to include relevant indicators drawn from the Monitoring Strategy.</p>	<p>Editorial change needed to demonstrate links between the DPD and LDF Monitoring.</p>	<p>No change required</p>



Change	Summary of implications for SA / SEA	Action for SA / SEA
<p><b>DP/1 Sustainable Development</b></p> <p>Amend criteria 13 to read: "Contribute to the creation of mixed and socially inclusive communities and provide for the health, education, recreation, community services and facilities, and social needs of all sections of the community."</p>	<p>As for the previous amendment.</p>	<p>No change required</p>
<p>Delete the word "labour" from paragraph 2.</p>	<p>Specific reason for change is not evident but it is so small it does not materially affect the assessment.</p>	<p>No change required</p>
<p>Add to the end of paragraph 3.4: "It also includes references to key sustainability issues of building methods and materials, which will be part of the overall consideration of the development proposal, but are not directly related to the planning system."</p>	<p>A slightly oblique reference which appears to ensure it is clear the planning system will be used to its full scope to encourage adoption of sustainable construction techniques while leaving the specific solutions to developers.</p>	<p>Assessment against the relevant objectives was reviewed – the procedural nature of the change was not considered sufficient to warrant a change to the scores.</p>
<p>Amend criteria 2 to read: "Minimise the need to travel and reduce car dependency, by locating development in areas which are (or are capable of being) highly accessible by public transport, community transport, cycle and on foot, by providing a permeable development that has an appropriate level of public transport in accordance with TR/1, and direct pedestrian and cycling routes to services and facilities.</p>	<p>Minor change to qualitative criteria. It is assumed sites "capable of being" conveniently located are those where there is scope to improve public transport and other links by external funding and/or S.106 contributions, and that other policies (notably TR/3 provide a delivery mechanism.</p>	<p>Assessment of performance against objective 6.1 (access) was considered too weak and increased to '++', and that against 5.1 (health) improved also. These changes were reflected in minor editorial changes to the text in section 6.2 of the main report and in the Appendices.</p>
<p>Amend criteria 6 to read: "Minimise use of energy and resources, both during construction and once implemented, through energy efficient design and materials, siting and orientation of buildings in accordance with Policy NE/1."</p>	<p>We understand the change removes requirements that lie beyond the scope of the planning system to prescribe. As such this does not affect the assessment.</p>	<p>No change required</p>
<p>Amend criteria 8 to read: "Incorporate water conservation measures in accordance with Policy NE/15."</p>	<p>Improves cross-referencing assumed in the assessment.</p>	<p>No change required</p>
<p>Amend criteria 18 to read: "Conserve and enhance cultural heritage, including listed buildings, conservation areas, historic landscapes, ancient monuments and archaeological interest, in accordance with policies CH/3, CH/5, CH/1 and CH/2."</p>	<p>As above, clarifies a dependency between policies that was assumed to exist in the assessment.</p>	<p>No change required</p>
<p>Add a new paragraph after paragraph 3.6: "Guidance on the preparation of a Health Impact Assessment can be found on the</p>	<p>External document reference.</p>	<p>No change required</p>

Change	Summary of implications for SA / SEA	Action for SA / SEA
<p>'Health Impact Assessment Gateway' on the National Institute for Health and Clinical Excellence (NICE) website."</p>		
<p>Amend first sentence of paragraph 3.5 to read: "All planning applications for major development are required to submit a Sustainability Appraisal and a Health Impact Statement (HIA) to demonstrate that they have addressed sustainability issues, including impact on health, in their development proposals."</p>	<p>Clearly consistent, and original assessment scores the policy positively for including HIA. We suggest that the policy wording should refer to the definition of "major development" in the same way as TR/3. However this does raise the issue of what forms of assessment are appropriate for sites just under the threshold, and may suggest it is disadvantageous to specify one.</p>	<p>Cumulative effect of changes to this policy resulted in scoring against objective 5.1 (health) to be more positive. This was reflected in section 6.2 of the main report and the Appendices.</p>
<p>Engage the South Cambridgeshire Primary Care Trust in the development of the Sustainable Communities Checklist.</p>	<p>Procedural issue.</p>	<p>No change required</p>
<p><i>DP/2 Design of New Development</i></p>		
<p>Amend criteria 1 of Policy DP/2 to read: "Preserve or enhance the character of the local area, having regard to the Landscape Character Area within which it is located in accordance with Policy NE/3, and be acceptable in terms of visual impact."</p>	<p>Minor wording change which does not affect impacts or assessment</p>	<p>No change required</p>
<p>Amend DP2 (5) to include bridleways.</p>	<p>Response to representation. No significant change</p>	<p>No change required</p>
<p>Amend Policy DP/2 (d): Existing accesses for pedestrians, cyclists, EQUESTRIANS, and vehicles.</p>	<p>As above.</p>	<p>No change required</p>
<p>Add a new sentence to the end of paragraph 10.11 as follows: "Cambridgeshire County Council's 'Public Rights of Way - A Guide for Planners &amp; Developers' offers guidance and advice on how adverse impacts of development on Public Rights of Way can be avoided, and how opportunities for enhancing the path network can be pursued.</p>	<p>Documentary reference.</p>	<p>No change required</p>
<p>Change "accessibility" to read "accessible".</p>	<p>Typo. correction.</p>	<p>No change required</p>
<p><i>DP/3 Development Criteria</i></p>		
<p>Amend last sentence of paragraph 3.13 to read: "To avoid an overly lengthy and complex policy, many of the criteria cross-refer to other policies in the Plan, which provide the full detail."</p>	<p>Editorial clarification.</p>	<p>No change required</p>

Change	Summary of implications for SA / SEA	Action for SA / SEA
<p><b>DP/4 Infrastructure &amp; New Development</b> Add additional point to the list in Policy DP/4: 'PRESERVATION OR ENHANCEMENT OF THE HISTORIC LANDSCAPE OR TOWNSCAPE.'</p>	<p>It is assumed the Council's right to seek obligations will continue to be governed by the five standard tests (proximity, etc). Interpreted as an editorial clarification.</p>	<p>Scoring against objective 3.1 (historic environment) changed to positive ('+').</p>
<p>Amend 3rd paragraph of policy DP/4: 'DEPENDING ON THE NATURE OF THE SERVICES AND FACILITIES, contributions may also be required to meet [running] MAINTENANCE AND / OR OPERATING costs EITHER AS PUMP PRIMING OR IN PERPETUITY, [of services and facilities] provided through an obligation.'</p>	<p>Consistent with the Council's rights under the planning system and with the 2<sup>nd</sup> paragraph of the assessed policy.</p>	<p>No change required</p>
<p>Amend the second sentence of paragraph 3.15 to read: "In such cases planning obligations will be required, in accordance with Circular 05/2005 Planning Obligations, to make the necessary improvements, provide new facilities, or secure compensatory provision for any loss or damage created."</p>	<p>Editorial clarification.</p>	<p>No change required</p>
<p>Amend 1st paragraph 2nd sentence of Policy DP/4: 'The nature, scale AND PHASING of any planning obligations sought will be related to the form of the development and its potential impact upon the surrounding area.'</p>	<p>Change is consistent with those made in the Services &amp; Facilities section.</p>	<p>No change required</p>
<p>Amend bullet point 4 of Policy DP/4: 'Public open space, SPORT AND recreation FACILITIES (including strategic open space)'</p>	<p>Amplifies scope of policy. Does not fundamentally affect the positive nature of the assessment.</p>	<p>No change required</p>
<p>Add to bullet point 2 of policy DP/4: 'Education (INCLUDING NURSERY AND PRE-SCHOOL CARE)'</p>	<p>Consistent with other (previous) changes assessed as having no effect on the scoring.</p>	<p>No change required</p>
<p>Amend policy DP/5 bullet point 5: 'IMPROVEMENTS (INCLUDING infrastructure) for pedestrians, cyclists, EQUESTRIANS, highways, and public and community transport.'</p>	<p>We assume these additional requirements fall within what it is reasonable to seek through contributions for infrastructure resulting from new development.</p>	<p>Scoring is already strongly positive and these extra items provide little scope for change.</p>
<p>Amend bullet point 6 of policy DP/4: 'Other community facilities (e.g. community centres, youth facilities, library services, SOCIAL CARE, AND THE PROVISION OF EMERGENCY SERVICES)'</p>		

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<p><b>DP/5 Cumulative Development</b></p> <p>Amend criteria 1 read: "Forms part of a larger site where there would be a requirement for infrastructure provision if developed as a whole."</p>	<p>Editorial clarification that does not affect the assessment.</p>	<p>No change required</p>
<p><b>DP/6 Construction Methods</b></p> <p>Amend the first sentence of paragraph 2: "Any haul roads must be agreed with the Local Planning Authority and developers must employ an agreed methodology for haul roads where they cross public rights of way".</p>	<p>Change results in a less prescriptive policy, however this appears to reflect various representations suggesting that it should be restricted to matters relevant to spatial policy. This being the case, and assuming other policies and mechanisms such as a Considerate Contractors Scheme exist, it was not evident that any of the relevant scores against key objectives should be changed.</p>	<p>No change required</p>
<p>Amend second sentence of second paragraph to read: "They must be located, designed and landscaped (where appropriate) in such a way as to avoid any noise, smell, dust, visual or other adverse impact on residents and businesses." Add new sentence to the end of paragraph 3.2.1: "In some instances, it will be appropriate for haul roads to further mitigate their impact through landscaping, for example, in locations where the duration and scale of development is extensive, such as at the major development locations."</p>	<p>Repositions existing material. Landscaping assumed to a certain extent within the original assessment and the change is not sufficient to warrant altering the scoring.</p>	<p>No change required</p>
<p>Amend criteria 2 to read: "Prepare a 'Resource Re-use and Recycling Scheme' to cover all waste arising during construction."</p>	<p>Assessment already scores policy strongly for support for recycling.</p>	<p>No change required</p>
<p>Delete the last sentence of policy DP/6 which currently reads: "Adequate provision will need to be made for the storage of fuel and vehicles in a way that minimises risk of pollution to surface water or aquifers."</p>	<p>Appears to be a minor issue although the need to prevent water contamination generally from site activities remains an issue.</p>	<p>No change required</p>
<p><b>DP/7 Urban Frameworks</b></p> <p>Delete Policy DP/7. Add a new policy after Policy ST/2 as</p>	<p>These changes transpose statements in supporting</p>	<p>No change required</p>

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<p>follows: "POLICY ST/3 Edge of Cambridge The following sites are included within Urban Frameworks: - Land at Cherry Hinton - Cambridge Northern Fringe - Cambridge Airport / North Works - Land west of Trumpington Road Development and redevelopment without any limit on individual scheme size will be permitted within the urban framework provided adequate services, facilities and infrastructure are available or can be made available as a result of the development." Move the text at paragraphs 3.22 - 3.24 to follow the new policy.</p>	<p>text into a new policy (located in the Strategy section), adding the site west of Trumpington Road which forms the core of the mixed use development planned in the western half of the Cambridge Southern Fringe AAP. These changes reposition material but do not fundamentally affect the nature of what the DPD (and the CSF AAP) is seeking. We do not consider this affects the assessments, and that the existing assessment for DP7 applies in full to the new ST/3 policy.</p>	
<p><b>DP/8 Village Frameworks</b>                      Amend heading before Policy DP/8 to read: "DEVELOPMENT FRAMEWORKS". Amend Policy DP/8 to read: "POLICY DP/8 Development Frameworks Outside urban and village frameworks, only development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside will be permitted." 1. Retention of the site in its present state does not form an essential part of the local character; and 2. Development would be sensitive to the character of the location, local features of landscape, ecological or historic importance, and the amenities of neighbours; and 3. There is the necessary infrastructure capacity to support the development; and 4. Development would not result in the loss of local employment, service, or facility [where there is no alternative available in the village], protected by Policies ET/7: Loss of Rural Employment to Non-Employment Uses, SF/1: Protection of Village Services and Facilities and SF/11: Protection of Existing Recreation Areas. Amend first sentence of paragraph 3.25 to read: "the development frameworks define where policies for the built-up areas of settlements give way to policies for the countryside." Amend first two sentences of</p>	<p>These changes are minor rewording of the existing text, and the final two points clarify issues already suggested by the text. We do not consider this affects the nature of the assessment.</p>	<p>No change required</p>

Change	Summary of implications for SA / SEA	Action for SA / SEA
<p>paragraph 3.27 to read: "Property boundaries shown on the OS map have been taken into account in defining frameworks. However, since there are many large gardens on the edge of settlements the framework boundaries sometimes cut across such gardens, especially (but not solely) if parts of those gardens relate more to the surrounding countryside than they do the built-up areas."</p>		
<p>Amend the village framework of Melbourn to follow the outside of the building at the northern most end of the Science Park.</p> <p>Amend DP/8 point 4: 'Development would not result in the loss of local employment, service, or facility [where there is no alternative available in the village,] protected by Policies ET/7: Loss of Rural Employment to Non-Employment Uses, SF/1: Protection of Village Services and Facilities and SF/11: Protection of Existing Recreation Areas.'</p>	<p>Definition of individual frameworks is outside the scope of the SA.</p> <p>Clarifies cross-references to policies in this and other DPDs, which were assumed / anticipated by the original assessment.</p>	<p>No change required</p> <p>No change required</p>
<p><b>Chapter 4: Green Belt</b></p>		
<p><i>GB/1 Green Belt Boundaries</i></p>		
<p>Amend heading before Policy GB/1 to read as follows: "DEVELOPMENT IN THE GREEN BELT" Amend Policy GB/1 to read as follows: "There is a presumption against inappropriate development<sup>1</sup> in the Cambridge Green Belt as defined on the Proposals Map. NOTE: 1 Inappropriate development is defined in section 3 of PPG2 Green Belt." Move paragraphs 4.8 and 4.9 to follow paragraph 4.7. Amend first sentence of paragraph 4.8 to read: "The main purpose of the Green Belt is to keep land open by placing a permanent and severe restriction on inappropriate development; therefore most types of development can only be permitted in exceptional circumstances, in accordance with PPG2."</p>	<p>Changes are consistent with national planning guidance in PPG2 and do nothing to alter the intended impact of the policy or the controls it imposes.</p>	<p>No change required</p>
<p><i>GB/2 Development in the Green Belt</i></p>		
<p>Delete Policy GB/2 and remainder of the supporting text -</p>	<p>Impact of change assessed in terms of replacement</p>	<p>No change required</p>

Change	Summary of implications for SA / SEA	Action for SA / SEA
paragraphs 4.10 to 4.15.	text (see below).	
Revisit the Green Belt boundary around Willingham	We understand the change affects newly proposed Green Belt land and will not result in a net loss of such land.	No change required
Create new Policy GB/2 to read: POLICY GB/2 Mitigating the Impact of Development in the Green Belt Any development considered appropriate within the Green Belt must be located and designed so that it does not have an adverse effect on the rural character and openness of the Green Belt. Where development is permitted, landscaping conditions, together with a requirement that any planting is adequately maintained, will be attached to any planning permission in order to ensure that the impact on the Green Belt is mitigated. Move Paragraphs 4.26 and 4.27 to follow paragraph 4.16.	GB/1 provides the principal control using conditions defined in national guidance. This policy provides an additional safety net to mitigate visual / character impacts of appropriate development. It therefore goes a little further than the policy it replaces. Revisions prevent the policy repeating guidance in PPG2. The revised policy also replaces the revised GB/3 which placed controls on development design and layout which was changed for the same reason.	New policy re-assessed in full (original assessment is retained to provide an audit trail). Minor (positive) adjustment of assessment of significant impacts.
<b>GB/3 Location &amp; Design of Development</b> Create new Policy GB/3 to read: POLICY GB/3 Mitigating the Impact of Development adjoining the Green Belt Where development proposals are in the vicinity of the Green Belt, account will be taken of any adverse impact on the Green Belt. Development on the edges of settlements which are surrounded by the Green Belt must include careful landscaping and design measures of a high quality in order to protect the purposes of the Green Belt. Delete Policies GB/3, GB/4 and GB/7. Move paragraph 4.28 to follow paragraph 4.24.	Essentially the equivalent to GB/2 but applying the controls to an area around the Green Belt. The implications are largely the same as for GB/2 although it would be helpful if there was some indication of how far this policy would apply away from the edge of the Green Belt. However GB/3 now subsumes the role of GB/7 in encouraging landscaping and planting not only for visual impact mitigation but for habitat creation. The changes to the supporting text ensure this dual role is retained, however we feel it would be constructive if the policy made clear a positive outcome is intended.	As above, although there was no change in scoring pattern or intensity.
<b>GB/5 Major Developed Site</b> Remove the Green Belt designation from the Spicers site at Sawston and show it as white land on the Proposals Map.	Responds to an objection that the site is long-established and does not fulfil the function of the Green Belt due to its current, continuing use. This	No change required



Change	Summary of implications for SA / SEA	Action for SA / SEA
<p>"There being a greater impact than the existing development on the openness of the Green Belt."  <b>GB/6 Recreation in the Green Belt</b></p>	<p>appears consistent since the other named sites have more of a parkland character. We assume that this change will not result in unsympathetic development following the change in status, and the policy GB/3 and other Development Control principles would be used to limit the effects of development.                      Clarificatory change. Implicit in assessment.</p>	<p>No change required</p>
<p>Amend first sentence of Policy GB/6 to read: "Proposals for the use of the Green Belt for enhanced opportunities for access to the open countryside and which provide opportunities for outdoor sport and recreation, appropriate to the Green Belt, will be encouraged where it will not harm the objectives of the Green Belt."                      Delete the last sentence of Policy GB/6.</p>	<p>Change appears to reflect an objection citing PPG2 which allows for all forms of appropriate recreation. It is not evident the change significantly affects the assessment given that other policies will control its impacts, and given the original assessment strongly supports the relevant objectives.                      Change removes specific reference to country parks and public rights of way as a result of objections that the policy is too prescriptive, does not define how these facilities will be delivered, and because their delivery is addressed by policies in other DPDs and AAPs.</p>	<p>No change required</p>
		<p>Assessment against objectives 2.3 (wild places) and 5.3 (open space) were reviewed. It was considered that the change does not prevent delivery of country parks, etc. and that the underlying intention of the policy has not changed materially. A reduction in the scoring of 2.3 from '+++ to '+' in this respect was considered but rejected for the reason given above. Moreover the intention of the wording removed from the policy itself is restated in the change below.</p>

Change	Summary of implications for SA / SEA	Action for SA / SEA
<p>Amend Paragraph 4.22 to read: "Given the substantial development which is proposed for the edge of Cambridge and in the new town of Northstowe, which will take place at higher densities than in the past, it is essential that the residents of these new developments have direct and easy access by foot, cycle and horseback to open countryside for recreation, which may include land in the Green Belt beyond the boundaries of the Area Action Plans."</p> <p><b>GB/7 Improvements to Landscape &amp; Biodiversity</b> Delete Policy GB/7.</p>	<p>Restates the intention to seek provision (or improvement ?) of public rights of way and Strategic Open Space in conjunction with new development around Cambridge. The change essentially balances the text removed from the policy itself.</p>	<p>No change required</p>
<p><b>Chapter 5: Housing</b></p>		
<p><b>HG/1 Housing Density</b></p>		
<p>Delete GQPT from Glossary. Amend reference to GQPT to refer to "good local services", and add a definition in Glossary (using the definition in the Local Transport Plan).</p> <p><b>HG/2 Housing Mix</b></p>	<p>Editorial change providing for consistency with other planning documents.</p>	<p>No change required</p>
<p>Amend the Northstowe Area Action Plan to incorporate a market housing mix of approximately 40% 1 and 2 bedrooms; 30% 3 bedrooms; and 30% 4+bedrooms.</p> <p><b>HG/3 Affordable Housing</b></p>	<p><i>This amendment is reflected in the changes notified to the Northstowe AAP and is assessed there.</i></p>	
<p>Add the following footnote to Policy ET/2: "Employment developments to which this policy will apply are: - B1(a) Offices. - B1(b) High tech and related industries, and services concerned mainly with commercial research and development. - C2 Hospitals, including healthcare teaching and research. - D1 educational uses and associated sui-generis research institutes and academic research institutes."</p>	<p><i>Change refers to the Economic &amp; Tourism section (below) and its implications are reviewed there.</i></p>	
<p>Amend any incorrect references to supporting documents in the LDF and ensure a complete list is incorporated into the list of supporting documents.</p>	<p>Editorial changes</p>	<p>No change required</p>

Change	Summary of implications for SA / SEA	Action for SA / SEA
<p><b>HG/6 Extensions to Dwellings in the Countryside</b> Amend criterion 5 to read: "The dwelling is of permanent design and construction." Amend 2nd paragraph to read: "In exceptional circumstances material considerations may justify an exception to criteria (2) and (3), for example, dwellings with a very small original footprint which do not meet modern living standards."</p>	<p>Adjusts criterion 5 to reflect an objection from GO-East based on case law. It is not possible to assess the exceptions proposed in the second revision.</p>	<p>Scores were briefly reviewed and it was not considered necessary to adjust them.</p>
<p><b>HG/7 Replacement Dwellings in the Countryside</b> Add the following before the last sentence of paragraph 5.31: "The District Council may control the further expansion of replacement dwellings by the use of planning conditions to remove the rights under the General Permitted Development Order."</p>	<p>Primarily a procedural consideration. Not evident that it changes the effect of the policy in sustainability terms.</p>	<p>No change required</p>
<p><b>HG/8 Conversion of Buildings in the Countryside for Residential Use</b> Amend the 4th paragraph of Policy HG/8 to read: "Development must be in scale with the rural location. Residential uses must be located close to local services and facilities, and in an accessible location with a choice of means of travel, including non-car modes. The cumulative impact of the conversion of a number of buildings on adjoining sites or the local area will also be considered." Add a new paragraph after paragraph 5.32: "Residential conversion, particularly on a large scale involving several residential units, will only be appropriate in locations close to local service centres such as Cambridge, the market towns and larger villages, including Rural Centres and Minor Rural Centres. Development must also be in a location with, or capable of providing, a sufficient standard of accessibility to offer an appropriate choice of travel by non-car modes, in accordance with Policy TR/1."</p>	<p>In principle the changes are clarifications which are clearly consistent with other spatial policies reflecting PPS1, PPG3, PPG13, etc., and the Council's own policies supporting / encouraging sustainable transport. The change appears to have removed the requirement that change only occurs close to larger settlements which would have limited the area where it would be permitted. These changes suggest a little more flexibility which should be beneficial while recognising that other clauses in this policy will continue to control it, and that the pattern of services and facilities in rural areas will still restrict the number of locations where re-development is appropriate.</p>	<p>Assessment was reviewed in full and indicated little scope for amendment. However it was felt that the neutral score against objective 6.1 failed to acknowledge the purpose of the policy and this has been changed to a qualified positive assessment '(+)' reflecting the comments at left, which have also been added to the assessment.</p>
<p><b>HG/9 Dwelling to Support a Rural-Based Enterprise</b> Amend Policy HG/9 as follows: Delete "exceptionally" from 1st paragraph. Amend second to last paragraph to read: "Where a new dwelling is permitted, this will be the subject of a condition</p>	<p>Removal of 'exceptionally' and applicability to a range of forms of rural enterprise appear logically consistent with intention of policy and this and the other change</p>	<p>No change required</p>

<b>Change</b>	<b>Summary of implications for SA / SEA</b>	<b>Action for SA / SEA</b>
ensuring the occupation will be limited to a person solely or mainly working, or last working in the locality in agriculture, forestry or a rural enterprise, or a surviving partner of such a person, and to any resident dependents.	do not appear to affect its assessment (which is difficult to assess without specific examples).	
Amend 1st sentence of the last paragraph to read: "The relaxation of an occupancy condition will only be permitted where it can be demonstrated that the dwelling is no longer required by the unit or those working, or last working, in the locality in agriculture, forestry or a rural enterprise, or a surviving partner of such a person, and to any resident dependents."	As above.	No change required
<b>Chapter 6: Economy &amp; Tourism</b>		
<i>Objectives</i>		
Include in annual monitoring report and Monitoring Strategy indicators measuring job growth and comparison to working population.	Cross reference to link between LDF and monitoring programme	No change required
<i>ET/1 Limitations on the Occupancy of New Premises</i>		
Amend Policy ET/1 point 2 to 'high technology and related industries AND SERVICES..'	Minor clarification of scope. Potentially broadens the number of situations in which policy would apply but it is not evident this would affect the assessment	No change required
<i>ET/2 Meeting Housing Needs from Employment Development</i>		
Add the following footnote to Policy ET/2: "Employment developments to which this policy will apply are: - B1(a) Offices. - B1(b) High tech and related industries, and services concerned mainly with commercial research and development. - C2 Hospitals, including healthcare teaching and research. - D1 educational uses and associated sui-generis research institutes and academic research institutes."	Nature of land usage classes was inferred from existing policy wording (although C2 was not anticipated, though this does not affect the assessment).	No change required
<i>ET/3 Promotion of Clusters</i>		
Amend paragraph 6.8 'a cluster is a group of independent ORGANISATIONS OR companies....	Minor editorial change that appears consistent with the type of body likely to occupy the listed land use classes.	No change required

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<p><b>ET/4 Development in Established Employment Areas</b></p> <p>Amend 1st and last paragraphs of policy ET/4: “ In defined Established Employment Areas In The Countryside, redevelopment of existing buildings, and appropriate [infill] development for employment use may be permitted. [Infilling is defined as filling small gaps between built development. Cumulative impact of proposals will be considered.] Permission will be refused where there would be a negative impact on surrounding countryside, or landscape character area. Developments will be subject to other policies in the plan, in particular policy ET/6 on the expansion of existing firms. Amend paragraph 6.11: Within these areas, appropriate [infill] DEVELOPMENT and redevelopment will be permitted, subject to consideration of land supply across the District, and other policy concerns. This will enable more efficient use of the sites, and allow them to be adapted for the needs of existing and future users.”</p>	<p>Clarifies conditions under which development would be permitted and improves performance against the conservation objectives. Ideally the amendment could also include biodiversity impacts, which are more likely in such locations. Cross-references to the controlling effect of other plan policies reflect observations in the original assessments.</p>	<p>Scoring against objective 3.2 (character impacts) changed from neutral to positive and comments at left about biodiversity impacts are also noted. Potential (positive) impact on objective 3.3 is also noted</p>
<p>Replace name 'Vantico South of Duxford', with 'Land at Hinxton Road, South of Duxford'.</p>	<p>Editorial clarification</p>	<p>No change required</p>
<p>Amend boundary of Established Employment Area south of Duxford, to include existing buildings and sidings, but not additional areas of undeveloped land.</p>	<p>Not evident that the change can be addressed meaningfully in the assessment, though it appears to prevent undeveloped land within the existing Green Belt being included in the envelope where further development would be permitted. In that respect it is marginally more sustainable.</p>	<p>No change required</p>

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<p><b>ET/5 New Employment Development</b></p> <p>Amend policy ET/5 "New Employment Development in Villages" to read: "Planning permission will be granted at an appropriate scale for new small-scale employment in the B1 - B8 Use Classes provided that the development would contribute to a greater range of local employment opportunities, or facilitate cluster development within village frameworks and on previously developed sites adjoining or very close to village frameworks. Small scale employment development in villages is defined as employing no more than 25 people as follows: 1. Offices B1(a): 400 sq.m. 2. High tech/R&amp;D (B1b): 725 sq.m. 3. Light industry (B1c): 800 sq.m. 4. General industry (B2-B7): 850 sq.m. 5. Warehousing (B8): 1250 sq.m."</p>	<p>Change responds to an objection seeking thresholds based on floorspace rather than jobs, as this will vary with usage classes. The thresholds are assumed to be an appropriate clarification although it is not evident how they have been derived. Using jobs as a proxy for impacts on traffic, etc. is understandable, however the thresholds allow for larger areas of warehousing and this could mean a facility which delivers relatively few jobs has a substantial visual impact. It is not evident how this issue would be addressed although we assume there is scope to use other Development Control DPD policies to prevent this outcome.</p>	<p>Original assessment proposed specifying thresholds and this has been addressed, however the concerns at left suggest the '?' score should be retained. Text was added to the assessment and its summary to reflect the comments at the left.</p>
<p>Amend paragraph 6.16 to read: "Small scale is defined as the employment of up to 25 people. The actual scale of new employment which would be appropriate in any village will be determined having regard to the size of each village and the amount of locally available employment. 25 jobs is converted into floorspace using the English Partnerships publication 'Employment densities: a simple guide'."</p>	<p>This change appears to revert to the original job-based threshold and it is not clear what other controls would be used to prevent (for example) visually unsympathetic development. As both statements apply to development in village frameworks it is not clear when the job-based threshold and when the floor space thresholds would apply.</p>	<p>No change to assessment apart from that mentioned above for the first alteration to policy ET/5. Ideally the Council should clarify the point made at left</p>
<p><b>ET/6 Expansion of Existing Firms</b></p> <p>Add footnote to Policy ET/6. Non-conforming Use - a use which does not conform to the general provisions of the development plan for the area in which it is located, and may have an adverse impact on an area's principal use.</p>	<p>Editorial change / clarification</p>	<p>No change required</p>
<p><b>ET/7 Loss of Rural Employment to Non-Employment Uses</b></p> <p>Amend Policy ET/7 to read: The conversion, change of use or re-development of existing employment sites to non-employment uses within village frameworks should be resisted unless one of the following criteria is met: 1. It is demonstrated that the site is</p>	<p>Change is a rearrangement of text so conditions under which clause 1 would apply are more evident. Functionally the policy is unchanged</p>	<p>No change required</p>

Change	Summary of implications for SA / SEA	Action for SA / SEA
<p>inappropriate for any employment use to continue having regard to market demand. 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.or 2. The overall benefit to the community of the proposal outweighs any adverse effect on employment opportunities and the range of available employment land and premises; or 3. The existing use is generating environmental problems such as noise, pollution, or unacceptable levels of traffic.</p>		
<p><b>ET/9 Replacement Buildings in the Countryside</b> Amend policy ET/9, including deleting points 1-3: When considering proposals for replacement buildings in the countryside for employment use, any increase in floor area will be strictly controlled, and must be for the benefit of the design, or in order to better integrate the development with its surroundings. [1. The buildings are not makeshift in nature, and are of permanent, substantial construction; 2. It would bring about an environmental improvement in terms of the impact of the development on its surroundings and the landscape; 3. It would result in a more acceptable and sustainable development than might be achieved through conversion.]</p> <p><b>ET/10 Farm Diversification</b></p>	<p>Change to order of text which does not alter the intent of the policy.</p>	<p>No change required</p>
<p>Amend 1st paragraph of policy ET/10: Well conceived farm diversification schemes [involving uses that need to be located in the countryside], where they are directly related to supporting a working farm will be permitted if...</p>	<p>Minor editorial / format change</p>	<p>No change required</p>



<b>Change</b>	<b>Summary of implications for SA / SEA</b>	<b>Action for SA / SEA</b>
<p>Amend last paragraph of policy ET/10: Applications must include a farm plan, to demonstrate how the proposal will support a working farm.' Replace paragraph 6.25 with: 'It is important that diversification proposals are well founded in terms of effectively contributing to the farm business and the rural economy and integrating new activities into the environment and the rural scene. Farmers are therefore encouraged to submit a farm plan with any planning application for diversification. This should include details of existing farm activities, the need for diversification, details of the proposal and implications of the proposal on, for example, the rural economy and the environment.'</p>	<p>Changes largely concern the procedure for submitting a plan and the justification that the Council expect to see. It is not evident this has improvement the policy's impact significantly (though it is a useful clarification).</p>	<p>No change required</p>
<p><b>Chapter 7: Services &amp; Facilities</b></p>		
<p><i>SF/1 Protection of Village Services &amp; Facilities</i></p>		
<p>Replace with 'good local services', as used in Structure Plan 2003 Policy P8/6.</p>	<p>Location of change is not apparent but does not affect the main impact of the policy and therefore the assessment.</p>	<p>No change required</p>
<p><i>SF/2 Retail Hierarchy</i></p>		
<p>Add to end of paragraph 7.2: 'Policy E9 of Draft Regional Spatial Strategy sets out the regional structure of retail centres. Although it uses a different terminology, it is not incompatible with policy SF/2.'</p>	<p>The change is a response to an objection raised by GO-East, which advised the Council to make clear the incompatibility but which (given the lack of other instruction) suggests the Office is satisfied that this situation does not mean policy fails to support the RSS. It is not clear how this can be reflected in the assessment or what changes are appropriate.</p>	<p>No change required</p>
<p>Move Policy SF/2, and paragraphs 7.2 to 7.5 to the Core Strategy DPD.</p>	<p>Editorial changes reflecting requests of various respondents, including GO-East. It is the Council's role to determine the appropriate structure for the document.</p>	<p>No change required</p>
<p><i>SF/3 Applications for New Retail Development</i></p>		
<p>Add to paragraph 7.4: 'However the District Council does not</p>	<p>Clarification that reflects an assumption made during</p>	<p>No change required</p>

Change	Summary of implications for SA / SEA	Action for SA / SEA
<p>intend that Northstowe should perform a sub-regional shopping role THAT HAS A SIGNIFICANT IMPACT ON THE ROLE OF CAMBRIDGE.</p>	<p>the original assessment and which was stated more explicitly for that at Cambridge East.</p>	
<p><b>SF/5 Retailing in Villages</b> Amend policy SF/5 as follows: '...will only be permitted where the size and attraction of the shopping development is of a scale appropriate to the FUNCTION AND size of the village.'</p>	<p>Change does not materially affect the assessment of the policy, and it is not clear what purpose the change fulfils. There was a single objection to this policy which proposes the issue is the size and function of the retail development, not of the settlement.</p>	<p>No change made although the interpretation of the objection at left suggests further clarification of this text is necessary.</p>
<p><b>SF/7 Public Art &amp; New Development</b> Amend 3rd sentence of paragraph 7.11: 'Plans and budgets will need to be agreed in association with the District Council's officers prior to planning approval, AT A LEVEL APPROPRIATE TO THE TYPE OF APPLICATION.'</p>	<p>A procedural issue which lies outside the scope of comment by the SA.</p>	<p>No change required</p>
<p><b>SF/8 Telecommunications</b> Delete Policy SF/8 delete paragraphs 7.12 and 7.13 and replace with: 'PPG8: Telecommunications sets out national policy on telecommunications installations. It includes requirements to consider the design and siting of apparatus and impact on amenity and appearance. It also makes clear that Local planning authorities may reasonably expect applicants for new masts to show evidence that they have explored the possibility of erecting antennas on an existing building, mast or other structure.'</p>	<p>Changes respond to points raised by GO-East in terms of the relationship between national policy and local authorities' functions on this matter. The rewording does not appear to materially affect the sustainability of the policy, and the removal of the word 'radio' broadens its applicability.</p>	<p>No change required</p>
<p><b>SF/10 Lord's Bridge Radio Telescope</b> Extend the boundary of the Lords Bridge Consultation Area.</p>	<p>No obvious sustainability implications; change is a precautionary move to ensure interference issues are identified and prevented over an appropriate area.</p>	<p>No change required</p>
<p><b>SF/11 Protection of Existing Recreation Areas</b> Delete point 1 of the policy.</p>	<p>Procedural change resulting from changes to PPG17.</p>	<p>No change required</p>
<p>Modify point 3 of the policy to read: 'The proposed development [is for an outdoor or indoor sports facility] INCLUDES</p>	<p>As above.</p>	<p>No change required</p>

Change	Summary of implications for SA / SEA	Action for SA / SEA
<p>PROVISION FOR OPEN SPACE, SPORTS AND RECREATION FACILITIES of sufficient benefit to RECREATION PROVISION to outweigh the loss.'</p> <p>Amend point 4 of the policy to read: 'An excess of provision IN QUANTITATIVE AND QUALITATIVE TERMS is clearly demonstrated.'</p>	<p>Appears to make clearer how applications would be assessed. However the policy is already marked very positively against the key objectives (5.1 – health and 5.3 – open space). At the policy focuses on conserving open space the marking against objective 6.1 (improving facilities) remains unchanged.</p>	<p>No change required</p>
<p><b>SF/12 Outdoor Playspace, Informal Open Space &amp; New Developments</b></p> <p>Delete paragraph 7.21 and replace with: 'A Recreation and Community Supplementary Planning Document will detail mechanisms for implementation, including costings, and further details on standards for quantity and quality of provision.'</p>	<p>Minor wording change detailing the Council's intention to develop an SPD subsequently.</p>	<p>No change required</p>
<p>Delete 4th Paragraph of policy SF/12 and replace with:  '<b>DEPENDING ON THE NATURE OF PROVISION, CONTRIBUTIONS MAY ALSO BE REQUIRED TO MEET MAINTENANCE AND / OR OPERATING COSTS EITHER AS PUMP PRIMING OR IN PERPETUITY, IN ACCORDANCE WITH THE RECREATION AND COMMUNITY SUPPLEMENTARY PLANNING DOCUMENT.</b>'</p>	<p>Change reflects the need for the Council to negotiate appropriate contributions, rather than to impose them mandatorily. This is in line with national planning policy and does not appear to materially affect the potential impact of the policy either adversely or beneficially.</p>	<p>No change required</p>
<p>Add to first paragraph of Policy SF/12 Outdoor Playspace, Informal Open Space, STRATEGIC OPEN SPACE, and New Developments: Schemes including one or more new dwellings will be required to contribute towards Outdoor Playing Space (including children's play and formal sports facilities) [and], Informal Open Space, AND STRATEGIC OPEN SPACE to meet the additional need generated by the development.</p>	<p>Extends the scope of contributions sought, although it suggests the policy title should be changed.</p>	<p>No change required</p>

Change	Summary of implications for SA / SEA	Action for SA / SEA
<p><b>SF/13 Open Space Standards</b></p> <p>Add to policy SF/13: STRATEGIC OPEN SPACE - 5.1HA PER 1000 PEOPLE Add note to Policy SF/13: STRATEGIC OPEN SPACE IS DEFINED AS: PARKS, GARDENS AND AREAS OF NATURAL AND SEMI-NATURAL GREENSPACE THAT PROVIDE OPPORTUNITIES FOR INFORMAL RECREATION AND PUBLIC ACCESS, ARE GREATER THAN 25HA IN EXTENT (EXC. WOODLAND* AND OPEN WATER) AND FULFIL FIVE OR MORE OF THE FOLLOWING CRITERIA: - FULFIL STRUCTURE PLAN AND/OR LOCAL DEVELOPMENT OBJECTIVES -CONTRIBUTE TO LARGE-SCALE PUBLIC ACCESS SCHEMES -CONTAIN A NETWORK OF LINEAR ACCESS ROUTES -PROVIDE FREE AND OPEN ACCESS ACROSS THE SITE -ARE SECURED FOR OR HAVE A RIGHT OF PUBLIC USE IN PERPETUITY -HAVE A STATUS OR AN INTENT TO ALLOW PUBLIC ACCESS -THE PROVISION OF FACILITIES THAT ASSIST PUBLIC ACCESS -MEET LOCAL BIODIVERSITY ACTION PLAN TARGETS *GIVEN THE NATURE OF CAMBRIDGESHIRE AND THE LACK OF WOODLAND IN THE COUNTY, PUBLICLY ACCESSIBLE WOODLAND UNDER 25HA THAT MEETS FIVE OF THE ABOVE CRITERIA AND WHICH LIES WITHIN ENHANCEMENT AREAS WHERE THE TOTAL AMOUNT OF WOODLAND EXCEEDS 25HA SHOULD BE INCLUDED AS IT IS STRATEGICALLY AND ENVIRONMENTALLY IMPORTANT.'</p>	<p>Clarification of what is strategic open space (and which is consistent with amendments / additional to other Local Development Documents). Note that the existing assessment is already strongly positive.</p>	<p>Since the changes have more clearly defined the function, provision and location of S.O.S., the scoring against objectives 3.2 (character) and 3.3 (spaces that work well) have been increased from '++' to '+++ making them the same as those for 5.1 (health) and 5.3 (open space). These changes do not materially affect the assessments of significant or cumulative impacts.</p>
<p>Delete paragraph 7.23 and replace with: THE COUNTY AND DISTRICT COUNCILS HAVE DEVELOPED THE CONCEPT OF STRATEGIC OPEN SPACE (SOS). SOS PROVIDES MORE THAN A LOCAL FUNCTION AND SPACES ARE GENERALLY LARGER, MORE VARIED, AND PROVIDE A DIFFERENT VISITOR EXPERIENCE TO VILLAGE OPEN SPACES.</p>	<p>Clarification of the definition of strategic open space.</p>	<p>No change required (see above)</p>

Change	Summary of implications for SA / SEA	Action for SA / SEA
<p>Delete paragraph 7.24 and replace with: A STANDARD FOR THE PROVISION OF SOS HAS ALSO BEEN DEVELOPED. THIS WILL BE USED TO ENSURE THAT NEW DEVELOPMENTS PROVIDE OR CONTRIBUTE TO APPROPRIATE LEVELS OF STRATEGIC OPEN SPACE. THERE IS CURRENTLY A SHORTFALL IN TERMS OF QUALITY, ACCESSIBILITY AND QUANTITY. THE STANDARD FOR STRATEGIC OPEN SPACE IS 5.1HA OF STRATEGIC OPEN SPACE PER 1000 PEOPLE. THIS SHOULD BE PROVIDED WITHIN 5 MILES OF PEOPLE'S HOMES AND BE ACCESSIBLE BY MEANS OTHER THAN JUST BY CAR. PROVISION MAY INVOLVE THE CREATION OF NEW SITES, OR THE IMPROVEMENT OF EXISTING SITES (INCLUDING ACCESS PROVISION). FURTHER SPECIFIC DETAILS ON STRATEGIC OPEN SPACE WILL BE PROVIDED IN SUPPLEMENTARY PLANNING DOCUMENTS.</p> <p><b>SF/14 The River Cam</b></p>	<p>As above.</p>	<p>As above</p>
<p>Amend paragraph 7.25: 'Due to the sensitive environment, the need to protect their setting, AND THE ASSOCIATED PUBLIC RIGHTS OF ACCESS, the policy strictly limits further development.'</p>	<p>Makes a subtle but important change to the policy.</p>	<p>Scoring against objectives 3.2 (character) and 5.3 (open space) were upgraded from '+' to '++' and the nature of these changes documented in the summary. They also required changes to Appendices. (As a point of principle it was considered that the banks of the Cam did not count as "wild places" as specified by objective 2.3).</p>

Change	Summary of implications for SA / SEA	Action for SA / SEA
<p>Amend policy SF/14 The River Cam to read: "The District Council will only permit extensions to the curtilage of existing marinas or boat yards, or new marinas and boat yards if development would not have an adverse impact on the landscape and character of the River Cam corridor."</p>	<p>The original assessment acknowledged the effect of controls on preserving the attraction of this resource and it was not evident that this might have a potential impact on the recreational/tourism sector, as proposed by one objector. However, this issue appears to be addressed by the changes which mean the policy is less specific in where it applies and the controls it places.</p>	<p>Scoring against objective 7.3 (economic vitality) changed from neutral to '+' in recognition of the points at left.</p>

**Chapter 8: Natural Environment**

<i>NE/2 Renewable Energy</i>		
<p>Add the following to the end of criterion 1 of Policy NE/2: " ...unless it can be demonstrated that energy generation would be used on-site to meet the needs of a specific end user."</p>	<p>Provides more flexibility in using the energy without the need for additional infrastructure. This can be beneficial since reselling to national providers means that generation sources need to be situated close to a grid connection point, whereas local re-use might make it possible to exploit more sites. It is not possible to assess the impact and the original assessment implicitly considered the possibility of CHP projects even though this was not explicit in the policy or its supporting text.</p>	<p>Original assessment is moderately positive, qualifying it because technology deployment may be focused on new development rather than existing properties. We see no clear case for altering the assessment, although the increased flexibility mentioned at left is acknowledged in a minor change to the assessment summary.</p>
<p>Delete second sentence of paragraph 8.8.</p>	<p>Removes a comment in the original policy which appeared to restrict the size of wind farms on the basis of a presumption rather than a real situation. It is not evident that the change weakens or strengthens the policy, merely that it provides the need for case by case assessment. However the apparent size restriction is reflected in comments against several objectives.</p>	<p>The assessment was reviewed and it was considered that the existing markings and comments adequately reflected the potential impacts. A change to scores or comments could not be justified without evidence suggesting the wording change would have a substantial effect on the deployment of wind farms in the District, and these points are noted in changes to the assessment summary.</p>
<p>Amend the first sentence of paragraph 8.12 to read: "Electricity generation from renewable sources will be directed into the National Grid where it could help smooth out fluctuations in</p>	<p>Largely a procedural / management issue which appears outside the scope of the SA, and which is supported by the first amendment shown above.</p>	<p>No change required</p>

Change	Summary of implications for SA / SEA	Action for SA / SEA
<p>supply and demand; it would also not require the developments receiving the electricity to be limited to a single energy supply company."</p> <p><b>NE/5 Countryside Enhancement Areas</b></p> <p>Amend Policy NE/5 to read: "Development within, or closely associated with, Countryside Enhancement Areas will contribute towards schemes for quiet recreation, biodiversity and landscape enhancement." Amend last sentence of paragraph 8.18 to read: "The Biodiversity Strategy, which will be adopted as a Supplementary Planning Document, identifies a number of Countryside Enhancement Areas. Areas have been identified because of their existing, or potential, biodiversity value for a wide range of species and habitats, or because of their proximity to significant habitat and/or access creation projects."</p> <p><b>NOTE: as a result of the re-assessment comments shown below for policies NE/6 to NE/8, the Council agreed to remove the word "unacceptable". The changes shown in the right-hand column have not been made as a result of this further change, however the original review and proposed changes to the document are retained to record the process.</b></p> <p><b>NE/6 Biodiversity</b></p> <p>Amend second paragraph of Policy NE/6 to read: "The District Council will refuse development that would have an unacceptable adverse significant impact on the population or conservation status of protected species or priority species or habitat unless the impact can be adequately mitigated or compensated for by measures secured by planning conditions or obligations."</p> <p><b>NE/7 Sites of Biodiversity Importance</b></p> <p>Amend paragraph of Policy NE/7 to read: "Planning permission will not be given for proposals that may have an unacceptable adverse impact, either directly or indirectly, on a Site of Biodiversity Importance."</p>	<p>Wording of the first amendment is still unclear and the word "contribute" suggests the Council may seek financial or other provisions in such cases. The second amendment updates the policy to reflect recent progress on this matter and is a procedural change only.</p>	<p>No change required although the policy wording requires clarification.</p>
<p>Amend second paragraph of Policy NE/6 to read: "The District Council will refuse development that would have an unacceptable adverse significant impact on the population or conservation status of protected species or priority species or habitat unless the impact can be adequately mitigated or compensated for by measures secured by planning conditions or obligations."</p>	<p>Change introduces the word "unacceptable" impact following an objection that this approach is also used in assessing noise impacts, where they are different in nature. We consider this weakens the effectiveness of the policy even though it retains a requirement for effective mitigation. This is a particular issue for NE/6 as it refers specifically to species covered by the strictest conservation designations. It is also applicable to NE/7 and NE/8.</p>	<p>Previously strong support for objectives 2.1 (protected species) and 2.2 (characteristic habitats) have been changed from strongly positive to qualified positive ('+++') to reflect this issue. The sections in the main report dealing with these objectives have not been changed pending discussion of this issue with SDCD.</p>
<p>Amend paragraph of Policy NE/7 to read: "Planning permission will not be given for proposals that may have an unacceptable adverse impact, either directly or indirectly, on a Site of Biodiversity Importance."</p>	<p>As above, although the lower level of conservation importance means this is less of an issue. Nevertheless the third change (to para. 8.34 – see below) illustrates the conservation value of these assets and appears inconsistent with the weakening</p>	<p>Assessment against objectives 2.1 and 2.2 again adjusted to reflect apparent weakening of the policy in spite of positive comments from several sources.</p>



Change	Summary of implications for SA / SEA of this policy by the wording change.	Action for SA / SEA
Amend the Proposals Map to include the latest County Wildlife Sites.	Cartographic improvement	No change required

<b>Change</b>	<b>Summary of implications for SA / SEA</b>	<b>Action for SA / SEA</b>
<p>Amend paragraph 8.34 to read: "PPS9 recognises that Regional or Local Sites have a fundamental role to play in meeting overall national biodiversity targets; contributing to the quality of life and the well-being of the community; and in supporting research and education. In South Cambridgeshire these "County Wildlife Sites" (CWS) are identified by the Wildlife Trust in accordance with published criteria and are marked on the Proposals Map. As the SSSI network is only a representative sample, many CWSs are equivalent ecological value to SSSIs and a majority of CWSs support priority BAP habitats and species. They will be treated as material to the consideration of development proposals. The knowledge of such sites and their condition is always changing and sites may be added and removed from the list. PPS9 also recognises the value provided by networks of natural habitats. They may link sites of biodiversity importance and provide routes or stepping stones for the migration, dispersal and genetic exchange of species in the wider environment. In South Cambridgeshire such networks may include public rights of way, important roadside verges which need to be protected from road improvements or new access points, ponds, moats, marshes and ditches that can be adversely affected by changes in local hydrology, woodlands, copses, pollarded willow and hedgerows, semi-natural grasslands and disused gravel, chalk or clunch pits. The management of such features is crucial to maintaining the existing biodiversity interest and to assisting further colonisation of habitats by various species."</p>	<p>Clearly supportive but expands the rationale without affecting the nature of the positive assessment to date.</p>	<p>No change required</p>
<p>Add new paragraph after 8.34: "Public rights of way can often be green corridors in their own right, especially when in open arable</p>	<p>As above.</p>	<p>No change required</p>

Change	Summary of implications for SA / SEA	Action for SA / SEA
<p>countryside, which can be up to Some rights of way can be up to ten metres wide 60 feet wide strips through the countryside, and should consequently be protected for the biodiversity opportunities that they provide. These corridors often co-exist with SSSIs, County Wildlife Sites, and Scheduled Ancient Monuments, and need to be very carefully managed to balance the complex rights and various statutory protections."</p> <p><b>NE/8 Natural Areas</b></p>		
<p>Amend Policy NE/8 to read: "Planning permission will not be granted for development which would have an unacceptable adverse impact on the biodiversity of the Natural Areas shown on Figure 1."</p>	<p>Comments are largely as for NE/6 and NE/7. A particular concern is that the wording change is not offset by any statement about the need for mitigation measures where impacts are considered to be "acceptable".</p>	<p>Similar amendment of scores and assessment comments to those made for NE/6 and NE/7.</p>
<p>Add the text of Policy NE/8 to the end of Policy NE/6. Move paragraphs 8.35 and 8.36 to follow paragraph 8.26.</p>	<p>Editorial change</p>	<p>No change required</p>
<p>Amend the reasoned justification to refer to, and take account of changes resulting from, PPS9 and Circular 06/2005.</p>	<p><i>Change duplicates that made for NE/6 and need not be reviewed separately.</i></p>	
<p><b>NE/9 Regionally Important Geological / Geomorphological Sites</b></p>		
<p>Delete Policy NE/9 and paragraph 8.37.</p>		
<p>Amend title of Policy NE/7 to read: "Policy NE/7 Sites of Biodiversity or Geological Importance"</p>	<p>These changes reflect an observation from GO-East that the lack of such sites in the District obviates the need for a policy. As such its removal should not have any sustainability implications. However the final change below appears prudent to enable local geology to be treated in the same manner as archaeological assets, provided there is reasonable evidence to suggest something valuable is located beneath the development site.</p>	
<p>Amend first sentence of first paragraph to read: "Planning permission will not be given for proposals that may have an adverse impact, either directly or indirectly, on a Site of Biodiversity or Geological Importance."</p>	<p>We must assume that the Council's inclusion of references to geological sites in a revised policy NE/7</p>	<p>No change required. The original assessment and corresponding elements in Appendices 4, 5 and 6 have been retained to provide an audit trail.</p>
<p>Amend first sentence of paragraph 8.27 to read: "Sites of Biodiversity or Geological Importance are identified on the Proposals Map."</p>		
<p>Move paragraph 8.38 to follow paragraph 8.31.</p>		

<b>Change</b>	<b>Summary of implications for SA / SEA</b>	<b>Action for SA / SEA</b>
<p>Add new paragraph to follow 8.31A: "In considering any development proposal, the District Council will have regard to the need to allow suitable opportunities to study and record exposures and features, and the opportunity to incorporate within the development the preservation of geological features of interest."</p>	<p>will be acceptable to GO-East.</p>	
<p><b>NE/12 Foul Drainage – Alternative Drainage Systems</b>            Amend first paragraph of policy NE/12 as follows:[Drainage to a public sewer should be provided wherever possible] The development of sites where drainage to a public sewer is not feasible will only be permitted if proposed alternative facilities are considered [in]adequate and would NOT pose an unacceptable risk to the quality or quantity of ground or surface water, pollution of local ditches, watercourses or sites of biodiversity importance. DRAINAGE TO A PUBLIC SEWER SHOULD BE PROVIDED WHEREVER POSSIBLE. A package treatment plant [will therefore need to] should be provided WHERE THIS IS NOT POSSIBLE. Only where it is clearly demonstrated that neither of these options is feasible will a system incorporating septic tank(s) be acceptable.'</p>	<p>Changes appear straightforward and clarify the priorities, correct an error in the original policy, and define appropriate mitigation consistent with what was proposed in the original policy.</p>	<p>No change required</p>
<p><b>NE/13 Flood Risk</b>            Amend proposals map key to refer to EA website, and the Council's Strategic Flood Risk Assessment, for further information.</p>	<p>Cartographic improvement</p>	<p>No change required</p>
<p><b>NE/15 Water Conservation</b>            Amend 1st sentence of policy NE/15:Development must incorporate water conservation measures [such as water saving devices, rainwater harvesting, and greywater recycling]. Amend paragraph 8.51: 'There are a number of ways water conservation can be achieved, SUCH AS WATER SAVING DEVICES, RAINWATER HARVESTING, AND GREYWATER RECYCLING,</p>	<p>Changes are necessitated by an objection from GO-East that mandating water conservation lies outside the scope of the DPD. Given the nature of their response we assume this issue concerns mandating specific measures, as opposed to imposing a general principle. The changes appear to reflect this</p>	<p>No change required</p>

Change	Summary of implications for SA / SEA	Action for SA / SEA
<p>and the policy offers a degree of flexibility on the exact methods used.'</p>	<p>procedural issue rather than a change in position by the Council. It is not evident that giving greater flexibility in choosing measures will have an marked effect on our assessment which remains strongly positive.</p>	
<p>Amend policy NE15: Development must incorporate water conservation measures, such as water saving devices, rainwater harvesting, and greywater recycling. Any measures must avoid adverse impact on the water environment and biodiversity. [Major Developments] ALL DEVELOPMENT PROPOSALS GREATER THAN 1,000 M2 OR 10 DWELLINGS will be required to submit a Water Conservation Strategy, to demonstrate how this is to be achieved.</p>	<p>The change is clearly beneficial in terms of delivering the desired improvements, although we would assume that developments of this size could be required to provide these details through the masterplan or development brief, and a separate document should not add time and cost.</p>	<p>The assessment is strongly positive and the changes do not do enough to weaken the assessment. No change required, although the comments at left are reflected in the assessment summary.</p>
<p><b>NE/18 Noise Pollution</b> Revise Policy NE/18 criterion 3 to read: "3. Would be subject to unacceptable noise levels from existing noise sources, both ambient levels and having regard to noise impulses whether irregular or tone."</p>	<p>Clarification of nature of unacceptable noise. Does not affect basis of the assessment.</p>	<p>No change required</p>
<p><b>NE/21 Protecting High Quality Agricultural Land</b> Amend 1st paragraph of policy NE/21: 'The District Council will not grant planning permission which would lead to the irreversible loss of grades 1,2, or 3a agricultural land UNLESS:- LAND IS ALLOCATED FOR DEVELOPMENT IN THE LOCAL DEVELOPMENT FRAMEWORK;- SUSTAINABILITY CONSIDERATIONS AND THE NEED FOR THE DEVELOPMENT ARE SUFFICIENT TO OVERRIDE THE NEED TO PROTECT THE AGRICULTURAL VALUE OF THE LAND.'</p>	<p>Several objectors complained that the original policy was too inflexible. The revisions appear to provide scope for development in certain circumstances though these are not well-defined. The first condition offers the greater cause for concern although the LDF should provide scope to restrict its effect using policies on landscape character impact, new or converted buildings in the countryside, proximity to services, etc. The circumstances in which the current LDF is being prepared illustrates an example of the second clause, in which decisions taken higher up the land use planning system dictate that</p>	<p>Assessment reviewed and scoring against objective 1.1 (land resources) was revised from significantly positive to "significantly positive but qualified", reflecting the pragmatic position which the policy now takes. The text has been adjusted to reflect this position and a comment added to the assessment of objective 1.1 in the main report. Notwithstanding these changes we do not consider them sufficient to change the assessment of cumulative or significant impacts.</p>

Change	Summary of implications for SA / SEA	Action for SA / SEA
Add to end of paragraph 8.62: 'DEVELOPMENT OUTSIDE VILLAGE FRAMEWORKS IS RESISTED TO THAT REQUIRED FOR AGRICULTURE, HORSICULTURE, FORESTRY, OUTDOOR RECREATION AND OTHER USES WHICH NEED TO BE LOCATED IN THE COUNTRYSIDE, BY POLICY DP/8.	development on agricultural land can be justified. Change appears to clarify nature of sympathetic uses. The nature of these changes does not appear to lead to the possibility of large scale permanent loss of agricultural land and therefore the effect of the changes appears to be limited.	No change required
<b>Chapter 9: Cultural Heritage</b>		
Amend objective CH/a: 'To protect historic landscapes and PUBLIC rights of way'	Reflects the legal scope of the DPD.	No change required
Delete 2nd half of 1st sentence of paragraph 9.1. The landscape is the product of human action on the natural landscape over many thousands of years[, particularly relevant in South Cambridgeshire which has been significantly settled for a long period].	Minor editorial change to the supporting text which does not affect the policy.	No change required
<b>CH/2 Archaeological Sites</b>		
Replace 4th sentence of paragraph 9.4 with: [Government policy favours the retention of important remains in situ.] PARAGRAPH 13 OF PPG16 MAKES CLEAR THAT PRESERVATION IN SITU OF IMPORTANT ARCHAEOLOGICAL REMAINS IS NEARLY ALWAYS THE PREFERRED APPROACH.	Merely clarifies priorities and the specific relevant legislation. The policy is already marked as strongly positive against objective 2.1.	No change required
<b>CH/3 Listed Buildings</b>		
Amend Policy CH/3 to read: "Applications for planning permission and listed building consent (including applications for alterations, extensions, change of use or demolition of Listed Buildings) will be determined in accordance with legislative provisions and national policy (currently in PPG15), together with the local policies set out in Supplementary Planning Documents. In assessing such applications the District Council will adopt a presumption in favour of the retention and preservation of local materials and details on Listed Buildings in the district."	Change responds to objection by GO-East that the original text repeated national policy. It is assumed that the shortening still adequately conveys the intention to use national guidance and criteria in determining the suitability of applications, and that the change therefore does not materially affect the way the policy would operate.	No change required
Add the following text to the end of paragraph 9.11: "In particular	Also a response to GO-East objection which, we	No change required

Change	Summary of implications for SA / SEA	Action for SA / SEA
<p>the District Council will resist applications that result in the loss of traditional longstraw roofs and their ridge, barge and dormer details, or the loss of traditional gault clay pegtiles and pantile roofs, their ridge, valley, verge and abutment details."</p>	<p>presume, provides specific examples of features which must be preserved. We assume these items are consistent with other local guidance (eg. the District Design Guide mentioned below). The only issue it raises is whether a fuller list is needed, though we assume this could be delivered through a revised Guide in due course (again, see below).</p>	
<p><b>CH/5 Conservation Areas</b> Amend Policy CH/5 to read: "Planning applications for development proposals (including applications for Conservation Area Consent for demolitions) in or affecting Conservation Areas will be determined in accordance with legislative provisions and national policy (currently in PPG15), together with the local policies set out in Supplementary Planning Documents and guidance contained in specific Conservation Area Appraisals (where they exist) and the District Design Guide." Add the following text to the end of paragraph 9.18: "Where appropriate they will be adopted as Supplementary Planning Documents." <b>CH/7 Important Countryside Frontages</b></p>	<p>As above.</p>	<p>No change required</p>
<p>Designate Important Countryside Frontages east of Hill Road, Over and on Park Lane, Histon.</p>	<p>It is not possible for this assessment to review the merits of individual designations, although we do not consider it will affect the assessment.</p>	<p>No change required</p>



**Change**

**Summary of implications for SA / SEA**

**Action for SA / SEA**

**Chapter 10: Travel**

<p><i>Objectives</i></p> <p>Amend the wording of Objective TR/c to read: "To increase travel by sustainable modes through the encouragement of modal shift away from the private motorcar."</p>	<p>Objectives were assessed at Regulation 25 stage consultation. Through both stages of the assessment the objective of modal shift to sustainable transport has been amply clear in the wording of options, policies and supporting text (see item below, for example), and taken account of explicitly in the assessment of all relevant policies. This change merely clarifies the issue.</p>	<p>No change required</p>
<p><i>TR/1 Planning for More Sustainable Travel</i></p> <p>Amend bullet 4 to read: "Ensuring that new developments are located and designed at the outset with permeable layouts to facilitate and encourage short distance trips by cycle and walking, including to public transport interchanges, in accordance with Policy TR/4."</p>	<p>Amplifies intention that paved infrastructure should encourage walking to public transport services. This issue was discussed with Council staff during the Regulation 25 stage assessments and it was made clear that this was the intention (specifically in terms of development at Northstowe and Cambridge East, which prompted the initial discussion). Assessment is already strongly positive, qualified only by the comment that addressing health objectives requires provision of infrastructure and the willingness of residents to use it. In the circumstances the overall assessment is not changed by this clarification.</p> <p>The original assessment commented that the policy lacked a clear statement of whether contributions might be sought. This change clearly resolves this matter, defining a process consistent with current practice on negotiating such agreements, and ensuring flexibility in seeking proportionate financial contributions from smaller developments where appropriate. Moreover it seems likely such sources</p>	<p>No change required</p>
<p>Add a new paragraph before paragraph 10.5: "All development should strive to offer travel choice by non-car modes appropriate in scale and kind to the development. An indicative list of measures which may assist in achieving suitable modal choice are listed. The measures applicable to each development proposal will vary on case by case basis, according to the type and scale of development proposed, its location, and the level of existing transport infrastructure and services in the immediate</p>		<p>Assessment of objective 7.2 (infrastructure investment) changed to a more strongly positive score ('++') and corresponding changes made to the review of achievement of this objective in section 6.2 of the main report, and to Appendix 4. Assessment against objective 6.1 (access to services, etc.) was already strongly positive even in the short-term and it was not considered necessary to change this.</p>

Change	Summary of implications for SA / SEA	Action for SA / SEA
<p>This could also include a financial contribution into a "pot" for the implementation of schemes beyond the scope of an individual development to deliver."</p>	<p>will be essential for providing transport services early on so that sustainable commuting is encouraged as soon as the development is rolled out.</p>	
<p>Add a new paragraph after paragraph 10.4: "In assessing whether the development proposal is likely to give rise to a material increase in travel demand, the Council will consider the existing use of the building(s) / site, existing transport conditions in the immediate and wider area, and likely transport generation resulting from the development proposal(s)."</p>	<p>Clarification of policy which does not appear to affect its sustainability but which ensures 'baseline' conditions are taken into account.</p>	<p>No change required</p>
<p><b>TR/2 Car Parking &amp; Cycle Standards</b> Amend Appendix 1, Use Class C3: Dwelling Homes, to read: "Average of 1.5 spaces per dwelling across the district..."</p>	<p>Aligns the policy with national guidance which specifies an average achievement (policy had previously specified 1.5 places per dwelling as a standard rate.</p>	<p>No change required</p>
<p>Amend 2nd sentence of 2nd paragraph to read: "Where opportunities arise, for example, on mixed-use sites, shared use parking and car pooling will be encouraged to minimise provision."</p>	<p>Suggests alternative solution. Not considered to affect the scoring which is already positive.</p>	<p>No change required</p>
<p><b>TR/3 Mitigating Travel Impacts</b> Add the following caveat to the end of Policy TR/3: "In relation to outline planning applications, a Framework for the preparation of Travel Plans will be submitted with the application proposals."</p>	<p>Appears to reflect a procedural requirement noted by an objector, and does not affect the impact of the policy.</p>	<p>No change required</p>
<p>Amend 3rd paragraph to read: "Proposals for 'major development' or where a proposal is likely to have 'significant transport implications' the Council will require developers to submit the following alongside planning applications:...". Add footnote to read: "Major development' will be interpreted as set out in paragraph 3.5 on page 32."</p>	<p>Appears to broaden the circumstances in which a travel plan must be submitted. Changes are clearly consistent and linked to other policies. The definition of "major development" sets a relatively low threshold of 10 or more dwellings which could be quite compact on a high-density site. It might therefore be appropriate to seek a level of detail proportionate to the size of the development, though we recognise the difficulty of specifying what is expected in a way that</p>	<p>Assessment scores were reviewed against several objective but were considered to be appropriate to the amended policy.</p>

Change	Summary of implications for SA / SEA	Action for SA / SEA
	helps developers. However this issue is addressed by the change preceding para. 10.9 (next but one point below).	
Add the following text after bullet 2: "All other planning applications should be accompanied by a Transport Statement to demonstrate that the development will achieve adequate mitigation of its transport impacts."	Clarifies what is required for other development falling outside the 'significant' and 'large' definition, although this requirement was anticipated in the original assessment. The change also addresses our comment on appropriate mitigation measures (policy rewording in the original assessment).	No change required
Add new paragraph before 10.9, as follows: "It is important that all development mitigates its transport impact. 'Major development' proposals or development proposals with a 'significant transport implications' will be required to produce a Transport Assessment and a Travel Plan (for non-residential proposals). A Transport Statement should be submitted alongside all other development proposals to enable the applicant to demonstrate to the Council that they have properly considered the transport impact of the proposal and taken into account how to mitigate them. The level of detail of the Transport Statement will vary according to the scale and complexity of the application." <i>TR/4 Cycling &amp; Walking Provision</i>	Clarifies the point made above about the level of detail that would be expected. Given the nature of preceding comments we do not consider this affects our assessment although it is helpful in making clearer what the policy will require of developers across a wider range of sites.	No change required
Amend policy title to: "Non-car modes". Amend 1st paragraph to read: "The District Council will use its planning powers to support increased use of non-car modes by all sectors of society, including cycle use and walking by ensuring that..."	Intention was abundantly clear throughout the earlier versions of the policies and does not affect the assessments.	No change required
Amend 2nd paragraph to read: "In assessing such future provision for non-car modes, the District Council will use the following priorities..."	Minor clarification indicating it applies to more than just cycling provision, which was implicitly assumed in the original assessment.	No change required
Amend bullet 3 of Policy TR/4 to read: "That detailed designs and layouts are permeable and encourage cycle use and	Amplifies intention that paved infrastructure should encourage walking to public transport services. This	No change required

Change	Summary of implications for SA / SEA	Action for SA / SEA
<p>walking for all or part of a journey, e.g. by including safe, direct links to schools, nearby centres of attraction and public transport interchanges, contributing..."</p> <p>Amend 1st sentence of the last paragraph to read: "...or improve the attractiveness of the network, including through improved maintenance, crossings, signposting and waymarking of cycleways, footpaths and other rights of way."</p>	<p>issue was discussed with Council staff during the Regulation 25 stage assessments and it was made clear that this was the intention.</p> <p>Adds crossings to the list of requirements. Too small to affect assessment.</p>	<p>No change required</p>
<p>Add new paragraph, before paragraph 10.11, as follows: "The hierarchy sets out the priority for the delivery of infrastructure provision for non-car modes through the planning process, for example through Section 46 contributions. Although listed in priority order, no one priority should be promoted to the exclusion of others. The first priority is to connect to larger centres of attraction, both within or adjacent to the district, including Cambridge and the market towns. These centres have a range of services and facilities, including schools and employment areas. This offers greater value for money in terms of the range of the population who could potentially use the routes. In addition, Safer Routes to School, whilst contributing to the overall aims of improving infrastructure, is already delivered from a separate pot of money. Leisure and recreation routes are also an important resource, particularly to improve access to the surrounding countryside as part of a healthy lifestyle."</p> <p><b>TR/6 Eastern Rapid Transit</b></p>	<p>Text supports and clarifies the priorities laid out in the policy text and makes it evident there is a need to address all of them to some degree. This does not affect the assessment.</p>	<p>Assessment comments were re-checked but it was not evident that the scorings reflected an assumption that only priority 1 would be pursued in all cases. Therefore there is no case for changing the assessment.</p>
<p>Delete Policy TR/6.</p>	<p>Change has occurred at the suggestion of GO-East who considered it was more appropriate to address it in the Cambridge East AAP. The original assessment was generally positive and therefore there is no effect <u>provided</u> it is taken forward through other planning documents.</p>	<p>Reason for change noted in the assessment which has been retained for audit trail purposes.</p>

**Change**      **Summary of implications for SA / SEA**      **Action for SA / SEA**

**Chapter 11: Site Specific Allocations**

Change	Summary of implications for SA / SEA	Action for SA / SEA
<p><i>SP/1 Housing Allocations in Rural Areas</i></p>		
<p>Include in the Site Specific Policies DPD, details of monitoring arrangements, including a housing trajectory.</p>	<p><i>Duplicates changes notified previously and is an editorial change.</i></p>	
<p>Revise the Rural Housing allocations table, and consequential changes to the proposals map and Core Strategy (refer to Special Council Report 15th November 2005). Delete all allocations which have planning permission. Update Table in SP/1 to reflect situation at end of March 2005.</p>	<p>Addressed below.</p>	
<p>In response to other objections, the Core Strategy is already proposed to be amended to include a commentary on when the sites are expected to come forward for development, the anticipated delivery timescales, as well as some of the main dependencies, risks to delivery and any contingencies.</p>	<p>Editorial clarification</p>	<p>No change required</p>

Change	Summary of implications for SA / SEA	Action for SA / SEA
<p>Delete allocations: 2 [Sawston]; 3 [Melbourn]; 5 &amp; 6 [both Willingham]; 7 [Bassingbourn]; 8 [Highfields Caldecote]; 9 [Comberton]; 10 Fowlmere; 11 [Girton]; 12 [Guilford Morden]; 13 [Longstanton]; 14 [Meldreth]; 15 &amp; 16 [both Oakington]; 17 [Over]; 18 &amp; 19 [both Papworth Everard]; &amp; 21 [Steeple Morden] and delete the corresponding text</p>	<p>We have been advised by the Council (see above) that certain sites have now received planning permission based on the adopted District Local Plan, while others have been withdrawn following a review of the housing trajectory. The assessments focus on sustainability issues of the sites and not of housing provision.</p>	<p>Changes render most of the previous assessments superfluous, however these are retained in the relevant Appendix as an audit trail.</p>
<p>Amend: Papworth Everard: West of Ermine Street South: Outline planning permission was granted in September 2005 based on the Local Plan 2004. It is included in the LDF due to gaining permission after March 2005, to ensure the housing land supply it creates is acknowledged. The site includes a net developable area of 10.36 hectares, and was allocated to provide 259 dwellings. It forms the last of four quadrants of development, envisaged to provide a better balance to the population structure, reducing the proportion of elderly and people with disabilities. The level of development was also envisaged to provide a bypass for the A1198. This is due to commence construction in 2006.</p>	<p>Change clarifies the changed status of this allocation and that it will fund construction of the bypass.</p>	<p>No change to scoring however the role of the development in meeting special needs housing is acknowledged in a small revision to the summary. However the impact on the health objective is a more positive score and corresponding changes to section 6.2 of the main report and Appendices.</p>
<p>Amend: Heathfield, West of Kingsway and Woburn Place: Development will include contributions to improve community sustainability. Community improvements will take priority over securing affordable housing. PLANNING PERMISSION WAS GRANTED IN SEPTEMBER 2005 FOR 58 DWELLINGS.</p>	<p>Clarifies progress on taking forward the site.</p>	<p>No change required</p>
<p>Amend para. 11. 2<sup>nd</sup> sentence removing reference to sites coming forward in 2006. Remove reference to planning permissions in 4<sup>th</sup> sentence. Amend a final sentence: "Although two of the sites are in group villages, they have the benefit of planning permission, gained after the end of March 2005 monitoring date. In order that their contribution towards housing numbers is acknowledged, they are retained as allocations."</p>	<p>As above.</p>	<p>No change required</p>

Change	Summary of implications for SA / SEA	Action for SA / SEA
<p>Amend policy SP/1 to refer to a mixed use development including residential development of the former Bayer CropScience Plc site at Hauxton.</p> <p>Add a new policy SP/2 (and renumber all existing policies accordingly) to read: "Bayer CropScience, Hauxton. Land at BayerCropScience Plc, Hauxton, is allocated for a sustainable mixed use development. Development of the 8.7 hectare site will comprise an even balance between jobs in B1 employment development, and numbers of dwellings, as well as open space and community facilities. The development will include: 1. The creation of riverside informal openspace linking between the proposed Trumpington Meadows Country Park and Hauxton village, retaining appropriate existing features of ecological interest, and creation of new features that will enhance the site. 2. Establishing pedestrian and cycle links to the Trumpington West Development, and to the Trumpington Park &amp; Ride. 3. Establishing pedestrian and cycle links to the village of Hauxton. 4. Contributions to improved public transport provision along the A10 corridor. 5. Finding uses for the Listed Buildings on the site at the Hauxton Mill complex. 6. The remediation of all land contaminated by the former industrial processes. 7. Redevelopment will secure a reduced visual impact of the site on the openness of the Cambridge Green Belt. A masterplan will be required for the site. (policy) The Bayer CropScience site near Hauxton offers a specific opportunity where a brownfield site is to come available for redevelopment, located near to the edge of Cambridge. The site comprises an intensively developed industrial site, including manufacturing and warehousing. Appropriate redevelopment will comprise a mix of uses, to maximise sustainability. It will enable visual improvement of this prominent site, improving a major approach into Cambridge. It</p>	<p><i>Addition of a new site is considered below.</i></p> <p>New allocation.</p>	<p>New assessment provided and added to the Appendix. Principal significant impacts noted in Appendix 4, and text in the main report (6.2) adjusted accordingly as appropriate.</p>



Change	Summary of implications for SA / SEA	Action for SA / SEA
<p>will need to be sensitively designed to take account of its position surrounded by the Green Belt. It is capable of being developed with good links to the Trumpington West development, and Trumpington Park &amp; Ride, as well as the village of Hauxton itself. The site also offers opportunities for improved access to the River Cam. Part of the site lies within the medium risk flood zone, and appropriate mitigation measures will be required. Proposals for redevelopment of the recreation buildings and waste water treatment facility on the western side of the A10 will be considered in the context of proposals for appropriate development within the green belt. (written justification)</p>		
<p>Policy SP/1 has been amended to refer to a net developable area of 10.36 ha.</p>	<p>Consistent with change to policy SP/1t which has been reviewed above.</p>	<p>No change required</p>
<p><b>SP/3 Chesterton Sidings</b> Amend first paragraph of POLICY SP/3 Chesterton Sidings: 'Land at Chesterton Sidings is allocated for a sustainable mixed-use development, as part of a distinctive new urban neighbourhood for Cambridge covering the whole of the cross-boundary area. A Masterplan will be required, which must demonstrate how the Sidings can be developed as both a standalone development and one which can be integrated into the development of this wider area.'</p>	<p>Amplifies the general intention of the policy. The change to the final sentence is considered to have a slight beneficial impact on objective 3.3 (good spaces) and this is reflected in an improved mark, though this cannot be assessed effectively without a masterplan.</p>	<p>Minor improvement to scoring of objective 3.3.</p>
<p><b>SP/4 Allocations for Class B1 Employment Uses</b></p>		
<p>Amend policy SP/4 by adding a third entry to the table as follows: '3. The former Bayer CropScience site at Hauxton as part of a mixed used redevelopment, Total Site Size to be specified following the preparation of a master plan or development brief.</p>	<p>Procedural matter and cross reference to addition of a new site which is reviewed above.</p>	<p>No change required</p>
<p>Amend the proposed site area in table to read 3.0 ha instead of 4.8ha.</p>	<p>Reason for reduction of the site and given the lack of other detail we assume it will have a pro rata impact</p>	<p>No change required</p>

Change	Summary of implications for SA / SEA	Action for SA / SEA
<p>Amend policy SP/4 (1) to read: "Longstanton, Hattons Road: The site is allocated for 12,500 sq.m of gross internal floor area of Research and Development use. Development of the site will be dependent upon the provision of a development related bypass secured through a legal agreement. The agreement will ensure that no floor area will be occupied before the bypass, including all necessary junctions and road links to the existing network are complete.</p> <p><b>SP/5 Allocations for Class B1 and B2 Employment Uses</b></p> <p>Amend 1st paragraph of policy SP/5: The following sites are allocated for employment development for uses within the classes B1, B2, B8 of the Town &amp; Country (use classes amendment) order 2005 (offices, Research and Development, light industry, general industry, AND STORAGE USES).</p> <p><b>SP/6 West of St Mary's Church, Gamlingay</b></p> <p>Amend policy SP/6 to read: "A site of 1 hectare west of St Mary's church, Gamlingay is allocated for use as a graveyard. Planning permission will be subject to landscaping conditions ensuring use of the land does not have an adverse impact on nearby listed buildings."</p> <p><b>SP/7 Allocations for Open Space</b></p> <p>Add to Policy SP/7: West of Recreation Ground, New Road, Impington 5.7ha. (development must provide appropriate protection for the Memorial Stone)</p> <p>Allocate the following areas of land for recreation use: (1) East of Mill Lane. (2) "Chivers Barrell Field" (Manor Park) (3) Land at Barrowcroft (Gunns Lane)</p> <p><b>SP/8 Character of Village Centres</b></p> <p>Delete Policy SP/8, and paragraph 11.12.</p>	<p>on other parameters.</p> <p>It is not evident why the reference to landscaping has been removed, though we assume the position of the site close to the repositioned Green Belt around Longstanton will mean that revised policy GB/3 will address this matter. A key issue is timing of the development relative to delivery of the bypass and this is clarified by the change.</p> <p>Consistent with the specified range of usage classes although this is not consistent with the title of the policy which excludes B8 apparently.</p> <p>Adds a planning condition.</p> <p>Add new sites.</p> <p>Policy removed at suggestion of GO-East since the traffic congestion problems it refers to suggest it is</p>	<p>Delivery issues are clarified but only appear to address the issue of impacts on Longstanton. The original assessment refers to traffic generation impacts on the surrounding road system and these appear to remain, hence the assessment is unchanged. However the text acknowledges this may not occur to a significant extent if the development provides jobs for residents of Longstanton and Northstowe.</p> <p>No change to assessment; propose revision of policy title</p> <p>Scoring not affected as existing comments in the policy acknowledged the need to respect local character, but the addition of a condition has been acknowledged in the comments.</p> <p>New assessments added for these sites. For ease of incorporating these changes into the Appendices, the sites are grouped together as a New Rec. Sites policy (without ref. number).</p> <p>No change required. Policy assessment retained as a record.</p>

Change	Summary of implications for SA / SEA	Action for SA / SEA
<p><b>SP/10 Former Land Settlement Association Estates</b></p> <p>Change policy SP/10 and the written justification to read: "Within the former Land Settlement Association site at Fen Drayton, where it can be demonstrated that buildings are no longer needed for agricultural purposes, planning permission for change of use or redevelopment of existing buildings will be permitted for on site experimental or other ground-breaking forms of sustainable living provided that development would not occupy a larger footprint than existing buildings. (policy) The Land Settlement Association's activities at Fen Drayton are an earlier example of an attempt to achieve a more sustainable form of living but with the passage of time this has not proved to be an enduring model. The current legacy of the experiment is a network of small land holdings, a wide variety of land uses including some disuse, and a patchwork of buildings of variable quality. It is difficult to see how this area can be returned to a pattern of land use or a landscape character in any way akin to the surrounding fenland countryside. In view of the area's history and its current appearance, form and character this policy will allow it to evolve as a positive experimental test-bed for new forms of sustainable living. A requirement of sustainable living at Fen Drayton will be a development which is carbon neutral. Prospective developers will be required to submit a 'carbon neutral energy statement' with their planning applications which will demonstrate how the construction and use of the development will ensure that its occupants will not cause any net increase in carbon emissions when compared to a greenfield</p>	<p>inappropriate to designate these locations as Rural Centres, and since it may be more appropriate to address these issues with other development control policies. It is assumed the latter route will be taken.</p> <p>The change amplifies the nature of changes that will be permitted and makes clearer the intention to only permit current or improved levels of sustainable use and construction.                      Moreover we note that this is a sizeable site near to a village which is not defined as a Rural Centre. A major change of use therefore appears inconsistent with its status in spatial planning terms, and with other development control policies.</p>	<p>Scores for objectives 1.2 (energy), 1.3 (water) and 4.2 (recycling) are positive in the longer term. However the small scale of the site (in District terms) suggests the assessment of its significance does not need to be changed</p>

Change	Summary of implications for SA / SEA	Action for SA / SEA
<p>site. Required measures will include: ensuring the development is highly energy efficiency in terms of design, construction and subsequent use; utilises locally generated renewable energy; has high levels of recycling and has a long-term goal of ensuring no waste is sent to landfill by providing facilities to recycle, compost and convert waste to energy; introduces measures to restrict car use and promote sustainable forms of travel and commuting."</p> <p><b>SP/11 Papworth Everard Village Development</b></p> <p>Amend First Paragraph of SP/11 Site 2 - Papworth Everard West Central: Redevelopment will provide a mixed-use development, [primarily based on housing, but incorporating some employment] OF HOUSING, EMPLOYMENT and community uses.</p>		
<p>Amend paragraph 11.17 to read: "Further redevelopment at what has become known as Papworth West Central Area which may also provide opportunities for redevelopment of previously developed land. The area comprises two churches which are approaching the end of their structural life, office and commercial accommodation, and residential property that includes sheltered housing for the disabled and two nurses homes. Located at the heart of the expanded village any redevelopment will be based on a mixed use development aimed at the continued invigoration of the village centre with community uses, employment and housing development."</p> <p>Amend the paragraph under the policy SP/11 "Site 2 - Papworth Everard West Central" heading to read: "Redevelopment will be based on a mixed use development aimed at the continued invigoration of the village centre with community uses, employment and housing development."</p>	<p>Appears to clarify acknowledged definition of mixed use.</p> <p>Initial amendment is largely a clarification although it ends with a shift in land use away from the mainly residential use planned originally to mixed use. Given redevelopment will follow relocation of the hospital, this change appears entirely consistent with the need to regenerate local facilities and employment to compensate for the loss of the major local employer.</p>	<p>No change required</p> <p>Scoring against objectives 7.1 (access to jobs) and 7.3 (economic vitality) have been improved. That for 7.1 is a pragmatic change since it is not clear how much the development can compensate for the relocation of the hospital (though it is assumed some people will commute to the new site). That for 7.3 is more positive though it should be recognised it refers to the Papworth economy only. Appropriate changes as a result of the re-scoring have been made to sections 6.2 of the main report and the Appendices.</p>
<p>Amend the paragraph under the policy SP/11 "Site 2 - Papworth Everard West Central" heading to read: "Redevelopment will be based on a mixed use development aimed at the continued invigoration of the village centre with community uses, employment and housing development."</p>	<p>As above.</p>	<p>No change required</p>

Change	Summary of implications for SA / SEA	Action for SA / SEA
<p><b>SP/13 New Road Development</b> Delete bullet point 2.</p>	<p>Original assessment reviewed the sustainability of replacing the level crossing at Foxton with a flyover but does not address the issue of whether a flyover is necessary. The policy does not present the evidence for new infrastructure and therefore we cannot assess the impact of not providing it.</p>	<p>No change. The original assessment is retained as a record.</p>
<p>Add to paragraph 11.27, after the 4th sentence: IT IS HOWEVER NOT THE ROLE OF THE DPD TO DETERMINE PRECISELY THE NUMBER OF ADDITIONAL DWELLINGS. RATHER THE MASTER PLAN EXERCISE TO BE UNDERTAKEN IN RESPONSE TO POLICY SP/18 AND POLICY HG1 WILL DETERMINE THE OPPORTUNITY TO INCREASE HOUSING PROVISION.</p>	<p>Procedural clarification which does not affect the original assessment.</p>	<p>No change required</p>
<p><b>SP/18 Cambourne</b> Revise 1st sentence of Policy SP/18 to read: "Development of the remainder of Cambourne will be at residential densities SUCH THAT THE OVERALL NET DENSITY OF CAMBOURNE AS A WHOLE IS APPROXIMATELY 30DPH....."</p>	<p>Makes explicit the level of density to be applied. This appears to be a clarification of the original text.</p>	<p>Positive assessment ('++') increased to ('+++') in the longer term but this does not affect comments in the main report or the Appendices</p>
<p>Revise paragraph 11.29 by deleting the 2nd and 3rd sentences and replacing to read: "...At Cambourne the remaining areas within the village frameworks, should be developed at higher densities than the earlier parts of the development to reflect changes in national policy towards higher residential densities, such that the average net density of Cambourne as a whole is raised to 30dph....."</p>	<p>As above.</p>	<p>As above</p>
<p><b>SP/21 Green Separation at Longstanton</b> Amend policy heading and policy SP/21 to read "Policy SP/21: Conservation Areas and Green Separation at Longstanton", "Countryside within the 2 Conservation Areas at Longstanton St</p>	<p>The change appears to have removed a specified minimum distance for the green separation although the original value (200m) is retained in the supporting</p>	<p>No change required</p>

Change	Summary of implications for SA / SEA	Action for SA / SEA
<p>Michaels will be included in its entirety within the Green Separation between Longstanton and Northstowe. Public access to these areas of countryside will be controlled to protect the setting of the village. Urban uses, including open space uses such as playing fields, allotments or cemeteries will not be permitted. The open aspect of the fields affording views of All Saints Church will be maintained, elsewhere the landscape character of a series of hedged paddocks, small copses and tree belts will be maintained and enhanced." Amend the Longstanton Inset Map to show the extent of the revised Longstanton St Michaels Conservation Area.</p>	<p>text. The Council has advised that the level of separation has not been reduced and therefore the change is considered to have no effect on the assessment (proscribed land uses are the same as before).</p>	

## Policies Requiring Complete Re-Appraisal

### GB/2 – Mitigating the Impact of New Development in the Green Belt – NEW POLICY REPLACING GB/2

Establishes the requirement that any new development considered appropriate within the Green Belt should have no adverse impact on visual aspect, and that forecast impacts should be addressed by planting and screening.

#### Sustainability Appraisal Objectives [abridged in some cases]

#### Assessment

#### Comments / Proposed Mitigation

	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	(++)	(++)	(++)	Implicitly supportive though it is assumed other policies (eg NE/21) address this issue more directly.
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	+	+	+	Supportive in principle as such sites will lie beyond urban edge.
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+	+	Supports maintenance.
2.3 Improve opportunities for people to access the countryside and wild places	++	++	++	Ensures that open countryside surrounds settlements (proximity), although accessibility depends on rights of way.
3.1 Avoid damage to designated historic sites and their settings	+	+	+	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+++	+++	+++	Within 1.1 the other principal objective of this policy.
3.3. Create places and spaces that look good and work well	++	++	++	Supports 3.2.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	(+)	(+)	(+)	As vegetation helps to fix carbon it can be argued that the policy supports this objective indirectly.
5.1 Maintain and enhance human health	?	?	?	Depends whether land is available for recreational use.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	++?	++?	++?	Supportive in principal though designation does not imply public access.
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	



6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	~
6.4 Encourage and enable active involvement of local people in the community	~	~	~	~
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	~
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	~
<b>Summary of assessment:</b> Principal control is provided by GB/1 and use of PPG2 definition of what is acceptable development and this policy provides an additional safety net to mitigate visual and similar impacts that could result. The only issue is that this policy replaces GB/3 which addressed the design of the development itself not just its visual impact. It is assumed such controls will be imposed by other Development Control Principles.				
<b>Summary of mitigation proposals:</b> Condition 2 of the policy permits appropriate development for recreational and leisure use. Should the policy or the supporting text indicate that 'appropriate' should be determined not only by maintaining the open character of the land but also that it should not result in excessive traffic since this indirectly affects the character and tranquility of the area. This issue is partly addressed in GB/6 by encouraging non-car access, but traffic impacts are not mentioned specifically.				
<b>Secondary, cumulative or synergistic effects:</b> None identified.				
<b>SP(x) – Bayer Cropscience, Hauxton</b>				
<b>Proposes redevelopment of an 8.7ha. site comprising industrial (B2 / B8) and office premises lying at the northeast edge of the village, alongside the A10 route into Cambridge via Trumpington. and close to Junction 10 on the M11. Proposes mixed use (residential / B1) redevelopment with adjacent green space along the Cam.</b>				
Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	+++	+++	+++	Clearly positive – no greenfield land take envisaged. Moreover the site is not currently part of the Green Belt any extension would contravene other policies in the LDF.
1.2 Reduce the use of non-renewable resources including energy	?	?	?	In principle there is an absolute negative impact due to the more varied and possibly intensive use of the land compared to the current use which may include some processes that require substantial energy. This is an opportunity to reduce this impact with more energy efficient structures.
1.3 Limit water consumption to sustainable levels	?	?	?	As for 1.2.
2.1 Avoid damage to designated sites and protected species	~	~	~	

<p>2.2 Maintain / enhance range and viability of characteristic habitats and species</p>	?	?	?	?	?	?	?	?	?
<p>2.3 Improve opportunities for people to access the countryside and wild places</p>	+(+)	+(+)	+(+)	+(+)	+(+)	+(+)	+(+)	+(+)	+(+)
<p>3.1 Avoid damage to designated historic sites and their settings</p>	~	~	~	~	~	~	~	~	~
<p>3.2 Maintain diversity and distinctiveness of landscape and townscape</p>	(+) (+)	(+) (+)	(+) (+)	(+) (+)	(+) (+)	(+) (+)	(+) (+)	(+) (+)	(+) (+)
<p>3.3 Create places and spaces that look good and work well</p>	(+) (+)	(+) (+)	(+) (+)	(+) (+)	(+) (+)	(+) (+)	(+) (+)	(+) (+)	(+) (+)
<p>4.1 Reduce emission of greenhouse gases and other pollutants</p>	~	-	-	-	-	-	-	-	?
<p>4.2 Minimise waste production and support recycling</p>	(-)	-	-	-	-	-	-	-	-
<p>4.3 Limit or reduce vulnerability to flooding and other climate change impacts</p>	(-)	-	-	-	---	---	---	---	---

It is not evident that redevelopment would strictly affect this objective although it does not appear to have an adverse impact.

We understand the initial proposal provides for some improvement of the existing rights of way along the adjacent Cam (although an initial desk survey suggests none exist on the west bank which the site will occupy). We assume the Council would seek their delivery through planning obligations.

There is a listed building (water mill) on the northern edge of the site, and we assume that redevelopment will respect its setting.

Impact depends on specific design which is not yet determined. Clearly there is potential to replace a highly visible industrial / office premises with development that has a lower elevation and part of which blends with the nearby residential areas. See also below.

Again this depends on the eventual design of the site. One issue identified in the initial assessment is the relationship between the site and the adjacent housing around St Edmund's church. A balance needs to be struck between mitigating the edge effects of the site on the existing village with the need to integrate it into its fabric, and this part of the site has a key role to play.

As most of the site is no longer operational road traffic to / from it should have fallen, and redevelopment would therefore lead to adverse impacts following redevelopment and re-occupation in the medium-term. The initial brief recognises the possible synergies with development of the Trumpington West site as part of the Cambridge Southern Fringe AAP, and there is a clear opportunity to extend public transport services (shown in a 2000 survey to be fairly poor) past that site and across the M11 to Hauxton. See also comments against objective 6.1.

Negative in short term – assuming on-site processes may affect ability to re-use materials that are demolished. Later on growth will increase waste arisings on the site. (Any reduction in industrial / commercial and hazardous wastes is assumed to have occurred already.) This is a negative impact in absolute terms which could be offset to some degree by other LDF policies.

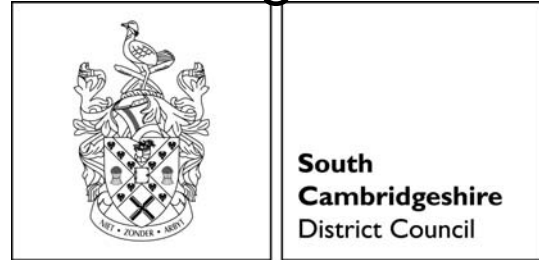
Around 20% of the site appears to lie in the functional (100-year event) floodplain of the Cam and therefore a Strategic Flood Risk Assessment would be required to identify any measures needed in addition to those which already protect the industrial site in order to comply with PPG25.

5.1 Maintain and enhance human health	~	~	~	~	There are various potential, incidental effects that are positive (activity from access to the Cam, using public transport to commute) and negative (noise and other impacts from re-development). None appears particularly significant and the adverse ones can be mitigated. There is a specific issue relating to road accidents on the A10 (a busy strategic route) and how best to provide access to the site, recognising the number of movements will increase compared to when it was in industrial use.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	(+)	(+)	(+)	(+)	The current proposal is a little ambivalent about the disused recreational facilities on the west side of the A10 opposite the site, and this clearly provides an opportunity to assist in meeting open / recreational space targets through renovation rather than reallocation.
6.1 Improve the quality, range and accessibility of services and facilities	~	+	++	++	The site appears to offer synergies with Trumpington West in providing a 'market' for a public transport link from the Trumpington Park & Ride to Hauxton. The collective growth might provide opportunity to seek financial contributions from the outset to sponsor an extended service which would provide access to the centre of Cambridge, shops and amenities in Trumpington, and employment on the enlarged Addenbrookes site. The latter two areas are also within easy cycling distance.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	?	?	?	Details of housing tenancy proposals are not known though it is assumed the development would make a contribution to affordable housing. The relatively distant location from amenities suggests it may be less suitable for special needs and similar housing unless there is a specific requirement in the village.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	?	?	?	As above.
6.4 Encourage and enable active involvement of local people in the community	~	?	?	?	As indicated in the comments against 3.3, one concern is that the development sits at the northeast edge of the village and separated from the rest of the housing, the bulk of which lies approx. 0.5km south and contains the limited range of local amenities. Ideally the development should deliver communal facilities to encourage interaction, and this could include the sports field mentioned above.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	+	++	++	Assessment assumes that most of the site is no longer operating, so any development that delivers employment units is potentially supportive. We assume other Core Strategy and Development Control policies on the type of employment uses favoured, clustering, etc. will apply.
7.2 Support appropriate investment in people, places, communications and	~	~	~	~	(Marked as neutral though we assume planning obligations will be implemented to secure

infrastructure	the necessary infrastructure).								
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	+	+	+					It is not known what effect closure of the site will have on the local employment market, however redevelopment for mixed use suggests a substantial degree of compensating growth which will replace need for sector-specific skills with a broader range of requirements.
<p><b>Summary of assessment:</b> Generally a sustainable proposal with strengths in its re-use of brownfield land, proposal for mixed use development which can provide new jobs locally, and the opportunity it offers to seek contributions to benefit the wider village, it is interesting in terms of the scope it offers to integrate new public transport connections for the development with those at Trumpington West, and then also to the southern end of the Rapid Transit link at Addenbrookes.</p> <p><b>Summary of mitigation proposals:</b> Specific issues will need to be investigated once the development proposal is more comprehensive. However the extent of flood risk will require attention, as will the need for appropriate traffic management to coordinate increased access to the site with through traffic on the A10. Furthermore there is a need to develop a strategy for integrating the development into the existing settlement as its industrial use means that it has been isolated at one end of the village. Fortunately this is the end closest to Cambridge.</p> <p><b>Secondary, cumulative or synergistic effects:</b> The main impact concerns transport, and the potential synergy of a transport link also serving Trumpington West. Conversely there is a potential cumulative impact on road traffic from development at both these sites if public transport links are not provided and used.</p>									
<p><b>SP/x –Additional allocations for open space – THIS POLICY ADDED FOLLOWING PUBLIC CONSULTATION</b></p> <p><b>Proposes 4 additional recreation sites in Histon / Impington.</b></p> <p>Sustainability Appraisal Objectives [abridged in some cases]</p>									
<p><b>In the assessments below, where appropriate, the first symbol refers to the Recreation Ground, the second to East of Mill Lane, the third to Chivers Barrell Field, and the last to Gunns Lane.</b></p>									
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	(+)	?	?	(+)	(-)				Nature of current land use cannot be determined from map evidence. All plots appear to be open land at the moment and those next to the Rec. Ground and in Manor Park appear to provide extensions of existing recreational space. The Gunns Lane site lies outside the village framework and occupies or adjoins agricultural land.
1.2 Reduce the use of non-renewable resources including energy	~	~	~	~	~				
1.3 Limit water consumption to sustainable levels	~	~	~	~	~				
2.1 Avoid damage to designated sites and protected species	~	~	~	~	~				
2.2 Maintain / enhance range and viability of characteristic habitats and species	(+)	?	?	(+)	?				Logically this appears linked to current use although it is not clear that converting agricultural land to recreational space would be a problem. The main requirement will be to retain any trees and hedgerows on or around the site.
2.3 Improve opportunities for people to access the countryside and wild places	(+)	(+)	(+)	(+)	(+)				Essentially supportive as all sites are at the edge of the village.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	~	~				(However the policy makes specific reference to preserving a feature within the area east

	of the Recreation Ground.)					
3.2	Maintain diversity and distinctiveness of landscape and townscape	~	~	~	~	
3.3	Create places and spaces that look good and work well	+	+	+	+	Intrinsically supportive in providing for an appropriate level of local amenity. The nature of the land use change is generally sympathetic. The changes at the Rec. Ground and Manor Park extend existing facilities which appears to offer more flexibility for use compared to fragmented space. Nevertheless we recognise the other allocations help to achieve targets of providing recreational space within easy reach of various parts of this large residential area.
4.1	Reduce emission of greenhouse gases and other pollutants	~	~	~	~	
4.2	Minimise waste production and support recycling	~	~	~	~	
4.3	Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	~	Not evident any site lies within the floodplain.
5.1	Maintain and enhance human health	++(+)	++(+)	++(+)	++(+)	Representations by the parish council identify a need for more recreational space, and we assume these allocations (specifically those off Mill Lane and at Gunns Lane) provide capacity in those parts of the community which are currently poorly-served (ie. they are furthest from the other spaces. Development of the area at the Recreational Ground appears to be on such an extent (when combined with the existing facility, football ground, etc.) that it is not clear whether this is part of the Strategic Open Space.
5.2	Reduce and prevent crime and the fear of crime		- / ? / + / -			The scorings reflect the extent to which the sites are overlooked since their peripheral location limits the opportunity for external lighting at night. The negative scores for two may be harsh especially in the case of the Recreation Ground if this is well used.
5.3	Improve the quantity and quality of publicly accessible open space	+++	+++	+++	+++	Clearly the primary objective of this policy.
6.1	Improve the quality, range and accessibility of services and facilities		++ / + / ++ / +			As indicated above it is assumed that the sites at Mill Lane and Gunns Lane 'infill' gaps in recreational space provision around the settlement. The other two are marked slightly more positive because combination with existing facilities may provide synergies for providing infrastructure (eg. new or enlarged changing rooms) which may be more costly to provide at the new sites.
6.2	Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+	+	+	Implicitly positive as the policy deals with current under provision, which is an issue of each of these settlements.
6.3	Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	~	
6.4	Encourage and enable active involvement of local people in the community	?	?	?	?	Impact unclear but at worst neutral and may encourage more local recreation.

7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~
<p><b>Summary of assessment:</b> Little to add to the assessments for those sites included in the consultation draft. The sites at the Recreation Ground and Manor Park appear marginally more sustainable insofar as they extend existing sites and may offer synergies if there is existing infrastructure (eg. changing rooms, showers, etc.) on site. However the additions appear to respond to representations from the parish council seeking to address shortages of space, and we assume the other two sites also offer sustainability benefits if they provide new space within easy reach of parts of the community that are poorly served at present. All sites will take open land and some of this may be agricultural at present, however the nature of change is not irreversible.</p> <p><b>Summary of mitigation proposals:</b> None.</p> <p><b>Secondary, cumulative or synergistic effects:</b> Sharing infrastructure as mentioned above. Also, the expansion of the area around the Recreation Ground appears to bring this closer in scale to the sort of site envisaged as Strategic Open Space, though it is not clear what are the implications.</p>			



South Cambridgeshire Local Development Framework  
Core Strategy  
Development Control Policies  
Site Specific Policies  
Development Plan Document

Annex to ~~Draft~~ Final Sustainability Report

**Detailed Policy Assessments**



**SOUTH CAMBRIDGESHIRE  
LOCAL DEVELOPMENT FRAMEWORK:  
CORE STRATEGY  
DEVELOPMENT CONTROL POLICIES  
SITE SPECIFIC POLICIES  
DEVELOPMENT PLAN DOCUMENT**

**ANNEX TO ~~DRAFT~~ FINAL  
SUSTAINABILITY REPORT:  
DRAFT POLICY ASSESSMENTS**

<b>Issue No.</b>	<b>Status</b>	<b>Date</b>	<b>Prepared By</b>	<b>Reviewed By</b>	<b>Approved for Issue</b>
1	Draft	26/04/05	PK & AW	AW	
<u>1</u>	<u>Final</u>	<u>24/10/05</u>	<u>PK</u>	<u>MB</u>	<u>1/11/05</u>

**~~MARCH~~ November 2005**

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## INTRODUCTION

This document is the Annex to the **Draft Environmental / Sustainability Report** on the **Cambridge Southern Fringe Area Action Plan (AAP) Core Strategy, Development Control Policies and Site Specific Policies DPDs**. It contains the detailed assessments of draft policies which the Council proposes to include in the **AAPDPDs**. It has been assessed using the Sustainability Appraisal (SA) Framework defined in the Council's Scoping Report, to determine how successfully the policies – individually and collectively – achieve agreed economic, social and environmental development objectives for the District.

Each policy is assessed in terms of the nature of its impact (positive / negative / neutral / cannot be determined without further data); its relative magnitude (ie. significance); and its duration over time. The symbols used in the assessments are explained below.

Symbol	Likely effect against the SA Objective
+++	Strong and significant beneficial impact
++	Potentially significant beneficial impact
+	Policy supports this objective although it may have only a minor beneficial impact
~	Policy has no impact or effect is neutral insofar as the benefits and drawbacks appear equal and neither is considered significant
?	Uncertain or insufficient information on which to determine base the assessment at this stage
-	Policy appears to conflict with the objective and may result in adverse impacts
--	Potentially significant adverse impact
---	Strong and significant adverse impact

Brackets are used primarily to show slow change in the impact – eg. in the sequence: + / +(+) / ++. However in a small number of cases they are used as follows (+++ ) to indicate a likely impact which must be qualified because of lack of information at present.

Each policy is assessed against the 22 objectives in the SA Framework. Each table is followed by a summary of the principal issues identified in the assessments, and a summary outlining proposed mitigation measures and likely cumulative (and other) impacts.

When reviewing this document we recommend you begin with these summaries and consult the detailed markings to obtain more information on comments or issues which may be of specific interest.

## STRATEGY POLICIES

### ST/1 – Housing provision

Provision will be made for 20,000 new homes in the period 1999-2016, including 4400 on the edge of Cambridge, 6000 at Northstowe, and 9600 in Rural Centres and other villages.

### Sustainability Appraisal Objectives

[abridged in some cases]

### Comments / Proposed Mitigation

### Assessment

Short Med. Long

1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	+	++	+++	Some short-term loss of Green Belt land which is compensated by later re-designation. Otherwise the land taken for new housing development is almost entirely brownfield.
1.2 Reduce the use of non-renewable resources including energy	(-)	(--)	(---)	Expansion will increase resource consumption, however this is inevitable if housing expansion is imperative. It is therefore essential that other policies maximise use of sustainable and energy-efficient construction and design. Impact expands over time with settlement growth.
1.3 Limit water consumption to sustainable levels	(-)	(--)	(---)	As above in absolute terms. Incorporation of water efficient systems is required by policy NE/15.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	(+)	(++)	Not addressed directly, but the underlying strategy is to protect existing settlements where such facilities might be concentrated. Some of development areas have heritage associations but the corresponding AAPs protect key features.
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	Not addressed specifically by this part of the core strategy.
3.3. Create places and spaces that look good and work well	+	++	++(+)	Policy aims for coherent expansion through infill at the edge of Cambridge and within smaller centres, though delivery of this benefit depends on detailed design, as it will at Northstowe.
4.1 Reduce emission of greenhouse gases and other pollutants	(-)	(-)	(--)	As for 1.2 and 1.3. However concentration of development in the existing locations will help to reduce growth in emissions from additional traffic (for example) provided other policies to promote sustainable forms of transport are successful.
4.2 Minimise waste production and support recycling	(-)	(--)	(---)	As for 1.2 and 1.3.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	Not addressed directly through this part of the overall strategy.

6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	As for 5.3.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+(+)	++	Implicitly addressed through additional housing provision provided it meets local needs (see below).
6.3 Ensure all groups have access to decent, appropriate and affordable housing	+	++	+++	Strongly positive provided housing policy and use of developer contributions (if necessary) ensures stock meets needs and the affordable housing stock grows.
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	?	?	?	Policy addresses housing provision only, however it prioritises growth in existing centres (Northstowe excepted) implying new housing and employment would be fairly close by.
7.2 Support appropriate investment in people, places, communications and infrastructure	+	++	+++	See below.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	++	+++	Implicitly supportive if meeting housing needs underpins further growth in the sub-regional economy while also ensuring the needs of key workers and similar groups are better catered for.
<b>Summary of assessment: In absolute terms the proposed growth in housing is unsustainable as it will increase resource consumption, increase waste, etc., although the selection of sites clearly limits the loss of undeveloped land. However, we understand that an SA of housing growth sites was undertaken as part of the Cambridgeshire Structure Plan process, and this established that the chosen locations are the most sustainable in other respects, given the imperative of expanding the housing stock. Moreover expansion of the housing stock will redress current imbalances between demand and supply, supporting expansion of the economies of the district and the wider sub-region. This policy therefore illustrates the trade-off that must be made between the absolute and relative aspects of sustainability.</b>				
<b>Summary of mitigation proposals: Effective policies and criteria of all levels of design to minimise the impact on resource consumption are essential but are addressed elsewhere in the strategy.</b>				
<b>Secondary, cumulative or synergistic effects: The principal secondary effect is likely to be the impact on development on this scale on resource supplies, especially water, if these are to be met from local sources. Development will concentrate additional traffic in areas that may already be subject to some intermittent congestion, but this impact needs to be balanced against the adverse effects of more dispersed development which would still add to traffic and emission levels.</b>				

ST/2 – Reusing previously developed land and buildings Sets a target that 37% of new dwellings should be built on previously developed land in the period 1999 to 2016. Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	+	~	–	The primary objective of this policy although the target is well below the ODPM's national target, reflecting local land supply conditions and targets established in the Cambs Structure Plan. Impacts on this objective (and others) are assumed to decline as the supply of brownfield land in suitable and/or appropriate sites is progressively reduced and this would necessitate expansion onto greenfield sites.
1.2 Reduce the use of non-renewable resources including energy	+	+	~	Supportive in principle because it ensures land likely to be close to existing services and amenities is re-used as soon as possible.
1.3 Limit water consumption to sustainable levels	~	~	~	



2.1 Avoid damage to designated sites and protected species	(+)	(+)	~	Implicitly supportive as the designations are mutually inconsistent.
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+	~	<u>Post consultation change makes explicit reference to the need to accommodate existing biodiversity assets into development which re-uses land, and this could include established non-native species (eg. of trees) if these have habitat value, even if they are not protected or locally characteristic.</u>
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	~	
3.3. Create places and spaces that look good and work well	~	~	~	More likely to depend on design criteria, and is also affected by the ease with which new development can be integrated with the surrounding, established land uses. It could be argued that is more feasible for new greenfield development, although clearly this conflicts with many other objectives.
4.1 Reduce emission of greenhouse gases and other pollutants	+	+	+	An implicit objective which underlies PPS1, PPG3, PPS6 and PPG13.
4.2 Minimise waste production and support recycling	(-)	(-)	(-)	Likely to increase waste in absolute terms, but this is offset by other potential benefits.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	(+)	(+)	~	Positive benefit if land is available close to amenities, etc., encouraging non-car access.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	+	+	+	Potential increase as brownfield development would presumably include open space whereas the derelict land would be privately owned.
6.1 Improve the quality, range and accessibility of services and facilities	+++	++	+	A likely consequence given PPS1 prioritises use of such sites for mixed land-use developments, transport interchanges, etc.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	(+)	(+)	~	Can have a positive impact particularly if central land is allocated for affordable housing, including that for the elderly and less mobile, improving their access to central services and facilities.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	++	+(+)	+	Any redevelopment for housing enables the Council to apply policies DP/1 and HG/3 to pursue this objective.
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	+	+	~	Supportive in principle as it encourages planned development of housing and employment in close proximity where possible.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	

7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	~
<b>Summary of assessment:</b> Policy clearly supports guidance on sustainable communities and the need to take available opportunities to integrate mixed land use and maximise efficient use of the land stock. The target is almost half the national target, though this is 'saved' from the Structure Plan and is understood to reflect the very limited stock of such land in the district at present.				
<b>Summary of mitigation proposals:</b> None.				
<b>Secondary, cumulative or synergistic effects:</b> While the target reflects local brownfield land shortages, once combined with the house building targets imposed by government and Structure Plan targets, there is a clear and substantial absolute negative sustainability impact on demand for undeveloped land.				
<b>ST/3 – Rural Centres</b>				
Identifies five of the districts larger settlements which already have established services and amenities and good sub-regional transport links, and which will be the focus of development in addition to Northstowe and urban infill / extension around Cambridge.				
<b>Sustainability Appraisal Objectives [abridged in some cases]</b>				
	<b>Assessment</b>			<b>Comments / Proposed Mitigation</b>
	<b>Short</b>	<b>Med.</b>	<b>Long</b>	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	+	+(+)	++	Taken with other policies on development outside Cambridge, this policy aims to direct and contain it within the existing larger settlements, helping to prevent creep onto the Green Belt and agricultural land.
1.2 Reduce the use of non-renewable resources including energy	(+)	(+)	(++)	Implicitly supportive because services are concentrated in the more accessible centres, and this should reduce the number of trips and support promotion of sustainable forms of transport.
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	(+)	(+)	(++)	Supportive if it prevents development creeping beyond existing settlements, however infilling and growth within the Centres should not lead to a loss of open space for wildlife.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	?	?	?	Focusing growth on these settlements could create local development pressure which must be addressed through design criteria and development control processes.
3.2 Maintain diversity and distinctiveness of landscape and townscape	?	?	?	As above.
3.3. Create places and spaces that look good and work well	?	?	?	As above.
4.1 Reduce emission of greenhouse gases and other pollutants	+	+(+)	++	Centres will have range of services in a more accessible location than smaller settlements, reducing number and lengths of trips and encouraging alternative forms of transport.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	(+)	(+)	(+)	Proximity of people to amenities could encourage more walking or cycling.

5.2 Reduce and prevent crime and the fear of crime	~	~	~	~
5.3 Improve the quantity and quality of publicly accessible open space	(-)	(-)	(-)	(-)
6.1 Improve the quality, range and accessibility of services and facilities	+	++	++(+)	~
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+	+	(-)
6.3 Ensure all groups have access to decent, appropriate and affordable housing	+	+	+	~
6.4 Encourage and enable active involvement of local people in the community	(+)	(+)	(+)	(+)
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	~
7.2 Support appropriate investment in people, places, communications and infrastructure	+	+	+	+
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	(+)	(+)	(+)	(+)

**Summary of assessment:** Policy is consistent with the underlying principles of PPS1, encouraging development to be focused on those centres which already have the greatest provision of services and amenities. This approach is consistent with other areas of policy, notably on sustainable transport, since it aims to create a critical mass of facilities in the most populous settlements, thereby bringing homes, work and services closer together for a sizeable proportion of the population.

**As a result of representations in public consultation, Bar Hill was reclassified as a Minor Rural Centre, reflecting its limited facilities (including public transport and lack of a secondary school), loss of key services recently, access problems and vulnerability to traffic congestion on the A14. The change might be seen as beneficial to Bar Hill if it reduces pressure on land resources and helps to maintain the existing balance between demand and supply of services. However it suggests a corresponding increase in pressure on land in the remaining Rural Centres in order to contribute to housing growth targets. This might suggest the outcome is less sustainable if it leads to increased pressure for peripheral development around Rural Centres, nevertheless it also appears consistent with the Council's underlying policy of avoiding development where this will increase commuting due to lack of local facilities. The Council has advised us subsequently that changing the status of Bar Hill should not have any knock-on impacts for the other Rural Centres and that the effect on housing supply will be negligible.**

**Summary of mitigation proposals:** None.

**Secondary, cumulative or synergistic effects:** The principal secondary effect is likely to be the impact on development on this scale on resource supplies, especially water, if these are to be met from local sources. Development will concentrate additional traffic in areas that may already be subject to some intermittent congestion, but this impact needs to be balanced against the adverse effects of more dispersed development which would still add to traffic and emission levels.

<b>S7/4 – Minor rural centres</b>			
Defines the next tier in the settlement hierarchy and establishing a broad threshold for the scale of development that would be permitted in these locations. The policy states the intention to use Section 46106 agreements for infrastructure provision as appropriate.			
Sustainability Appraisal Objectives [abridged in some cases]	Short	Med.	Long
	Assessment		
	Comments / Proposed Mitigation		

1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	~	Primarily addressed by ST/1.
1.2 Reduce the use of non-renewable resources including energy	?	?	?	?	Aims to limit the scale development in smaller locations which have few amenities and where residents would therefore make additional trips. The absolute impact involves an increase in the use of other resources, and this must be taken into account when considering the scale of development across the district.
1.3 Limit water consumption to sustainable levels	-	-	-	-	Increase in demand in absolute terms as the policy implies expansion of the housing stock, although overall impact is less than that of Northstowe or Cambridge East provided the scale of development continues to be small.
2.1 Avoid damage to designated sites and protected species	~	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+(+)	++	++	Supportive since it controls the scale of development in smaller settlements, preventing them from sprawling.
3.3. Create places and spaces that look good and work well	+	+(+)	++	++	Potential benefits subsumed under 3.2.
4.1 Reduce emission of greenhouse gases and other pollutants	+	+	+	+	As for 1.2.
4.2 Minimise waste production and support recycling	-	-	-	-	As for 1.3.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	~	
5.1 Maintain and enhance human health	~	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	(+)	(+)	(+)	(+)	Positive mark given because the policy is consistent with others relating to the settlement hierarchy, although in principle some services are less accessible because their provision is prioritised in the rural centres rather than in these settlements. However, allowing more housing growth in these centres does not guarantee there will also be improvement in amenities.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	?	?	?	?	Impact on the elderly and less mobile difficult to quantify though such centres are large enough to support some facilities.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	?	?	?	?	Ensures housing provision is spread to smaller settlements and not confined to the Rural Centres.
6.4 Encourage and enable active involvement of local people in the community	~	~	~	~	

7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	~	Impact on accessibility of local employment by means other than the car is assumed to be negligible.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	(+)	(+)	(+)	(+)	Implicitly supports the retail hierarchy by concentrating it in the larger centres where people can benefit from multi-function single trips.
<b>Summary of assessment: Limits the scale of new development in smaller centres which will still support a limited range of services and amenities, and which implicitly supports the broader settlement and retail hierarchies.</b>					
<b>Summary of mitigation proposals: None.</b>					
<b>Secondary, cumulative or synergistic effects: In terms of natural resources attention is rightly focused on the impact of the major developments at Northstowe and Cambridge East. However these developments are necessitated by national housing policy and will make significant contributions to rebalancing housing stock with needs, even though the absolute impact on energy, water and other resources is apparent. Development in smaller centres, whether through infill or windfall, will contribute to housing targets, but only on an incremental scale, and the additional consumption of resources might be less easy to justify. It will be necessary to monitor the number of developments in these smaller settlements and to consider carefully their long-term cumulative impact on demand for natural resources locally.</b>					
<b>ST/5 – Group villages</b>					
Identifies a larger number of medium-sized villages where new residential developments of up to 8 dwellings would be permitted.					
<b>Sustainability Appraisal Objectives [abridged in some cases]</b>	<b>Assessment</b>			<b>Comments / Proposed Mitigation</b>	
	<b>Short</b>	<b>Med.</b>	<b>Long</b>		
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	?	?	?	?	Assumed to be supportive in conjunction with other policies to prevent sprawl onto the surrounding countryside.
1.2 Reduce the use of non-renewable resources including energy	?	?	?	?	Small absolute impact on resource requirements, although the long-term cumulative effect across the district should not be overlooked.
1.3 Limit water consumption to sustainable levels	?	?	?	?	As above.
2.1 Avoid damage to designated sites and protected species	~	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	?	?	?	?	Policy should not result in excessive infill in smaller settlements which we assume will have a more rural and open character (the policy text refers to potentially low densities) and where wildlife may be established already.
2.3 Improve opportunities for people to access the countryside and wild places	?	?	?	?	As for 2.2.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+(+)	++	++	Addressed in requirement to retain sustainable housing balance and not introduce inappropriately high densities.
3.3. Create places and spaces that look good and work well	+	+(+)	++	++	As above.
4.1 Reduce emission of greenhouse gases and other pollutants	(+)	(+)	(+)	(+)	Implicitly supportive in the broader context of the settlement hierarchy.



4.2 Minimise waste production and support recycling	?	?	?	?	As for 1.2.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	~	
5.1 Maintain and enhance human health	~	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	?	?	?	?	As for 2.2.
6.1 Improve the quality, range and accessibility of services and facilities	?	?	?	?	Does not improve accessibility but limits additional development in centres where there are limited facilities which might be over-stretched by further growth.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	~	Any issues subsumed by comments for 6.3.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	?	?	?	?	Might have adverse impact if limiting scale means development might fall below thresholds at which it is economic or attractive for developers to provide affordable housing in rural areas. However the final policy text recognises the need for mixed affordability (ie. tenure arrangements)
6.4 Encourage and enable active involvement of local people in the community	~	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	~	Impact on accessibility of local employment by means other than the car is assumed to be negligible.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	(+)	(+)	(+)	(+)	As for policy ST/3.
<b>Summary of assessment: Another policy consistent with broad guidance on sustainable communities and with other plan policies on the settlement / retail hierarchies. One concern is that the limited scale of development may lie below the threshold for providing affordable housing and this may limit its availability in or next to the more rural areas of the district .</b>					
<b>Summary of mitigation proposals: None.</b>					
<b>Secondary, cumulative or synergistic effects: As for ST/3.</b>					
<b>ST/6 – Infill villages</b>					
Identifies a large number of small settlements in which service / amenity provision is minimal and imposes constraints on the scale of new development (and presumably on re-development) that would be permitted.					
Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation	
	Short	Med.	Long		
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	(+)	(+)	(+)	Implicitly supportive as constraints apply within the village framework and sprawl is prevented by other plan policies.	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	Effect assumed to be negligible due to the very small scale of development that is envisaged.	

1.3 Limit water consumption to sustainable levels	~	~	~	As for 1.2.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	?	?	?	Policy should not result in excessive infill in smaller settlements which we assume will have a more rural and open character (the policy text refers to potentially low densities) and where wildlife may be established already.
2.3 Improve opportunities for people to access the countryside and wild places	?	?	?	As above.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	++	++	++	Clearly supportive with specific mention of the need to ensure development does not adversely affect settlement character.
3.3. Create places and spaces that look good and work well	++	++	++	As above.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	Policy text acknowledges these centres have so few amenities that residents must find them elsewhere. However given their size the impact on emissions is assumed to be negligible, and the effect of the settlement / retail hierarchy concentrates amenities in larger locations where many can be visited with a single trip.
4.2 Minimise waste production and support recycling	~	~	~	As for 1.2 / 1.3.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	?	?	?	Neutral impact individually, but over time infilling should not reduce open space within the village framework.
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	As for 4.1.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	Effect assumed to be neutral as allowing more extensive growth does not guarantee new amenities would be provided.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	?	?	?	Similar concerns as for policy ST/4, although the text makes an exception which could support this objective.
6.4 Encourage and enable active involvement of local people in the community	~	~	~	Unlikely to have an impact as the policy acknowledges these settlements have limited social facilities already.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	As for policies ST/3 and ST/4.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	(+)	(+)	(+)	As for policies ST/3 and ST/4.



**Summary of assessment:** Sustainable in that it prevents excessive and potentially intrusive development that would unbalance the layout of the smallest settlements. The policy effectively means that small settlements that are already under-served by services and amenities will stay that way, but this is consistent with the settlement and retail hierarchies that the ST/ policies are aiming to achieve.  
**Summary of mitigation proposals:** None.  
**Secondary, cumulative or synergistic effects:** None identified.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
<b>ST7 – Phasing of housing land</b> Establishes role of Northstowe and other developments in delivering new housing in phases, but recognises the contribution of further development elsewhere on allocated land (and presumably through windfalls).				
<b>Sustainability Appraisal Objectives [abridged in some cases]</b>				
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	Spatial issue addressed by other policies.
1.2 Reduce the use of non-renewable resources including energy	?	?	?	Setting aside absolute impacts, phasing will help to ensure adequate provision of infrastructure in line with the growth in new housing.
1.3 Limit water consumption to sustainable levels	?	?	?	As for 1.2.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	(+)	(+)	(+)	In principal, and for the new settlements in particular, phasing aims to roll out housing and other elements in parallel.
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	(+)	(+)	(+)	Post consultation change made clear the role of phasing not only in maintaining a supply of housing but also in controlling the inevitable impacts of (re)development on surrounding areas.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	(+)	(+)	(+)	As for objective 4.1.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	(+)	(+)	(+)	As for 3.2.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	

6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	~
6.4 Encourage and enable active involvement of local people in the community	~	~	~	~
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	~
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	(+)	(+)	(+)	As for 3.2 / 6.1.
<b>Summary of assessment:</b> This is largely a procedural policy stating the Council's intention to manage the phased growth of housing, particularly in the large planned developments, while acknowledging its duty to maintain an adequate supply of land in other locations. Benefits are largely indirect and come from the phasing of housing with provision of other infrastructure to ensure there is a viable settlement from the outset, though clearly this applies primarily to Northstowe and Cambridge East.				
<b>Summary of mitigation proposals:</b> None.				
<b>Secondary, cumulative or synergistic effects:</b> None identified.				

S7/8 – Plan, monitor, manage	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
Establishes the Council's intention to monitor growth in new development, in particular to ensure housing targets and build on brownfield land, and identifies various forms of corrective action that may be used.				
<b>Sustainability Appraisal Objectives [abridged in some cases]</b>				
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	

5.1 Maintain and enhance human health	~	~	~
5.2 Reduce and prevent crime and the fear of crime	~	~	~
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~
6.4 Encourage and enable active involvement of local people in the community	~	~	~
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~

**Summary of assessment:** This policy is procedural, stating the Council's intention to monitor the progress of the LDF in key areas and take appropriate corrective action. It is clearly sustainable and consistent with the other areas of policy but cannot be reviewed in detail.

**Summary of mitigation proposals:** None.

**Secondary, cumulative or synergistic effects:** None identified.

**GREEN BELT POLICIES**

GB/1 – Green Belt boundaries The boundaries of the Green Belt are defined on the Proposals Map. Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	

3.1 Avoid damage to designated historic sites and their settings	~	~	~
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~
3.3. Create places and spaces that look good and work well	~	~	~
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~
4.2 Minimise waste production and support recycling	~	~	~
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~
5.1 Maintain and enhance human health	~	~	~
5.2 Reduce and prevent crime and the fear of crime	~	~	~
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~
6.4 Encourage and enable active involvement of local people in the community	~	~	~
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~

**Summary of assessment:** This is a procedural policy indicating where the extent of the Green Belt will be legally defined. Defining on the Proposals Map formally incorporates it into the LDF and district planning policy. As such the option cannot be assessed. Any impacts of the Green Belt are covered by the assessment of policy GB/2.

**Summary of mitigation proposals:** None – see below.

**Secondary, cumulative or synergistic effects:** The Council is assumed to have an underlying intention of preserving the Green Belt as far as possible. Developments such as Northstowe are mitigated by compensatory redesignation of land, but overall this represents a loss of the district's 'stock' of open land. Developments such as Northstowe are predicated on decisions taken high in the planning structure, but this raises the issue of whether this should result in more stringent controls on how much Green Belt land is removed and/or replaced as a result of other developments in order to limit the loss of open land in the longer term. (In practical terms this comment implies a concern that repeated redesignation of Green Belt land may weaken its role in managing development.)

**GB/2 – Development in the Green Belt – NOTE THIS POLICY HAS BEEN SUPERSEDED BY A NEW POLICY WHICH IS ASSESSED BELOW**  
 Planning permission will only be granted within the Green Belt in very special circumstances (defined in 8 points). Inappropriate development will not be permitted and any form of development may require landscaping.  
**Sustainability Appraisal Objectives [abridged in some cases]**

	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural	+++	+++	+++	Clearly one of the two main objectives of this policy.

holdings							
1.2 Reduce the use of non-renewable resources including energy	~	~	~	~			
1.3 Limit water consumption to sustainable levels	~	~	~	~			
2.1 Avoid damage to designated sites and protected species	+	+	+	+			Supportive in principle as such sites will lie beyond urban edge.
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+	+	+			Supports maintenance.
2.3 Improve opportunities for people to access the countryside and wild places	+	+	+	+			Ensures that open countryside surrounds settlements (proximity), although accessibility depends on rights of way.
3.1 Avoid damage to designated historic sites and their settings	+	+	+	+			
3.2 Maintain diversity and distinctiveness of landscape and townscape	+++	+++	+++	+++			Within 1.1 the other principal objective of this policy.
3.3. Create places and spaces that look good and work well	++	++	++	++			Supports 3.2.
4.1 Reduce emission of greenhouse gases and other pollutants	?	?	?	?			Impact of traffic growth which may occur as a result of permitting development of leisure facilities?
4.2 Minimise waste production and support recycling	~	~	~	~			
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	(+)	(+)	(+)	(+)			As vegetation helps to fix carbon it can be argued that the policy supports this objective indirectly.
5.1 Maintain and enhance human health	?	?	?	?			Depends whether land is available for recreational use.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	~			
5.3 Improve the quantity and quality of publicly accessible open space	++?	++?	++?	++?			Supportive in principal though designation does not imply public accessibility.
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	~			
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	~			
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	~			
6.4 Encourage and enable active involvement of local people in the community	~	~	~	~			
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	~			
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	~			
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	~			

**Summary of assessment: Overall the policy is clearly prevents loss of agricultural land, maintains local character, and provides the opportunity for accessible open space within easy reach of settlements.**

**Summary of mitigation proposals: Condition 2 of the policy permits appropriate development for recreational and leisure use. Should the policy or the supporting text indicate that 'appropriate' should be determined not only by maintaining the open character of the land but also that it should not result in excessive traffic since this indirectly affects the character and tranquility of the area. This issue is partly addressed in GB/6 by encouraging non-car access, but traffic impacts are not mentioned specifically.**

**Secondary, cumulative or synergistic effects: None identified.**

**GB/2 – Mitigating the Impact of New Development in the Green Belt – NEW POLICY REPLACING GB/2**

**Establishes the requirement that any new development considered appropriate within the Green Belt should have no adverse impact on visual aspect, and that forecast impacts should be addressed by planting and screening.**

**Sustainability Appraisal Objectives**  
**[abridged in some cases]**

**Comments / Proposed Mitigation**

**Assessment**

**Short**

**Med.**

**Long**

	<b><u>Short</u></b>	<b><u>Med.</u></b>	<b><u>Long</u></b>	<b><u>Comments / Proposed Mitigation</u></b>
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	(++)	(++)	(++)	Implicitly supportive though it is assumed other policies (eg NE/21) address this issue more directly.
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	+	+	+	Supportive in principle as such sites will lie beyond urban edge.
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+	+	Supports maintenance.
2.3 Improve opportunities for people to access the countryside and wild places	++	++	++	Ensures that open countryside surrounds settlements (proximity), although accessibility depends on rights of way.
3.1 Avoid damage to designated historic sites and their settings	+	+	+	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+++	+++	+++	Within 1.1 the other principal objective of this policy.
3.3. Create places and spaces that look good and work well	++	++	++	Supports 3.2.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	(+)	(+)	(+)	As vegetation helps to fix carbon it can be argued that the policy supports this objective indirectly.
5.1 Maintain and enhance human health	?	?	?	Depends whether land is available for recreational use.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	++?	++?	++?	Supportive in principal though designation does not imply public access.
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and	~	~	~	



infrastructure				
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	~
<b>Summary of assessment: Principal control is provided by GB/1 and use of PPG2 definition of what is acceptable development and this policy provides an additional safety net to mitigate visual and similar impacts that could result. The only issue is that this policy replaces GB/3 which addressed the design of the development itself not just its visual impact. It is assumed such controls will be imposed by other Development Control Principles.</b>				
<b>Summary of mitigation proposals: Condition 2 of the policy permits appropriate development for recreational and leisure use. Should the policy or the supporting text indicate that 'appropriate' should be determined not only by maintaining the open character of the land but also that it should not result in excessive traffic since this indirectly affects the character and tranquility of the area. This issue is partly addressed in GB/6 by encouraging non-car access, but traffic impacts are not mentioned specifically.</b>				
<b>Secondary, cumulative or synergistic effects: None identified.</b>				
<b>GB/3 – Location and design of development – THIS POLICY HAS BEEN SUPERSEDED</b>				
Development considered appropriate must be located and designed so it has no adverse effect on the character and openness of the Green Belt.				
Sustainability Appraisal Objectives [abridged in some cases]	Short	Med.	Long	Comments / Proposed Mitigation
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	?	?	?	Depends on locality although in principle the policy is supportive
3.2 Maintain diversity and distinctiveness of landscape and townscape	+++	+++	+++	The principal objective of this policy.
3.3. Create places and spaces that look good and work well	++	++	++	Supports 3.2.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	?	?	?	Maintains quality of open space although does not imply public accessibility.
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	



6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~
6.4 Encourage and enable active involvement of local people in the community	~	~	~
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~
<b>Summary of assessment: Little to comment on; clearly supportive.</b>			
<b>Summary of mitigation proposals: If the Council has prepared design guidelines should these be referenced in the supporting text? Equally, the text might make it clear if guidelines are to be covered in forthcoming guidance, possibly as an SPD.</b>			
<b>Secondary, cumulative or synergistic effects: None identified.</b>			

<b>GB/3 – Mitigating the Impact of Development Adjoining the Green Belt</b> <b>Requires controls similar to those specified in GB/2 to apply to any development close to the Green Belt which may have an impact on its character, openness and setting.</b>	<b>Assessment</b>			<b>Comments / Proposed Mitigation</b>
	<b>Short</b>	<b>Med.</b>	<b>Long</b>	
<b>Sustainability Appraisal Objectives</b> <b>[abridged in some cases]</b>				
<u>1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings</u>	~	~	~	
<u>1.2 Reduce the use of non-renewable resources including energy</u>	~	~	~	
<u>1.3 Limit water consumption to sustainable levels</u>	~	~	~	
<u>2.1 Avoid damage to designated sites and protected species</u>	~	~	~	
<u>2.2 Maintain / enhance range and viability of characteristic habitats and species</u>	?	?	?	<u>This policy supersedes GB/7 which made specific provision for habitat creation. While that may be an outcome of planting it would be helpful if the policy itself could make this clear. (We note that the supporting text added from GB/7 does indeed make this issue clearer.)</u>
<u>2.3 Improve opportunities for people to access the countryside and wild places</u>	~	~	~	
<u>3.1 Avoid damage to designated historic sites and their settings</u>	?	?	?	<u>Depends on locality although in principle the policy is supportive</u>
<u>3.2 Maintain diversity and distinctiveness of landscape and townscape</u>	+++	+++	+++	<u>The principal objective of this policy.</u>
<u>3.3. Create places and spaces that look good and work well</u>	++	++	++	<u>Supports 3.2.</u>
<u>4.1 Reduce emission of greenhouse gases and other pollutants</u>	~	~	~	
<u>4.2 Minimise waste production and support recycling</u>	~	~	~	
<u>4.3 Limit or reduce vulnerability to flooding and other climate change impacts</u>	~	~	~	

5.1 Maintain and enhance human health	??	??	??	
5.2 Reduce and prevent crime and the fear of crime	??	??	??	
5.3 Improve the quantity and quality of publicly accessible open space	??	??	??	Maintains quality of open space although does not imply public accessibility.
6.1 Improve the quality, range and accessibility of services and facilities	??	??	??	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	??	??	??	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	??	??	??	
6.4 Encourage and enable active involvement of local people in the community	??	??	??	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	??	??	??	
7.2 Support appropriate investment in people, places, communications and infrastructure	??	??	??	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	??	??	??	
<b>Summary of assessment: Clearly supportive. It is assumed appropriate design guidelines will be specified in a separate SPD in due course.</b>				
<b>Summary of mitigation proposals: If possible make clearer the mechanism for determining proximity to the Green Belt, and where this policy would apply, is not defined. Also make the policy itself clearer in its intention to contribute to habitat creation and not just to use vegetation to mitigate visual impacts.</b>				
<b>Secondary, cumulative or synergistic effects: None identified.</b>				
<b>GB/4 – Landscaping &amp; design measures – THE POLICY IS DELETED FROM THE SUBMISSION DRAFT OF THE DPD AND SUPERSEDED BY NEW VERSIONS OF GB/2 &amp; GB/3.</b>				
Development on the edge of settlements must be carefully landscaped and designed to minimise the visual impact on the adjacent Green Belt.				
Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	?	?	?	Depends on proximity of sites, but supportive in principle.
3.2 Maintain diversity and distinctiveness of landscape and townscape	+++	+++	+++	The principal objective of this policy.

3.3. Create places and spaces that look good and work well	++	++	++	++	Supports 3.2.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	~	
5.1 Maintain and enhance human health	~	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	~	(Addresses visual impact not availability of open space.)
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	~	

**Summary of assessment: As with GB/3, aims to minimise the impact on the landscape character of the Green Belt of any peripheral development that is considered appropriate.**

**Summary of mitigation proposals: As for GB/3.**

**Secondary, cumulative or synergistic effects: None identified.**

GB/5 – Major developed sites Identifies four major sites and defines the nature of development that would be permitted within their boundaries. Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	Technically, land within the sites is brownfield land. The policy is neutral provided the constraints on development do not result in an extension of the site onto adjacent land (which might be resisted by policy GB/2).
1.2 Reduce the use of non-renewable resources including energy	?	?	?	Not possible to assume without understanding the nature of redevelopment, however the current policy focuses on footprint only. See comments under mitigation below.
1.3 Limit water consumption to sustainable levels	?	?	?	As above.
2.1 Avoid damage to designated sites and protected species	~	~	~	

2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+	+	+	+	Policy provides for no net expansion of developed land within these sites (all of which have a parkland setting). Redevelopment should not result in loss of important vegetation / biodiversity features, though this should be implemented through the EIA process.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	+	+	+	+	+	Positive although benefits are confined to a small area.
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	+	+	As above.
3.3. Create places and spaces that look good and work well	+	+	+	+	+	As above.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	~	~	Effect is neutral provided redevelopment does not result in a sizeable increase in employment levels or changes in industrial process that increasing vehicle trips to/from the site.
4.2 Minimise waste production and support recycling	~	~	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	~	~	
5.1 Maintain and enhance human health	~	~	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	~	~	Sites have constraints on public access.
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	~	~	
<b>Summary of assessment: A supportive policy necessitated by the presence of large campus sites with land potentially available for redevelopment, but lying within the open area of the Green Belt. The policy controls horizontal and vertical redevelopment.</b>						
<b>Summary of mitigation proposals: It is not clear what redevelopment is envisaged, though the sites are a mixture of medical, research and manufacturing uses. In the light of Objectives 1.2 and 1.3 it could be made clearer that land use changes that result in significant changes in resource use, especially of water, would be resisted. However such provisions might be made in the Development Briefs mentioned in the supporting text.</b>						
<b>Secondary, cumulative or synergistic effects: None as these are isolated sites.</b>						

GB/6 – Recreation in the Green Belt Encourages use of Green Belt land for recreation provided land use change is sympathetic and facilities are conveniently close to built-up areas and/or readily accessible by non-car modes of transport.		Assessment			Comments / Proposed Mitigation
		Short	Med.	Long	
Sustainability Appraisal Objectives [abridged in some cases]					
1.1	Minimise irreversible loss of undeveloped land and productive agricultural holdings	?	?	?	It is not clear whether farm diversification through the release of land in a suitable location for non-agricultural purposes would be permitted.
1.2	Reduce the use of non-renewable resources including energy	?	?	?	Facilities such as country parks have near-neutral impact, however the level of provision of amenities such as showers, etc. needs to be controlled. Overall effect likely to be neutral
1.3	Limit water consumption to sustainable levels	?	?	?	As above.
2.1	Avoid damage to designated sites and protected species	~	~	~	Adverse impacts should be prevented by planning application process and the policy does not preclude sensitive development enabling the public to visit designated sites (see 2.3 below).
2.2	Maintain / enhance range and viability of characteristic habitats and species	+	+	+	Intrinsically protects some land from possible redevelopment and maintains its openness. Development should not result in loss of important vegetational, water and other features, but the overall effect is assumed to be positive.
2.3	Improve opportunities for people to access the countryside and wild places	+++	+++	+++	One of two principal objectives of this policy.
3.1	Avoid damage to designated historic sites and their settings	~	~	~	Assumed that redevelopment would not be permitted in the proximity of historic sites (eg. in grounds of halls, houses, etc.).
3.2	Maintain diversity and distinctiveness of landscape and townscape	++	++	++	Aims to provide for a variation in landscape that is still sympathetic and aims to provide for land uses other than agriculture around settlement edges.
3.3	Create places and spaces that look good and work well	++	++	++	Supports 3.2. Provision of convenient recreation outside the urban area should contribute to residents' satisfaction with their surroundings.
4.1	Reduce emission of greenhouse gases and other pollutants	+	+	+	Supportive if accessibility encourage less use of cars, and the indirect carbon-fixing benefits of the vegetation.
4.2	Minimise waste production and support recycling	~	~	~	
4.3	Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1	Maintain and enhance human health	++	++	++	Accessible recreational facilities encourage exercise.
5.2	Reduce and prevent crime and the fear of crime	~	~	~	
5.3	Improve the quantity and quality of publicly accessible open space	++	++(+)	+++	The other principal objective of this policy. Effect is assumed to build over time as facilities are added.
6.1	Improve the quality, range and accessibility of services and facilities	+(+)	++	++(+)	Addresses requirements for better accessibility for leisure facilities, and helping to reduce dependence on private cars.

6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	?	?	?	?	Might contribute to rural diversification, though this depends on the nature of the redevelopment.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	(+)	(+)	(+)	(+)	Appropriate development could support sustainable tourism, but this might offset other benefits of the basic policy (eg. reduced private car use) and should not entail inappropriately extensive development.
<b>Summary of assessment: Supports objectives of accessible open space and maintaining landscape character by ensuring there is a range of countryside 'land uses' (ie. not just agricultural land) around settlements as they expand.</b>					
<b>Summary of mitigation proposals: The policy and its supporting text does not refer to the nature of recreational developments, which appears potentially broad in type and impact. Country parks are mentioned and, implicitly, footpaths and bridleways. However other new development such as farmland turned over to golf courses, driving ranges and other non-agricultural uses are not mentioned specifically and the nature of these developments would need to be controlled carefully where they are acceptable.</b>					
<b>Secondary, cumulative or synergistic effects: Synergistic impact of out-of-town recreational space combined with open space provision within settlements (the assessment assumes recreational features are not included in open space targets). There is also a longer-term synergistic effect of adopting a strategy for managing recreational facilities in the Green Belt – as proposed in the supporting text – if this supports provision and variety.</b>					
<b>GB/7 – Improvements to landscape and biodiversity – THIS POLICY HAS BEEN DELETED FROM THE SUBMISSION VERSION OF THE DPD.</b>					
The Council aims to reverse declining habitat quality in the Green Belt through additional planting and habitat creation.					
Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation	
	Short	Med.	Long		
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	~	
2.1 Avoid damage to designated sites and protected species	+	+	+	+	Implicitly supportive, although the condition of designated sites is primarily the responsibility of other agencies.
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+(+)	++	++	Clearly supportive of this objective, and supporting text makes specific mention of land and aquatic features, trees and linear habitats. Effect builds over time as new planting takes hold.



2.3 Improve opportunities for people to access the countryside and wild places	+	+(+)	++	Proposals do not necessarily attract people to the countryside and the supporting text acknowledges the need to protect some sites as they are re-established. Any negative impact must be outweighed by the clear benefits of improving biodiversity and husbandry of countryside resources.
3.1 Avoid damage to designated historic sites and their settings	+?	+?	+?	Depends where improvements occur – at worst the effect is neutral.
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+(+)	++	Clearly supportive, and recognises the need to manage and regenerate features to maintain their quality. Activities will take time to deliver improvements so effect grows.
3.3. Create places and spaces that look good and work well	+	+	+	Supports 3.2.
4.1 Reduce emission of greenhouse gases and other pollutants	?	?	?	Carbon-fixing benefit of vegetation?
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	+	+(+)	++	Text wording implies the council rather than private landowners have responsibility for these improvements, and this suggests they would occur where the public can enjoy the results.
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	Any leisure benefits implicit in 5.3.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	+	+	+	Supporting text makes mention of coordinating work with volunteer groups.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
<b>Summary of assessment: Clearly sustainable with a strong positive environmental focus that recognises countryside resources must need management to maintain quality.</b>				
<b>Summary of mitigation proposals: None.</b>				
<b>Secondary, cumulative or synergistic effects: None identified – policy is a reaction to secondary effects of agricultural practices.</b>				



## DEVELOPMENT PRINCIPLES POLICIES

### DP/1 – Sustainable development

Development must be consistent with the principles of sustainable development in terms of form, design, materials and sustainable transport, as well as policy on mixed land-use developments.

#### Sustainability Appraisal Objectives

[abridged in some cases]

#### Comments / Proposed Mitigation

#### Assessment

Short Med. Long

	Short	Med.	Long	Comments / Proposed Mitigation
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	(+++)	(+++)	(+++)	Supportive, if the absolute impact of the development is ignored.
1.2 Reduce the use of non-renewable resources including energy	(+++)	(+++)	(+++)	As above.
1.3 Limit water consumption to sustainable levels	(+++)	(+++)	(+++)	As above.
2.1 Avoid damage to designated sites and protected species	+	+	+	Implicit (see below).
2.2 Maintain / enhance range and viability of characteristic habitats and species	++	++	++	Protection is mentioned specifically.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	+	+	+	As for 2.2.
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	Not mentioned but addressed by other policies.
3.3. Create places and spaces that look good and work well	~	~	~	As for 3.2.
4.1 Reduce emission of greenhouse gases and other pollutants	++	++	++	Clearly supportive through sustainable transport improvements and requirement to avoid / mitigate impacts.
4.2 Minimise waste production and support recycling	?	?	?	Household waste is not mentioned specifically, although certain forms of recycling (eg. building materials) are covered.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	+	+	+	Mentioned as a requirement..
5.1 Maintain and enhance human health	(++)	(++)	(++)	Implicitly in several measures, and substantiated by need for an HIA.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	++	++	++	Clearly supportive.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	(+)	(+)	(+)	Implicit in point 12.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	Not mentioned specifically but is adequately covered by other areas of policy.
6.4 Encourage and enable active involvement of local people in the community	+	+	+	As for 6.1.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	

7.2 Support appropriate investment in people, places, communications and infrastructure	+	+	+	+	+	Key word is 'appropriate'.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	?	?	?	?	?	Assumed to be beneficial although relationship is indirect.
<b>Summary of assessment: Clearly a very sustainable policy as would be expected. Some socio-economic aspects are not mentioned explicitly but are adequately covered by other policies.</b>						
<b>Summary of mitigation proposals: <del>None</del> Post-consultation changes emphasise the requirement for SA and Health Impact Assessment of major development. The policy should define this in the same way as for TR/3 which refers to a definition in PPG13 (and assuming there is no appropriate alternative in national planning guidance).</b>						
<b>Secondary, cumulative or synergistic effects: None identified.</b>						

DP/2 – Design of new development Establishes basic principles of what the Council will determine to be good design and links this to other, supportive policies. Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	(+)	(+)	(+)	Implied by point 2.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	(+)	(+)	(+)	Implied by point 2.
3.2 Maintain diversity and distinctiveness of landscape and townscape	++	++	++	Clearly a principal objective.
3.3. Create places and spaces that look good and work well	+++	+++	+++	The primary objective of this policy.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	Addressed by policies DP/3 and DP/1.
4.2 Minimise waste production and support recycling	~	~	~	Incorporation of facilities is addressed by other policies.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	As above.
5.1 Maintain and enhance human health	(+)	(+)	(+)	Implicitly supportive.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	+	+	+	Clearly supportive.
6.1 Improve the quality, range and accessibility of services and facilities	++	++	++	Quality and range are addressed in other areas of policy, but access and accessibility are clearly prioritised.

6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	++	++	++	++	++	Inclusivity also clearly signposted as a priority.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	(+)	(+)	(+)	(+)	(+)	Supports higher densities which implicitly helps to support housing needs provision.
6.4 Encourage and enable active involvement of local people in the community	++	++	++	++	++	As for 6.2.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	(+)	(+)	(+)	(+)	(+)	Implicitly supportive, though access to work is covered by DP/4 and DP/1.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	(+)	(+)	(+)	(+)	(+)	Implicit benefits.
<b>Summary of assessment: Clearly sustainable.</b>						
<b>Summary of mitigation proposals: None.</b>						
<b>Secondary, cumulative or synergistic effects: Although it is not necessarily clear in the assessment comments above, there are potentially strong synergies between providing well designed new developments and human health, residents' satisfaction with their surroundings, the attraction of an area as a good place to live, and the impact these factors have on attracting new employers and growing the sub-regional economy. In fact the effect is cyclical because this clearly adds to development pressure.</b>						
<b>DP/3 – Development criteria</b>						
<b>Defines a broad range of criteria which will be used to assess desirability of development and cross-references these to other plan policies that define more specific objectives and requirements.</b>						
<b>Sustainability Appraisal Objectives [abridged in some cases]</b>	<b>Assessment</b>			<b>Comments / Proposed Mitigation</b>		
	<b>Short</b>	<b>Med.</b>	<b>Long</b>			
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	+	+	+	Addressed in criteria on adverse impacts to be avoided.		
1.2 Reduce the use of non-renewable resources including energy	~	~	~	Addressed by policy DP/1.		
1.3 Limit water consumption to sustainable levels	+	+	+	As for 1.1.		
2.1 Avoid damage to designated sites and protected species	+	+	+	As for 1.1.		
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+	+	As for 1.1.		
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~			
3.1 Avoid damage to designated historic sites and their settings	+	+	+	As for 1.1.		
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Covered by policy DP/2 and by the adverse impact criteria.		
3.3. Create places and spaces that look good and work well	(+)	(+)	(+)	Also covered by DP/2 but implicitly supportive.		
4.1 Reduce emission of greenhouse gases and other pollutants	+	+	+	Implicitly supportive in that it encourages sustainable forms of transport.		
4.2 Minimise waste production and support recycling	+	+	+	Recycling facilities are mentioned.		

4.3 Limit or reduce vulnerability to flooding and other climate change impacts	+	+	+	+	Covered by policy DP/1 and by the adverse impact criteria.
5.1 Maintain and enhance human health	~	~	~	~	Note really addressed by this policy but is dealt with elsewhere.
5.2 Reduce and prevent crime and the fear of crime	+	+	+	+	Mentioned specifically.
5.3 Improve the quantity and quality of publicly accessible open space	+	+	+	+	Mentioned specifically.
6.1 Improve the quality, range and accessibility of services and facilities	+	+	+	+	Safe access to buildings and safe road access are mentioned.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	(+)	(+)	(+)	(+)	Implicit in terms of use of Section <del>46</del> <u>106</u> agreements.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	+	+	+	+	Mentioned specifically.
6.4 Encourage and enable active involvement of local people in the community	~	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	(+)	(+)	(+)	(+)	As for 6.2.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	~	
<b>Summary of assessment: Clearly sustainable.</b>					
<b>Summary of mitigation proposals: None.</b>					
<b>Secondary, cumulative or synergistic effects: Taken together with specific policies cross-referenced in the text, these criteria present substantial limitations which may act as a disincentive to development, even if they are consistent with current policy guidance.</b>					
<b>DP/4 – Infrastructure and new developments</b>					
<b>Coordinates the provision of a wide range of infrastructure in parallel with new development to ensure it is supported appropriately, and establishing the intention to seek developer contributions.</b>					
<b>Sustainability Appraisal Objectives [abridged in some cases]</b>	<b>Assessment</b>			<b>Comments / Proposed Mitigation</b>	
	<b>Short</b>	<b>Med.</b>	<b>Long</b>		
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	(-)	(--)	(--)	There is an absolute impact of the development and supporting infrastructure on land requirements, though this must be ignored if development is mandated by national interests.	
1.2 Reduce the use of non-renewable resources including energy	(-)	(--)	(--)	As above.	
1.3 Limit water consumption to sustainable levels	(-)	(--)	(--)	As above.	
2.1 Avoid damage to designated sites and protected species	~	~	~		
2.2 Maintain / enhance range and viability of characteristic habitats and species	?	?	?	Nature of environmental improvements is not defined, and it is not clear if contributions would be sought for habitat mitigation or compensation.	

2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	+	+	+	+	Added to the list as a result of post-consultation changes.
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	~	
3.3. Create places and spaces that look good and work well	+	+	+	+	Provision of infrastructure ahead of, or in parallel with development.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	~	
5.1 Maintain and enhance human health	+	+	+	+	Positive, compared to building houses without supporting health services and other facilities.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	+	+	+	+	Mentioned specifically as reason for seeking contributions.
6.1 Improve the quality, range and accessibility of services and facilities	+	+	+	+	Intrinsically supportive.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	(+)	(+)	(+)	(+)	In principle it supports since costs of infrastructure required by growth in development is borne by developer and not wholly by the residents.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	++	++	++	++	Potentially vital policy for delivering this benefit.
6.4 Encourage and enable active involvement of local people in the community	+	+	+	+	Some of the facilities that could be funded by contributions support this objective.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	+	+	+	+	Educational facilities provided in parallel with occupation of the development.
7.2 Support appropriate investment in people, places, communications and infrastructure	+++	+++	+++	+++	The principal objective of this policy.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	+	+	+	Implicitly supportive.
<b>Summary of assessment: An essential policy given the nature and scope of development that ensuring equitable distribution of the costs of new infrastructure to support the new development, and ensuring a basic level of infrastructure is provided as the site is occupied. Contribution arrangements are crucial to meeting some objectives, notably affordable housing.</b>					
<b>Summary of mitigation proposals: Define environmental improvements that might be funded more clearly (we understand the Council will address this in a Supplementary Planning Document).</b>					
<b>Secondary, cumulative or synergistic effects: None; the policy aims to prevent cumulative effects of development on the broader existing community infrastructure. Overall, the absolute impact of the scale of the development should not be overlooked.</b>					

**DP/5 – Cumulative development**  
 Prohibits development on a piecemeal basis where larger-scale development would provide more coherent settlement patterns, and also ensures that a ‘salami-slicing’ approach cannot be adopted to circumvent certain planning criteria that depend on the size of the development.

Assessment

Comments / Proposed Mitigation

[abridged in some cases]		Short	Med.	Long
1.1	Minimise irreversible loss of undeveloped land and productive agricultural holdings	+	+	+
				Implicitly supportive though the main benefit is the efficient use of the available stock of land. See also 3.2. below.
1.2	Reduce the use of non-renewable resources including energy	?	?	?
				Possibly beneficial as development in larger numbers of units could lower the unit cost per dwelling of new technology.
1.3	Limit water consumption to sustainable levels	?	?	?
				As above.
2.1	Avoid damage to designated sites and protected species	~	~	~
2.2	Maintain / enhance range and viability of characteristic habitats and species	~	~	~
2.3	Improve opportunities for people to access the countryside and wild places	~	~	~
3.1	Avoid damage to designated historic sites and their settings	~	~	~
3.2	Maintain diversity and distinctiveness of landscape and townscape	+	+(+)	++
				Aims to prevent inappropriate, piecemeal development and will help to prevent creep onto countryside around settlements.
3.3.	Create places and spaces that look good and work well	+	+(+)	++
				Supports 3.2.
4.1	Reduce emission of greenhouse gases and other pollutants	~	~	~
4.2	Minimise waste production and support recycling	~	~	~
4.3	Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~
5.1	Maintain and enhance human health	~	~	~
5.2	Reduce and prevent crime and the fear of crime	~	~	~
5.3	Improve the quantity and quality of publicly accessible open space	(+)	(+)	(+)
				Implicitly supportive as it favours well-planned designs that incorporate open space from the outset rather than leaving it as unused blocks of land between development that may not be open to the public.
6.1	Improve the quality, range and accessibility of services and facilities	~	~	~
6.2	Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~
6.3	Ensure all groups have access to decent, appropriate and affordable housing	+	+	+
				Likely to be supportive because affordable housing provision (and funding) is more sustainable for larger developments.
6.4	Encourage and enable active involvement of local people in the community	~	~	~
7.1	Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~
7.2	Support appropriate investment in people, places, communications and infrastructure	+	+	+
				Appears supportive because it encourages larger scale development for which is it more likely to be appropriate to levy developer contributions to support infrastructure provision.
7.3.	Improve the efficiency, competitiveness, vitality and adaptability of the local	~	~	~



economy

**Summary of assessment:** An important policy given the limited supply of suitable, sustainable land as it supports the efficient supply of land (on a rolling basis). Clearly larger developments are intrinsically less sustainable than smaller ones in terms of their absolute impacts, but the former offer economies of scale in terms of infrastructure provision (especially through Section 46.106 agreements). Moreover, favouring larger scale development enables the various competing land uses (housing, amenity, play space, open space) to be reconciled with good design providing a more coherent settlement pattern, creating spaces that work well, and which would be more difficult to achieve if development occurs on a piecemeal basis.

**Summary of mitigation proposals:** None.

**Secondary, cumulative or synergistic effects:** The policy aims to avoid secondary impacts on coherence and aims to exploit the economies of scale offered by larger scale developments (though it is not clear whether this is strictly a synergistic effect).

DP/6 – Construction methods	Established broad requirements for the planning and operation of construction activities to minimise the impact of traffic, noise and other facets of site development on the surrounding environment.	Assessment			Comments / Proposed Mitigation
		Short	Med.	Long	
Sustainability Appraisal Objectives [abridged in some cases]					
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings		~	~	~	
1.2 Reduce the use of non-renewable resources including energy		+	+(+)	++	Clearly advocates recycling of construction waste and materials. We assume specific controls on the impacts of these activities will be established through an EIA and also specified in AAPs where appropriate.
1.3 Limit water consumption to sustainable levels		(-)	(-)	(-)	Water requirement of construction activities, and the need for conservation, are not addressed.
2.1 Avoid damage to designated sites and protected species		~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species		~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places		~	~	~	
3.1 Avoid damage to designated historic sites and their settings		~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape		+	+	+	Covers the temporary impacts of construction.
3.3. Create places and spaces that look good and work well		~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants		+	+	+	Aims to limit odours, waste, noise, etc. Dust contamination is not mentioned specifically. See also objective 1.3.
4.2 Minimise waste production and support recycling		++	++	++(+)	Clearly supportive. See also 1.2.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts		~	~	~	Not mentioned specifically. We would expect any problems to be identified in Master Plans and/or EIA and addressed through appropriate mitigation depending on the local problems.
5.1 Maintain and enhance human health		+	+	+	Intrinsic objective of good site management practices required by the policy.



5.2 Reduce and prevent crime and the fear of crime	~	~	~
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~
6.4 Encourage and enable active involvement of local people in the community	~	~	~
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~

**Summary of assessment: An essential policy given the scale of development that will occur in the district.**  
**Summary of mitigation proposals: Explicit mention could be made of the need for construction activity to conserve water, and possibly also problems of dust contamination given the amount of topsoil-stripping that will occur, and the recent reduction in NAGS thresholds.**  
**Secondary, cumulative or synergistic effects: The cumulative impact of extensive development at several locations in the district will need careful consideration and integration at the Master Planning stage to ensure traffic impacts in particular are minimised, and to ensure noise, odour, and other impacts are contained by the phasing of development.**

DP17 – Urban frameworks	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
Provides a general permit for the development of unallocated land within urban areas provided it is in keeping with local character.				
<b>Sustainability Appraisal Objectives [abridged in some cases]</b>				
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	++	++	++	Supports settlement and development hierarchy by seeking to maximise use of land within existing settlements.
1.2 Reduce the use of non-renewable resources including energy	+	+	+	Implicitly supportive as it focuses development more centrally, though the incremental benefit is difficult to estimate at this stage.
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	(+)	(+)	(+)	Indirectly supportive provided it does not infill green space or green corridors.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	?	?	?	Depends on surrounding land uses.

3.2 Maintain diversity and distinctiveness of landscape and townscape	(+)	(+)	(+)	(+)	Difficult to judge without understanding of the likely nature of development, but supportive in principle.
3.3 Create places and spaces that look good and work well	~	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	(+)	(+)	(+)	(+)	Appears to focus development on more central sites in larger settlements so implicitly supportive.
4.2 Minimise waste production and support recycling	~	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	~	
5.1 Maintain and enhance human health	~	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	(-)	(-)	(-)	(-)	Must not lead to loss of open space.
6.1 Improve the quality, range and accessibility of services and facilities	(+)	(+)	(+)	(+)	Supportive in principle though this depends on the nature of the development.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	(+)	(+)	(+)	(+)	As for 6.1.
6.4 Encourage and enable active involvement of local people in the community	~	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	?	?	?	?	As for 6.1., although the use of unallocated land suggests the effective will be negligible.
<b>Summary of assessment: Implicitly supportive policy encouraging extra land in settlements to be brought forward for development as appropriate. However the fact that such land lies outside allocations on the proposals map suggests the benefit may be negligible.</b>					
<b>Summary of mitigation proposals: None.</b>					
<b>Secondary, cumulative or synergistic effects: None identified.</b>					
<b>DP/8 – Village frameworks</b>					
<b>Restricts development in the countryside to rural land uses and aims to ensure development of unallocated land within village frameworks is in keeping with local character, will have no adverse impacts including the loss of amenity.</b>					
<b>Sustainability Appraisal Objectives [abridged in some cases]</b>					
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	++	++	++	++	Strictly controls the nature of development in rural areas.

1.2 Reduce the use of non-renewable resources including energy	?	?	?	?	?	Does not preclude development but limits its scale and impact.
1.3 Limit water consumption to sustainable levels	?	?	?	?	?	As above.
2.1 Avoid damage to designated sites and protected species	~	~	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	(+)	(+)	(+)	(+)	(+)	Implicitly supportive.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	+	+	+	+	+	Supportive.
3.2 Maintain diversity and distinctiveness of landscape and townscape	++	++	++	++	++	Designed to prevent inappropriate rural development.
3.3. Create places and spaces that look good and work well	(+)	(+)	(+)	(+)	(+)	Likely to be supportive.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	~	~	
5.1 Maintain and enhance human health	~	~	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	(+)	(+)	(+)	(+)	(+)	Could be supportive if it prevents infill.
6.1 Improve the quality, range and accessibility of services and facilities	?	?	?	?	?	Potentially supportive if it ensures no loss of key amenities.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	?	?	?	?	?	Depends on nature of development.
6.4 Encourage and enable active involvement of local people in the community	~	~	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	?	?	?	?	?	Aims to support the rural economy indirectly by ensuring any land suitable for development is prioritised for appropriate uses.
<b>Summary of assessment: Sustainable – aims to support appropriate development in the countryside.</b>						
<b>Summary of mitigation proposals: None.</b>						
<b>Secondary, cumulative or synergistic effects: None identified.</b>						

## HOUSING POLICIES

### HG/1 – Housing density

Sets a minimum standard of 30 dwellings/ha. with higher densities desirable in central locations near services, amenities and public transport.

#### Sustainability Appraisal Objectives

[abridged in some cases]

#### Comments / Proposed Mitigation

#### Assessment

Short Med. Long

1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	+++	+++	+++		Implicitly the principal objective of this policy, aiming to reverse recent trends of constructing larger homes at lower densities.
1.2 Reduce the use of non-renewable resources including energy	(-)	-	-(-)		Clearly negative in absolute terms as the policy increases energy consumption per hectare (ie. increasing the environmental footprint). Although this implies poorer performance than recent lower density development its impact will be offset by policies NE/1, NE/15 and DP/1.
1.3 Limit water consumption to sustainable levels	(-)	-	-(-)		As above.
2.1 Avoid damage to designated sites and protected species	~	~	~		
2.2 Maintain / enhance range and viability of characteristic habitats and species	(+)	(+)	(+)		Implicitly supportive if it makes better use of land allocated for development, relieving development pressure on other locations.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~		
3.1 Avoid damage to designated historic sites and their settings	~	~	~		
3.2 Maintain diversity and distinctiveness of landscape and townscape	++	++	++		Requirement merely to maintain distinctiveness can be achieved and increased density should not have an inverse effect on housing quality provided policies DP/2 and DP/3 are reflected in development proposals.
3.3. Create places and spaces that look good and work well	++	++	++		As for 3.2.
4.1 Reduce emission of greenhouse gases and other pollutants	+	+	+		Intrinsic benefit from locating more people closer to work, services, transport facilities and its impact on travel mode.
4.2 Minimise waste production and support recycling	(-)	-	-(-)		As for 1.2.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	?	?	?		Needs to be addressed carefully in designing in adequate open space in conjunction with SUDS (NE/14).
5.1 Maintain and enhance human health	+	+(+)	++		Good design should ensure there are no impacts, and policies SF/12 and SF/13 (and DP/4 intrinsically) provide for recreational space and infrastructure proportional to housing provision.
5.2 Reduce and prevent crime and the fear of crime	~	+	+		Should be designed out of developments, and greater densities can provide more overlooking of open space to add to security. Both issues are covered in principle in policy DP/1.
5.3 Improve the quantity and quality of publicly accessible open space	(+)	(+)	(+)		Implicitly supportive if it makes better use of allocated space and gives more flexibility in





3.2 Maintain diversity and distinctiveness of landscape and townscape	~	+	++	++	The assessment assumed that favouring smaller homes is consistent with local architectural patterns and character, whereas recent house-building that has favoured larger premises is not. High density clustering around service centres in new settlements must be treated as an exception which is necessitated by PPS1, PPG3, etc.
3.3 Create places and spaces that look good and work well	++	++	++	++	Clearly supportive.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	~	As for 1.2.
4.2 Minimise waste production and support recycling	~	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	~	
5.1 Maintain and enhance human health	?	?	?	?	Health benefits likely to be delivered through other policies on sustainable development, design, etc.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	(+)	(+)	(+)	(+)	Same comment as for policy HG/1.
6.1 Improve the quality, range and accessibility of services and facilities	+	+	+	+	Policy is a way of achieving higher densities and therefore delivering mixed land-use development near service and transport hubs.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+++	+++	+++	+++	Probably the principal objective of this policy as the housing needs survey suggests a sizeable section of the population cannot get access to housing due to inappropriate development.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	++	++	++	++	Policy concerns density not tenure, but the links with housing mix are clear.
6.4 Encourage and enable active involvement of local people in the community	~	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	+	+	+	+	Contributes to improved accessibility in some locations.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	~	
<b>Summary of assessment: Given the importance of housing stock growth to the entire LDF this is clearly a key policy that does much of the work needed to realign housing provision with local needs for smaller units.</b>					
<b>Summary of mitigation proposals: The supporting text acknowledges the share of 1 and 2 bedroom properties is lower than the level revealed by the Housing Needs Survey without fully justifying the reason. Assuming a further Needs Survey will be undertaken in 2-3 years time we suggest the supporting text might indicate the Council's intention to review the shares at that stage and adjust them for any new development permitted subsequently. Equally, this draft policy is Alternative Option 3 from the Preferred Options Report and the level of 1 to 2 bedroom provision is higher than envisaged by the Council originally. The rationale for this change in option needs to be made clear and we understand this will be addressed in the Monitoring Plan for the LDF.</b>					
<b>Secondary, cumulative or synergistic effects: None identified.</b>					

**HG/3 – Affordable housing within frameworks**

**Sets a requirement that affordable housing should represent 50% of all new development for all sites comprising 2 or more dwellings. The policy reiterates the intention to levy developer contributions for affordable housing on new employment that increases local demand for this type of accommodation among key workers and similar groups.**

**Sustainability Appraisal Objectives**

[abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	++	++	++	New affordable housing assumed to benefit those in poor quality social rented housing, hostels, etc.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	++	++	++	Clearly designed to reduce impact of disparities between earnings levels and prices in the open housing market.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	+++	+++	+++	The principal objective of this policy.
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	



7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	++	++	++	Important if it helps to keep key workers in the community, and to attract in others to meet growth in new facilities.							
<b>Summary of assessment:</b> Clearly consistent with current government policy and the strategy restated by the SoS in late January 2005. The supporting text justifies setting the threshold at 50% however it is not clear what impact this will have on developers' motivation to take forward very small sites, however this is addressed to some degree by policy HG/4											
<b>Summary of mitigation proposals:</b> None.											
<b>Secondary, cumulative or synergistic effects:</b> None identified.											
<b>HG/4 – Affordable housing funding</b> Provides for adjusting policy HG/3 in exceptional circumstances, particularly on smaller sites where the level of affordable housing may affect the economic of provision. In such cases the policy provides for taking contributions to fund housing elsewhere.											
<b>Sustainability Appraisal Objectives</b> [abridged in some cases]	<table border="1"> <thead> <tr> <th colspan="3" data-bbox="501 965 533 1384">Assessment</th> <th data-bbox="501 607 533 958" rowspan="2">Comments / Proposed Mitigation</th> </tr> <tr> <th data-bbox="537 965 569 1384">Short</th> <th data-bbox="537 1099 569 1234">Med.</th> <th data-bbox="537 965 569 1099">Long</th> </tr> </thead> </table>			Assessment			Comments / Proposed Mitigation	Short	Med.	Long	
Assessment			Comments / Proposed Mitigation								
Short	Med.	Long									
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~								
1.2 Reduce the use of non-renewable resources including energy	~	~	~								
1.3 Limit water consumption to sustainable levels	~	~	~								
2.1 Avoid damage to designated sites and protected species	~	~	~								
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~								
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~								
3.1 Avoid damage to designated historic sites and their settings	~	~	~								
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~								
3.3. Create places and spaces that look good and work well	~	~	~								
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~								
4.2 Minimise waste production and support recycling	~	~	~								
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~								
5.1 Maintain and enhance human health	++	++	++	New affordable housing assumed to benefit those in poor quality social rented housing, hostels, etc.							
5.2 Reduce and prevent crime and the fear of crime	~	~	~								
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~								
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~								
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	++	++	++	Clearly a companion policy for HG/4 with the same benefits							
6.3 Ensure all groups have access to decent, appropriate and affordable	+++	+++	+++	The principal objective of this policy.							



4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	~					~
4.2 Minimise waste production and support recycling	~	~	-	---					As for 1.2 / 1.3.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	~					
5.1 Maintain and enhance human health	++	++	++	++					New affordable housing assumed to benefit those in poor quality social rented housing, hostels, etc.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	~					
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	~					Net impact on open space is assumed to be negligible.
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	~					
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	++	++	++	++					Addresses both income and locational inequalities by providing a mechanism to ensure adequate affordable housing provision outside the principal settlements.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	+++	+++	+++	+++					The primary objective of this policy.
6.4 Encourage and enable active involvement of local people in the community	(+)	(+)	(+)	(+)					Intrinsically supportive if it allows people to remain in their existing community but in better accommodation.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	(+)	(+)	(+)	(+)					Possibly benefits rural economy if it enables rural workings to remain on the land (again, in better surroundings).
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	~					
7.3 Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	~					
<b>Summary of assessment: Suggests obvious sustainability issues in terms of the potential loss of undeveloped land, but this policy is used in exceptional circumstances and only when alternative sites are unavailable or exhausted. The policy might consider measures to remediate Green Belt or open space where this is lost though it is not clear how physical compensation might be funded.</b>									
<b>Summary of mitigation proposals: See above.</b>									
<b>Secondary, cumulative or synergistic effects: None identified provided such cases remain exceptions.</b>									
<b>HG/6 – Extensions to dwellings in the countryside</b>									
Establishes the development criteria for modification of dwellings outside village frameworks to ensure change is appropriate in scale and character. Exceptional circumstances for the expansion of very small properties (eg. workers' cottages) are defined.									
Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation					
	Short	Med.	Long						
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	It is assumed development would not occur otherwise rather than shifted onto undeveloped land, therefore the effect is neutral.					
1.2 Reduce the use of non-renewable resources including energy	~	~	~						

1.3 Limit water consumption to sustainable levels	~	~	~	~
2.1 Avoid damage to designated sites and protected species	~	~	~	~
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+	+	Implicitly assumed that scale of occupation does not change substantially and that setting of the property is largely unchanged.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	~
3.1 Avoid damage to designated historic sites and their settings	~	~	~	~
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Supportive provided development criteria also refer to use of appropriate materials.
3.3. Create places and spaces that look good and work well	~	~	~	~
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	~
4.2 Minimise waste production and support recycling	~	~	~	~
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	~
5.1 Maintain and enhance human health	~	~	~	~
5.2 Reduce and prevent crime and the fear of crime	~	~	~	~
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	~
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	~
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	?	?	?	Depends on circumstances – eg. is the work the result of an improvement to a worker's tied cottage?
6.3 Ensure all groups have access to decent, appropriate and affordable housing	?	?	?	As above.
6.4 Encourage and enable active involvement of local people in the community	~	~	~	~
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	~
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	~
<b>Summary of assessment: A policy that appears to be motivated by local conditions and the need to carefully control development in those instances where it is needed.</b>				
<b>Summary of mitigation proposals: The policy text provides for exceptional extensions vertically and laterally, the latter based on a threshold of 50% increase. Criterion 4 which states that the proposed extension should be in scale with the existing dwelling, whereas the 50% threshold suggests quite substantial extension would be permitted for a potentially wide range of properties. There is also a clear disparity between this threshold and that applied by policy HG/7. Should the threshold be reduced, or at least substantiated?</b>				
<b>Secondary, cumulative or synergistic effects: None identified.</b>				

**HG7 – Replacement dwellings in the countryside**

Permits one-for-one replacement with some scope for expansion provided issues of scale and character with surroundings are respected. The policy specifically excludes replacement of caravans and other mobile homes with permanent dwellings.

**Sustainability Appraisal Objectives**

**Comments / Proposed Mitigation**

**Assessment**

Short Med. Long

1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	It is assumed development would not occur otherwise rather than shifted onto undeveloped land, therefore the effect is neutral.
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	Protection assumed to be afforded by other policies, and the scale of expansion of the property is modest compared to HG/6.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Effect should be neutral provided the scale, design and materials of the new property are integrated with the surroundings and consistent with local architectural styles.
3.3. Create places and spaces that look good and work well	(+)	(+)	(+)	Implicitly supportive (see 3.2. above).
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	Not clear that this policy addresses affordable housing needs.
6.4 Encourage and enable active involvement of local people in the community	?	?	?	Possible benefit for individuals if redevelopment of a sub-standard property enables them to remain in the countryside.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and	~	~	~	



infrastructure									
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	~	~	~	~	~	~
<b>Summary of assessment: A policy that appears to be motivated by local conditions and the need to carefully control development in those instances where it is needed.</b>									
<b>Summary of mitigation proposals: Criteria should also reflect need to use appropriate materials as this policy covers demolition and replacement of the whole structure.</b>									
<b>Secondary, cumulative or synergistic effects: None identified; assumed to apply to individual and isolated developments.</b>									
<b>HG/8 – Conversion of buildings in the countryside for residential use</b>									
Limits conversion of structures (primarily those used for agriculture) as housing, other employment purposes or for live/work use. Other conditions ensure development, where permitted, is appropriate in scale, character and materials and offers flexibility to be adapted for a range of uses in the future.									
Sustainability Appraisal Objectives [abridged in some cases]									Comments / Proposed Mitigation
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	~	~	~	~	~	Policy addresses change to developed land.
1.2 Reduce the use of non-renewable resources including energy	~	~	~	~	~	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	~	~	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	~	~	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	~	~	~	~	~	Impact assumed to be neutral.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	~	~	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	~	~	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	(+)	(+)	(+)	(+)	(+)	(+)	(+)	(+)	Implicitly supportive though benefit is very localised.
3.3. Create places and spaces that look good and work well	?	?	?	?	?	?	?	?	Possibly supports 3.2.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	~	~	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	~	~	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	~	~	~	~	~	
5.1 Maintain and enhance human health	~	~	~	~	~	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	~	~	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	~	~	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	+(+)	+(+)	+(+)	+(+)	+(+)	+(+)	+(+)	-(+)	Policy aims to ensure better access for such properties primarily as a means of preventing any unnecessary growth in trips.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	~	~	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable	~	~	~	~	~	~	~	~	Conversion does not appear to relate to affordable housing provision for rural workers,

housing										though such development would have limited local benefit.
6.4 Encourage and enable active involvement of local people in the community	~	~	~	~	~	~	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	(+)	(+)	(+)	(+)	(+)	(+)	(+)	(+)	(+)	May be beneficial if it results in redevelopment of a property no longer of value for agriculture but which provides localised employment and keeps a few people on the land.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	~	~	~	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	~	~	~	~	~	~	
<b>Summary of assessment: Sustainable, supportive and consistent with related policies HG/7 and HG/9.</b>										
<b>Summary of mitigation proposals: None.</b>										
<b>Secondary, cumulative or synergistic effects: None identified.</b>										

HG/9 – Dwelling to support a rural enterprise Permits construction of new dwellings to house those working permanently on the land in well-established businesses. Exceptions are made to allow temporary housing for newer businesses where there is a clear commitment for the occupant(s) to remain in tenure. Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	It is assumed development would not occur otherwise rather than shifted onto undeveloped land, therefore the effect is neutral.
1.2 Reduce the use of non-renewable resources including energy	~	~	~	Net impact of additional housing assumed to be negligible compared to other developments in the district.
1.3 Limit water consumption to sustainable levels	~	~	~	As above.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	Any protection requirements assumed to be covered by other policies.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	As for 2.2.
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	



5.2 Reduce and prevent crime and the fear of crime	~	~	~	~
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	~
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	~
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	~
6.3 Ensure all groups have access to decent, appropriate and affordable housing	+	+	+	+
6.4 Encourage and enable active involvement of local people in the community	~	~	~	~
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	+	+	+	+
7.2 Support appropriate investment in people, places, places, communications and infrastructure	~	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	~
<b>Summary of assessment: Little to add as policy appears to address a need to maintain a rural labour force and to provide for its needs in the same way that broader affordable housing policy addresses the needs of other groups.</b>				
<b>Summary of mitigation proposals: None.</b>				
<b>Secondary, cumulative or synergistic effects: None identified.</b>				

## ECONOMY & TOURISM POLICIES

### ET/1- Limitations on the occupancy of new premises

Identifies priorities for non-housing and recreational uses which reflect on the sub-region's acknowledged strengths while providing for additional development in other usage classes to maintain a wider economic base.

### Sustainability Appraisal Objectives [abridged in some cases]

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	Not addressed specifically (this would be achieved through other policies).
1.2 Reduce the use of non-renewable resources including energy	-	-(-)	--	Clear implications for energy consumption in particular given the nature of the R&D strengths of the region. See summary comments for further discussion.
1.3 Limit water consumption to sustainable levels	-	-(-)	--	As above.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	

3.1 Avoid damage to designated historic sites and their settings	~	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	~	
3.3. Create places and spaces that look good and work well	~	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	?	?	?	?	Depends on location of the development and employees. Impacts such as noise, etc., would be addressed by other policies.
4.2 Minimise waste production and support recycling	-	-	-( - )	---	Net contribution to waste, moreover the nature of the activities at these sites is likely to increase arisings of hazardous and clinical wastes.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	~	
5.1 Maintain and enhance human health	~	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	?	?	?	?	Concerns about balancing employment with educational skills across the wider population (see 7.1).
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	?	?	?	?	Policy clearly plays to the region's internationally acknowledged strengths but establishing Northstowe and Cambridge East as sustainable and inclusive communities demands that a broad range of employment must be maintained to cover the full skill base of the local population and any newcomers.
7.2 Support appropriate investment in people, places, communications and infrastructure	(++)	(++)	(++)	(++)	Supports provision of skilled employees to economy by ensuring supply of employment, although the objective criterion is more concerned with education than vocational provision.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+++	+++	+++	+++	Clearly the principal objective of this policy, notwithstanding the comments against 7.1.
<p><b>Summary of assessment:</b> The policy clearly aims to prioritise non-industrial land development towards the sub-region's strengths in R&amp;D and IT. An additional condition recognises the need, however, to maintain the broader base of opportunities for other categories (managerial, semi-skilled, etc.) which will be essential for provide employment for the wider population of the region. Potential drawbacks include the siting of such facilities in research parks and campus sites (not mixed land-use) and impacts on use of natural resources (which are discussed below).</p> <p><b>Summary of mitigation proposals:</b> It will be necessary to ensure that provisions in policies DP/1 and DP/2 on infrastructure and sustainable development apply also to these developments irrespective of their status, and that they should be well-served by a choice of travel modes. Both requirements could be met by a short statement requiring consistency with nominated policies.</p>					

**Secondary, cumulative or synergistic effects:** The need to expand the sub-region's capabilities in this area to maintain it's leading position need to be balanced against the demands it makes on supply of energy and water, and the waste materials that some research sectors produce. It's principal competitor – Silicon Valley – suffers from similar constraints and it would be useful to understand how (or whether) they have affected the pace of development. In terms of absolute impacts, the government requirements for housing growth can be used as a mitigating argument for building new settlements in spite of the obvious impacts on natural resource use. Cambridgeshire's R&D expertise is internationally recognised, but it is not clear what strategic importance (in the national interest?) can be used to justify continuing substantial development if it makes additional demands on natural resources within the district. Note also that point 4 of this policy sets a maximum of 1850m<sup>2</sup> size on classes of industrial development of sites, and that this would apply to the site in perpetuity to control of development (ie. it would not result in successive phases of development each within this threshold).

**ET/2 – Meeting housing needs from employment development**

Requires developers bringing forward employment land to contribute to affordable housing provision for key workers where appropriate, or to provide housing within the development .

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	(+)	(+)	(+)	Provision within the development suggests the policy implicitly supports efficient use of land stock.
1.2 Reduce the use of non-renewable resources including energy	?	?	?	(As with other development policies, this policy implies an increase in demand on natural resources and production of waste, the rationale for which does not have the same statutory prerogative as housing growth).
1.3 Limit water consumption to sustainable levels	?	?	?	As above.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	?	?	?	Co-location of employment and key worker housing would clearly affecting commuting but it is not clear on what scale this benefit would occur.
4.2 Minimise waste production and support recycling	?	?	?	As for 1.2 and 1.3.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	

6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+(+)	++	Clearly supportive if it helps to retain and/or attract key and intermediate workers essential to the broader community.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	+	+(+)	++	As above.
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	+	+(+)	++	Implicitly supportive if it helps to reduce house price barriers to movement within the key worker labour market, allowing them to move to or stay within a preferred location.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	+(+)	++	By definition, key workers are essential part of the infrastructure supporting the local economy.
<b>Summary of assessment: Clearly a supportive and sustainable policy designed to reduce housing barriers in order to encourage key workers to stay within or more into the local economy to support other areas of activity. The main concern is the impact of financial burdens on organisations employing key workers which may themselves have limits on funding for this requirement.</b>				
<b>Summary of mitigation proposals: None.</b>				
<b>Secondary, cumulative or synergistic effects: Synergistic (marginal) impact by supplementing affordable housing provision through other channels.</b>				
<b>ET/3 – Promotion of clusters</b>				
Encourages development that will cluster prioritised activities such as biotechnology, R&D, etc. in specific locations. The policy is cross-referenced to the Northstowe and Cambridge East AAPs as both developments provide the opportunity to design clusters into new settlement patterns.				
Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	?	?	?	Appears to support this policy, however clustering implies land would be required in larger volumes at appropriate locations and it is not clear what impact this might have on options for bringing forward development for other land uses at these sites or elsewhere in the district. Moreover it is only likely to be delivered if there are extensive tracts of brownfield land available otherwise it appears to suggest some loss of undeveloped land.
1.2 Reduce the use of non-renewable resources including energy	-	-(-)	---	Comments about sustainability for ET/1 apply to this policy.
1.3 Limit water consumption to sustainable levels	-	-(-)	---	As above.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	

3.3. Create places and spaces that look good and work well	(+)	(+)	(+)	(+)	Given design, security/safety requirements and issues affecting some of the activities listed in the policy, clustering may help to concentrate these impacts in an area rather than interposing them with other development. Moreover it will enable co-location of some activities that residents may not want nearby.
4.1 Reduce emission of greenhouse gases and other pollutants	-	-	-	-	Clustering implies separation of employment and housing and therefore it will contribute to commuting levels, requiring travel choices to be provided.
4.2 Minimise waste production and support recycling	-	-	-(-)	--	As for 1.2 and 1.3.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	~	
5.1 Maintain and enhance human health	~	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	+	+	+	+	Clustering to date has included campus or park-type development which maintains good levels of open space in an area that has been redeveloped.
6.1 Improve the quality, range and accessibility of services and facilities	-	-	-	-	The size requirements for clustering suggests this form of land use is not compatible with the development hierarchy that aims to direct new development towards more central sites with good transport access.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	+	+(+)	++	++	Clearly supportive of business development.
7.2 Support appropriate investment in people, places, communications and infrastructure	(+)	(+)	(++)	(++)	Role in providing for education not clear but implicitly supportive.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+++	+++	+++	+++	The primary objective of this policy.
<b>Summary of assessment: A further policy (alongside EM/1) designed to play to the region's strengths. Other potential benefits are discussed under synergistic effects below. However the concerns about the sustainability of extensive new development raised for policy ET/1 apply here also, with resource demands and waste arisings concentrated in relatively small areas.</b>					
<b>Summary of mitigation proposals: As with ET/1 provision of good travel choice for clusters is essential to ensure their impact on commuting patterns is mitigated</b>					
<b>Secondary, cumulative or synergistic effects: One benefit is the possibility of attracting additional supportive employment around the clusters, in the way that automotive parts manufacturers cluster around car assembly plants.</b>					



**ET/4 – Development in established employment areas in the countryside**

Provides scope for additional infilling on larger sites and campus areas of employment land outside settled areas provided the overall scale is limited and local impacts are negligible or mitigated.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	++	++	++	Clearly supportive if it reduces development pressure on the surrounding land, and provided it is clear that the capacity of the site is finite and it will not be extended further.
1.2 Reduce the use of non-renewable resources including energy	-	-	-	As with other policies there is an implied absolute impact on resource requirements which must be balanced against the justification for additional economic growth.
1.3 Limit water consumption to sustainable levels	-	-	-	As above.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	(+)	(+)	(+)	Supportive in that it deals with localised development pressure by restricting growth to existing sites. Beneficial provided that the level of infilling is carefully controlled to maintain the generally open nature of the listed sites; and the policy does refer to the cumulative impacts of infilling. <u>Post consultation changes (see below) suggest biodiversity impacts may also be taken into account.</u>
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~+~	~+~	~+~	<u>Post consultation changes made clear the intention to prevent development which would have an adverse impact.</u>
3.3. Create places and spaces that look good and work well	+	+	+	Implicitly supportive – see 1.1, and also 3.2.
4.1 Reduce emission of greenhouse gases and other pollutants	?	?	?	Policy text appears to imply infilling would be small-scale and it would therefore have only an incremental effect on employment at the site and on commuting levels. The policy text protects against adverse visual impacts, but the cumulative impact on transport should not be overlooked (see comments about cumulative effects).
4.2 Minimise waste production and support recycling	-	-	-	As for 1.2 / 1.3, although their may only be negligible incremental change.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	Activities at these sites are assumed to lie outside the range of functions listed in the assessment criteria therefore assessment is neutral.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	It could be argued that rural employment penalises those without a car, although the effect may be marginal provided there is an adequate supply of appropriate employment

	at more accessible locations.					
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	~		
6.4 Encourage and enable active involvement of local people in the community	~	~	~	~		
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	++	++	++	++		Supportive if it enables expansion of local employment on a controlled scale.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	~		
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	+	+	+		Implicitly supportive.
<b>Summary of assessment:</b> A 'safety net' policy providing for carefully controlled incremental expansion on larger rural employment sites which, depending on land uses, may be consistent with the clustering strategy proposed in ET/3. However it is important that developers recognise that the size of each site is finite (as further expansion is restricted by other plan policies) and that permitting infilling should not contribute to, rather than relieve, development pressure.						
<b>Summary of mitigation proposals:</b> See below for an issue that may need to be addressed.						
<b>Secondary, cumulative or synergistic effects:</b> It will be important to ensure that the policy does not provide scope for 'salami-slicing' of development on these sites. Depending on the type of land use, infilling may be on such a small scale that it falls below the threshold at which EIA is necessary, and issues such as traffic impacts may not be investigated. It will be essential to monitor the ongoing scale of development at these sites to assess their cumulative impact.						
<b>ET/5 – New employment development</b>						
Provides opportunity for small-scale employment development to facilitate development of clusters or to maintain / expand the level of rural employment.						
<b>Sustainability Appraisal Objectives [unbridged in some cases]</b>	<b>Assessment</b>			<b>Comments / Proposed Mitigation</b>		
	<b>Short</b>	<b>Med.</b>	<b>Long</b>			
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	++	++	++			Supports localised expansion which may help to relieve development pressure provided the scale is carefully controlled.
1.2 Reduce the use of non-renewable resources including energy	?	?	?			Likely to make additional demands on energy and other resources, though the scale is difficult to assess.
1.3 Limit water consumption to sustainable levels	?	?	?			As above.
2.1 Avoid damage to designated sites and protected species	~	~	~			
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~			
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~			
3.1 Avoid damage to designated historic sites and their settings	~	~	~			
3.2 Maintain diversity and distinctiveness of landscape and townscape	?	?	?			The policy defines 'small-scale as less than 25 employees, yet provides for B8 development which can include large storage facilities that are not large employers. <del>We assume visual and other impacts would be addressed through the planning application process, but question whether the scope of likely appropriate land uses might be more</del>



<p><u>carefully defined. Post consultation changes addressed concerns in the initial assessment that the scale of land use permitted should be better defined. By varying the floor space threshold by Land Use Class leaves the possibility that potentially intrusive warehousing facilities (for example) might be permitted that would not contribute much to the local employment market but which could have a substantial and intrusive visual impact. However other development control policies might be used to limit such effects.</u></p>				
3.3. Create places and spaces that look good and work well	~	~	~	~
4.1 Reduce emission of greenhouse gases and other pollutants	?	?	?	?
4.2 Minimise waste production and support recycling	-	-	-	-
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	~
5.1 Maintain and enhance human health	~	~	~	~
5.2 Reduce and prevent crime and the fear of crime	~	~	~	~
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	~
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	~
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+	+	+
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	~
6.4 Encourage and enable active involvement of local people in the community	~	~	~	~
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	++	++	++	++
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	++	++	++	++
<p><b>Summary of assessment: A sustainable policy designed to ensure some beneficial and suitable development of new employment can still occur in rural centres away from parkland and campus complexes of the clusters and existing sites covered by ET/3 and ET/4. Although development is to be focused in larger settlements, a threshold of 25 employees for 'small scale' would be each development could add substantially to the amount of locally-available employment. Clearly this is potentially beneficial in reducing the distance between home and work, and in sustaining the rural economy, however some of the land uses envisaged could involve large structures for land uses that are not particularly labour-intensive (eg. warehousing buildings) and this should not be allowed to have a negative visual impact. <u>Consultation changes clarified the floorspace thresholds which would apply, but by varying these with Land Use Class still provides scope for intrusive development without further controls.</u></b></p>				
<p><b>Summary of mitigation proposals: None.</b></p>				

**Secondary, cumulative or synergistic effects: As with other employment land policies, the planning duty will need to monitor the longer-term trend in such developments to assess a range of impacts on traffic, etc.**

ET/6 – Expansion of existing firms Provides for the expansion of firms within a wide range of settlements provided the enterprise is well-established and the growth will not result in undesirable environmental impacts. Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	++	++	++	Helps to relieve development pressure in a range of locations.
1.2 Reduce the use of non-renewable resources including energy	+	+	+	Supportive provided the premises are reasonably well served by transport or do not contribute significantly to commuting traffic. The policy prevents development with adverse traffic impacts.
1.3 Limit water consumption to sustainable levels	~	~	~	Growth assumed to have minor incremental effect.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Development can be turned down as a result of adverse impacts.
3.3. Create places and spaces that look good and work well	(+)	(+)	(+)	Depends on scale, nature and location of development, although maintaining local employment is assumed to contribute to the vitality of the immediate community.
4.1 Reduce emission of greenhouse gases and other pollutants	+	+	+	As for 1.2.
4.2 Minimise waste production and support recycling	~	~	~	As for 1.3, though this depends on nature of land use.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	Neutral impact provided no open space is lost.
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	Businesses assumed to be predominantly industrial / commercial so any beneficial effects covered by 7.1.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+	+	Helps sustain economies of smaller settlements.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	

7.1 Help people gain access to satisfying work appropriate to skills, potential and location	++	++	++	++	Clearly beneficial even if growth only increases employment by a small increment.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	++	++	++	++	As for 7.1.
<b>Summary of assessment: Another policy designed to ensure increased focus of development on urban centres and in clusters does not prejudice the scope for development in smaller communities to support their vitality and to reduce commuting trips even if such benefits are only delivered on a small scale.</b>					
<b>Summary of mitigation proposals: None.</b>					
<b>Secondary, cumulative or synergistic effects: Possible cumulative effects that will need to be monitored in the longer term.</b>					
<b>ET77 – Loss of rural employment to non-employment uses</b>					
<b>Aims to prevent the loss of employment land in rural settlements unless this would eliminate adverse impacts of the existing development or provide compensating benefit.</b>					
<b>Sustainability Appraisal Objectives [abridged in some cases]</b>	<b>Assessment</b>			<b>Comments / Proposed Mitigation</b>	
	<b>Short</b>	<b>Med.</b>	<b>Long</b>		
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~		
1.2 Reduce the use of non-renewable resources including energy	~	~	~		
1.3 Limit water consumption to sustainable levels	~	~	~	As for 7.1.	
2.1 Avoid damage to designated sites and protected species	~	~	~		
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~		
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~		
3.1 Avoid damage to designated historic sites and their settings	~	~	~		
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Policy is not explicitly concerned with design and character but the loss of locally important employment could have an adverse effect in the longer term.	
3.3. Create places and spaces that look good and work well	+	+	+	Implicitly the same issue as above.	
4.1 Reduce emission of greenhouse gases and other pollutants	(+)	(+)	(+)	Small scale benefit: if the enterprise employs people from the immediate community who would otherwise have to commute over greater distances.	
4.2 Minimise waste production and support recycling	~	~	~		
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~		
5.1 Maintain and enhance human health	~	~	~		
5.2 Reduce and prevent crime and the fear of crime	~	~	~		

5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+	+	+	Helps to maintain supply of employment in rural areas.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	?	?	?	?	Depends on individual circumstances as a compensating benefit could be loss of employment use for affordable housing.
6.4 Encourage and enable active involvement of local people in the community	~	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	+	+	+	+	Helps sustain local jobs in rural areas.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	+	+	+	
<b>Summary of assessment: A sustainable policy designed to sustain rural employment unless there are compelling reasons to change land use.</b>					
<b>Summary of mitigation proposals: None.</b>					
<b>Secondary, cumulative or synergistic effects: None identified. There is an overall issue concerning the progressive loss of employment in rural areas but this would be symptomatic of a deeper problem that would have to be addressed by a strategic policy.</b>					
<b>ET/8 – Conversion of rural buildings for employment</b>					
<b>Provides for limited conversion primarily of unwanted agricultural buildings for a range of small-scale commercial (not industrial) uses, provided development is appropriate in scale to the location and does not result in adverse impacts (eg. on traffic).</b>					
<b>Sustainability Appraisal Objectives [abridged in some cases]</b>	<b>Assessment</b>			<b>Comments / Proposed Mitigation</b>	
	<b>Short</b>	<b>Med.</b>	<b>Long</b>		
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	(+)	(+)	(+)	Presumably supportive if lack of such buildings contributes to development pressures elsewhere.	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	Some incremental increase but effect is negligible compared to that resulting from other policies in this section of the plan.	
1.3 Limit water consumption to sustainable levels	~	~	~	As above.	
2.1 Avoid damage to designated sites and protected species	~	~	~		
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	Protective measures assumed to prevent unwarranted noise and other disturbance. Policy prevents redevelopment of abandoned buildings that might be partially colonised by wildlife.	
2.3 Improve opportunities for people to access the countryside and wild places	(+)	(+)	(+)	Depends on the nature of re-use and whether it might attract people in small numbers.	
3.1 Avoid damage to designated historic sites and their settings	~	~	~		

3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	+	Protects against adverse impact while also ensuring the stock of rural buildings remains in use and therefore maintained.
3.3. Create places and spaces that look good and work well	~	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	~	As for 1.2 and 1.3.
4.2 Minimise waste production and support recycling	~	~	~	~	As above.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	~	
5.1 Maintain and enhance human health	~	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+	+	+	Supports rural employment in a small way. See also comments for 7.1.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	+	+	+	+	Incremental benefit but provides scope for rural diversification of appropriate land uses (see also 7.3).
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+++	+++	+++	+++	The principal objective of this policy, helping to sustain rural employment and provide some scope for farm diversification. Many such opportunities will have limited funds and could not afford high rents, and such developments may also have a key role in providing a limited supply of affordable business premises.
<b>Summary of assessment: A very sustainable policy the importance of which is easily missed. Affordability is focused almost entirely on housing yet businesses, and particularly those in rural areas which may have limited capital and modest cashflows, also need a supply of affordable local premises, which is what this policy facilitates.</b>					
<b>Summary of mitigation proposals: None.</b>					
<b>Secondary, cumulative or synergistic effects: None identified.</b>					
<b>ET/9 – Replacement buildings in the countryside</b>					
Provides for replacement of buildings that will support employment use with similar controls to those for policy ET/8.					
Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation	
	Short	Med.	Long		
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	(+)	(+)	(+)	Presumably supportive if lack of such buildings contributed to development pressures elsewhere.	



1.2 Reduce the use of non-renewable resources including energy	~	~	~	~	Replacement implies no net change.
1.3 Limit water consumption to sustainable levels	~	~	~	~	As above.
2.1 Avoid damage to designated sites and protected species	~	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	+	Provides for a better immediate environment while also ensuring the stock of rural buildings remains in use and maintained.
3.3. Create places and spaces that look good and work well	~	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	~	As for 1.2 and 1.3.
4.2 Minimise waste production and support recycling	~	~	~	~	As above.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	~	
5.1 Maintain and enhance human health	~	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+	+	+	Supports rural employment in a small way. See also comments for 7.1.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	+	+	+	+	Incremental benefit but provides scope for rural diversification of appropriate land uses (see also 7.3).
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	?	?	?	?	Potentially the same benefit as for policy ET/8 although it is not clear what impact reconstruction (as opposed to conversion) would have on property prices or ground rents).
<b>Summary of assessment: Little to comment on – same overall benefits as ET/8 with a slight change in circumstances.</b>					
<b>Summary of mitigation proposals: None.</b>					
<b>Secondary, cumulative or synergistic effects: None identified.</b>					

ET/10 – Farm diversification Encourages farm diversification provided it is consistent in scale and scope with existing and surrounding land use. Sustainability Appraisal Objectives [abridged in some cases]		Assessment			Comments / Proposed Mitigation
		Short	Med.	Long	
1.1	Minimise irreversible loss of undeveloped land and productive agricultural holdings	?	?	?	Depends on whether it enables development that would otherwise take land at a less sustainable location.
1.2	Reduce the use of non-renewable resources including energy	?	?	?	Depends on nature of activity, and there should be controls to limit the impact that are consistent with those applied to other types of development.
1.3	Limit water consumption to sustainable levels	?	?	?	As above.
2.1	Avoid damage to designated sites and protected species	~	~	~	Not addressed but covered by other policies.
2.2	Maintain / enhance range and viability of characteristic habitats and species	(-)	(-)	(-)	As above, however land uses suggested by policy text suggest a potential loss of biodiversity value may occur, although this may be depend on the intensity of the previous agricultural regime, and would only apply to wide-area developments rather than new uses for farm buildings.
2.3	Improve opportunities for people to access the countryside and wild places	+	+	+	Certainly true of some potential land use changes. Should the Council encourage some forms of development – eg. sustainable tourism – more than others?
3.1	Avoid damage to designated historic sites and their settings	~	~	~	As for 2.1.
3.2	Maintain diversity and distinctiveness of landscape and townscape	(+)	(+)	(+)	Supportive provided the land use change is appropriate to the surrounding area and does not introduce unnatural elements (eg. long sheds and floodlighting often seen on golf driving ranges).
3.3	Create places and spaces that look good and work well	~	~	~	
4.1	Reduce emission of greenhouse gases and other pollutants	(-)	(-)	(-)	The policy does not specifically address increase in rural traffic which would result from such developments (varying with type, presumably), and the final statement of the policy text does not mandate consideration of the environmental impacts.
4.2	Minimise waste production and support recycling	~	~	~	
4.3	Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1	Maintain and enhance human health	+	+	+	At worst impact is neutral but some land uses may contribute to healthier lifestyles.
5.2	Reduce and prevent crime and the fear of crime	~	~	~	
5.3	Improve the quantity and quality of publicly accessible open space	+	+	+	Several of the example land uses will make agricultural land more open to controlled access.
6.1	Improve the quality, range and accessibility of services and facilities	+	+(+)	++	Potential increase in quality and range. Leisure facilities are less accessible than those in urban area but their extent means that locating them in sustainable locations in the surrounding countryside could help to relieve development pressures.



6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	++	++	++	++	Clearly helps the rural economy sustainably (both in terms of location and the durability of the development).
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	+	+	+	Contribution to sustainable tourism.
<b>Summary of assessment: Sustainable policy designed to support farm diversification. We recognise that farms may have limited funding to provide supporting planning statements and other documents, but it will be essential that there is a mechanism to ensure that environmental impacts are fully considered and mitigated.</b>					
<b>Summary of mitigation proposals: See above.</b>					
<b>Secondary, cumulative or synergistic effects: None provided the number of developments is restricted.</b>					
<b>ET/11 – Tourism facilities</b>					
<b>Requires new tourism facilities to be consistent with local character and land use. The policy encourages further development of the existing tourism and heritage assets rather than the creation of new ones.</b>					
<b>Sustainability Appraisal Objectives [abridged in some cases]</b>	<b>Assessment</b>			<b>Comments / Proposed Mitigation</b>	
	<b>Short</b>	<b>Med.</b>	<b>Long</b>		
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	(+)	(+)	(+)	Prioritising the improvement of existing facilities should support this objective.	
1.2 Reduce the use of non-renewable resources including energy	?	?	?	Issue of transport impact is not addressed (see mitigation comments below).	
1.3 Limit water consumption to sustainable levels	~	~	~	Impact assumed to be neutral, and should be avoided.	
2.1 Avoid damage to designated sites and protected species	~	~	~	Any development related to designated sites would be controlled by English Nature, English Heritage, et. al.	
2.2 Maintain / enhance range and viability of characteristic habitats and species	?	?	?	Not clear what potential eco-tourism offers.	
2.3 Improve opportunities for people to access the countryside and wild places	++	++	++	Clearly a primary objective of this policy.	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	As for 2.1.	
3.2 Maintain diversity and distinctiveness of landscape and townscape	(+)	(+)	(+)	Implicitly supported by prioritising existing facilities provided these are already well integrated with their surroundings.	
3.3. Create places and spaces that look good and work well	~	~	~		
4.1 Reduce emission of greenhouse gases and other pollutants	?	?	?	See mitigation comments.	

4.2 Minimise waste production and support recycling	~	~	~	~
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	~
5.1 Maintain and enhance human health	(+)	(+)	(+)	(+)
5.2 Reduce and prevent crime and the fear of crime	~	~	~	~
5.3 Improve the quantity and quality of publicly accessible open space	?	?	?	?
6.1 Improve the quality, range and accessibility of services and facilities	+	+	+	+
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	?	?	?	?
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	~
6.4 Encourage and enable active involvement of local people in the community	~	~	~	~
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	?	?	?	?
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	++	++	++	++

**Summary of assessment:** Sustainable in that it proposes careful management of the expansion of existing tourism facilities both to control their impact and to support the promotion of Cambridge as a principal English tourist destination.

**Summary of mitigation proposals:** Countryside attractions will inevitably generate traffic. While the need to address this issue may be implied by other policies, we recommend that the policy should indicate that development at sites well-served by existing transport facilities, particularly those offering travel choice will be prioritised (or particularly encouraged).

**Secondary, cumulative or synergistic effects:** See above.

ET/12 – Tourist facilities and visitor accommodation	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
Limits provision of these facilities to conversion of premises in locations outside existing settlement frameworks and will only be permitted for short-stay accommodation.				
<b>Sustainability Appraisal Objectives [abridged in some cases]</b>				
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	+	+	+	Prevents encroachment.
1.2 Reduce the use of non-renewable resources including energy	?	?	?	Depends on size of property. Difficult to calibrate incremental and cumulative effect.
1.3 Limit water consumption to sustainable levels	?	?	?	As above.
2.1 Avoid damage to designated sites and protected species	~	~	~	~

2.2 Maintain / enhance range and viability of characteristic habitats and species	(+)	(+)	(+)	(+)	Implicitly prevents inappropriately-scaled development.
2.3 Improve opportunities for people to access the countryside and wild places	(+)	(+)	(+)	(+)	Rural location suggests this is implicitly supportive.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	~	See 2.2.
3.3. Create places and spaces that look good and work well	~	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	?	?	?	?	Incremental growth in traffic assumed to be negligible and will presumably occur mainly in the summer months.
4.2 Minimise waste production and support recycling	~	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	~	
5.1 Maintain and enhance human health	~	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	+	+	+	+	Contributes to stock of tourism accommodation.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	(+)	(+)	(+)	(+)	Negligible impact? See comments below.
<b>Summary of assessment: Appears a sustainable policy provided there are clear controls on the scale of development which ensures that traffic impacts are negligible. This issue highlights a slight inconsistency with the content of ET/11 which presumes Cambridge remains the primary tourist destination. Clearly a parallel urban policy must be prepared by the City Council but if the above reflects sub-regional priorities then we assume there is limited need and scope for this form of development.</b>					
<b>Summary of mitigation proposals: None.</b>					
<b>Secondary, cumulative or synergistic effects: None identified.</b>					







6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+	+	+	+	Implicitly supportive as it integrates the retail and settlement hierarchies and aims to reduce travel times for shopping.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	(+)	(+)	(+)	(+)	(+)	A spatial policy and therefore does not actually increase employment on its own.
7.2 Support appropriate investment in people, places, communications and infrastructure	+	+	+	+	+	Aims for coherence between retailing and settlement hierarchies.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	++	++	++	++	++	Clearly supportive.
<b>Summary of assessment: A key sustainability policy that builds a coherent hierarchy for all facets of development when the links between this policy and those on settlement and housing are taken together. Any concern that this prioritises larger settlements at the expense of smaller ones must be offset by recognising it provides scope to link retail strategy with provision of public transport to shorten trips and encourage more of them to be made using modes other than the private car.</b>						
<b>Summary of mitigation proposals: None.</b>						
<b>Secondary, cumulative or synergistic effects: One concern is the need to coordinate this policy with equivalent policies for Cambridge City, which remains the sub-region's principal retail centre. It is not clear how the sequential test works across authority boundaries, and how the need to sustain Cambridge can be balanced against the need to build district centres at Northstowe and Cambridge East. Equally there is a concern about the tension between this policy, SF/3 and SF/1 if focusing development priorities on larger centres affects the catchment and viability of shops in smaller settlements. This problem exists regardless of whether new retail development is located in central Cambridge or around its periphery.</b>						
<b>SF/3 – Applications for new retail development</b>						
Requires the use of a sequential test to justify applications to develop new retail sites away from the centre of the largest settlements. It also aims to prevent out-of-town developments and to steer new retailing to sites which offer good travel choice.						
<b>Sustainability Appraisal Objectives [abridged in some cases]</b>	<b>Assessment</b>			<b>Comments / Proposed Mitigation</b>		
	<b>Short</b>	<b>Med.</b>	<b>Long</b>			
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	++	++	++	Clearly aims to prevent land loss at the edge of settlements.		
1.2 Reduce the use of non-renewable resources including energy	(-)	(-)	(-)	New development clearly adds to energy consumption in absolute terms, although the policy can offset this by reducing trip lengths and encouraging use of public transport.		
1.3 Limit water consumption to sustainable levels	-	-	-	As above, but without the transport benefits.		
2.1 Avoid damage to designated sites and protected species	~	~	~			
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~			
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~			





<b>[abridged in some cases]</b>		<b>Short</b>	<b>Med.</b>	<b>Long</b>	
1.1	Minimise irreversible loss of undeveloped land and productive agricultural holdings	(++)	(++)	(++)	Might be argued this adds to development pressure for retail land but it is clearly consistent with other SF/ and SP/ policies and such expansion is prevented by other plan policies such as GB/1.
1.2	Reduce the use of non-renewable resources including energy	~	~	~	
1.3	Limit water consumption to sustainable levels	~	~	~	
2.1	Avoid damage to designated sites and protected species	~	~	~	
2.2	Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3	Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1	Avoid damage to designated historic sites and their settings	~	~	~	
3.2	Maintain diversity and distinctiveness of landscape and townscape	(+)	(+)	(+)	Implicitly supportive.
3.3	Create places and spaces that look good and work well	(+)	(+)	(+)	As for 3.2.
4.1	Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2	Minimise waste production and support recycling	~	~	~	
4.3	Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1	Maintain and enhance human health	~	~	~	
5.2	Reduce and prevent crime and the fear of crime	~	~	~	
5.3	Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1	Improve the quality, range and accessibility of services and facilities	?	?	?	Depends on local circumstances but the policy provides for contingencies where this are consistent with other policies.
6.2	Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3	Ensure all groups have access to decent, appropriate and affordable housing	+	+	+	Supportive if it optimises the supply of land for retailing with that for other uses.
6.4	Encourage and enable active involvement of local people in the community	~	~	~	
7.1	Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2	Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3	Improve the efficiency, competitiveness, vitality and adaptability of the local economy	?	?	?	Aims to control location of development in support of other policies without compromising its effect on the economy.
<b>Summary of assessment: Little to comment on – clearly sustainable and consistent with other services and facilities policies.</b>					
<b>Summary of mitigation proposals: None.</b>					

**Secondary, cumulative or synergistic effects: None identified. The contingency provides flexibility to allow reallocation in appropriate locations and which could help to reduce development pressures at other locations.**

SF/5 – Retailing in villages Limits the scale and scope of retailing development in villages to that consistent with local requirements and setting.	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
Sustainability Appraisal Objectives [abridged in some cases]				
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	Any increase in activity assumed to be confined within the village framework.
1.2 Reduce the use of non-renewable resources including energy	~	~	~	See 4.1.
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	++	++	++	Supportive, particularly in smaller settlements.
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	(+)	(+)	(+)	Excessive growth could generate additional trips by people from outside the settlement, increasing emission levels, and therefore the policy controls this.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	+	+	+	Implicitly supportive with some constraints on the scale of development, however these are offset by character impact considerations.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	Does not preclude appropriate level of development, so is neutral at worst.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	

7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	~	Impact on local economy of settlement assumed to be negligible.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	(+)	(+)	(+)	(+)	Prevents excessive expansion but does not preclude growth,
<b>Summary of assessment: Clearly sustainable and supports maintaining village character.</b>					
<b>Summary of mitigation proposals: It would be helpful to reword the second clause to improve clarity as it appears to begin with a double negative.</b>					
<b>Secondary, cumulative or synergistic effects: None identified.</b>					

SF/6 – Retailing in the countryside Limits retailing to activities consistent with rural activities including, but not restricted to, agriculture. Some latitude is given to allow sale of convenience goods	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
<b>Sustainability Appraisal Objectives [abridged in some cases]</b>				
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	Not obvious this outcome is intended by the policy, and it is addressed by ET/10 separately.
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Prevents inappropriate development.
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	(+)	(+)	(+)	Implicitly supportive if it prevents development that might generate significant additional traffic in tranquil areas.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	Objective is concerned primarily with services in settlements although the final clause of



4.2 Minimise waste production and support recycling	~	~	~	~
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	~
5.1 Maintain and enhance human health	~	~	~	~
5.2 Reduce and prevent crime and the fear of crime	~	~	~	~
5.3 Improve the quantity and quality of publicly accessible open space	+	+	+	Artworks assumed to be primarily open air.
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	~
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	~
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	~
6.4 Encourage and enable active involvement of local people in the community	~	~	~	~
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	~
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	~
<b>Summary of assessment: Sustainable in a supportive way.</b>				
<b>Summary of mitigation proposals: None.</b>				
<b>Secondary, cumulative or synergistic effects: None identified.</b>				

<b>SF/8 – Telecommunications</b>				
Controls the provision of telecommunications masts to limit their visual impacts and implicitly to address public health concerns. A contingency allows approval to be given if no suitable alternative site can be found.				
Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	?	?	?	Controls limit visual impact rather than potential land take.
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	

3.1	Avoid damage to designated historic sites and their settings	(+)	(+)	(+)	(+)	Depends on location but implicitly supportive – see below also.
3.2	Maintain diversity and distinctiveness of landscape and townscape	++(+)	++(+)	++(+)	++(+)	The primary objective of this policy. Impact is assumed to drop as the supply of suitable sites falls, and with increased mast sharing.
3.3	Create places and spaces that look good and work well	(+)	(+)	(+)	(+)	Given public opposition to masts, controls must be seen as supporting this objective.
4.1	Reduce emission of greenhouse gases and other pollutants	~	~	~	~	
4.2	Minimise waste production and support recycling	~	~	~	~	
4.3	Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	~	
5.1	Maintain and enhance human health	?	?	?	?	Public health concerns, and the lack of conclusive proof about radiation effects, mean that this policy will need to give residents the belief that siting decisions will take account of their concerns.
5.2	Reduce and prevent crime and the fear of crime	~	~	~	~	
5.3	Improve the quantity and quality of publicly accessible open space	+	+	+	+	Supportive, depending on location.
6.1	Improve the quality, range and accessibility of services and facilities	~	~	~	~	
6.2	Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	~	
6.3	Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	~	
6.4	Encourage and enable active involvement of local people in the community	~	~	~	~	
7.1	Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	~	
7.2	Support appropriate investment in people, places, communications and infrastructure	?	?	?	?	Difficult to see a relationship as this infrastructure is used by a nationwide market and not provided solely for local resident.
7.3	Improve the efficiency, competitiveness, vitality and adaptability of the local economy	?	?	?	?	Impact of poor mobile telecoms coverage and/or capacity on local industry is difficult to judge.
<p><b>Summary of assessment:</b> Although sustainable in principle, the policy leaves some issues unanswered. The supporting text specifically to broadband services, although local access to these services are primarily carried in terrestrial cables. However the text appears to focus on mobile telecomm services whereas such structures are also needed for other high-capacity communications links that are part of the national infrastructure. It is not clear how the issue of environmental impact would be reconciled against issues of overriding national or commercial interest given their obvious importance.</p> <p><b>Summary of mitigation proposals:</b> See above.</p> <p><b>Secondary, cumulative or synergistic effects:</b> Any increased requirement for masts would appear to be intrinsically cumulative. These masts support a mobile service and therefore expanding capacity in one radio cell is likely to lead to demand for additional capacity in adjacent cells to provide unbroken service.</p>						

**SF/9 – Underground pipes, wires, fibres and cables**  
 Aims to prevent damage to ecological assets, particularly by linear features constructed at or below ground-level.  
 Sustainability Appraisal Objectives

Comments / Proposed Mitigation

Assessment



<b>[abridged in some cases]</b>		<b>Short</b>	<b>Med.</b>	<b>Long</b>
1.1	Minimise irreversible loss of undeveloped land and productive agricultural holdings	+	+	+
				Aims to limit disturbance, though this is likely to be permanent.
1.2	Reduce the use of non-renewable resources including energy	~	~	~
1.3	Limit water consumption to sustainable levels	~	~	~
2.1	Avoid damage to designated sites and protected species	++	++	++
				Stated as an explicit aim.
2.2	Maintain / enhance range and viability of characteristic habitats and species	++	++	++
				As above.
2.3	Improve opportunities for people to access the countryside and wild places	~	~	~
3.1	Avoid damage to designated historic sites and their settings	++	++	++
				As above.
3.2	Maintain diversity and distinctiveness of landscape and townscape	?	?	?
				Addressed in part by concerns about the impact of HV power lines.
3.3	Create places and spaces that look good and work well	~	~	~
4.1	Reduce emission of greenhouse gases and other pollutants	+	+	+
				Subsumed by the requirement to prevent "unacceptable environmental impacts".
4.2	Minimise waste production and support recycling	~	~	~
4.3	Limit or reduce vulnerability to flooding and other climate change impacts	?	?	?
				Impact not clear.
5.1	Maintain and enhance human health	?	?	?
				Main focus is ecological and environmental impacts, and issues of human health and HV overhead lines is not addressed (though it is covered by other planning criteria).
5.2	Reduce and prevent crime and the fear of crime	~	~	~
5.3	Improve the quantity and quality of publicly accessible open space	(+)	(+)	(+)
				Depends on location but aims to prevent lasting impact.
6.1	Improve the quality, range and accessibility of services and facilities	~	~	~
6.2	Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~
6.3	Ensure all groups have access to decent, appropriate and affordable housing	~	~	~
6.4	Encourage and enable active involvement of local people in the community	~	~	~
7.1	Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~
7.2	Support appropriate investment in people, places, communications and infrastructure	~	~	~
				Does not preclude infrastructure provision, but aims to control its impact.
7.3	Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~
<b>Summary of assessment: Little to comment on – clearly intended to limit prevent damage by linear structures.</b>				
<b>Summary of mitigation proposals: None.</b>				
<b>Secondary, cumulative or synergistic effects: None identified.</b>				



<b>SF/10 – Lord’s Bridge Radio Telescope</b> <b>Prevents development that would adversely affect operation of facilities at the Mullard Radio Astronomy Observatory.</b> <b>Sustainability Appraisal Objectives</b> <b>[abridged in some cases]</b>					<b>Assessment</b> <b>Comments / Proposed Mitigation</b>		
	Short	Med.	Long				
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	~			
1.2 Reduce the use of non-renewable resources including energy	~	~	~	~			
1.3 Limit water consumption to sustainable levels	~	~	~	~			
2.1 Avoid damage to designated sites and protected species	~	~	~	~			
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	~			
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	~			
3.1 Avoid damage to designated historic sites and their settings	~	~	~	~			
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	~			
3.3. Create places and spaces that look good and work well	~	~	~	~			
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	~			
4.2 Minimise waste production and support recycling	~	~	~	~			
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	~			
5.1 Maintain and enhance human health	~	~	~	~			
5.2 Reduce and prevent crime and the fear of crime	~	~	~	~			
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	~			
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	~			
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	~			
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	~			
6.4 Encourage and enable active involvement of local people in the community	~	~	~	~			
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	~			
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	~			

7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	~	~
<b>Summary of assessment: A very specific policy which cannot be assessed as it applies controls to a specific site to protect an internationally important asset which itself has no significant environmental impacts.</b>					
<b>Summary of mitigation proposals: None.</b>					
<b>Secondary, cumulative or synergistic effects: None identified.</b>					
<b>SF/11 – Protection of existing recreation areas</b>					
Limits the scope to redevelop recreational land for other uses unless there are superior compensating benefits or provision of an equivalent amount of new recreational space elsewhere.					
<b>Sustainability Appraisal Objectives [abridged in some cases]</b>	<b>Assessment</b>		<b>Comments / Proposed Mitigation</b>		
	<b>Short</b>	<b>Med.</b>	<b>Long</b>		
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	Recreational space is not strictly undeveloped land so the effect is assumed to be neutral.	
1.2 Reduce the use of non-renewable resources including energy	~	~	~		
1.3 Limit water consumption to sustainable levels	~	~	~		
2.1 Avoid damage to designated sites and protected species	~	~	~		
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~		
2.3 Improve opportunities for people to access the countryside and wild places	+	+	+	Some spaces for informal recreation may be in more open countryside, so this policy is protective and supportive.	
3.1 Avoid damage to designated historic sites and their settings	~	~	~		
3.2 Maintain diversity and distinctiveness of landscape and townscape	++	++	++	Recreational space is a component of a broader definition of open space (though not necessarily part of provisioning obligations) so this policy is supportive.	
3.3. Create places and spaces that look good and work well	+++	+++	+++	A joint primary objective of this policy.	
4.1 Reduce emission of greenhouse gases and other pollutants	(+)	(+)	(+)	Retaining local space should mean resource is accessible to residents on foot and cycle.	
4.2 Minimise waste production and support recycling	~	~	~		
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~		
5.1 Maintain and enhance human health	+++	+++	+++	A joint primary objective of this policy.	
5.2 Reduce and prevent crime and the fear of crime	?	?	?	Policy addresses only the provision of land, and its character would need to be protected by other policies.	
5.3 Improve the quantity and quality of publicly accessible open space	+++	+++	+++	A joint primary objective of this policy.	
6.1 Improve the quality, range and accessibility of services and facilities	+	+	+	Supports provision of accessible leisure facilities even if these are informal.	

6.2	Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+	+	+	Open space assumed to be accessible to all.
6.3	Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	~	
6.4	Encourage and enable active involvement of local people in the community	(+)	(+)	(+)	(+)	Implicitly supportive.
7.1	Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	~	
7.2	Support appropriate investment in people, places, places, communications and infrastructure	~	~	~	~	
7.3.	Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	~	
<b>Summary of assessment: A key component of good urban design and retention of the existing recreational space is essential in the light of the considerable housing development that will be occurring in the district.</b>						
<b>Summary of mitigation proposals: None.</b>						
<b>Secondary, cumulative or synergistic effects: None identified.</b>						

**SF/12 – Outdoor playspace, informal open space and new developments**  
 Defines requirements for the provision of various forms of recreational space within and proportional to the scale of new development. The policy also establishes the Council's intention to seek developer contributions for these facilities.  
**Sustainability Appraisal Objectives**  
 [abridged in some cases]

	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	Space is within development therefore this objective is not addressed.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	++	++	++	All open space aims to provide coherent structure to the settlement and provisioning standards therefore clearly support this objective.
3.3. Create places and spaces that look good and work well	++	++	++	
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	

4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	~
5.1 Maintain and enhance human health	+++	+++	+++	+++
5.2 Reduce and prevent crime and the fear of crime	?	?	?	?
5.3 Improve the quantity and quality of publicly accessible open space	+++	+++	+++	+++
6.1 Improve the quality, range and accessibility of services and facilities	++	++	+	+
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+	+	+
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	~
6.4 Encourage and enable active involvement of local people in the community	(+)	(+)	(+)	(+)
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	~
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	~
<b>Summary of assessment: Clearly supports objectives of sustainable and inclusive communities.</b>				
<b>Summary of mitigation proposals: None. Separately the Council has indicated that its approach to securing funding for these amenities from developer contributions will be detailed in a separate SPD.</b>				
<b>Secondary, cumulative or synergistic effects: None identified.</b>				

<b>SF/13 – Open space standards</b>				
Specifies the minimum requirements for providing various forms of open space for informal and formal recreation, and designates the type of facilities to be provided, these requirements being consistent with government guidance and policy SF/12.				
Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	Space is within development therefore this objective is not addressed.

3.1 Avoid damage to designated historic sites and their settings	~	~	~	~
3.2 Maintain diversity and distinctiveness of landscape and townscape	+++	++	++	All open space aims to provide coherent structure to the settlement and provisioning standards therefore clearly support this objective.
3.3. Create places and spaces that look good and work well	+++	++	++	
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	+++	+++	+++	A joint primary objective of this policy.
5.2 Reduce and prevent crime and the fear of crime	?	?	?	Policy addresses only the provision of land, and security – particularly of children's play space - would need to be protected by other policies.
5.3 Improve the quantity and quality of publicly accessible open space	+++	+++	+++	A joint primary objective of this policy.
6.1 Improve the quality, range and accessibility of services and facilities	++	++	+	Supports provision of accessible leisure facilities.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+	+	Open space assumed to be accessible to all.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	(+)	(+)	(+)	Implicitly supportive.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	

**Summary of assessment:** As for SF/12, however the definition focuses on the basic infrastructure and the desirability of a suitable, secure location which is extensively overlooked is not mentioned. We understand that these issues will be addressed in a separate SPD to be issued subsequently.

**Summary of mitigation proposals:** See above.  
**Secondary, cumulative or synergistic effects:** Playspace and other forms of open space are a further resource competing for limited land within a new development and this impact should not be overlooked. However other policies – notably DPI/5 (cumulative development) are consistent, encouraging development in larger chunks to improve coherence and greater flexibility in integrating the need for this space with increased housing density.

<b>SF/14 – The River Cam</b>				
Limits the extension of marinas and moorings on the river.				
Sustainability Appraisal Objectives [abridged in some cases]				
	Short	Med.	Long	Comments / Proposed Mitigation





7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	++	++	++	The post consultation change to this policy made its controls less specific in recognition of the need to allow sympathetic development that could enable the Cam to be exploited as a recreational and tourism resource, provided this was sensitive and appropriate to local character.
<b>Summary of assessment:</b> Clearly intended to protect the quality of a key local asset without preventing continued use and carefully managed growth in facilities. It will be essential to afford thorough protection to stretches of the Cam within the district that have key heritage associations, although this would presumably be delivered through other policies. <b>The impact of the policy was improved by post consultation changes to ensure protection was also afforded to public rights of way which are an integral part of the asset and its contribution to the community and local setting.</b>				
<b>Summary of mitigation proposals:</b> None.				
<b>Secondary, cumulative or synergistic effects:</b> None identified.				

### NATURAL ENVIRONMENT POLICIES

#### NE/1 – Energy efficiency

Prescribes a range of measures to improve the energy efficiency of new and re-developed properties which will be adopted as an SPD at a later date. Encourages developers to seek 10% improvement on CO<sub>2</sub>/m<sup>2</sup> emissions compared to minimum Building Regulations.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	+	+(+)	++	The principal objective of this policy. Benefit accumulates as more energy efficient properties are built or converted. The 'start point' for the trend depends on the proportion of existing properties that already meet Building Regulations. We assume that the relatively recent adoption of efficiency standards means this will not be particularly high.
1.3 Limit water consumption to sustainable levels	~	~	~	Not addressed – but see mitigation proposals.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	+	+(+)	++	The main objective of this policy, though as with 1.2 the benefit will grow over time from a relatively low starting point. However the positive rating must be qualified by the relatively 'light touch' of the proposals. See mitigation proposals for details.
4.2 Minimise waste production and support recycling	~	~	~	



4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	+	+	(+)	Addresses issue of vulnerability of properties to long-term temperature change, though again the starting point is low.
5.1 Maintain and enhance human health	~	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	?	?	?	?	There are some concerns that the cost of energy efficiency and other sustainability measures effects the price of new housing and this may have an effect on developers' willingness or ability to provide affordable housing. The significant of this impact cannot be calibrated on the information available at present.
6.4 Encourage and enable active involvement of local people in the community	~	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	~	
<b>Summary of assessment: Supports reduction in energy consumption and emission of greenhouse gases. The Council appears to have set a fairly low and easily achievable threshold for this policy. There is clear potential long-term impact on energy consumption if there is a large-scale growth in housing and other forms of development during the lifetime of the initial LDF, and this policy must maximise positive impacts.</b>					
<b>Summary of mitigation proposals: The policy has four components: the stipulated threshold; the calculation method; the assessment structure (Building Regulations); and the policy requirement ('encouragement' rather than obligation). Our initial assessment has proposed that the Council should adopt an alternative policy approach to enforce more stringent targets. However the Council has advised us that it limited scope to implement higher targets and that the main mechanism for this would be through changes to the Building Regulations.</b>					
<b>Secondary, cumulative or synergistic effects: Potential increase in the stock of energy-inefficient buildings if new requirements do not keep pace with projected change in sustainable construction standards.</b>					

NE/2 – Renewable energy	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
Renewable energy developments will be permitted where these do not infringe district-wide development criteria, where there is ready access to the National Grid, and the land can be redeveloped subsequently for other purposes.				
Sustainability Appraisal Objectives [abridged in some cases]				
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	No obvious impact, although the policy and text does not mention biomass energy, which is one solution to renewable fuel provision and farm diversification.
1.2 Reduce the use of non-renewable resources including energy	(+)	+	(+)	Benefit through replacement, although the potentially slow rate of equipment of solar

1.3 Limit water consumption to sustainable levels	~	~	~	panels, etc., and reluctance to permit wind farms suggests slow incremental growth.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+	+	Limited size of windfarms may have some benefits (removes potential impact on birds though farms can be sited appropriately with RSPB guidance), and limits visual impact.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Smaller windfarms are assumed to have less visual impact, although this assumes cumulative development would be controlled.
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	(+)	+	+(+)	As for 1.2.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	+	+(+)	Contributes to reduced emission from energy generation sources.
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	

**Summary of assessment:** Clearly supports reduced reliance on non-renewable sources, however the incremental provision of technology suggests benefits will grow slowly. Baseline data does not enable comparison of current performance with national average, and any shift in target generation levels may require reconsideration of the position on windfarms and other approaches. Post consultation change proposed reselling energy locally rather than selling it to a national supplier. This removes the constraint that generation sites need to be close to grid connection points, and this might make it possible to exploit more sites. A further change removed the apparent size restriction on wind farms. At this time it is not evident what impact this will have on opportunities for this form of energy locally. Removal of the wording may provide greater opportunity but it does not warrant changes to our assessments above without further corroboration.

**Summary of mitigation proposals: No mention of biomass as a way of meeting targets while also supporting farm diversification and keeping farmland under agricultural use. Secondary, cumulative or synergistic effects: None identified in the policy as proposed.**

**NE/3 – Renewable energy technologies in new development**

Developments larger than 1000m<sup>2</sup> or 10 dwellings will include technology enabling at least 10% of their energy to be derived from renewable sources.

**Sustainability Appraisal Objectives [abridged in some cases]**

	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	+	+(+)	++	Clearly supportive.
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+?(+)	+?(+)	+?(+)	Indirect benefit it is obviates need for windfarms and other solutions with visual impacts, although this must be balanced against the same incremental capacity of each new unit.
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	~	+	+(+)	Incremental benefit from reduced consumption of energy from power stations.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	+	+(+)	As for 4.1.
5.1 Maintain and enhance human health	~	~	~	Minor, incremental background changes that would only become significant with nationwide switch to renewable energy.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	?	?	?	Possible impact of technology on cost of new housing, and the knock-on effect on the provision of affordable homes. We also recognise that policy NE/1 advocates a more stringent position on providing energy efficient technology which might turn this into a negative assessment.
6.4 Encourage and enable active involvement of local people in the community	~	~	~	

7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~
<b>Summary of assessment: Policy encourage developers to build energy-efficiency into the housing stock, and this is clearly valuable given the scale of growth that will occur in the plan period. The baseline data suggests the District performs well against regional and national comparators, but this should not mean a slackening of the promotion of renewables. One concern is the possible impact of technology cost on the price of new units, and the impact this might have on affordable housing provision however we recognise that a balance must be struck between the suggestion for NE/1 or more stringent targets for providing this technology and its impact on house prices.</b>			
<b>Summary of mitigation proposals: None.</b>			
<b>Secondary, cumulative or synergistic effects: Obvious long-term impact on the District's energy consumption although limited provision suggests this will be an incremental change.</b>			

NE/4 – Landscape character areas The areas will be defined on the Proposals Map, and development within these areas will only be permitted if it is sympathetic to local character and distinctiveness. Design policies will be detailed in an SPD to be produced at a later date. Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	+	+	+	Policy specifically refers to the land management regime and not just built development.
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+	+	Vegetation is a component of landscape character and therefore this is implicitly supportive.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	+	+	+	Again, implicitly supportive.
3.2 Maintain diversity and distinctiveness of landscape and townscape	+++	+++	+++	The principal objective of this policy. Supporting text acknowledges the care needed at the urban fringe, though this is addressed through policies GB/4, GB/5 and GB/7.
3.3. Create places and spaces that look good and work well	++	++	++	Supports 3.2.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	

5.1 Maintain and enhance human health	~	~	~
5.2 Reduce and prevent crime and the fear of crime	~	~	~
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~
6.4 Encourage and enable active involvement of local people in the community	~	~	~
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~

**Summary of assessment:** Supports objectives of respecting *landscape character* and (indirectly) maintaining the natural features of the landscape that sustain and enhance biodiversity. Some problems may be experienced with expansion of settlements, however these will be addressed in part by other policies in this DPD, notably those supporting the Green Belt.

**Summary of mitigation proposals:** None.

**Secondary, cumulative or synergistic effects:** None identified.

**NE/5 – Countryside enhancement areas**

Takes forward Cambridgeshire Structure Plan policy 7/3 to identify areas for enjoyment of the countryside and to take steps to enhance their natural characteristics while preserving tranquillity.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	Effect assumed to be neutral as designated areas are already subject to access controls and enhancement programmes by other agencies.
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+(+)	++	Policy supports Biodiversity Strategy and provides for enhancement of specific areas. Difficult to calibrate impact as scope of work is not evident.
2.3 Improve opportunities for people to access the countryside and wild places	+	+(+)	++	As above.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	



3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	+	Supportive.
3.3. Create places and spaces that look good and work well	+	+	+	+	Objective tends to be assessed in urban setting, but equally importance in the countryside.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	~	
5.1 Maintain and enhance human health	(+)	(+)	(+)	(+)	Provides areas for quiet relaxation. Proximity to urban areas is not clear and will probably vary from site to site. Nevertheless, provision does not guarantee use. Implicitly supportive.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	+	+(+)	+	++	Assessment may be slightly optimistic as it is not clear yet how much space will be provided, but it is clearly beneficial.
6.1 Improve the quality, range and accessibility of services and facilities	+	+	+	+	Supports quality of leisure facilities; accessibility is not addressed by the policy text.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	~	
7.2 Support appropriate investment in people, places, communication and infrastructure	-?	-?	-?	-?	<u>A post consultation change to the policy suggests the Council may seek developer contributions towards creating these assets where they will be close to the development and the obligation can be justified.</u>
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	~	
<b>Summary of assessment: Supports the District's Biodiversity Strategy and is consistent with other policies (eg. GB18) although the degree of overlap is not clear.</b>					
<b>Summary of mitigation proposals: None.</b>					
<b>Secondary, cumulative or synergistic effects: The supporting text envisages implies synergistic effects from combining enhancement programmes in certain localities. Presumably this will enable cost-effective provision of improvement of sustainable access.</b>					
<b>NE/6 – Biodiversity</b>					
<b>Overarching commitment to maintaining and where possible enhancing biodiversity that prioritises prevention over mitigation and compensation.</b>					
<b>Sustainability Appraisal Objectives [abridged in some cases]</b>	<b>Assessment</b>			<b>Comments / Proposed Mitigation</b>	
	<b>Short</b>	<b>Med.</b>	<b>Long</b>		
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~		

1.2 Reduce the use of non-renewable resources including energy	~	~	~	~
1.3 Limit water consumption to sustainable levels	~	~	~	~
2.1 Avoid damage to designated sites and protected species	+++	+++	+++	Clearly supportive. In practice the policy is more concerned with protecting biodiversity broadly, recognising that designated sites have specific protection measures overseen by other agencies. The policy also clearly prioritises measures to support BAPs and achieve their targets.
2.2 Maintain / enhance range and viability of characteristic habitats and species	+++	+++	+++	The principal objective of this policy.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	Addressed by other policies, and clearly needs to be balanced against conservation objectives (see GB/8 for example).
3.1 Avoid damage to designated historic sites and their settings	~	~	~	Objective refers primarily to human/built artefacts and sites.
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Contributes to this objective especially due to the predominantly rural nature of the county.
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	(+)	(+)	(+)	Vegetation benefits carbon-fixing.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	

**Summary of assessment:** A clear statement of support for supporting and enhancing biodiversity which is pragmatic insofar as it recognises the need to weigh conservation and development objectives in certain locations. It establishes a clear priority based on scarcity/importance (development will be resisted) and the measures used to resolve clashes between development and conservation, and also establishes the principle of using Section 46/106 developer contributions to fund appropriate measures.

**Summary of mitigation proposals:** ~~Replace reference in supporting text to Section 106 with Section 46/106 (change has been made in policy NE/6).~~ See also comments for NE/7.



**Secondary, cumulative or synergistic effects: It is difficult to identify specific benefits. Much concern with biodiversity change has focused on the loss of woodland and farmland bird species. Clearly this will be addressed by this very broad policy, with specific activities dictated by other policies such as GB/8 and NE/5.**

<b>NE7 – Sites of biodiversity importance</b>		<b>Sustainability Appraisal Objectives [abridged in some cases]</b>			<b>Assessment</b>			<b>Comments / Proposed Mitigation</b>
		<b>Short</b>	<b>Med.</b>	<b>Long</b>				
1.1	Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~				
1.2	Reduce the use of non-renewable resources including energy	~	~	~				
1.3	Limit water consumption to sustainable levels	~	~	~				
2.1	Avoid damage to designated sites and protected species	+++	+++	+++	The joint-primary objective of this policy.			
2.2	Maintain / enhance range and viability of characteristic habitats and species	+++	+++	+++	As above.			
2.3	Improve opportunities for people to access the countryside and wild places	~	~	~				
3.1	Avoid damage to designated historic sites and their settings	~	~	~	Objective refers to built environment designations.			
3.2	Maintain diversity and distinctiveness of landscape and townscape	(+)	(+)	(+)	Implicitly supports maintenance of natural landscape features.			
3.3	Create places and spaces that look good and work well	~	~	~				
4.1	Reduce emission of greenhouse gases and other pollutants	~	~	~				
4.2	Minimise waste production and support recycling	~	~	~				
4.3	Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~				
5.1	Maintain and enhance human health	~	~	~				
5.2	Reduce and prevent crime and the fear of crime	~	~	~				
5.3	Improve the quantity and quality of publicly accessible open space	~	~	~				
6.1	Improve the quality, range and accessibility of services and facilities	~	~	~				
6.2	Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~				
6.3	Ensure all groups have access to decent, appropriate and affordable housing	~	~	~				
6.4	Encourage and enable active involvement of local people in the community	~	~	~				
7.1	Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~				
7.2	Support appropriate investment in people, places, communications and infrastructure	~	~	~				

7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy ~ ~ ~

**Summary of assessment:** The policy establishes a basic protection policy for sites covered by a range of designations, reflecting their scarcity and importance, and consistent with PPG9. In fact the inclusion of protective measures to County Wildlife Sites suggests a greater degree of protection that might be warranted by the status of these sites, but it is within the Council's discretion to do this. The policy also makes specific reference to scrutiny of applications affecting SACs/SPAs/SSSIs, and the need for careful assessment of any indirect effects.

**Summary of mitigation proposals:** The supporting text states that policy NE/6 suggests additional planning controls to ensure that development does not prevent people enjoying wildlife sites. This is not evident in the text for NE/6 and it is not clear, therefore, whether this is actually a reference to NE/7.

The supporting text notes that barbastelle bats occupying the cSAC at Eversden Woods have been recorded at other locations up to 11kms away. A number of the housing allocations in policy SP/1 and one employment land allocation in SP/4 lie within this range. As a precautionary measure it would be advisable that a bat survey is required as part of any planning application to ensure that the development will not interfere with flight lines.

**Secondary, cumulative or synergistic effects:** None identified.

NE/8 – Natural Areas	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
Prohibits development that would <b>unacceptable and</b> adversely affect biodiversity and nature conservation value of designated Natural Areas.				
<b>Sustainability Appraisal Objectives</b> [abridged in some cases]				
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	++	++	++	Clearly supportive. The Natural Area designation effectively extends conservation beyond the relatively small sites or point locations covered by the main wildlife designations.
2.2 Maintain / enhance range and viability of characteristic habitats and species	++	++	++	As above.
2.3 Improve opportunities for people to access the countryside and wild places	(+)	(+)	(+)	Implicitly preserves biodiversity for public enjoyment.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Implicitly supportive.
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	

6.1 Improve the quality, range and accessibility of services and facilities	~	~	~
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~
6.4 Encourage and enable active involvement of local people in the community	~	~	~
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~
<b>Summary of assessment:</b> Extends the scope of conservation beyond the boundaries of designated sites to cover the broader Natural Areas (a non-statutory designation). The main problem with this policy is that it sets an overall objective without making it clear how biodiversity harm would be assessed consistently from one site to the next.			
<b>Summary of mitigation proposals:</b> Consider removing this policy or merging it with NE/6.			
<b>Secondary, cumulative or synergistic effects:</b> None identified.			

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Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	+	+	+	Supportive. Low rating merely reflects the lack of such sites in the district at present.
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	+	+	+	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Particularly true of geomorphological features.
3.3. Create places and spaces that look good and work well	~	~	~	Assumed neutral; any benefit subsumed by comment for 3.2.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	

4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~
5.1 Maintain and enhance human health	~	~	~
5.2 Reduce and prevent crime and the fear of crime	~	~	~
5.3 Improve the quantity and quality of publicly accessible open space	?	?	Supportive in principal, though sites may be less popular than, say, wildlife reserves.
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~
6.4 Encourage and enable active involvement of local people in the community	~	~	~
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~
<b>Summary of assessment: A safety net policy to ensure the natural physical features are afforded protection comparable to that given to biodiversity assets.</b>			
<b>Summary of mitigation proposals: The policy text refers to Section 46106 agreements which needs to be qualified by additional text. Whereas biodiversity can be compensated by translocation and habitat recreation, the loss of physical landscape features is more final and difficult to compensate. This issue should be taken into account when reviewing planning applications, balancing the loss of the feature against the importance of or need for the development.</b>			
<b>Secondary, cumulative or synergistic effects: None identified.</b>			

NE/10 – Groundwater Prohibits development that threatens groundwater resources. Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	?	?	?	Not strictly relevant as the policy protects the quality and quantity of groundwater supply rather than addressing demand.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	

3.1 Avoid damage to designated historic sites and their settings	~	~	~	~	~
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	~	~
3.3. Create places and spaces that look good and work well	~	~	~	~	~
4.1 Reduce emission of greenhouse gases and other pollutants	+++	+++	+++	+++	Explicitly protects groundwater resources from potential pollution.
4.2 Minimise waste production and support recycling	~	~	~	~	~
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	(+)	(+)	(+)	(+)	Very indirect support in terms of the effect of maintaining the water table in clay areas to prevent shrinkage and potential increase in subsidence problems.
5.1 Maintain and enhance human health	+	+	+	+	Pollution protection is included in policy objectives.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	~	~
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	~	~
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	~	~
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	~	~
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	~	~
6.4 Encourage and enable active involvement of local people in the community	~	~	~	~	~
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	?	?	?	?	Groundwater controls should also affect farming practices; their effect on farm diversification opportunities is difficult to quantify.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	~	~
<b>Summary of assessment: Sustainable in providing overarching protection of groundwater resources.</b>					
<b>Summary of mitigation proposals: None.</b>					
<b>Secondary, cumulative or synergistic effects: The supporting text refers to the need to recharge groundwater and clearly the large scale developments included in the LDF will have substantial effects on local rates which need to be addressed. However policies NE/11 and NE/14 deal with preventative and mitigation measures and have parallel policies in the corresponding AAPs. All address the supply-side issues which mirror the demand-side focus of this policy.</b>					
<b>NE/11 – Water and drainage infrastructure</b>					
<b>States the requirement that development proposals must show adequate provision for water supply, removal of foul water, and other drainage that is consistent in scale with the phasing of the development. The policy makes clear the Council’s obligation to coordinate these matters for large-scale development, but that developers must liaise with water companies for smaller sites.</b>					
<b>Sustainability Appraisal Objectives [abridged in some cases]</b>	<b>Assessment</b>		<b>Comments / Proposed Mitigation</b>		
	<b>Short</b>	<b>Med.</b>	<b>Long</b>		
1.1 Minimise irreversible loss of undeveloped land and productive agricultural	~	~	~	~	

holdings					
1.2 Reduce the use of non-renewable resources including energy	~	~	~	~	
1.3 Limit water consumption to sustainable levels	(++)	(++)	(++)	(++)	Policy does not actually restrict consumption but ensures supply and demand are coordinated.
2.1 Avoid damage to designated sites and protected species	~	~	~	~	Policy states this objective is the responsibility of other agencies.
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	~	As above.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	~	
3.3. Create places and spaces that look good and work well	~	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	(+)	(+)	(+)	(+)	Does not reduce pollutant levels directly but aims to ensure it does not occur as a result of the lack of treatment and/or removal infrastructure.
4.2 Minimise waste production and support recycling	~	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	~	
5.1 Maintain and enhance human health	++	++	++	++	Ensures supply of water for new development.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	+++	+++	+++	+++	The principal objective of this policy.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	~	
<b>Summary of assessment: Little to consider as this policy makes clear it is essential that development and provision of the supporting infrastructure (in this case water supply) are coordinated from the outset.</b>					
<b>Summary of mitigation proposals: None.</b>					



**Secondary, cumulative or synergistic effects:** Clearly the principal cumulative effect concerns the demands made of local water supply by the scale of development that will occur in the district over the next 10-15 years. That is not addressed by this policy which is primarily concerned with ensuring the timing of supply. It is assumed modelling of water demand has been undertaken already, and that supply rates will be monitored during development to ensure supply and demand are matched.

Sustainability Appraisal Objectives [abridged in some cases]		Assessment			Comments / Proposed Mitigation
		Short	Med.	Long	
NE/12 – Foul drainage: alternative drainage systems		Defines requirements for providing sewerage facilities for most forms of development including structures and the road system, and for special provision for sites producing slurry or effluents.			
1.1	Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2	Reduce the use of non-renewable resources including energy	~	~	~	
1.3	Limit water consumption to sustainable levels	++	++	++	Does not address water supply / consumption but makes provision to protect groundwater from contamination.
2.1	Avoid damage to designated sites and protected species	~	~	~	Relevant comments subsumed under 2.2 below.
2.2	Maintain / enhance range and viability of characteristic habitats and species	+	+	+	Intrinsically aims to prevent leakage, spills and other problems of foul materials that would adversely affect humans and the natural environment.
2.3	Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1	Avoid damage to designated historic sites and their settings	~	~	~	
3.2	Maintain diversity and distinctiveness of landscape and townscape	~	~	~	
3.3	Create places and spaces that look good and work well	~	~	~	
4.1	Reduce emission of greenhouse gases and other pollutants	++	++	++	Deals with removal of domestic and industrial pollutants.
4.2	Minimise waste production and support recycling	~	~	~	Materials handled by these systems cannot be recycled.
4.3	Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1	Maintain and enhance human health	++	++	++	The principal objective of this policy.
5.2	Reduce and prevent crime and the fear of crime	~	~	~	
5.3	Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1	Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2	Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3	Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4	Encourage and enable active involvement of local people in the community	~	~	~	
7.1	Help people gain access to satisfying work appropriate to skills, potential	~	~	~	



and location				
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	~
<b>Summary of assessment:</b> Clearly a sustainable policy requiring the provision of adequate and appropriate infrastructure to remove solid and liquid effluents, or for their storage, supporting maintenance of good water quality.				
<b>Summary of mitigation proposals:</b> None; policy DPI/6 also provides for protection of ground and surface water resources from contamination during construction.				
<b>Secondary, cumulative or synergistic effects:</b> See above.				

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
<b>NE/13 – Flood risk</b>				
Proposes to restrict all development in designated high flood risk areas, and development in some areas where the lower level of risk cannot be substantiated and / or minimised, and to prevent development which might contribute to flood risk.				
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	(+)	(+)	(+)	Indirect / tenuous link insofar as run-off impacts of development could be cited as a reason for declining planning permission in rural areas.
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	+	+	+	Could help to reduce threats to habitats that are sensitive to changes in water levels.
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+	+	As above.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	+++	+++	+++	Clearly the principal objective of this policy.
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	

6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~
6.4 Encourage and enable active involvement of local people in the community	~	~	~
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~
<b>Summary of assessment: Given the district's position at the edge of the fens, an essential policy prohibiting development in risky locations. The policy wording and supporting text provide flexibility in permitting development in areas of lower risk provided that appropriate defensive or mitigation measures are provided, and that these are appropriate to the estimated risk/</b>			
<b>Summary of mitigation proposals: None.</b>			
<b>Secondary, cumulative or synergistic effects: The main potential issue is the increase in impermeable surface areas as a result of the major new development, although this is addressed by policy NE/14.</b>			

**NE/14 – Sustainable drainage systems**  
**Requires the use of SUDS where appropriate and establishes the right to seek Section 46/106 contributions for this infrastructure.**  
**Sustainability Appraisal Objectives [abridged in some cases]**

Comments / Proposed Mitigation	Assessment		
	Short	Med.	Long
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~
1.2 Reduce the use of non-renewable resources including energy	~	~	~
1.3 Limit water consumption to sustainable levels	~	+	++
2.1 Avoid damage to designated sites and protected species	?	?	?
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+	+
2.3 Improve opportunities for people to access the countryside and wild places	+	+	+
3.1 Avoid damage to designated historic sites and their settings	~	~	~
3.2 Maintain diversity and distinctiveness of landscape and townscape	(+)	(+)	(+)
3.3. Create places and spaces that look good and work well	(+)	(+)	(+)
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~

Additional land required for these systems is assumed to be negligible and use of brownfield land is assumed to be a priority.

Supports objective by limiting the impact of development on the pattern and rate of run-off.

Impact of water release onto fluvial systems and nearby habitats is assumed to be dealt with on a case-by-case basis.

As above. Moreover development proposals for Cambridge East and Northstowe integrate these features into the open space and green corridor strategy.

As above.

Depends on design, but supportive in principle – see also 2.2. above.

As for 3.2.

SUDS assumed to be separate from foul water systems.

4.2 Minimise waste production and support recycling	~	~	~	~
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	+++	+++	+++	The principal objective of this policy.
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	+	+	+	Can contribute, provided facilities do not constitute a safety hazard and there are rights of way.
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	Space for SUDS assumed to have no effect on land available for other purposes.
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
<b>Summary of assessment: Another policy stating an essential measure required by the vulnerability of parts of the district to flooding, and the need to address water shortages by maximising the rate at which groundwater resources can be recharged.</b>				
<b>Summary of mitigation proposals: None.</b>				
<b>Secondary, cumulative or synergistic effects: None identified.</b>				

NE/15 – Water conservation Mandates the incorporation of water-efficient and water-saving technologies into new development, while ensuring this does not adversely affect the water environment. Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	+++	+++	+++	Clearly the principal objective of this policy is to minimise the impact on water resources of the significant development in the district in the immediate future.
2.1 Avoid damage to designated sites and protected species	+	+	+	Need to avoid damage to the natural environment in general is stated.
2.2 Maintain / enhance range and viability of characteristic habitats and species	+(+)	+(+)	+(+)	As above.

2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	~
3.1 Avoid damage to designated historic sites and their settings	~	~	~	~
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	~
3.3. Create places and spaces that look good and work well	++	++	++	++
4.1 Reduce emission of greenhouse gases and other pollutants	+	+	+	+
4.2 Minimise waste production and support recycling	~	+	+	+(+)
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	(+)	(+)	(+)	(+)
5.1 Maintain and enhance human health	+	+	+	+
5.2 Reduce and prevent crime and the fear of crime	~	~	~	~
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	~
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	~
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	~
6.3 Ensure all groups have access to decent, appropriate and affordable housing	?	?	?	?
6.4 Encourage and enable active involvement of local people in the community	~	~	~	~
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	~
7.2 Support appropriate investment in people, places, communications and infrastructure	+	+	+	+
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	~

**Summary of assessment: A further sustainable policy necessitated by limitations on the district's water supply. One slight concern is the impact of technology costs on the price of new housing, however this should be offset by the scale of new construction which should mean the unit cost per home is lower than, say, retrofitting to an existing property. Post consultation changes reflecting the Council's legal powers to mandate specific technologies do not appear to have significantly weakened this policy, providing flexibility without removing the obligation on developers. The additional change of requiring a Water Conservation Strategy for developments of 1000m<sup>2</sup> or more is also supportive, although it should not be seen to add to the procedural burden on developers if this information could be provided in a masterplan or development brief, which might be produced for development on this scale.**

**Summary of mitigation proposals: None.**  
**Secondary, cumulative or synergistic effects: None identified.**

**NE/16 – Hazardous installations**

**States a procedural and legal requirement to consider human health risks and other impacts when considering planning applications for developments where hazardous substances will be present.**

**Sustainability Appraisal Objectives**

[abridged in some cases]

**Comments / Proposed Mitigation**

**Assessment**

**Short Med. Long**

1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~
1.2 Reduce the use of non-renewable resources including energy	~	~	~
1.3 Limit water consumption to sustainable levels	~	~	~
2.1 Avoid damage to designated sites and protected species	~	~	~
2.2 Maintain / enhance range and viability of characteristic habitats and species	(+)	(+)	(+)
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~
3.1 Avoid damage to designated historic sites and their settings	~	~	~
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~
3.3. Create places and spaces that look good and work well	+	+	+
4.1 Reduce emission of greenhouse gases and other pollutants	+	+	+
4.2 Minimise waste production and support recycling	~	~	~
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~
5.1 Maintain and enhance human health	+++	+++	+++
5.2 Reduce and prevent crime and the fear of crime	~	~	~
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~
6.4 Encourage and enable active involvement of local people in the community	~	~	~
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~
7.2 Support appropriate investment in people, places, places, communications and infrastructure	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local	~	~	~

Implicitly aims to prevent spills, leaks, etc. by appropriate preventative measures.

Provides a control mechanism for ensuring people are not at risk from nearby hazardous materials or facilities.

Aims to reduce accidental emissions and their consequences.

The principal objective of this policy.

economy

**Summary of assessment:** A further largely procedural policy reflecting the Council's obligations to prevent development in locations where the nature of the materials or activities constitute an unacceptable risk to human health and/or safety.

**Summary of mitigation proposals:** None.

**Secondary, cumulative or synergistic effects:** None.

**NE/17 – Lighting proposals**

Identifies five requirements for external lighting (implicitly for both routes and sites).

Sustainability Appraisal Objectives

[abridged in some cases]

Comments / Proposed Mitigation

Assessment

Short

Med.

Long

1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	~
1.2 Reduce the use of non-renewable resources including energy	?	?	?	?
1.3 Limit water consumption to sustainable levels	~	~	~	~
2.1 Avoid damage to designated sites and protected species	~	~	~	~
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+	+	+
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	~
3.1 Avoid damage to designated historic sites and their settings	~	~	~	~
3.2 Maintain diversity and distinctiveness of landscape and townscape	(+)	(+)	(+)	(+)
3.3. Create places and spaces that look good and work well	(+)	(+)	(+)	(+)
4.1 Reduce emission of greenhouse gases and other pollutants	+	+(+)	++	++
4.2 Minimise waste production and support recycling	~	~	~	~
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	~
5.1 Maintain and enhance human health	~	~	~	~
5.2 Reduce and prevent crime and the fear of crime	++	++	++	++
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	~
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	~
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	~

Proposals to limit times when lighting is permissible can also be used to control consumption, indirectly supporting this objective.

Supporting text acknowledges potential impact of night-time light pollution on some species though the significant of this impact cannot be determined at this stage.

Implicitly beneficial in terms of night-time effects, particularly in rural areas where excessive light pollution reduces remoteness.

Supports 3.2 implicitly.

Given the substantial light pollution at present, application of the policy to new development will introduce only incremental change, though clearly this is desirable.

Policy balances need to reduce pollution with its role in providing a secure environment.



6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~
6.4 Encourage and enable active involvement of local people in the community	~	~	~
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~
<b>Summary of assessment: Addresses issue of increased awareness of the impact of light pollution on the character of the area, and the particular impact in rural areas. Applying policy to new development limits its overall impact in an area where skyglow is already a problem.</b>			
<b>Summary of mitigation proposals: Is it practical to consider measures to address the problem with existing light sources, or to survey were the problems are worst.</b>			
<b>Secondary, cumulative or synergistic effects: The existing problem is the principal cumulative effect; the policy proposals will limit further problems but not redress the root cause.</b>			

**NE/18 – Noise pollution**  
Establishes policy principles to prevent unacceptable noise from new development; to prevent new development where ambient noise levels might be unacceptably high; and general conditions under the EPA to prevent noise nuisance.  
Sustainability Appraisal Objectives [abridged in some cases]

	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	?	?	?	Policy deals with noise but not vibration, and mentions the impact of traffic. Development should not lead to an increase in road traffic that might adversely affect listed properties that may be at risk or in susceptible locations.
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	
3.3. Create places and spaces that look good and work well	+	+	+	Eliminating noise nuisance and controlling ambient noise levels should contribute to residents' satisfaction with their environment.
4.1 Reduce emission of greenhouse gases and other pollutants	+++	+++	+++	The principal objective of this policy which deals with noise from new development. It is assumed that noise nuisance from existing sources is addressed through the EPA.



4.2 Minimise waste production and support recycling	~	~	~	~
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	~
5.1 Maintain and enhance human health	(+)	(+)	(+)	(+)
5.2 Reduce and prevent crime and the fear of crime				
5.3 Improve the quantity and quality of publicly accessible open space	?	?	?	?
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	~
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	~
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	~
6.4 Encourage and enable active involvement of local people in the community	~	~	~	~
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	~
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	~
<b>Summary of assessment: Policy establishes measures to prevent increases in ambient and point-based noise from new development, and to ensure new development will not be subjected to noise from existing sources.</b>				
<b>Summary of mitigation proposals: The policy and supporting text appear to refer principally to noise in settlements. Other Natural Environment policies propose establishing areas of tranquill countryside and it appears appropriate that this over-arching policy should include measures (at least in outline) that support NE/5 for example.</b>				
<b>Secondary, cumulative or synergistic effects: None identified.</b>				

NE/19 – Emissions	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
Requires development proposals to identify and mitigate / minimise emissions to prevent impacts on the surroundings, and to comply with relevant pollution control regulations.				
Sustainability Appraisal Objectives [abridged in some cases]				
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	~
1.2 Reduce the use of non-renewable resources including energy	~	~	~	~
1.3 Limit water consumption to sustainable levels	~	~	~	~

2.1 Avoid damage to designated sites and protected species	(+)	(+)	(+)	(+)	(+)	Implicitly supportive.
2.2 Maintain / enhance range and viability of characteristic habitats and species	(+)	(+)	(+)	(+)	(+)	As above.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	(+)	(+)	(+)	(+)	(+)	As for 2.1 / 2.2.
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	~	~	
3.3. Create places and spaces that look good and work well	(+)	(+)	(+)	(+)	(+)	Implicitly beneficial if it limits nuisance from fumes, dust, etc.
4.1 Reduce emission of greenhouse gases and other pollutants	++	+++	+++	+++	++(+)	The joint-primary objective of this policy. The time trend reflects the potential impact during the construction of Northstowe and Cambridge East
4.2 Minimise waste production and support recycling	~	~	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	~	~	
5.1 Maintain and enhance human health	++	+++	+++	+++	++(+)	As for 4.1. The policy mentions air quality and pollutants, and it might be help to make clear that this includes dust, which will be a significant potential problem during construction of the new settlements.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	~	~	
<b>Summary of assessment: An essential policy outlining the need to prevent contamination by pollutants, whether airborne or carried by other media, and which is particularly necessary given the potential impacts of major phases of construction at Northstowe and at Cambridge East.</b>						
<b>Summary of mitigation proposals: Possibly make clear the controls apply to dust also. Policies in the Transport section mandate the provision of a Transport Assessment, should the Council encourage good/best practice by suggesting that developments likely to generate pollutants or emissions should be supported by a Health Impact Assessment. In order for this to be practicable we assume there would need to be a size threshold above which this option might apply.</b>						
<b>Secondary, cumulative or synergistic effects: Clear impacts from the scale of development, although this would be mitigated to some degree by the phasing of development on both of the principal sites.</b>						

**NE/20 – Land contamination**

States the procedural requirement to investigate the nature and extent of contamination in all development proposals where there are reasonable grounds to assume this is an issue, and to implement appropriate treatment and monitoring of the site.

**Sustainability Appraisal Objectives**

**Comments / Proposed Mitigation**

Assessment	
Short	Med.

Long
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1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~
1.2 Reduce the use of non-renewable resources including energy	~	~	~
1.3 Limit water consumption to sustainable levels	~	~	~
2.1 Avoid damage to designated sites and protected species	~	~	~
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~
3.1 Avoid damage to designated historic sites and their settings	~	~	~
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~
3.3. Create places and spaces that look good and work well	~	~	~
4.1 Reduce emission of greenhouse gases and other pollutants	++	++	++
4.2 Minimise waste production and support recycling	~	~	~
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~
5.1 Maintain and enhance human health	++	++	++
5.2 Reduce and prevent crime and the fear of crime	~	~	~
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~
6.4 Encourage and enable active involvement of local people in the community	~	~	~
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~

Procedural requirement to ensure unforeseen contamination does not occur, and which is necessitated by the high proportion of brownfield land being used for new housing development in the district over the plan period.

Clearly the principal objective of this policy.

7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~
<b>Summary of assessment:</b> A high-level statement of the Council's obligation to ensure new development does not constitute a risk to human health, and which is given added weight by the large volume of housing development in the district that will occur on former military and industrial land.			
<b>Summary of mitigation proposals:</b> None.			
<b>Secondary, cumulative or synergistic effects:</b> None identified.			

NE/21 – Protecting high quality agricultural land Establishes a blanket ban on any development that takes Grade 1, 2 or 3a agricultural land without providing scope to return it to its current use. Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	(+++)	(+++)	(+++)	The principal objective of this policy. Post consultation changes introduced very general clauses indicating conditions under which land would be acceptable. These changes indicate the pragmatic position the Council must take, especially in increasing housing stock to meet shortages and support future growth. As a result the strong positive benefit has to be qualified in absolute terms, although we would expect other Development Control policies to limit the number of cases where this occurs, the amount of land taken, and to ensure that such events are treated as exceptions.
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+	+	Limited provision for alternative reversible change provided this retains the openness of the area.
2.3 Improve opportunities for people to access the countryside and wild places	?	?	?	In absolute terms, retaining land under agriculture limits public access, however intensive cultivation means these areas have degraded biodiversity value, and keeping them in agricultural use as a national resource has a much higher priority.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	As for 2.2
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	?	?	?	Difficult to assess in the light of the adverse impact of intensive farming practices on water quality. Baseline data indicates river quality is improving and does not refer to any nitrate or phosphate problems although much of the district is a Nitrate Sensitive Zone.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	?	?	?	Possibly prevents development that could interfere with groundwater recharge, although this would be localised and its impact on flooding, etc., negligible.

5.1 Maintain and enhance human health	~	~	~
5.2 Reduce and prevent crime and the fear of crime	~	~	~
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~
6.4 Encourage and enable active involvement of local people in the community	~	~	~
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~

**Summary of assessment:** Clearly an essential policy to safeguard one of the district's strategic resources, although post-consultation changes have somewhat affected its thoroughness as a protective measure.

**Summary of mitigation proposals:** None.

**Secondary, cumulative or synergistic effects:** There is a potential impact of land shortages on provision of housing and employment land in the longer term, though this cannot be quantified at present. However the policy does allow for a pragmatic position, recognising some loss of land will occur in the current plan period.

## CULTURAL HERITAGE POLICIES

CH/1 – Historic landscapes	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
States that planning permission will not be granted for development that will affect historic landscapes regardless of whether or not they are covered by statutory designations.				
<b>Sustainability Appraisal Objectives</b> [abridged in some cases]				
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	++	++	++	Assessment assumes a broader definition of undeveloped land than might be implied, since some open landscapes, though the result of human activity, are not undeveloped
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	(+)	(+)	(+)	Benefit primarily from other conservation designations, but policy will implicitly support this objective.
2.2 Maintain / enhance range and viability of characteristic habitats and species	(+)	(+)	(+)	As for 2.1.



2.3	Improve opportunities for people to access the countryside and wild places	+	+	+	+	Policy mentions parkland areas and other sites which will be afforded protection, as well as wider areas of the countryside.
3.1	Avoid damage to designated historic sites and their settings	+++	+++	+++	+++	The primary objective of this policy.
3.2	Maintain diversity and distinctiveness of landscape and townscape	++	++	++	++	The secondary objective of this policy.
3.3	Create places and spaces that look good and work well	?	?	?	?	Presumably the district's residents will value the policy if it prevents inappropriate development.
4.1	Reduce emission of greenhouse gases and other pollutants	~	~	~	~	
4.2	Minimise waste production and support recycling	~	~	~	~	
4.3	Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	~	
5.1	Maintain and enhance human health	(+)	(+)	(+)	(+)	Supportive in that it will help to maintain open recreational and leisure space beyond settlement boundaries, although Green Belt policies probably afford more protection within the plan.
5.2	Reduce and prevent crime and the fear of crime	~	~	~	~	
5.3	Improve the quantity and quality of publicly accessible open space	(+)	(+)	(+)	(+)	Does not necessarily improve it but maintains it.
6.1	Improve the quality, range and accessibility of services and facilities	+	+	+	+	Supportive as assessment criteria include the quality and range of leisure facilities.
6.2	Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	~	
6.3	Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	~	
6.4	Encourage and enable active involvement of local people in the community	~	~	~	~	
7.1	Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	~	
7.2	Support appropriate investment in people, places, communications and infrastructure	~	~	~	~	
7.3	Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	~	

**Summary of assessment: Clearly another sustainable policy which gives the Council broader power to turn down development applications which would adversely affect the local landscape. It is not clear what protection this policy affords in addition to those on Green Belts, protection of biodiversity, protection Natural Areas, and other CH/ policies. However this does not mean it should be dispensed with. Note that a number of the major developed sites addressed by policy GB16 are in parkland settings and this policy should also control the nature of development at those sites.**

**Summary of mitigation proposals: None.**

**Secondary, cumulative or synergistic effects: None identified.**

**CH/2 – Archaeological sites**

Prevents development without inspection by experts to assess a location's importance in order to determine whether development should be prevented (only in cases where there would be damage to a nationally important asset) or appropriate mitigation measures.

**Sustainability Appraisal Objectives**

**Comments / Proposed Mitigation**

**Assessment**

**Short**

**Med.**

**Long**

1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~
1.2 Reduce the use of non-renewable resources including energy	~	~	~
1.3 Limit water consumption to sustainable levels	~	~	~
2.1 Avoid damage to designated sites and protected species	~	~	~
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~
3.1 Avoid damage to designated historic sites and their settings	+++	+++	+++
3.2 Maintain diversity and distinctiveness of landscape and townscape	(+)	(+)	(+)
3.3. Create places and spaces that look good and work well	~	~	~
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~
4.2 Minimise waste production and support recycling	~	~	~
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~
5.1 Maintain and enhance human health	~	~	~
5.2 Reduce and prevent crime and the fear of crime	~	~	~
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~
6.4 Encourage and enable active involvement of local people in the community	~	~	~
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~

The principal objective of this policy.

Beneficial in that it supports protection of visible archaeological and heritage features (eg. earthworks).



7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	~
<b>Summary of assessment:</b> Little to comment on as the policy ensures adequate opportunity to assess the potential importance of sites and to provide for inspection. We assume that practical controls and the timing of inspection (and removal of materials if necessary) would be coordinated through the EIA for the development.				
<b>Summary of mitigation proposals:</b> None.				
<b>Secondary, cumulative or synergistic effects:</b> None identified.				
<b>CH/3 – Listed buildings</b>				
Proposes that development affecting listed buildings would only be permitted if it helps to preserve or appropriately enhance the structure. The policy also provides contingency for situations in which partial or total demolition of a listed structure is proposed, requiring a clear case for its loss, assessment of its value, and the need to preserve a documentary record and any materials.				
Sustainability Appraisal Objectives [abridged in some cases]	Comments / Proposed Mitigation	Assessment		
		Short	Med.	Long
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings		~	~	~
1.2 Reduce the use of non-renewable resources including energy		~	~	~
1.3 Limit water consumption to sustainable levels		~	~	~
2.1 Avoid damage to designated sites and protected species		~	~	~
2.2 Maintain / enhance range and viability of characteristic habitats and species		~	~	~
2.3 Improve opportunities for people to access the countryside and wild places		~	~	~
3.1 Avoid damage to designated historic sites and their settings	The primary objective of this policy.	+++	+++	+++
3.2 Maintain diversity and distinctiveness of landscape and townscape	Clearly supportive, particularly within conservation areas.	++	++	++
3.3. Create places and spaces that look good and work well	As for 3.2.	++	++	++
4.1 Reduce emission of greenhouse gases and other pollutants		~	~	~
4.2 Minimise waste production and support recycling		~	~	~
4.3 Limit or reduce vulnerability to flooding and other climate change impacts		~	~	~
5.1 Maintain and enhance human health		~	~	~
5.2 Reduce and prevent crime and the fear of crime		~	~	~
5.3 Improve the quantity and quality of publicly accessible open space		~	~	~
6.1 Improve the quality, range and accessibility of services and facilities		~	~	~
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.		~	~	~
6.3 Ensure all groups have access to decent, appropriate and affordable housing		~	~	~

6.4 Encourage and enable active involvement of local people in the community	~	~	~
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~
<b>Summary of assessment: As for CH/2 this policy ensures priority is given to preserving and (where possible) enhancing heritage assets. The policy and supporting text also provide for extension or conversion of use provided this is consistent with the fabric of the building, and in extreme cases for demolition.</b>			
<b>Summary of mitigation proposals: None.</b>			
<b>Secondary, cumulative or synergistic effects: None identified.</b>			

CH/4 – Development within the curtilage or setting of a listed building	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
<b>Establishes that planning permission will not be granted for development that would adversely affect its setting.</b>				
<b>Sustainability Appraisal Objectives [abridged in some cases]</b>				
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	+++	+++	+++	Clearly the principal objective of this policy.
3.2 Maintain diversity and distinctiveness of landscape and townscape	++	++	++	Ensures policy principles apply to individual buildings within an urban setting to ensure character is not affected.
3.3. Create places and spaces that look good and work well	(++)	(++)	(++)	Implicitly supportive.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	

5.3 Improve the quantity and quality of publicly accessible open space	~	~	~
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~
6.4 Encourage and enable active involvement of local people in the community	~	~	~
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~
<b>Summary of assessment: Supports CH/3 in preventing inappropriate changes to the setting of listed properties, which would have particular benefits for individual listed properties within settlements and in locations that are not afforded protection through conservation area status.</b>			
<b>Summary of mitigation proposals: None.</b>			
<b>Secondary, cumulative or synergistic effects: None identified.</b>			

CH/5 – Conservation areas Prohibits development that has an overall adverse impact on a conservation area, although development that enhances it would be permitted in principle, subject to scrutiny of the proposal. Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	(-)	(-)	(-)	Buildings in conservation areas will have poor thermal insulation and designation effectively prevents improvements to reduce heat loss and other problems. However this clearly affects a relatively small part of the housing stock and must be balanced against the benefit of maintaining character.
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	++	++	++	The joint objective of this policy.

3.2	Maintain diversity and distinctiveness of landscape and townscape	++	++	++	++	As above.
3.3	Create places and spaces that look good and work well	++	++	++	++	Supports 3.1 and 3.2.
4.1	Reduce emission of greenhouse gases and other pollutants	~	~	~	~	
4.2	Minimise waste production and support recycling	~	~	~	~	
4.3	Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	~	
5.1	Maintain and enhance human health	~	~	~	~	
5.2	Reduce and prevent crime and the fear of crime	~	~	~	~	
5.3	Improve the quantity and quality of publicly accessible open space	+	+	+	+	Presumably supportive since open space can be part of the layout that the designation aims to preserve.
6.1	Improve the quality, range and accessibility of services and facilities	~	~	~	~	
6.2	Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	~	
6.3	Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	~	
6.4	Encourage and enable active involvement of local people in the community	~	~	~	~	
7.1	Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	~	
7.2	Support appropriate investment in people, places, communications and infrastructure	~	~	~	~	
7.3	Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	~	
<b>Summary of assessment: Clearly sustainable in terms of its effect on preserving the character and setting of areas within existing settlements. The constraints on redevelopment mean that even small improvements to reduce, for example, heat loss are impractical and this may imply a marginal impact on the quality of the dwelling, but this must be weighed against the need to preserve the setting of these areas.</b>						
<b>Summary of mitigation proposals: None.</b>						
<b>Secondary, cumulative or synergistic effects: None identified.</b>						
<b>CH/6 – Protected village amenity areas</b>						
<b>Prohibits development that would adversely affect pre-defined areas within a wide range of villages.</b>						
<b>Sustainability Appraisal Objectives [abridged in some cases]</b>						
1.1	Minimise irreversible loss of undeveloped land and productive agricultural holdings	++	++	++	++	Prevents loss of such land (typically open space) within the fabric of the village.
1.2	Reduce the use of non-renewable resources including energy	~	~	~	~	

1.3 Limit water consumption to sustainable levels	~	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+	+	+	Beneficial where it preserves open space and character that is settled by local wildlife.
2.3 Improve opportunities for people to access the countryside and wild places	?	?	?	?	Indirectly supports 2.2?
3.1 Avoid damage to designated historic sites and their settings	+	+	+	+	The objective applies to sites with more formal designation, nevertheless other policies (eg CH/1) establish the principle that much of the district has valued character, and this applies too to the setting of villages, which are protected by this policy.
3.2 Maintain diversity and distinctiveness of landscape and townscape	+++	+++	+++	+++	The primary objective of this policy.
3.3. Create places and spaces that look good and work well	++	++	++	++	Implicitly supports 3.2.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	~	
5.1 Maintain and enhance human health	~	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	+	+	+	+	Likely to be some beneficial impact if open recreational space is preserved within villages.
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	~	It is assumed that preventing development would not result in the loss of amenities.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	~	Policy is preventative and does not preclude development in an appropriate site which might support this objective.
6.4 Encourage and enable active involvement of local people in the community	~	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	~	
<b>Summary of assessment: Another sustainable policy which extends the principles of conservation area preservation to a wider range of locations. This policy also intrinsically supports the settlement hierarchy defined in policies ST/2 to ST/5, providing an additional constraint on inappropriate development.</b>					
<b>Summary of mitigation proposals: The supporting text does not indicate where PVAAAs are defined (presumably in the village framework), detail of where to find information on designated areas and structures is provided for other CH/ policies.</b>					
<b>Secondary, cumulative or synergistic effects: None identified.</b>					

<b>CH/7 – Important countryside frontages</b>		<b>Protects areas of countryside that partially penetrate settlements, effectively providing a localised green corridor.</b>		<b>Sustainability Appraisal Objectives</b> <b>[abridged in some cases]</b>			<b>Assessment</b>			<b>Comments / Proposed Mitigation</b>
							<b>Short</b>	<b>Med.</b>	<b>Long</b>	
1.1	Minimise irreversible loss of undeveloped land and productive agricultural holdings	++	++	++					Land covered by this policy is implicitly open / undeveloped.	
1.2	Reduce the use of non-renewable resources including energy	~	~	~						
1.3	Limit water consumption to sustainable levels	~	~	~						
2.1	Avoid damage to designated sites and protected species	~	~	~						
2.2	Maintain / enhance range and viability of characteristic habitats and species	++	++	++					Policy concentrates on the visual / structural value of the countryside frontage but it may also act as a green corridor for wildlife.	
2.3	Improve opportunities for people to access the countryside and wild places	(+)	(+)	(+)					Implicitly supportive (see above).	
3.1	Avoid damage to designated historic sites and their settings	(+)	(+)	(+)					Text supporting policy CH/1 suggests there is widespread intrinsic and historic value of much of the district's countryside and this suggests that preserving these features will contribute to this objective.	
3.2	Maintain diversity and distinctiveness of landscape and townscape	++	++	++					Clearly supportive.	
3.3	Create places and spaces that look good and work well	++	++	++					As above.	
4.1	Reduce emission of greenhouse gases and other pollutants	~	~	~						
4.2	Minimise waste production and support recycling	~	~	~						
4.3	Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~						
5.1	Maintain and enhance human health	(+)	(+)	(+)					Preserves some open aspects though benefit depends on whether these areas are open to public access.	
5.2	Reduce and prevent crime and the fear of crime	~	~	~						
5.3	Improve the quantity and quality of publicly accessible open space	(+)	(+)	(+)					See 5.1.	
6.1	Improve the quality, range and accessibility of services and facilities	~	~	~						
6.2	Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~						
6.3	Ensure all groups have access to decent, appropriate and affordable housing	~	~	~					Primarily concerned with preserving setting, so impact on availability of space for development is assumed to be limited.	
6.4	Encourage and enable active involvement of local people in the community	~	~	~						
7.1	Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~						
7.2	Support appropriate investment in people, places, communications and	~	~	~						



infrastructure						
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	~	~	~
<b>Summary of assessment: Supports other policies designed to preserve and enhance the unique character of parts of the district.</b>						
<b>Summary of mitigation proposals: It would be helpful to give more specific examples of these features if possible.</b>						
<b>Secondary, cumulative or synergistic effects: None identified.</b>						

CH/8 – Advertisements	Establishes broad principles that restrict the size and impact of advertisements.	Assessment			Comments / Proposed Mitigation
		Sustainability Appraisal Objectives [abridged in some cases]	Short	Med.	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	+	Implicitly the purpose of this objective.
3.3. Create places and spaces that look good and work well	(+)	(+)	(+)	(+)	Prevents obtrusive displays.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	~	
5.1 Maintain and enhance human health	+	+	+	+	Specific measures to prevent advertising that would constitute a road safety threat.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	~	



7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~
<b>Summary of assessment:</b> The policy provides overall control to prevent unwarranted intrusion by advertising hoardings, canopies and similar facilities regardless of location, but with specific controls on their impact in areas covered by conservation and other designations.			
<b>Summary of mitigation proposals:</b> None.			
<b>Secondary, cumulative or synergistic effects:</b> None identified.			

**TRAVEL POLICIES**

TR/1 – Planning for more sustainable travel Proposes that new development will only be permitted in locations that are readily accessible or will attain accessibility by a range of transport modes that encourage reduced use of cars. The policy also provides for broad linkages between the Local Transport Plan and LDF policies, and the coordination of policies on car parking with those that encourage cycling and walking.	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
<b>Sustainability Appraisal Objectives</b> [abridged in some cases]				
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	+	+(+)	++	Implicitly supportive because development will be directed towards more accessible sites in urban centres.
1.2 Reduce the use of non-renewable resources including energy	+	+(+)	++	Promotion of non-car transport implies reduced fuel usage as more people walk, cycle or use shared (public) transport.
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	(-)	(-)	(-)	Policy is primarily concerned with new housing or employment development. Other policies on the Green Belt and Natural Environment, and TR/4, will help to facilitate non-car access to countryside areas, however it is likely this objective would be compromised if there is not appropriate provision for car access.
3.1 Avoid damage to designated historic sites and their settings	?	?	?	Not clear if this would result in long-term reduction of vibration problems. Concerns about damage to rural features must be balanced against need to provide for access (see 2.3 above).
3.2 Maintain diversity and distinctiveness of landscape and townscape	(+)	+	+(+)	Potential longer-term aesthetic improvement if settlements are less dominated by traffic (cf. town centre pedestrianisation).
3.3. Create places and spaces that look good and work well	(+)	+	+(+)	As above.

4.1 Reduce emission of greenhouse gases and other pollutants	+	+	+(+)	++	Clearly supportive of reducing emissions by more efficient use of public transport and non-fuel burning modes.
4.2 Minimise waste production and support recycling	~	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	~	
5.1 Maintain and enhance human health	+	+	+(+)	++	Difficult to calibrate benefit, which will clearly be greater if more people cycle, walk or use public transport.
5.2 Reduce and prevent crime and the fear of crime	+	+	+	+	Addresses physical safety and theft.
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	++	++	++(+)	+++	Impact depends on level of new development, but this policy is clearly consistent with sequential testing of sites for retail units and the settlement hierarchy proposed in ST/1 and ST/2. Must be marked as strongly positive as this is the core objective of this policy which meets all the supporting criteria.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+	+(+)	++	Central location near transport ought to benefit the less mobile and disabled and to integrate public and other transport mode provision (eg. for cyclists) benefiting those without a car.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	?	?	?	?	May be supportive but may also contribute to development pressures particularly in existing centres (as opposed to planned new development at Cambourne, Northstowe, etc.). See comments below on secondary and other impacts.
6.4 Encourage and enable active involvement of local people in the community	~	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	++	++	++	++	Support objective of easier non-car access between homes and jobs.
7.2 Support appropriate investment in people, places, communications and infrastructure	(++)	(++)	(++)	(++)	<del>Although not explicit, the original policy and supporting text appeared to imply Section 46.106</del> agreements may be used to secure developer contributions to appropriate transport improvements. (This issue is covered explicitly by policy TR/3). <del>The intention was made clear by the insertion of an additional paragraph following public consultation.</del>
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	+	+(+)	+(+)	Impact on the economy should be beneficial but this depends on the volume of land available for development in appropriate locations.
<b>Summary of assessment: Proposes spatial policies for locating new development in the most accessible locations that is consistent with the broader strategic policies on housing and development in general stated in ST/1 and ST/2, and that is also consistent with current planning guidance in PPS1 and PPG13.</b>					
<b>Summary of mitigation proposals: None.</b>					
<b>Secondary, cumulative or synergistic effects: The main issue is that this and other policies focus development towards generally the same locations – readily accessible central sites in the main Rural Centres in the district. This will clearly contribute to development pressure though the impact of this is difficult to judge at this stage. Nevertheless it suggests some principles may need to be defined to help determine whether a particular suitable site close to the centre of one of the district's main settlements is best developed for housing (presumably with affordable housing provision), for employment, or for other amenities.</b>					

Sustainability Appraisal Objectives [abridged in some cases]		Assessment			Comments / Proposed Mitigation
		Short	Med.	Long	
<p><b>TR/2 – Car and cycle parking standards</b>  Proposes provisioning levels for car and cycle parking that are set out in separate annexes, the former detailed extensively for a wide range of Use Classes. The policy also states the intention to adopt more stringent standards for new development at sites that are well-served by public transport.</p>					
1.1	Minimise irreversible loss of undeveloped land and productive agricultural holdings	+	+	+	In general the policy prevents over-provision of parking (though not specifically to meet this objective), and more stringent standards in central sites will contribute to making the best use of limited brownfield land stock.
1.2	Reduce the use of non-renewable resources including energy	(+)	(+)	(+)	Support is implicit rather than explicit.
1.3	Limit water consumption to sustainable levels	~	~	~	
2.1	Avoid damage to designated sites and protected species	~	~	~	
2.2	Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3	Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1	Avoid damage to designated historic sites and their settings	~	~	~	
3.2	Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Implicitly supportive if it limits the amount of space given over to parking areas, whether for housing or amenities.
3.3	Create places and spaces that look good and work well	+	+	+	As above.
4.1	Reduce emission of greenhouse gases and other pollutants	+	+	+(+)	Implicit support for sustainable transport objectives although the main benefits would be delivered by other policies (eg. TR/1).
4.2	Minimise waste production and support recycling				
4.3	Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1	Maintain and enhance human health	?	?	?	More tenuous benefit than 4.1. Depends on whether it really does encourage more people to walk or cycle.
5.2	Reduce and prevent crime and the fear of crime	~	~	~	
5.3	Improve the quantity and quality of publicly accessible open space	+	+	+	Controls on parking space clearly give more flexibility in designing space in new developments.
6.1	Improve the quality, range and accessibility of services and facilities	+	+	+	Impact may need to be monitored. The rural nature of the district means more people will be reliant on private cars, and parking for amenities, retail areas, etc. Maximum standards should provide flexibility to adjust to local circumstances.
6.2	Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3	Ensure all groups have access to decent, appropriate and affordable housing	?	?	?	Could be beneficial if it supports more efficient use of land stock and enables more provision of this type of housing.

6.4 Encourage and enable active involvement of local people in the community	~	~	~	~
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	?	?	?	As for 6.1, in terms of parking at employment sites.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	?	?	?	As for 6.1
<b>Summary of assessment:</b> The policy proposes car and cycling parking / provisioning standards that are consistent with those in PPG3 and PPG13. However those are national standards that apply generally as a target in support of sustainable transport policy, and it will be important to ensure that parking provision still meets local requirements. In particular, as the county is predominantly rural, many people will continue to rely on their cars to visit shops, amenities, etc. in the short-term, and it may be necessary to monitor the effect of these standards to ensure they are not counter-productive, discouraging people from visiting rural centres because of perceived parking difficulties. This concern applies also to parking at employment sites but is perhaps less important.				
<b>Summary of mitigation proposals:</b> Ensure monitoring plan evaluates impact – this would probably have to be achieved through surveys of shoppers, commuters and residents.				
<b>Secondary, cumulative or synergistic effects:</b> Principal issue is addressed in the summary above.				

**TR/3 – Mitigating travel impact**  
 Requires developers to take measures to mitigate any predicted impact on travel patterns. Development likely to have significant transport impacts will need to be supported by a Transport Assessment and a Travel Plan as appropriate.  
 Sustainability Appraisal Objectives [abridged in some cases]

	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	+	+(+)	++	Travel Plans are implicitly assumed to optimise transport provision or arrangements for some of those living or working at the new development, and it is also assumed mitigation would involve a greater level of provision and use of public transport than might otherwise occur. Assumed to grow over time as supporting documents mentioned by the plan are mandatory.
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	?	?	?	Depends on proximity of designated sites to new development.
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Policy supports objective by preventing traffic congestion.
3.3. Create places and spaces that look good and work well	+	+	+	As above.
4.1 Reduce emission of greenhouse gases and other pollutants	+	+(+)	++	As for 1.2.

4.2 Minimise waste production and support recycling	~	~	~	~
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	~
5.1 Maintain and enhance human health	+	+	+	Assumed to be beneficial if mitigation measures and/or Travel Plans result in more people walking or cycling.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	~
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	~
6.1 Improve the quality, range and accessibility of services and facilities	+	+	+	Overall objective of this policy is optimising the mode and capacity of transport infrastructure, however mitigation will prevent congestion arising from new development which clearly affects accessibility of a wide range of other facilities.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+	+(+)	Supportive if it helps to ensure access for the less mobile but also benefits all travellers if it helps to reduce congestion.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	~
6.4 Encourage and enable active involvement of local people in the community	~	~	~	~
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	+	+	+	Should contribute to non-car access. It is not evident what effect the requirements to produce both a transport assessment and a travel plan will have on developers' willingness to bring forward new land uses, however we must assume the impact is likely to be negligible given the buoyancy of the sub-regional economy.
7.2 Support appropriate investment in people, places, communications and infrastructure	+	+	+(+)	Makes clear the possibility using Section 46106 agreements to secure private sector funding for transport improvements that are necessitated by new development.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	+	+	As for 7.1.

**Summary of assessment:** An essential policy to anticipate and where necessary mitigate the impact on the district's heavily used transport network (and particularly the road system) in advance of new development. It is particularly important to understand the transport impacts given the scale of new development that will occur across the district during the life of the plan, although parallel development in different areas may make the assessment of these effects more complex. Mitigation will be needed on a site-by-site basis and therefore directly proportional to trip generation and size of site, so this should be applied on an equitable basis to all scales of development.

**Summary of mitigation proposals:** Since the additional planning documents will take time and money to develop, should the policy set a size threshold below which the requirement is not mandatory so that those planning to develop smaller sites are not penalised?

**Post-consultation changes clarified that a travel plan and transport assessment would be required also for all "major development" as defined in the Core Strategy DPD. This change sets a threshold as low as 10 dwellings which, on a high-density site, would be relatively compact. This situation suggests the need for the level of detail required in both documents to be scaled in proportion to the size of the development and this point is clarified in changes to the supporting text. The changes also clarified the requirement to produce a transport assessment only for smaller development, and this appears to answer the comment above which was made in the assessment prior to public consultation.**

**Secondary, cumulative or synergistic effects:** Principal synergistic impact should be beneficial because it not only prevents traffic problems in the locality of the development, but also more broadly across the district.



**TR/4 – Cycling and walking provision**

Establishes the Council's commitment to improving the provision of cycling infrastructure, secure parking facilities, etc. to encourage modal shift, and equivalent measures to encourage walking where this is currently impeded by concerns about crime and physical safety. The policy defines priorities as facilities for local commuting and shopping first, then safer routes to schools, then leisure activity.

**Sustainability Appraisal Objectives  
[abbreviated in some cases]**

**Comments / Proposed Mitigation**

**Assessment**

**Short Med. Long**

	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	+	+(+)	++	Promotes reduced use of private cars. Rate of modal shift cannot be predicted at present so the rating (no change) is assumed to be conservative.
1.3 Limit water consumption to sustainable levels	+	+	+	
2.1 Avoid damage to designated sites and protected species	+	+	+	
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+	+	
2.3 Improve opportunities for people to access the countryside and wild places	+	+	+	Aims to encourage recreational cycling and walking and therefore this should support other policies designed to encourage access to the countryside.
3.1 Avoid damage to designated historic sites and their settings	+	+	+	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	
3.3. Create places and spaces that look good and work well	(+)	(+)	(+)	Longer-term benefit if it results in settlement layout in which the road network has less impact – should contribute to improved satisfaction with one's immediate environment.
4.1 Reduce emission of greenhouse gases and other pollutants	+	+(+)	++	As for 1.2.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	+	++	+++	Clear benefit which should grow so long as infrastructure provision does result in modal shift.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	+	+	+	Incorporates measures to secure and improve access to rights of way which supports this objective even if the land itself does not count towards open space provisioning targets.
6.1 Improve the quality, range and accessibility of services and facilities	+	+(+)	++	Supports the objective of improving accessibility of amenities and work using non-car modes. Rate of growth is speculative.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+(+)	++	A range of benefits including general safety measures for cyclists and pedestrians, and needs of less mobile can be catered for in improvements for pedestrian access.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	

6.4 Encourage and enable active involvement of local people in the community	~	~	~
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~
<b>Summary of assessment:</b> Little to say other than this is another policy supporting sustainable transport objectives and integrating them with urban design both in new settlements, and also with existing infrastructure such as the National Cycle Network. We understand the broad definition of the first priority reflects the central location of schools as well as local employment, retail and amenities and therefore the policy supports a wide range of potential movement within a community and between adjacent ones.			
<b>Summary of mitigation proposals:</b> Possibly make it clear that infrastructure should be designed to facilitate use by the less mobile – eg. access to footbridges by ramps rather than steps.			
<b>Secondary, cumulative or synergistic effects:</b> None identified.			

TR/5 – Rail freight	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
Encourages development of freight interchange facilities at locations that meet the requirements of other plan policies.				
<b>Sustainability Appraisal Objectives [abridged in some cases]</b>				
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	(+)	(+)	(+)	Impact not clear but is likely to lead to use of suitable brownfield land and is therefore implicitly supportive.
1.2 Reduce the use of non-renewable resources including energy	+	+	+	Rail movements generate emissions but these are assumed to be lower than those from road transport.
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	(+)	(+)	(+)	Beneficial if it can reduce HGV movements, though the impact depends on how many sites are close to and affected by main roads.
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Again, supportive if HGV movements are reduced.
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	+	+	+	As for 1.2.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	(+)	(+)	(+)	Although it is not a criterion for the objective, there are potential benefits from reduced



					emissions on air quality and therefore respiratory problems, etc.
5.2	Reduce and prevent crime and the fear of crime	~	~	~	~
5.3	Improve the quantity and quality of publicly accessible open space	~	~	~	~
6.1	Improve the quality, range and accessibility of services and facilities	~	~	~	~
6.2	Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	~
6.3	Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	~
6.4	Encourage and enable active involvement of local people in the community	~	~	~	~
7.1	Help people gain access to satisfying work appropriate to skills, potential and location	?	?	?	?
7.2	Support appropriate investment in people, places, communications and infrastructure	~	~	~	~
7.3	Improve the efficiency, competitiveness, vitality and adaptability of the local economy	?	?	?	As for 7.1.

**Summary of assessment:** Another policy on which there is little to add as there is a single north-south rail link capable of carrying large-scale freight movements, nevertheless its objectives are consistent with guidance in PPG13.<sup>1</sup>

**Summary of mitigation proposals:** None.  
**Secondary, cumulative or synergistic effects:** Scale of rail infrastructure suggests there might only be scope for a single facility, though this could have some benefit if it can supplant HGV movements, but recognising that it would also focus them on a particular site.

#### TR/6 – Eastern Rapid Transit

The policy states the Council's intention to seek developer contributions for a rapid transit service linking the new urban extension at Cambridge East with the city centre.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	Policy is primarily concerned with financing the link, although the assessment also assumes the link will not take additional land from a development that is almost entirely brownfield.
1.2 Reduce the use of non-renewable resources including energy	~	+	++	Investment in public transport infrastructure and contributes to reducing traffic congestion in Cambridge.
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	

<sup>1</sup> We are aware that there is a spur east from Cambridge to Newmarket, however this is single-track and assumed to be unsuitable for large rail shipments.

2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	~	~
3.1 Avoid damage to designated historic sites and their settings	~	~	~	~	~
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	+	+	+	Beneficial if it can reduce congestion or prevent it worsening once Cambridge East is being redeveloped.
3.3. Create places and spaces that look good and work well	~	~	~	~	Any benefits subsumed by comments for 3.2.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	+	++	As for 1.2.
4.2 Minimise waste production and support recycling	~	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	~	
5.1 Maintain and enhance human health	~	~	+	+	Potential air quality benefits if it reduces congestion.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	++	++	Obvious benefits for accessing Cambridge city centre, and will also help to support establishment of the district centre in Cambridge East by making amenities there more accessible for residents in other parts of the city.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	+	+	Expands public transport infrastructure and therefore benefits those unable to afford or use a car.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	++	++	Improves access to work using non-car modes.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	+	+	Seeks private sector investment in public infrastructure.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	+(+)	++	Impact difficult to judge at this stage but any reduction in congestion could have at least indirect benefits to the local economy.
<b>Summary of assessment: The policy primarily seeks finance for transport infrastructure from developers, but the assessment highlights the broader benefits that the link would bring, and these are more likely to occur if financial contributions mean the project goes ahead.</b>					
<b>Note: post consultation changes as a result of an objection GO-East removed this policy on the grounds that the location of the facility meant it was more appropriate to deal with it through the Cambridge East Area Action Plan. Notwithstanding this change, the assessment is retained here as a record of our comments.</b>					
<b>Summary of mitigation proposals: None.</b>					
<b>Secondary, cumulative or synergistic effects: Traffic congestion improvements may spread into other parts of the city. More importantly the link will support the establishment of the district centre at Cambridge East by making it readily accessible from the city centre.</b>					

**TR7 – Aviation-related development proposals**

Proposes a range of development criteria and controls that would permit development or expansion of aviation-related activities (including those of small flying clubs) to limit environmental, landscape and transport impacts.

Sustainability Appraisal Objectives [abbreviated in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	Assumed to be neutral, and development would be blocked by other policies in the plan.
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	+	+	+	Implied by the policy wording.
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+	+	As above.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	+	+	+	As for 2.1 / 2.2.
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	++	++	++	Clearly addresses issue of noise.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	+	+	+	Planning controls to prevent noise impacts and maintain rights of way, contributing indirectly.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	

7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy

**Summary of assessment:** An overarching policy intended to place development controls on aviation-related developments over a potentially wide scale, ranging from larger airfields such as the current Cambridge airport, to small sites used by flying and gliding clubs.

**Summary of mitigation proposals:** None.

**Secondary, cumulative or synergistic effects:** None identified.

## SITE SPECIFIC POLICIES

### **SP/1 – Housing allocations in rural areas – explanatory notes**

The assessment uses the standard template, but comments are only provided where specific clarification is needed of local circumstances. Assessments have been informed by information in the adopted Local Plan and by more detailed statistics from a study of the impact of PPG housing guidance which was published in 2000, and which evaluates the District's villages using scores and other data showing the availability and/or accessibility of services and amenities.

Assessment of absolute impacts on energy, water and waste (objectives 1.2, 1.3 and 3.2) are scaled according to the size of the development. The overall impact of each development is negligible alongside the new settlements planned for elsewhere in the district. The assessments are made in absolute terms, and are offset if it is recognised that expansion of housing stock is required by government policy and targets in the Cambridgeshire Structure Plan.

Certain objectives have been excluded to save space:

3.3 – spaces that work well – will be resolved by development design, and any issues about the scale of development with respect to its surroundings will be reflected in 3.2

5.2 – crime / fear of crime – again addressed through design

6.2 / 6.3 – redress inequalities and provide affordable housing – although the former has a wider context it will primarily be achieved through other policies, whereas policies DP/1 and HG/3 mean that all these developments will contribute to objective 6.3. The Local Plan identifies developments where affordable housing provision will be specifically sought, however it is superseded by policy HG/3 which provides scope to seek contributions at most sites.

6.4 - community involvement – will be delivered through other policies, and possibly Section 46106 agreements for the development

7.2 / 7.3 – infrastructure investment and economic vitality – these will be addressed through other policies, and the relationship between new housing and local employment will be addressed in 7.1.

Objective 4.1 is reinterpreted to assess the sensitivity of the site to impacts from surrounding land uses as policy NE/18 in particular prevents development where there are known adverse impacts. Objective 7.1 is reinterpreted to assess the availability of school places and local employment. The scoring is structured to show the availability of primary and secondary school places and local employment. We understand the Council will address educational provision through a Planning Obligations SPD, however our assessment has been retained here so that the position is clear, although this factor is based on the 2000 village assessments and the age of the data should be borne in mind when reviewing these assessments.

It should also be noted that the adopted Local Plan gives a substantial amount of supporting detail about each development site and the nature of mitigation or remedial measures (some of them mandatory in order to protect designated sites). We understand the Council intends to produce a more detailed Development Brief for each site which will address mitigation and other issues which are raised in these assessments.

Due to time constraints it has only been possible to undertake assessment of the largest allocations (those above 2ha. and a few below it where there are potential cumulative impacts. Further investigation of some detailed impacts may be necessary and are identified in the text.

**SP/1a – Impington, North of Impington Lane****1.42 hectares supporting 57 dwellings.**Sustainability Appraisal Objectives  
[abbreviated in some cases]**Comments / Proposed Mitigation****Assessment**

Short Med. Long

	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	+	+	+	
1.2 Reduce the use of non-renewable resources including energy	-(-)	-(-)	-(-)	
1.3 Limit water consumption to sustainable levels	-(-)	-(-)	-(-)	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	Extension of residential development that infills between built up land and commercial property. The southern edge of Impington already presents a mixture of residential, open and industrial land use so the impact of development appears to be negligible.
4.1 Reduce emission of greenhouse gases and other pollutants	+	+	+	Guardedly positive assessment due to proximity to employment land on the south of Histon, other business parks in Histon and Impington, and the technology parks. Position is potentially advantageous if a station for Histon / Impington is built on the guided busway. The impact of noise from this route on dwellings on the south of the development is assumed to be negligible. There is a potential problem with road access, which would increase traffic on Saffron Road.
4.2 Minimise waste production and support recycling	-(-)	-(-)	-(-)	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	(+)	(+)	(+)	Possible benefits from relatively close access to employment in Histon and the opposite side of the A14.
5.3 Improve the quantity and quality of publicly accessible open space	?	?	?	Possibly seek contributions for sports improvements, though it is not clear whether these could be provided in the vicinity.
6.1 Improve the quality, range and accessibility of services and facilities	+	+	+	Development is approximately equidistant from the limited central facilities in Impington and the Rural Centre of Histon.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	(+ / - / +)	(+ / - / +)	(+ / - / +)	Data show large number of spare primary school places but an even larger shortfall of secondary school places. Employment opportunities as for 5.1.

**Summary of assessment:** No significant impacts identified although the site does not currently have good vehicle access. Benefits from proximity to Histon and Impington centres, and it could also benefit if a station to serve the community is built on the guided busway, which passes the southern edge of the site.



**Summary of mitigation proposals:** The 2004 recreational survey identifies a shortfall in facilities including need for a new sports pavilion, and the Council might seek a Section 46(106) contribution. However the survey addresses Histon and Impington collectively and it is not clear whether such a requirement would be deemed appropriate to the development if it benefits Histon. Secondary, cumulative or synergistic effects: None identified.

**SP/1b – Sawston, Land at Portobello Road – SITE REMOVED FROM SUBMISSION DRAFT**

0.96 hectares supporting 38 dwellings.

Sustainability Appraisal Objectives  
[abridged in some cases]

Comments / Proposed Mitigation

Assessment  
Short Med. Long

1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	++	++	++	Uses existing industrial land (but see 4.1).
1.2 Reduce the use of non-renewable resources including energy	-( - )	-( - )	-( - )	
1.3 Limit water consumption to sustainable levels	-( - )	-( - )	-( - )	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	With appropriate and sensitive design it is assumed this will be an improvement in character, especially for residents to the south and when viewed from the recreation ground to the west. The land abuts high street retail uses on the east. Careful design will also be essential as half the site lies within the conservation area and provisions of policies DP/6 and CH/5 will apply.
4.1 Reduce emission of greenhouse gases and other pollutants	?	?	?	Some local employment opportunities and good bus services into Cambridge could limit car-based commuting. However there are obvious concerns about land contamination due to current land use, and which would need thorough remediation consistent with policy NE/20.
4.2 Minimise waste production and support recycling	-( - )	-( - )	-( - )	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	?	?	?	Health impacts in terms of commuting and current land use are as for 4.1. Conveniently close to recreational space. Some concern about traffic impacts and safety (see policies DP/3 and TR/3) as entrance to site will be via Common Lane and close to its junction with High Street, which is at its narrowest at this point.
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	Not clear if a contribution will be sought; the recreation survey identifies the need for new and upgraded facilities.
6.1 Improve the quality, range and accessibility of services and facilities	+	+	+	Consistent with settlement hierarchy as development lies within a Rural Centre.

7.1 Help people gain access to satisfying work appropriate to skills, potential and location	(+ / - / + +)	(+ / - / + +)	(+ / - / + +)	Primary but no secondary school capacity. Employment in retail and commercial uses in Sawston, with access to Cambridge and relatively easy reach of Babraham and Abington research parks
<b>Summary of assessment: Clearly a sustainable proposal as development is occurring on brownfield land in a nominated Rural Centre.</b>				
<b>Summary of mitigation proposals: Priority is remediation of any contamination arising from current use of land. The plot straddles the boundary of the conservation area and therefore we assume the entire site will need to be subject to appropriate design guidelines to be addressed subsequently in the Development Brief. There are also concerns about traffic impacts which suggest a transport assessment is essential.</b>				
<b>Secondary, cumulative or synergistic effects: None identified.</b>				

SP/IC – Melbourn, Dolphin Lane – <b><u>SITE REMOVED FROM SUBMISSION DRAFT</u></b> 0.99 hectares supporting 5 dwellings. Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	-	-	-	
1.2 Reduce the use of non-renewable resources including energy	(-)	(-)	(-)	Negligible in view of the size of the development.
1.3 Limit water consumption to sustainable levels	(-)	(-)	(-)	As above.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+	+	Local Plan links development to provision of open recreation / wildlife space (Melbourn 3B) immediately to the west and this is used to justify the low density of the site.
2.3 Improve opportunities for people to access the countryside and wild places	+	+	+	As above.
3.1 Avoid damage to designated historic sites and their settings	?	?	?	Local Plan refers to the archaeological interest of the site, though it is not evident from the Plan and the proposals map what this is.
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Development provides for low density to provide appropriate design of village periphery that is consistent with policy GB/4 (although the adjacent land is not in the Green Belt) and will also be integrated with the conservation area immediately to the east.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	Negligible impact. Note that it is not clear how road access to the site will be provided.
4.2 Minimise waste production and support recycling	(-)	(-)	(-)	As for 1.2 / 1.3.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	++	++	++	Provides for open / recreational space, and Melbourn is already well served compared to other locations.
5.3 Improve the quantity and quality of publicly accessible open space	+	+	+	As above.
6.1 Improve the quality, range and accessibility of services and facilities	+	+	+	Limited local retailing. See also below.
7.1 Help people gain access to satisfying work appropriate to skills, potential	(+ / ++ /	(+ / ++ /	(+ / ++ /	2000 survey showed spare capacity in primary and secondary schools. Development in



and location	++	++	++	Rural Growth Centre with local employment and good links to London, Royston and Cambridge. Would be marked higher if the development was larger.
<b>Summary of assessment:</b> A small infill development providing low density housing designed to fit alongside an allocation of open space for recreation. Good public transport links, local employment and some local amenities which is clearly sustainable, although its benefit is limited by its size.				
<b>Summary of mitigation proposals:</b> Design to sympathetically integrate the development with the village periphery to the west and a conservation area to the east.				
<b>Secondary, cumulative or synergistic effects:</b> None identified.				

SP/d – Waterbeach, North of Bannold Road 2.4 hectares supporting 85 dwellings. Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	+	++	All residential development occupies brownfield land even though it lies just outside the existing village framework (the allocation has been brought forward from the adopted Local Plan).
1.2 Reduce the use of non-renewable resources including energy	-(–)	-(–)	-(–)	
1.3 Limit water consumption to sustainable levels	-(–)	-(–)	-(–)	
2.1 Avoid damage to designated sites and protected species	~	~	~	None in the vicinity.
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	Although site has been cleared it appears to lie between housing and military land use. This suggests lack of recolonisation due to disturbance, low biodiversity value and a lack of features that would need to be retained.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	?	?	Residential areas to the west and south have differing density suggesting it may be easier to integrate the higher density (30/ha.) of this development into its surroundings. Some screening of the area from open land to the east and housing to the south, although the abandoned state of the site and military facilities to the north suggest the development itself can afford some visual mitigation with appropriate design.
4.1 Reduce emission of greenhouse gases and other pollutants	~	+	+(+)	Village assessment suggests Waterbeach is relatively well provided for by public transport to Cambridge and London thanks to the extended service of the Cambridge Flyer service. Access to the northern fringe business parks would be improved by the Chesterton Sidings interchange development (see policy SP/3). Waterbeach also contains business parks on the west side of the settlement.
4.2 Minimise waste production and support recycling	-(–)	-(–)	-(–)	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	+	+	Development proposal in Local Plan proposes non-brownfield land at the site will retained

		Assessment			Comments / Proposed Mitigation
		Short	Med.	Long	
5.3	Improve the quantity and quality of publicly accessible open space	~	+	+	for open / recreational use. As for 5.1. The recreation survey identifies the need for a play area which might be addressed in developer contributions for this site.
6.1	Improve the quality, range and accessibility of services and facilities	~	~	~	In spite of the relatively small size of the plot policy DP./1 provides scope to seek developer contributions for amenities which might include those provided in the adjacent open space. Notwithstanding this, Waterbeach is Minor Rural Centre with a small retailing core and other amenities to support the new development.
7.1	Help people gain access to satisfying work appropriate to skills, potential and location	~	(- / - / +)	(- / - / + +)	Some local employment on the business park, plus good access to Cambridge city centre and central London. 2000 village survey suggests a shortage of educational provision at both levels.
<b>Summary of assessment: This appears one of the most sustainable developments of those reviewed at this stage, reusing brownfield land for a modest expansion of an already sizeable and sustainable settlement. Immediate access to a small retail core and good rail services to Cambridge (and even London) appear particular strengths, and the infilling of currently abandoned land could provide mitigation for some of the surrounding properties.</b>					
<b>Summary of mitigation proposals: See above. Developer contribution might also be sought towards expansion of primary education facilities and/or provision of a play area. Secondary, cumulative or synergistic effects: None identified.</b>					
<b>SP/1e – Willingham, South of Berrycroft and East of Balland Field – SITE REMOVED FROM SUBMISSION DRAFT</b>					
<b>Just over 1 hectare supporting 31 dwellings.</b>					
Sustainability Appraisal Objectives [abridged in some cases]					
1.1	Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	Occupies a small plot of land surrounding by housing which, it is assumed, does not represent the scale of productive agriculture envisaged by the objective. However mitigation would be appropriate if this involves the loss of allotments.
1.2	Reduce the use of non-renewable resources including energy	-	-	-	
1.3	Limit water consumption to sustainable levels	-	-	-	
2.1	Avoid damage to designated sites and protected species	~	~	~	
2.2	Maintain / enhance range and viability of characteristic habitats and species	~	~	~	Current position and size of the plot suggests it has modest biodiversity value.
2.3	Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1	Avoid damage to designated historic sites and their settings	~	~	~	
3.2	Maintain diversity and distinctiveness of landscape and townscape	~	?	?	Development will be at higher density than surrounding properties so mitigation through good design will be essential.
4.1	Reduce emission of greenhouse gases and other pollutants	-	(~)	(+)	Limited public transport services at present and little employment in the vicinity, although this would change with new development at Northstowe to the south. The scale of the site suggests some cumulative traffic impacts alongside allocation SP/1f.

4.2 Minimise waste production and support recycling	-	-	-	-
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	~
5.1 Maintain and enhance human health	~	?	?	?
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	+
6.1 Improve the quality, range and accessibility of services and facilities	+	(++)	(++)	(++)
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	(? / - / -)	(? / - / -)	(? / - / -)	(? / - / -)
<b>Summary of assessment: A small development between residential development of different density on three sides and necessitating good design in providing for infilling at higher density while limiting intrusion on the existing properties.</b>				
<b>Summary of mitigation proposals: In conjunction with policy SP/1f, make clear the desirability of seeking developer contributions to improve the social infrastructure in the village. Secondary, cumulative or synergistic effects: Clear potential cumulative impact alongside development in policy SP/1f.</b>				

**SP/1f – Willingham, West of High Street and North of Over Road – ~~SITE REMOVED FROM SUBMISSION DRAFT~~**  
**4.82 hectares supporting 72 dwellings.**  
Sustainability Appraisal Objectives  
[abridged in some cases]

	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	-	-	-	Land appears to be occupied by a small farm, outbuildings and small cultivated areas, though their importance and quality cannot be estimated at this stage. However the Local Plan notes this land has been allocated for development to compensate for other areas that have failed to come forward in the last 10 years.
1.2 Reduce the use of non-renewable resources including energy	-(-)	-(-)	-(-)	
1.3 Limit water consumption to sustainable levels	-(-)	-(-)	-(-)	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	?	?	?	Appears to be largely open land but may involve loss of hedges.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Development represents a moderately large extension to the west side of the village though its impact is mitigated somewhat by using the lowest density permitted by the current guidance.
4.1 Reduce emission of greenhouse gases and other pollutants	-	(~)	(+)	Limited public transport services at present and little employment in the vicinity, although







					site is described as residual, it is not clear what development is already planned for the remaining 7 hectares. Moreover the density proposed is substantially higher than that in the rest of the village.
4.1	Reduce emission of greenhouse gases and other pollutants	-	-	-	Lack of local employment and school capacity could both affect trip volumes. Some screening of the development from the properties to the east and west may be necessary if the higher density affects design, and the Local Plan notes the need for noise abatement measures due to dog kennels at the sound end of the site. Road access to the site is also potentially problematic.
4.2	Minimise waste production and support recycling	-(-)	-(-)	-(-)	
4.3	Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1	Maintain and enhance human health	+	+	+	Recreational space recently provided within the settlement. This might be supplemented by developer contributions related to this site which might be used to fund other amenities alternatively.
5.3	Improve the quantity and quality of publicly accessible open space	(+)	(+)	(+)	Could be an improvement if open space is designed into the development.
6.1	Improve the quality, range and accessibility of services and facilities	-	-	-	2000 survey suggests the wider settlement of Caldecote lacks any amenities.
7.1	Help people gain access to satisfying work appropriate to skills, potential and location	(? / - / -)	(? / - / -)	(? / - / -)	Size of overall development, coupled with limited primary school capacity in 2000, lack of local secondary school capacity and employment suggests this is a problem for this site. The need for additional primary capacity is acknowledged in the Local Plan as a pre-requisite for further development.

**Summary of assessment:** Appears a potentially problematic site due to the location of the plot within two lines of housing, some problems of road access, the lack of employment, services and amenities in the village, and the potential difficulty of blending the high density proposed for this site into a ribbon-settlement in which most properties have large gardens.

**Summary of mitigation proposals:** See above for priorities.

**Secondary, cumulative or synergistic effects:** None identified; principal impacts are primary.

SP/11 – Comberton, East of Swaynes Lane – <del>SITE REMOVED FROM SUBMISSION DRAFT</del> 1.21 hectares supporting 25 dwellings.		Assessment			Comments / Proposed Mitigation
		Short	Med.	Long	
Sustainability Appraisal Objectives [abridged in some cases]					
1.1	Minimise irreversible loss of undeveloped land and productive agricultural holdings	-	-	-	Appears to involve loss of open land though its use cannot be determined at this stage. However we note that development permission for the site was given back in 1993.
1.2	Reduce the use of non-renewable resources including energy	-(-)	-(-)	-(-)	
1.3	Limit water consumption to sustainable levels	-(-)	-(-)	-(-)	
2.1	Avoid damage to designated sites and protected species	~	~	~	
2.2	Maintain / enhance range and viability of characteristic habitats and species	-	-	-	Possible loss of open land - biodiversity value uncertain but it currently borders open farmland that lies in the Green Belt.

2.3 Improve opportunities for people to access the countryside and wild places	~	~	~
3.1 Avoid damage to designated historic sites and their settings	~	~	~
3.2 Maintain diversity and distinctiveness of landscape and townscape	(+)	(+)	(+)
Qualified positive assessment as the Local Plan acknowledges the need to landscape the eastern side of the site which forms the village periphery (policy GB/3 applies). The allocation also provides for a density below that required by policy HG/1 and we assume this provides for appropriate design to integrate it into the low density housing to the north and west.			
4.1 Reduce emission of greenhouse gases and other pollutants	(-)	(-)	(-)
Limited public transport, though effect offset by small scale of the development. Local Plan also notes Highways Agency approval needed to access plans for the site.			
4.2 Minimise waste production and support recycling	-(-)	-(-)	-(-)
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~
5.1 Maintain and enhance human health	(-)	(-)	(-)
Some need for local sports facilities although the modest size of the development suggests this may not be appropriate.			
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~
No obvious impact.			
6.1 Improve the quality, range and accessibility of services and facilities	(-)	(-)	(-)
Limited facilities in the village but again offset by small size of the development.			
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	(+ / - / -)	(+ / - / -)	(+ / - / -)
Primary school capacity only. Limited public transport access to employment sites, many of which on the closest side of Cambridge.			
<b>Summary of assessment: A small development where Local Plan proposals (which are assumed to be reflected in a subsequent development brief) allow for low density to provide appropriate visual mitigation given the site's position between the edge of the Green Belt and low-density housing to toward the village heart.</b>			
<b>Summary of mitigation proposals: Visual mitigation of the border with the Green Belt.</b>			
<b>Secondary, cumulative or synergistic effects: None identified.</b>			

SP/ij – Fowlmere, East of Long Lane – <del>SITE REMOVED FROM SUBMISSION DRAFT</del> 0.9 hectares supporting 16 dwellings. Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	(-)	(-)	(-)	Appears to result in loss of open land in the core of the village though it is assumed this is not public land.
1.2 Reduce the use of non-renewable resources including energy	-	-	-	
1.3 Limit water consumption to sustainable levels	-	-	-	
2.1 Avoid damage to designated sites and protected species	?	?	?	Fowlmere Watercress beds SSSI approximately half mile to the east, outside the village framework. This is a water-sensitive environment although the nature and size of the development suggests it would not pose problems.
2.2 Maintain / enhance range and viability of characteristic habitats and species	(-)	(-)	(-)	Appears to remove open land from the core of the village although the biodiversity value



2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	~	of this plot cannot be determined.
3.1 Avoid damage to designated historic sites and their settings	(--)	(--)	(--)	(--)	Local Plan refers to archaeological significance of the site in terms of the development of the settlement, and the existing of remains within it. The Plan suggests these assets could survive redevelopment, although this cannot be determined without a more detailed development brief.
3.2 Maintain diversity and distinctiveness of landscape and townscape	--	--	--	--	New development will occur within the conservation area and the need to integrate it with much lower density housing (which, from its pattern, appears to have evolved piecemeal) suggests a considerable design challenge.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	~	
4.2 Minimise waste production and support recycling	-	-	-	-	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	~	
5.1 Maintain and enhance human health	?	?	?	?	Section <del>46</del> 106 agreement being used to secure affordable housing rather than contribution to recreation (or other amenities).
5.3 Improve the quantity and quality of publicly accessible open space	?	?	?	?	May be small improvement from open space on the development.
6.1 Improve the quality, range and accessibility of services and facilities	-	-	-	-	Very limited village facilities although impact limited by modest scale of the development.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	(? / ++ / - )	(? / ++ / - )	(? / ++ / - )	(? / ++ / - )	Good secondary school capacity at Melbourn but there is little local employment and limited transport links to Cambridge.
<b>Summary of assessment: There are sustainability concerns about this allocation which would introduce new housing into a conservation area in the heart of an old settlement. The Local Plan identifies archaeological remnants are on the site and suggests these could survive redevelopment, though this cannot be substantiated at this time. Although modest in scale the development also occurs in a village with relatively few amenities, employment or transport links.</b>					
<b>Summary of mitigation proposals: Sympathetic design and archaeological survey and preservation (if warranted) are essential.</b>					
<b>Secondary, cumulative or synergistic effects: None, provided the scale of development does not affect groundwater levels.</b>					

**SP/1k – Girton, North of Thornton Road – ~~SITE REMOVED FROM SUBMISSION DRAFT~~**

9.45 hectares supporting 277 dwellings.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	-	-	Development takes agricultural land which lies outside the current Green Belt.
1.2 Reduce the use of non-renewable resources including energy	~	--	--	
1.3 Limit water consumption to sustainable levels	~	--	--	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	?	?	Mainly appears to entail loss of open land with minimal loss of hedgerows.

2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	~
3.1 Avoid damage to designated historic sites and their settings	~	(+)	(+)	(+)
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	(-)	(-)	(-)
4.1 Reduce emission of greenhouse gases and other pollutants	~	+	+(+)	+(+)
4.2 Minimise waste production and support recycling	~	--	--	--
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	~
5.1 Maintain and enhance human health	++	++	++	++
5.3 Improve the quantity and quality of publicly accessible open space	~	+	+	+
6.1 Improve the quality, range and accessibility of services and facilities	~	(+)	(+)	+
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	(~ / - / ?)	(~ / - / ?)	(~ / - / ?)
<p><b>Summary of assessment:</b> A sizeable development on the northern side of the part of Girton lying south of the A14. The main issues appear to be the integration of such a large extension into that part of the settlement, although this is offset somewhat by improving open space and provision of community facilities in the southern half of the community.</p> <p><b>Summary of mitigation proposals:</b> Principal mitigation requirement appears to be integrating the development into the existing settlement, recognising that it will have higher building density than in the adjacent, established areas. See below also.</p> <p><b>Secondary, cumulative or synergistic effects:</b> Possible impact on car commuting to the business park area if there is inadequate cycle access across to the east.</p>				

<p><b>SP/11 – Guilden Morden, Off Church Lane – <del>SITE REMOVED FROM SUBMISSION DRAFT</del></b></p> <p>0.59 hectares supporting 18 dwellings.</p> <p>Sustainability Appraisal Objectives [abridged in some cases]</p>					
1.1 Minimise irreversible loss of undeveloped land and productive agricultural	(—)	Assessment			Comments / Proposed Mitigation
		Short	Med.	Long	
	(—)	(—)	(—)	(—)	Size of development exceeds the threshold for Group villages, and it is not evident from

holdings					desk research that it will use brownfield land which provides the case for exceptional development. This may require clarification, however use of the land for housing has been established in the adopted Local Plan.
1.2 Reduce the use of non-renewable resources including energy	-	-	-	-	
1.3 Limit water consumption to sustainable levels	-	-	-	-	
2.1 Avoid damage to designated sites and protected species	~	~	~	~	Impact assumed to be negligible but depends on current land use.
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	+	+	+	+	Local Plan notes the likelihood of some remains on site and the development brief should make provision for expansion.
3.2 Maintain diversity and distinctiveness of landscape and townscape	-	-	-	-	The plot lies within the village framework but outside the large conservation area. Nevertheless the surrounding housing is low density and this will require careful integration through good design and possibly landscaping or screening.
4.1 Reduce emission of greenhouse gases and other pollutants	-	-	-	-	Need to prevent light spill if this adversely affects the area (it is assumed much of the village is unlit at night). Lack of local employment and amenities suggests an increase in trips though the allocation represents a relatively small increase on the existing housing stock.
4.2 Minimise waste production and support recycling	-	-	-	-	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	~	
5.1 Maintain and enhance human health	?	?	?	?	2004 recreation survey identifies need for tennis facilities and pavilion improvements which might be sought through developer contributions, although the benefit is restricted by the small size of the development.
5.3 Improve the quantity and quality of publicly accessible open space	?	?	?	?	Local Plan refers to importance of open space within the village (there are two PVAAs) however the development would not affect them, and the low density nature of the surrounding housing suggests a need for open space within the development so it is integrated into its surroundings.
6.1 Improve the quality, range and accessibility of services and facilities	-	-	-	-	The village has limited facilities, however the impact is assumed to be negligible due to the small size of the development.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	(? / - / --- )	(? / - / --- )	(? / - / --- )	(? / - / --- )	The 2000 village survey notes the lack of employment within the village and within the vicinity.
<b>Summary of assessment: A small proposal that suggests some problems of integrating new higher density development into the well established and open character of the settlement. Its sustainability is not improved by the lack of retailing and other amenities in what is a modest-sized village which has no employment within the vicinity.</b>					
<b>Summary of mitigation proposals: Main issues are again the need for careful design to mitigate the visual impact of higher density dwellings in a setting where other houses are widely spaced. There is also a need to provide for archaeological inspection, which will need to be reflected in the development brief for the site.</b>					
<b>Secondary, cumulative or synergistic effects: None identified.</b>					

<b>SP/1m – Longstanton, North of Over Road – <u>SITE REMOVED FROM SUBMISSION DRAFT</u></b> <b>22.23 hectares supporting approximately 500 dwellings.</b> Sustainability Appraisal Objectives [abridged in some cases]					<b>Assessment</b>			<b>Comments / Proposed Mitigation</b>
Short	Med.	Long						
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	---	Represents substantial loss of agricultural land, although the area has been identified previously in the Structure Plan and Local Plan as suitable for an extension of the village, and lies within the currently defined village framework.					
1.2 Reduce the use of non-renewable resources including energy	~	---						
1.3 Limit water consumption to sustainable levels	~	---						
2.1 Avoid damage to designated sites and protected species	~	~	None identified nearby					
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	---	Involves the loss of considerable area of open farmland which is crossed by a small brook and a number of field boundaries, which are assumed to be hedgerows.					
2.3 Improve opportunities for people to access the countryside and wild places	~	~	Effect assumed to be largely neutral as it is not clear what level of public rights of way are available across this land.					
3.1 Avoid damage to designated historic sites and their settings	~	~	The area is at the opposite end of the village from conservation areas and known archaeological remnants to the east.					
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	---	The development represents a very significant extension of the village in an area of open countryside, and the Local Plan acknowledges the need for visual mitigation measures.					

4.1 Reduce emission of greenhouse gases and other pollutants	~	?	?	?	---					
										<p>The development represents a significant increase in dwellings and will require careful street design to ensure that lasting impacts of light spill are minimised since it extends the built-up area of Longstanton (although the area between the village and the A14 to the west is open farmland). Impact on traffic levels and emissions depends on growth in employment. The plan links the development to the need for a bypass for Longstanton but not to the provision of a business / research park to the south (see policy SP/4) or to provision of employment in Northstowe once it is built. The development appears to add to potential traffic using the B1050 and A14 to commute into Cambridge and therefore provision of a good link to a guided bus stop on the north edge of Northstowe appears vital in providing a travel choice for residents in this development and the existing village. Based on the 2000 village assessments, current bus services into Cambridge are modest. Nevertheless, the policy allows for the site to be half-developed before the bypass is complete and this suggests a potentially significant increase in road traffic on the B1050 and the access roads in the northern half of the village. It would therefore appear prudent to prioritise access provision from Over Road rather than from Station Road, Longstanton. The adopted Local Plan also notes that continued pig breeding on farms adjacent to the site will need to be taken into account when planning the development, and this implies the need to relocate these activities away from the area at some time.</p>
4.2 Minimise waste production and support recycling	~	--	---							
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	?	?	?	---					<p>The western edge of the development abuts against the floodplain to the west of Longstanton and is crossed by a small brook. The floodplain will be more extensively impacted by the proposed bypass and it is therefore essential that a flood risk assessment is undertaken once the scheme is finalised to ensure that the road will not extend flood risk into the footprint of the development.</p>
5.1 Maintain and enhance human health	~	?	?	?						<p>Impact is difficult to discern in terms of sustainable commuting, and the distance from principal employment sites suggests this will be negligible. There will be some benefit from including recreational space in the development, as indicated in the policy. The 2004 recreation survey notes the need to expand space to keep pace with the village's growing population, however this is addressed by an allocation in policy SP/7.</p>
5.3 Improve the quantity and quality of publicly accessible open space	~	+	+	+						Will be incorporated into the development.
6.1 Improve the quality, range and accessibility of services and facilities	~	+	+	++						Policy makes provision for limited local retail and health care facilities
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	(+ / ? / -)	(+ / ? / -)	(+ / ? / -)						2000 village survey shows adequate primary school capacity, but lack of secondary capacity at Swavesey, and a lack of employment in the village at present. School capacity needs may be addressed by the development of Northstowe, but priority there will be given to primary school provision, and development of the site is not linked to the creation of the business park on land allocated in policy SP/4.



**Summary of assessment:** This is the largest development in the plan, representing a very significant northwestern extension of Longstanton. The site has been assessed as suitable for development in previous plans, nevertheless it will still have substantial impacts in terms of its visibility from the surrounding land, demand for education and employment, and the effect both these will have on commuting patterns.

**Summary of mitigation proposals:** Access to the development should be prioritised towards Over Road to limit the impact on the existing village and ideally there might be a requirement to complete the bypass before a lower percentage of the development is complete, provided access can be provided (and subject to policy DP/3 point 2). Mitigation of the effects of construction will be necessary and is defined by policy DP/6. Screening and/or landscaping is recognised in the adopted Local Plan as necessary to limit the impact of the extension on the northwestern edge of the existing village and settlements to the north. Given the flat local terrain it appears this is more likely to involve vegetation screening, some of which can be integrated with mitigation measures for the bypass, which will also need to include noise abatement measures for the western edge of the development. This edge may also require modest flood protection as it abuts a floodplain to the west and these will need to be integrated with flood protection measures for the bypass which uses a substantial area of floodplain.

**Secondary, cumulative or synergistic effects:** There are clear cumulative impacts of this development taken alongside that of Northstowe, the first part of which is likely to be developed in a similar period. The need to limit access of construction traffic from the rural areas to the east of Longstanton suggest that impacts on traffic flows will start early and this would need careful coordination between master planning and operational planning for both this site and Northstowe. Furthermore, unless there is an early and substantial shift of commuter traffic onto the planned guided bus service, the development will add to local traffic requiring access to the A14 at Bar Hill, and contributing to congestion on the link into Cambridge and across to the northern business parks. Furthermore the scale of the development suggests a secondary impact on educational provision as existing secondary education facilities are above capacity and will not be provided early in the development of Northstowe.

**SP/In – Meldreth, North of Chiswick End – ~~SITE REMOVED FROM SUBMISSION DRAFT~~**

**0.95 hectares supporting 29 dwellings.**

Sustainability Appraisal Objectives  
[abridged in some cases]

Comments / Proposed Mitigation

Assessment

Short Med. Long

1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	++	++	++	Half of the site is in industrial/commercial use; the rest appears to be open land at present.
1.2 Reduce the use of non-renewable resources including energy	--	--	--	
1.3 Limit water consumption to sustainable levels	--	--	--	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Replacement of current land use should be positive with design and visual mitigation as appropriate. This will be particularly important on the south side where housing is of low density, and the north and west where the development will form the periphery of the village (policies GB/3 and GB/4 apply in terms of visual impact even though the adjacent land is not in the Green Belt).
4.1 Reduce emission of greenhouse gases and other pollutants	++	++	++	Good public transport links to Royston, Cambridge and London. Nature of current business use cannot be determined and issues of contamination, etc. may need to be addressed. The Local Plan notes traffic nuisance of this site though it is not known what

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
4.2 Minimise waste production and support recycling	-( - )	-( - )	-( - )	level of employment there is and where the change in land use would improve or worsen the situation.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	( + )	( + )	( + )	Meldreth station is relatively accessible on foot.
5.3 Improve the quantity and quality of publicly accessible open space	? ?	? ?	? ?	Appears to involve loss of some open space though it is not known if there is public access at present.
6.1 Improve the quality, range and accessibility of services and facilities	? ?	? ?	? ?	Limited local facilities suggest some incremental increase in commuting for non-work trips.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	( - / ++ / ++ )	( - / ++ / ++ )	( - / ++ / ++ )	Only problem appears to be local primary school capacity. Good links to employment locally and in London.
<b>Summary of assessment: Another development with no obvious sustainability issues provided design integrates it effectively into the neighbouring housing and village periphery.</b>				
<b>Summary of mitigation proposals: Possible need for contamination remediation, depending on current industrial land use, and design essentials specified above.</b>				
<b>Secondary, cumulative or synergistic effects: Not clear if the traffic problems of the existing site will be improved or worsened by the change in land use.</b>				
<b>SP/10 – Oakington, North of Coles Lane – SITE REMOVED FROM SUBMISSION DRAFT</b>				
<b>1.2 hectares supporting approximately 39 dwellings.</b>				
Sustainability Appraisal Objectives				
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	-( - )	-( - )	-( - )	Appears to take open land beyond the current edge of the village but within the defined framework.
1.2 Reduce the use of non-renewable resources including energy	-	-	-	
1.3 Limit water consumption to sustainable levels	-	-	-	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	-	-	-	Loss of open land with no indication of whether compensation would be sought through developer contributions, or whether it is feasible.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	---	---	---	Local Plan notes that the land has traces of ridge and furrow structure which would be destroyed by development even if prior inspection is mandated.
3.2 Maintain diversity and distinctiveness of landscape and townscape	? ?	? ?	? ?	East edge of site borders the conservation area and will need to be integrated with careful design. The proposed density is clearly higher than the adjacent properties and it is not clear what road access is available.
4.1 Reduce emission of greenhouse gases and other pollutants	? ?	? ?	? ?	Difficult to judge but may be negligible given the relatively small size of the development.
4.2 Minimise waste production and support recycling	-	-	-	



4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	~					
5.1 Maintain and enhance human health	-	-	-	-					Recreation survey notes poor quality of current facilities at recreation areas.
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	~					
6.1 Improve the quality, range and accessibility of services and facilities	?	(+)	(+)	(+)					Limited facilities in Oakington, but these will be supplemented by development at Northstowe.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	(? / - / ++)	(? / - / ++)	(? / - / ++)	(? / - / ++)					Conveniently located for new employment at Northstowe, and reasonably close to business parks and other areas in Girton and Histon.
<b>Summary of assessment:</b> The main concern with this allocation is the possible irrevocable destruction of ridge and furrow field structures, though it is not clear of its local importance or whether other examples are preserved elsewhere in the vicinity. The development is small in scale and will fill in one of the last open areas in the village framework.									
<b>Summary of mitigation proposals:</b> Visual mitigation (some through planting, some through design) will be necessary to limit the intrusion of the new development on the larger properties in, and character of, the conservation area immediately to the east. Other measures will be necessary on the northern side of the plot to ensure its impact on adjacent open land is minimised and subject to policies GB/1 and DP/3.									
<b>Secondary, cumulative or synergistic effects:</b> Some potential cumulative effect taken with policy SP/1p which will add almost 70 new dwellings to the village.									

<b>SP/1p – Oakington, South of Water Lane – SITE REMOVED FROM SUBMISSION DRAFT</b>									
<b>1.06 hectares supporting approximately 32 dwellings.</b>									
Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation					
	Short	Med.	Long						
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	++	++	++						Will occupy part of current council depot site.
1.2 Reduce the use of non-renewable resources including energy	-	-	-						
1.3 Limit water consumption to sustainable levels	-	-	-						
2.1 Avoid damage to designated sites and protected species	~	~	~						
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~						
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~						
3.1 Avoid damage to designated historic sites and their settings	~	~	~						



2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Local Plan notes the need to limit visual impact on the adjoining sports field which is a PVAA and therefore the provisions of policy CH/6 would apply. Some care is likely to be needed in integrating the higher density housing with the adjacent properties which are of a lower density.
4.1 Reduce emission of greenhouse gases and other pollutants	-	-	-	Negligible impact assumed due to the size of the development. However the Local Plan advises access via Mill Lane which involves a long route doubling back through the eastern edge of the village and adding to traffic in this area. It is not evident from the available information why access cannot be provided at the southwest edge of the site from Chapman Way.
4.2 Minimise waste production and support recycling	-	-	-	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	++	++	++	Recreation survey notes excellent quality of facilities.
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	Neutral impact provided the development does not adversely affect the setting of the playing field.
6.1 Improve the quality, range and accessibility of services and facilities	?	?	?	Over has limited local facilities for a sizeable (in terms of area) settlement although the situation will improve once the District Centre at Northstowe is established.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	(+ / - / +)	(+ / - / +)	(+ / - / +)	Primary school had capacity in 2000. Good public transport links to Cambridge (also some to Huntingdon), and employment within the village, and relatively nearby at the Cambridge Northern Fringe (and Northstowe in due course). The village is close to but not on the proposed Rapid Transit route.
<b>Summary of assessment: A small development in a large village with few sustainability issues. The settlement has limited facilities although there is local employment, and both issues are assumed to improve once the initial phase of Northstowe is complete.</b>				
<b>Summary of mitigation proposals: Need for careful visual design to prevent the development affecting the setting of the adjacent playing fields. The Local Plan proposes access to the development via a circuitous route (rather than from Chapman Way), which would add to traffic in the eastern part of the village.</b>				
<b>Secondary, cumulative or synergistic effects: None identified.</b>				

<b>SP/1r – Papworth Everard, East of Ermine Street South – SITE REMOVED FROM SUBMISSION DRAFT</b>				
<b>3.81 hectares supporting 135 dwellings.</b>				
Sustainability Appraisal Objectives [abridged in some cases]	Assessment		Comments / Proposed Mitigation	
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	(+)	(+)	Described in the Local Plan as the infilling of land originally part of Papworth Hall, but as such it is not strictly brownfield land.

1.2 Reduce the use of non-renewable resources including energy	~	-(-)	-(-)	The 2000 village survey notes limited capacity at the current Cambridge Sewage Treatment Works.
1.3 Limit water consumption to sustainable levels	~	-(-)	-(-)	
2.1 Avoid damage to designated sites and protected species	~	?	?	The northwestern edge of the development would be around 400m from the edge of Papworth Wood SSSI, an important secondary woodland area. Further investigation of this impact is continuing, however mitigation measures from construction impacts would be needed regardless of the scale and timing of development. (The site is more likely to be impacted by the possible redevelopment of the hospital site – see policy SP/11).
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	(+) (+)	(+) (+)	The adopted Local Plan notes the need to preserve a belt of trees lying between the south edge of the site (designated as a PVAA) and an adjacent industrial area, and to ensure appropriate landscape measures are included in the scheme design to retain the open aspect of the area. These points are not currently reflected in the policy wording, and it is not clear whether the requirement would be restated in supplementary guidance.
2.3 Improve opportunities for people to access the countryside and wild places	~	(+) (+)	(+) (+)	The northeastern edge of the area provides access to roads and tracks out to the east of the village, although access needs to be managed carefully to prevent disturbance of the SSSI.
3.1 Avoid damage to designated historic sites and their settings	~	?	?	As with 2.2, the Local Plan states the need for development that respects the setting of Papworth Hall and its grounds and this will need to be accommodated in the scheme design and enforced through the EIA process. Once again this requirement is not stated in the current policy text, and the conditions of policy CH/5 would apply as the grounds are a conservation area. There is also a scheduled ancient monument in the northeastern edge of the grounds of the hall within the conservation area.
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	(-) (-)	(-) (-)	Impact depends on the scheme design, however the policy suggests a density of 35 dwellings/ha, which is clearly at odds with the open aspect of the current site and the generous grounds of many of the houses at the south-western end of the site along Ermine Street. This suggests good design and screening will be necessary to limit the visual impact, particularly given the need to respect the parkland setting of Papworth Hall.
4.1 Reduce emission of greenhouse gases and other pollutants	~	-	-	Landscaping / screening and other design aspects will be needed to limit the intrusion of noise and light from the development into the parkland area to the north. The policy predicates development on contributions to the cost of the Papworth bypass but this suggests development could precede completion of the road. Traffic impacts depend on employment patterns, and with only a small business park to the south, any new residents not working in the hospital would have to commute to Cambridge. Huntingdon or St Ives, which are served by bus routes with moderate frequency (based on the 2000 village assessment)
4.2 Minimise waste production and support recycling	~	-(-)	-(-)	See 1.3.





2.1 Avoid damage to designated sites and protected species	~	~	~	~	Site is remove from Papworth Wood SSSI so no impact assumed.
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	?	?	?	Local Plan notes the need for visual mitigation to screen the proposed bypass, and this may also be needed along the south of the site which adjoins hospital accommodation.
4.1 Reduce emission of greenhouse gases and other pollutants	~	?	?	?	Need for careful control of construction due to proximity of the accommodation mentioned above.
4.2 Minimise waste production and support recycling	~	~	~	~	See 1.3.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	~	
5.1 Maintain and enhance human health	+(+)	+(+)	+(+)	+(+)	As for policy SP/1r.
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	-	-	-	As for policy SP/1r.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	(? / - / ?)	(? / - / ?)	(? / - / ?)	As for policy SP/1r.
<b>Summary of assessment: A small development with few impacts, especially when considered alongside the more substantial growth involved in SP/1r and SP/1t.</b>					
<b>Summary of mitigation proposals: Visual mitigation of views across to the proposed bypass, and to limit construction impact on hospital accommodation along the south of the site.</b>					
<b>Secondary, cumulative or synergistic effects: None identified, though clearly it will contribute marginally to the impacts of the three allocations for Papworth, as well as the employment allocation (see policy SP/5) and possible redevelopment of the hospital site (policy SP/11).</b>					

SP/1t – Papworth Everard, West of Ermine Street South 11.98 hectares supporting 359 dwellings. Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	-(-)	--	Appears to take a substantial area of open land.
1.2 Reduce the use of non-renewable resources including energy	~	---	---	
1.3 Limit water consumption to sustainable levels	~	---	---	The 2000 village survey notes limited capacity at the current Cambridge Sewage Treatment Works.
2.1 Avoid damage to designated sites and protected species	~	?	?	Site is less than 1 km from the Papworth Wood SSSI and therefore there is a potential impact from air pollution in particular during development of the site.

<p>2.2 Maintain / enhance range and viability of characteristic habitats and species</p>	<p>~</p>	<p>~</p>	<p>Detail not evident from maps, but the Local Plan comments on the presence of tree belts around the village and it appears this development could result in the removal or truncation of some of these. In this event mitigation of the habitat / feature will be necessary and could be integrated with mitigation of visual impacts.</p>
<p>2.3 Improve opportunities for people to access the countryside and wild places</p>	<p>~</p>	<p>~</p>	<p>Not evident at this stage and access to the west of the village and the development should not be truncated by the bypass, with appropriate provision made for safe crossing points.</p>
<p>3.1 Avoid damage to designated historic sites and their settings</p>	<p>~</p>	<p>?</p>	<p>This development does not offer the same integration challenge as plot 3A (policy SP/1r), nevertheless its northern end will lie opposite the parkland area surrounding Papworth Hall, separated only by Ermine Street and a single line of widely-spaced houses either side of the road. This suggests site design will need to pay attention to visual impact mitigation in this area.</p> <p>The Local Plan also notes that the northwestern edge of the development will lie close to the conservation area surrounding St Peters' Church, and mitigation to prevent adverse impact on its setting will be necessary.</p>
<p>3.2 Maintain diversity and distinctiveness of landscape and townscape</p>	<p>~</p>	<p>(-)</p>	<p>(--)</p>
<p>4.1 Reduce emission of greenhouse gases and other pollutants</p>	<p>~</p>	<p>-</p>	<p>--</p>
<p>4.2 Minimise waste production and support recycling</p>	<p>~</p>	<p>(-)</p>	<p>--</p>
<p>4.3 Limit or reduce vulnerability to flooding and other climate change impacts</p>	<p>~</p>	<p>~</p>	<p>~</p>
<p>5.1 Maintain and enhance human health</p>	<p>+(+)</p>	<p>+(+)</p>	<p>+(+)</p> <p>As for policy SP/1r. The 2004 recreation survey identifies some need for infrastructure improvements for local recreation which might be addressed through developer contributions. <del>Post consultation change clarifies that the development will, although the policy-text suggests funding-fund construction offer</del> the bypass is the priority for this allocation and SP/1r.</p>



5.3 Improve the quantity and quality of publicly accessible open space	~	?	?	It is not clear from desk research whether the development occupies land that is currently open to the public, in which case the assessment would be negative. If this is not the case then policy SF/12 should ensure an increase in open space within the development. Equally, there should be access to rights of way to the west of the village. This should be coordinated with the development brief for the bypass which should prevent the truncation of rights of way and provide for safe crossing points.
6.1 Improve the quality, range and accessibility of services and facilities	~	-	-	As for policy SP/1r.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	(? / - /	(? / - /	As for policy SP/1r.
<b>Summary of assessment:</b> The assessment is best summarised as the same as for policy SP/1r, only more so, due to the size of the development.				
<b>Summary of mitigation proposals:</b> There will be a need to integrate the internal design of the development with extensive visual mitigation measures protecting houses along the main road, the setting of Papworth Hall, open land to the west, and the hospital area and conservation area to the north. It is not clear how the construction might be phased with that of the eastern site, and also with the possible redevelopment of an industrial area on the southeast edge of the village (see policy SP/5). Noise mitigation will be especially important at the north end of the site due to the proximity of hospital grounds. As with SP/1r, it may be prudent to directly link the phasing of the development with construction of the bypass (not just its financing) to limit transport impacts. Moreover one of the principal access points appears to be at the extreme south of the site, opposite the entrance to the current (and possibly enlarged) industrial area, and this suggests a need for a small roundabout to control flow and access to both side roads. We also note that policies SP/1r and SP/1t seek developer contributions for the bypass although the 2004 recreation survey identifies the need for some infrastructure improvements which might be delivered through one of these two policies. <b>Secondary, cumulative or synergistic effects:</b> The main impacts are as for policy SP/1r. The principal concern is the cumulative impact of development at this site with that to the east of Ermine Street, the possible redevelopment of an industrial land allocation, and the construction of the Papworth bypass. All of these developments are potentially scheduled for the near future and suggest a prolonged period of disruption in a setting containing many highly sensitive receptors. These issues suggest the need for thorough coordination of the development briefs for each of the development although prolonged if not cumulative impact appears inevitable if all the developments go forward.				

**SP/1r – Steeple Morden, North of Ashwell Road – SITE REMOVED FROM SUBMISSION DRAFT**

**0.96 hectares supporting 10 dwellings.**

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	++	++	++	Re-uses land currently occupied by a waste transfer station.
1.2 Reduce the use of non-renewable resources including energy	(-)	(-)	(-)	
1.3 Limit water consumption to sustainable levels	(-)	(-)	(-)	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+	+	Outline of development proposal given in Local Plan suggests replacement of industrial land with mixed use including open space, which should be beneficial.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	++	++	++	Local Plan details specific requirement for restoration of a mill, and we assume this will be

					reflected in a site development brief.
3.2	Maintain diversity and distinctiveness of landscape and townscape	++	++	++	Again, the Plan provides for appropriate landscaping to preserve the setting of the mill, and we assume this explains the low density. Nevertheless the landscaping requirements for the mill suggests only a portion of the available land will be used for housing and therefore careful design to integrate it into the adjacent housing and setting will be necessary. However the change in land use is presumably advantageous.
4.1	Reduce emission of greenhouse gases and other pollutants	?	?	?	Limited impact due to small size of development. There are concerns about contamination due to the current land use, though these are offset by the improvement in the immediate environment once the WTS closes.
4.2	Minimise waste production and support recycling	(-)	(-)	(-)	Assessment assumes the waste transfer station will be relocated and not lost.
4.3	Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1	Maintain and enhance human health	-	-	-	Limited impact; depends on use of land surrounding the mill. However the 2004 recreation survey notes the poor quality of the facilities in the village.
5.3	Improve the quantity and quality of publicly accessible open space	+	+	+	Open land around the mill.
6.1	Improve the quality, range and accessibility of services and facilities	(-)	(-)	(-)	Limited bus service to Royston and a single village shop.
7.1	Help people gain access to satisfying work appropriate to skills, potential and location	(? / - / -)	(? / - / -)	(? / - / -)	Limited access to Royston and limited local employment. Not clear whether the mill is to be restored as a heritage asset or whether appropriate small-scale local employment can be developed. Limited primary school capacity and no secondary.

**Summary of assessment: A small low density development capable of improving character in a quarter of the village by replacing a waste transfer station and incorporating renovation of a listed building on the site. Development is consistent with policy ST/4 although the lack of local amenities and employment suggests an incremental increase in commuting levels.**  
**Summary of mitigation proposals: Appropriate design considerations for the housing and survey of land contamination given the current land use. The assessment assumes the waste facility will be relocated and not lost (which would be unsustainable).**  
**Secondary, cumulative or synergistic effects: None identified.**

<b>SP/1v – Heathfield, West of Kingsway</b>				
<b>1.22 hectares supporting approximately 37 dwellings.</b>				
Sustainability Appraisal Objectives [abridged in some cases]	Comments / Proposed Mitigation	Assessment		
		Short	Med.	Long
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings		++	++	++
1.2 Reduce the use of non-renewable resources including energy		-	-	-
1.3 Limit water consumption to sustainable levels		-	-	-
2.1 Avoid damage to designated sites and protected species		~	~	~

2.2 Maintain / enhance range and viability of characteristic habitats and species	~	+	+	+	Site partly occupied but biodiversity value is unclear. Local Plan requires provision of open space.
2.3 Improve opportunities for people to access the countryside and wild places	~	?	~	~	
3.1 Avoid damage to designated historic sites and their settings	?	?	?	?	Local Plan refers to scheduled monument on the north west of the site but there is no evidence of this on details supplied by the Council or on the proposals map. It is not clear whether this is in fact an oblique reference to Duxford Camp and museum, however further investigation of this asset is clearly necessary.
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	+	Will infill between open countryside and mix of military housing and industrial/commercial land uses on the west side of the settlement, and screening of the latter from the open land to the west may be beneficial. The Local Plan states the requirement for open space between the housing and the commercial land both for recreation and visual mitigation.
4.1 Reduce emission of greenhouse gases and other pollutants	-	-	-	-	Limited bus services and lack of amenities and local employment (see 7.1) suggest an incremental increase in commuting by car. Local Plan notes need for noise abatement measures at the south end of the site which is passed by the A505.
4.2 Minimise waste production and support recycling	-	-	-	-	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	~	
5.1 Maintain and enhance human health	+	+	+	+	Provision of open recreational space beneficial as it addresses local shortcoming.
5.3 Improve the quantity and quality of publicly accessible open space	+	+	+	+	As above.
6.1 Improve the quality, range and accessibility of services and facilities	~	+	+	+	Local Plan and DPD text both refer to intention to use Section 46:106 contributions to assist provision of community facilities though it is not clear whether this will include a shop.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	(- / - / -)	(- / - / -)	(- / - / -)	(- / - / -)	Village survey has no information about schools although most of the village is a small former military camp and it is assumed none is available. Some bus services into Cambridge but limited employment in the vicinity (possibly in Duxford itself?).
<b>Summary of assessment: A small infilling on former military land. The scale of the development and lack of facilities in the existing settlement make it difficult to justify on sustainability grounds, although will provide an opportunity to secure developer contributions for village amenities.</b>					
<b>Summary of mitigation proposals: Need for careful design reflecting policies GB/1 and DP/3 as the site is bounded by the Green Belt, and noise abatement along the A505.</b>					
<b>Secondary, cumulative or synergistic effects: None identified.</b>					
<b>SP(x) – Bayer Cropscience, Hauxton</b>					
<b>Proposes redevelopment of an 8.7ha. site comprising industrial (B2 / B8) and office premises lying at the northeast edge of the village, alongside the A10 route into Cambridge via Trumpington. and close to Junction 10 on the M11. Proposes mixed use (residential / B1) redevelopment with adjacent green space along the Cam.</b>					
Sustainability Appraisal Objectives [abridged in some cases]				Assessment	Comments / Proposed Mitigation
		Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural	+++	+++	+++	+++	Clearly positive – no greenfield land take envisaged. Moreover the site is not currently part

<u>holdings</u>					<u>of the Green Belt any extension would contravene other policies in the LDF.</u>
<u>1.2 Reduce the use of non-renewable resources including energy</u>	?	?	?	?	<u>In principle there is an absolute negative impact due to the more varied and possibly intensive use of the land compared to the current use which may include some processes that require substantial energy. This is an opportunity to reduce this impact with more energy efficient structures.</u>
<u>1.3 Limit water consumption to sustainable levels</u>	?	?	?	?	<u>As for 1.2.</u>
<u>2.1 Avoid damage to designated sites and protected species</u>	?	?	?	?	
<u>2.2 Maintain / enhance range and viability of characteristic habitats and species</u>	?	?	?	?	<u>It is not evident that redevelopment would strictly affect this objective although it does not appear to have an adverse impact.</u>
<u>2.3 Improve opportunities for people to access the countryside and wild places</u>	+(+)	+(+)	+(+)	+(+)	<u>We understand the initial proposal provides for some improvement of the existing rights of way along the adjacent Cam (although an initial desk survey suggests none exist on the west bank which the site will occupy). We assume the Council would seek their delivery through planning obligations.</u>
<u>3.1 Avoid damage to designated historic sites and their settings</u>	?	?	?	?	<u>There is a listed building (water mill) on the northern edge of the site, and we assume that redevelopment will respect its setting.</u>
<u>3.2 Maintain diversity and distinctiveness of landscape and townscape</u>	(+)	(+)	(+)	(+)	<u>Impact depends on specific design which is not yet determined. Clearly there is potential to replace a highly visible industrial / office premises with development that has a lower elevation and part of which blends with the nearby residential areas. See also below.</u>
<u>3.3. Create places and spaces that look good and work well</u>	(+)	(+)	(+)	(+)	<u>Again this depends on the eventual design of the site. One issue identified in the initial assessment is the relationship between the site and the adjacent housing around St Edmund's church. A balance needs to be struck between mitigating the edge effects of the site on the existing village with the need to integrate it into its fabric, and this part of the site has a key role to play.</u>
<u>4.1 Reduce emission of greenhouse gases and other pollutants</u>	?	=	=	?	<u>As most of the site is no longer operational road traffic to / from it should have fallen and redevelopment would therefore lead to adverse impacts following redevelopment and re-occupation in the medium-term. The initial brief recognises the possible synergies with development of the Trumpington West site as part of the Cambridge Southern Fringe AAP, and there is a clear opportunity to extend public transport services (shown in a 2000 survey to be fairly poor) past that site and across the M11 to Hauxton. See also comments against objective 6.1.</u>
<u>4.2 Minimise waste production and support recycling</u>	(-)	=	=	=	<u>Negative in short term – assuming on-site processes may affect ability to re-use materials that are demolished. Later on growth will increase waste arisings on the site. (Any reduction in industrial / commercial and hazardous wastes is assumed to have occurred already.) This is a negative impact in absolute terms which could be offset to some degree by other LDF policies.</u>
<u>4.3 Limit or reduce vulnerability to flooding and other climate change impacts</u>	(-)	=	=	=	<u>Around 20% of the site appears to lie in the functional (100-year event) floodplain of the Cam and therefore a Strategic Flood Risk Assessment would be required to identify any</u>

				<u>measures needed in addition to those which already protect the industrial site in order to comply with PPG25.</u>
<u>5.1 Maintain and enhance human health</u>	~	~	~	<u>There are various potential, incidental effects that are positive (activity from access to the Cam, using public transport to commute) and negative (noise and other impacts from re-development). None appears particularly significant and the adverse ones can be mitigated. There is a specific issue relating to road accidents on the A10 (a busy strategic route) and how best to provide access to the site, recognising the number of movements will increase compared to when it was in industrial use.</u>
<u>5.2 Reduce and prevent crime and the fear of crime</u>	~	~	~	
<u>5.3 Improve the quantity and quality of publicly accessible open space</u>	(+)	(+)	(+)	<u>The current proposal is a little ambivalent about the disused recreational facilities on the west side of the A10 opposite the site, and this clearly provides an opportunity to assist in meeting open / recreational space targets through renovation rather than reallocation.</u>
<u>6.1 Improve the quality, range and accessibility of services and facilities</u>	~	+	++	<u>The site appears to offer synergies with Trumpington West in providing a 'market' for a public transport link from the Trumpington Park &amp; Ride to Hauxton. The collective growth might provide opportunity to seek financial contributions from the outset to sponsor an extended service which would provide access to the centre of Cambridge, shops and amenities in Trumpington, and employment on the enlarged Addenbrookes site. The latter two areas are also within easy cycling distance.</u>
<u>6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.</u>	~	?	?	<u>Details of housing tenancy proposals are not known though it is assumed the development would make a contribution to affordable housing. The relatively distant location from amenities suggests it may be less suitable for special needs and similar housing unless there is a specific requirement in the village.</u>
<u>6.3 Ensure all groups have access to decent, appropriate and affordable housing</u>	~	?	?	<u>As above.</u>
<u>6.4 Encourage and enable active involvement of local people in the community</u>	~	?	?	<u>As indicated in the comments against 3.3, one concern is that the development sits at the northeast edge of the village and separated from the rest of the housing, the bulk of which lies approx. 0.5km south and contains the limited range of local amenities. Ideally the development should deliver communal facilities to encourage interaction, and this could include the sports field mentioned above.</u>
<u>7.1 Help people gain access to satisfying work appropriate to skills, potential and location</u>	~	±	±±	<u>Assessment assumes that most of the site is no longer operating, so any development that delivers employment units is potentially supportive. We assume other Core Strategy and Development Control policies on the type of employment uses favoured, clustering, etc. will apply.</u>
<u>7.2 Support appropriate investment in people, places, communications and infrastructure</u>	~	~	~	<u>(Marked as neutral though we assume planning obligations will be implemented to secure the necessary infrastructure).</u>



<p>7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy</p>	<p>~</p>	<p>±</p>	<p>±</p>	<p>It is not known what effect closure of the site will have on the local employment market, however redevelopment for mixed use suggests a substantial degree of compensating growth which will replace need for sector-specific skills with a broader range of requirements.</p>
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**Summary of assessment:** Generally a sustainable proposal with strengths in its re-use of brownfield land, proposal for mixed use development which can provide new jobs locally, and the opportunity it offers to seek contributions to benefit the wider village. It is interesting in terms of the scope it offers to integrate new public transport connections for the development with those at Trumpington West, and then also to the southern end of the Rapid Transit link at Addenbrookes.

**Summary of mitigation proposals:** Specific issues will need to be investigated once the development proposal is more comprehensive. However the extent of flood risk will require attention, as will the need for appropriate traffic management to coordinate increased access to the site with through traffic on the A10. Furthermore there is a need to develop a strategy for integrating the development into the existing settlement as its industrial use means that it has been isolated at one end of the village. Fortunately this is the end closest to Cambridge.

**Secondary, cumulative or synergistic effects:** The main impact concerns transport, and the potential synergy of a transport link also serving Trumpington West. Conversely there is a potential cumulative impact on road traffic from development at both these sites if public transport links are not provided and used.

**SP/2 – Cambridge Northern Fringe West**

Proposes redevelopment of an area of open land lying between the northern edge of Arbury and the A14. The site would be redeveloped for mixed land use comprising high-density housing, B1 employment uses, a small shopping facility and a station on the proposed Rapid Transit link to St Ives. The site is predominantly but not wholly within South Cambridgeshire.

Sustainability Appraisal Objectives [bridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	(-)	(-)	(-)	Development will entail loss of open land although it is not clear of its value given it is hermed in between the A14 and suburbs.
1.2 Reduce the use of non-renewable resources including energy	(+)	(++)	(+++)	Impact on fuel consumption by providing a transport interchange which also serves the existing northern suburbs is offset by the absolute impact of increased energy consumptions by housing and other land uses at the site.
1.3 Limit water consumption to sustainable levels	~	(-)	(-)	Absolute impact is negative due to change in land use.
2.1 Avoid damage to designated sites and protected species	~	~	~	Not covered by any designations.
2.2 Maintain / enhance range and viability of characteristic habitats and species	(+)	(+)	(+)	Biodiversity value is unclear but master planning / subsequent EIA might consider appropriate habitat compensation. However the policy text does provide for retaining 'features of ecological interest'.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	+	+	+	Recognises the need for appropriate treatment of the Arbury Camp archaeological site (this is not a scheduled monument but is assumed to appear in the SMR), favouring preservation in situ.
3.2 Maintain diversity and distinctiveness of landscape and townscape	?	?	?	Difficult to judge this as an adverse effect as the presence of the A14 to the north may have a degree of blighting effect.
3.3. Create places and spaces that look good and work well	(+)	(+)	(+)	Cannot be assessed without at least a master plan, and the position of the site alongside

					the A14 presents particular challenges in terms of mitigating visual and noise impacts so that it become an attractive area to live.
4.1	Reduce emission of greenhouse gases and other pollutants	~	+	+(+)	Longer term benefit assumed to be positive if the interchange facility affects commuting habits, although light spill northwards will need to be controlled as the site and land on the opposite side of the A14 are open at present.
4.2	Minimise waste production and support recycling	~	(-)	(--)	Absolute impact is negative due to change in land use.
4.3	Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1	Maintain and enhance human health	~	~	~	
5.2	Reduce and prevent crime and the fear of crime	~	~	~	
5.3	Improve the quantity and quality of publicly accessible open space	(+)	(+)	(+)	Incremental improvement through provision of public open space within development on land that at present has no public access. There may be some rights of way but these are not extensive as they are truncated by the A14 to the north.
6.1	Improve the quality, range and accessibility of services and facilities	~	+	++	Supported by mixed land use development and provision of the bus interchange. It is assumed that the layout of the area to be developed means it is impractical to provide access to the interchange from the A14 to provide a park & ride facility for this side of the city.
6.2	Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3	Ensure all groups have access to decent, appropriate and affordable housing	~	+	++	Clearly intended to contribute to this objective when taken alongside policies DP/1 and HG/3.
6.4	Encourage and enable active involvement of local people in the community	~	~	~	
7.1	Help people gain access to satisfying work appropriate to skills, potential and location	~	+	++	Policy provides for employment uses integrated within the development.
7.2	Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3	Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	+	+	Assumed to be positive; achievement of objectives such as this one are the primary reason for justifying development and the absolute impacts on land take, energy, etc. that it entails.
<p><b>Summary of assessment:</b> Overall a sustainable policy to redevelop land previously identified in the Structure and Local Plans as appropriate for redevelopment under the conditions defined in RPG6. Development will entail some adverse impacts, including the loss of open land and increased energy and water use. However this can be weighed against the benefits of providing an interchange with the guided bus route to encourage modal shift, the efficient use of the land for mixed development, including higher density housing, and the questionable importance of the land under its current use as it is hemmed in between Arbury and the A14. This last point suggests the need for appropriate mitigation of noise from the A14, and the impact of possible widening of that road is not addressed in the current policy. The text currently provides for protection of the Arbury Camp archaeological site however it is difficult to provide further assessment as a master plan is not yet available.</p> <p><b>Summary of mitigation proposals:</b> The principal challenge appears to be accommodating the high density of the development within a relatively small plot of land while meeting open space and good design standards, and creating an area that people will want to live in. The nature of mitigation will become clearer once the master plan is available. See below also.</p>					



**Secondary, cumulative or synergistic effects:** The principal synergistic effect is the opportunity to provide an interchange on the guided bus route which will serve residents of the development and those in Arbury to the south. This would be maximised if there are good east-west links through the site which is elongated, and it would be appropriate to seek improvements to bus services along Histon Road which abuts the west end of the development.

**SP/3 – Cambridge Northern Fringe East: Chesterton Sidings**

Proposes a mixed land-use development incorporating a rail interchange, housing and open space which needs to be integrated with north-south rail infrastructure and east-west routes which are primarily footpaths and towpaths to maximise its sustainability. The policy defines some broad objectives and content for the master plan of the site which has not yet been prepared. The site lies across the boundary between the District and Cambridge City.

Sustainability Appraisal Objectives

[abridged in some cases]

Comments / Proposed Mitigation

Assessment

Short Med. Long

1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	+	++	Uses brownfield land but current status means no benefits in the immediate future.
1.2 Reduce the use of non-renewable resources including energy	~	(+)	+	Some possible demand for additional energy as a result of the development but this would be increasingly offset over time by reducing car use if the interchange facilitates modal shift.
1.3 Limit water consumption to sustainable levels	~	(-)	-	Redevelopment implies an increase in water consumption in absolute terms as the land is currently largely railway sidings.
2.1 Avoid damage to designated sites and protected species	(+)	(+)	(+)	The policy acknowledges the presence of a protected species on the site. Its location and extent of its distribution is not known at this stage. The protection Schedule means that it cannot be transplanted and therefore its immediate habitat would need to be incorporated into the development, supported by measures to prevent disturbance. This would have some impact on the design, which could be a problem if it is in a central position.
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	Much of land assumed to be of limited biodiversity value (though this would need to be confirmed at the EIA stage), and any other appropriate comments are subsumed under 2.1.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	None identified at this stage.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	With good design the development can improve an area of potentially unsightly railway sidings. However it is overlooked by water meadows to the east in an area of relatively open aspect and the visual impact would need to be addressed, particularly if the development expands onto land to the east of the main rail line (covered by policy CNF6 in the adopted Local Plan, though some of this land is apparently proposed as a possible site for the travelling community).
3.3. Create places and spaces that look good and work well	~(+)	~(+)	~(+)	The intended objective <u>which is reinforced by the post-consultation change requiring that development is considered both as a standalone and as part of a broader redevelopment of this quarter of the City and adjoining land in the District. However this; cannot be</u>

	assessed without a master plan.						
4.1	Reduce emission of greenhouse gases and other pollutants	~	(+)	++			Benefit from reduced emissions would build if the development contributes to modal shift, although it will have some light impacts assuming the sidings are currently unit. There will also be construction impacts due to limited road access, though this is primarily through an industrial area to the northwest.
4.2	Minimise waste production and support recycling	~	(-)	--			Increase inevitable in absolute terms as a result of the change in land use.
4.3	Limit or reduce vulnerability to flooding and other climate change impacts	?	?	?			The eastern side of the area lies between the rail line and the edge of the Cam floodplain, and may need some flood protection measures to deal with rare events. The policy text refers to use of 'land within the river valley at Chesterton Fen' and we assume this refers to the land covered by CNF6 and does not imply extension onto the floodplain.
5.1	Maintain and enhance human health	+	+	+			Potential benefit if interchange facility encourages more commuting on foot or cycle. The policy does refer to making use of the Cam towpath at the south end of the site to provide a link into Chesterton and the inner northern edge of Cambridge.
5.2	Reduce and prevent crime and the fear of crime	~	~	~			
5.3	Improve the quantity and quality of publicly accessible open space	~	(+)	+			Policy states requirement for open space to be designed into the development in line with policy SF/12.
6.1	Improve the quality, range and accessibility of services and facilities	~	+	++			Clearly supports this objective in providing an interchange between the rail line and proposed Rapid Transit link out to St Ives. However it is not clear what impact this will have on commuting patterns. There is an area of industrial land to the northwest of the site which is largely occupied by the Cambridge Sewage Treatment Works. This facility is to be reduced in size offering potential for redevelopment next to a transport node and this might encourage people working in new businesses to commute by alternative modes, however this is not a function of this policy. Apart from this the primary impact of the interchange appears to benefit people living in the new development and in the housing areas to the southwest as it would provide rail, bus and other links to the city centre. However it would also provide interchange between the rail and bus systems which could benefit those living along and using the Rapid Transit system in the northern part of the District.
6.2	Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~			Difficult to assess impact at this stage, any benefits are mainly in terms of affordable housing and development close to public transport (ie. benefiting those without cars).
6.3	Ensure all groups have access to decent, appropriate and affordable housing	~	+	+(+)			Policies DP/1 and HG/3 mean this development would contribute to affordable housing stock.
6.4	Encourage and enable active involvement of local people in the community	~	~	~			
7.1	Help people gain access to satisfying work appropriate to skills, potential and location	~	+	+(+)			Supports the objective of improved access by non-car modes which will particularly benefit those commuting in from northern villages along the rail and bus routes.
7.2	Support appropriate investment in people, places, communications and	~	+	++			Supportive.

infrastructure				
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	The adopted Local Plan mentions possible inclusion of B1 uses in the development although we understand the primary focus is now on residential and transport uses.
<b>Summary of assessment:</b> The overall impact of the development is a little difficult to judge at this stage without a master plan indicating the layout of land uses, nevertheless it is clearly supportive of sustainable transport objectives and guidance in PPS1 which advocates mixed land-use development integrated with transport interchanges. The assessment assumes the primary benefits will be from the interchange between rail, guided bus, walking and cycling routes, and these will be available to residents in the new development, those in housing to the southwest, and those commuting into Cambridge from the north on rail and bus links.				
<b>Summary of mitigation proposals:</b> The policy acknowledges the presence of a protected species on the site, the nature of which means it would have to be left in situ, affecting site design. The area to the east of the site is largely open watermeadow (with some vegetation barriers) and the design would need to incorporate elements to mitigate visual impact as well as providing some flood protection at the eastern edge which abuts the Cam floodplain.				
In human terms, the key priority will be to ensure good access from the interchange to the employment sites to the northwest as this will help to encourage modal shift.				
<b>Secondary, cumulative or synergistic effects:</b> The principal synergistic impact is the opportunity to shift commuters from cars onto alternative transport modes, and providing good links from the site to adjacent employment areas will be just as important as providing an interchange for links into the city centre (recognising also that Cambridge station is not located centrally).				
<b>SP/4 – Allocations for class B1 employment uses</b>				
Proposed allocating two sites at Longstanton (6.3ha for mixed business and research use) and Pampisford (2.3ha for business use).				
Sustainability Appraisal Objectives [abridged in some cases]	Assessment		Comments / Proposed Mitigation	
	Short	Med.	Long	
<b>In the assessments below, where appropriate, the first symbol refers to Longstanton; the second to Pampisford</b>				
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~/~	-/?	-/?	Development at Longstanton appears to take open land though it is not known if this is agricultural or fallow. There is a cumulative loss of land as a result of the planned bypass for the village. Land at Pampisford is partially brownfield but there is a part at the west side of the site which may be agricultural or fallow.
1.2 Reduce the use of non-renewable resources including energy	~/~	(-)/(-)	-/-	Development of both sites would have an absolute impact on energy use, although their size would be limited alongside the potentially greater demands of the new settlements planned for the District.
1.3 Limit water consumption to sustainable levels	~/~	(-)/(-)	-/-	As above
2.1 Avoid damage to designated sites and protected species	~	~	~	No problems evident at either site.
2.2 Maintain / enhance range and viability of characteristic habitats and species	~/~	-/?	-/?	At Longstanton there is uncertainty about the intrinsic wildlife value of the open land, although the impact of the development would be limited somewhat by a parkland design which maximised retention of the existing vegetation features. Given its proximity to industrial land uses the potential biodiversity value of the site at Pampisford appears lower, although this would need to be assessed during EIA if development proceeds.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	

3.2 Maintain diversity and distinctiveness of landscape and townscape	~ / ~	- / ~	- / ~	Although the Longstanton development is proposed as a campus style parkland it will intrude into the open land between the A14 and Longstanton. Any development proposal would therefore have to provide for screening and landscaping. At Pampisford the development would extend an existing small industrial area and therefore its impact would be less, though screening from open land to the west would be preferable (and should be addressed at the EIA stage if necessary).
3.3. Create places and spaces that look good and work well	~ / ~	- / ~	- / ~	Main concern at Longstanton is cumulative impact of a bypass, development of this site, and the impact of Northstowe being built immediately to the east and south.
4.1 Reduce emission of greenhouse gases and other pollutants	~ / ~	(-) / (-)	(-) / (-)	Neither site is well served by transport choices, and the site at Longstanton is most readily accessible via the Bar Hill junction on the A14, which is already heavily congested. However there will be compensating traffic benefits – see 5.1. below.
4.2 Minimise waste production and support recycling	~ / ~	- / -	- / -	Both will contribute to waste arisings in absolute terms along the small size means this will be negligible alongside the effect of developments elsewhere in the District.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~ / ~	~ / ?	~ / ?	The Longstanton site lies close to but outside the floodplain but a small area at the southwest of the Pampisford site will require protection.
5.1 Maintain and enhance human health	?	?	?	See 4.1 as the criteria for this objective include travel choices. There is a clear opportunity to affect commuting patterns if the development to the north (see policy SP/1m) provides housing for workers at the campus, or if people currently living locally by working in Cambridge are relocated or change jobs to work locally.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~ / ~	(-) / (-)	(-) / (-)	As for 4.1. <u>A post consultation change establishes a clear link between timing for the development and delivery of the bypass. This should ensure additional traffic has negligible impact on Longstanton itself, but it does not obviate the impacts of that traffic on the road system or on other villages. However we acknowledge the Council intends that, ideally, much of the employment on the site will be taken by people living in Longstanton and Northstowe and, if correct, this will limit these impacts to some degree.</u>
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	? / ~	? / ~	The policy states the Council's intention to seek contributions to the cost of the Longstanton bypass from the development of the site, although this must be weighed against the travel impacts referred to in other sections.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~ / ~	+ / +	+ / +	Both developments appear to offer the opportunity to establish new employment within the local community and it is assumed at this stage there is a reasonable match between the local skills supply and the nature of these developments.



7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	~																																												
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	(+) (+)	(+) (+)	(+) (+)	(+) (+)	Clearly both developments contribute to local employment, although their small scale suggests this will be incremental. We note also that the Local Plan policy defines Pampisford as a site for possible industrial development (consistent with the adjacent uses), whereas the current policy stipulates B1 use only.																																											
<p><b>Summary of assessment:</b> Both proposals provide for modest-sized land use changes with varying overall impacts. At Longstanton the development is envisaged as a campus-style business park consistent with similar developments around Cambridge. While this is consistent with the broader objective of strengthening the sub-region's excellence particularly in the research sector, neither this plan nor the Local Plan clearly define the precedents for these developments in the same way as those in policies SP/2 and SP/3. At Longstanton the development would introduce structures into an open and flat landscape. A further concern is the cumulative impact of development which is discussed below. At Pampisford the development would extend an existing light industrial site and therefore the overall impact would be less than at Longstanton. Neither site is particularly well-served by transport routes other than public roads, although both introduce new employment at the edge of existing settlements and it is assumed there is a strong match of skills in these communities with the needs of businesses occupying the sites.</p>																																																
<p><b>Summary of mitigation proposals:</b> Both sites appear to need some degree of visual mitigation, especially at Longstanton where the development will occur within a flat and open landscape with few vegetation barriers, and where on-site impacts such as light pollution must also be mitigated. Development at Pampisford will need limited flood protection as the site impinges on the Granta floodplain.</p>																																																
<p><b>Secondary, cumulative or synergistic effects:</b> The principal concern is the cumulative impact in the vicinity of Longstanton which would see the creation of a campus area of development, and loss of land to the bypass, both of which would add to the range of impacts on Longstanton from the development of Northstowe to its east, and the specification of the B1050 as one of the main routes into the new settlement.</p>																																																
<p><b>SP/5 – Allocations for class B1 and B2 employment uses</b>  <b>Proposes allocations for sites at Gamlingay (4ha), Over (1ha) and Papworth Everard (6.5ha). All proposals reflect allocation proposals from earlier plans.</b>  <b>Sustainability Appraisal Objectives [abridged in some cases]</b></p> <table border="1" data-bbox="845 62 933 2168"> <thead> <tr> <th rowspan="2"></th> <th colspan="3">Assessment</th> <th rowspan="2">Comments / Proposed Mitigation</th> </tr> <tr> <th>Short</th> <th>Med.</th> <th>Long</th> </tr> </thead> <tbody> <tr> <td data-bbox="941 62 997 2168"> <p><b>In the assessments below, where appropriate, the first symbol refers to Gamlingay, the second to Over, and the third to Papworth Everard, and these locations are referred to as G, O and P respectively.</b></p> </td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td data-bbox="1005 62 1077 2168"> <p>1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings</p> </td> <td data-bbox="1005 1030 1077 1142">~</td> <td data-bbox="1005 1142 1077 1254">- / ~ / -</td> <td data-bbox="1005 1254 1077 1366">- / ~ / -</td> <td data-bbox="1005 1366 1077 2168">In absolute terms development at G and P appear to take open land that may be currently under agriculture and is undeveloped, whereas that at O extends an existing industrial / business area.</td> </tr> <tr> <td data-bbox="1085 62 1157 2168"> <p>1.2 Reduce the use of non-renewable resources including energy</p> </td> <td data-bbox="1085 1030 1157 1142">~</td> <td data-bbox="1085 1142 1157 1254">- / ~ / -</td> <td data-bbox="1085 1254 1157 1366">- / ~ / -</td> <td data-bbox="1085 1366 1157 2168">Again, in absolute terms, all three will increase energy use, although that at Over appears modest due to its small size.</td> </tr> <tr> <td data-bbox="1165 62 1220 2168"> <p>1.3 Limit water consumption to sustainable levels</p> </td> <td data-bbox="1165 1030 1220 1142">~</td> <td data-bbox="1165 1142 1220 1254">- / ~ / -</td> <td data-bbox="1165 1254 1220 1366">- / ~ / -</td> <td data-bbox="1165 1366 1220 2168">As above.</td> </tr> <tr> <td data-bbox="1228 62 1300 2168"> <p>2.1 Avoid damage to designated sites and protected species</p> </td> <td data-bbox="1228 1030 1300 1142">~</td> <td data-bbox="1228 1142 1300 1254">~</td> <td data-bbox="1228 1254 1300 1366">~</td> <td data-bbox="1228 1366 1300 2168">Gamlingay Wood (SSSI – ancient woodland) lies to the north on the opposite side of the village from the proposed development.</td> </tr> <tr> <td data-bbox="1308 62 1380 2168"> <p>2.2 Maintain / enhance range and viability of characteristic habitats and species</p> </td> <td data-bbox="1308 1030 1380 1142">?</td> <td data-bbox="1308 1142 1380 1254">?</td> <td data-bbox="1308 1254 1380 1366">?</td> <td data-bbox="1308 1366 1380 2168">Biodiversity value of the sites cannot be established at this stage, but both G and P involve loss of open land and suggest some impact.</td> </tr> <tr> <td data-bbox="1388 62 1460 2168"> <p>2.3 Improve opportunities for people to access the countryside and wild places</p> </td> <td data-bbox="1388 1030 1460 1142">~</td> <td data-bbox="1388 1142 1460 1254">~</td> <td data-bbox="1388 1254 1460 1366">~</td> <td data-bbox="1388 1366 1460 2168"></td> </tr> </tbody> </table>							Assessment			Comments / Proposed Mitigation	Short	Med.	Long	<p><b>In the assessments below, where appropriate, the first symbol refers to Gamlingay, the second to Over, and the third to Papworth Everard, and these locations are referred to as G, O and P respectively.</b></p>					<p>1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings</p>	~	- / ~ / -	- / ~ / -	In absolute terms development at G and P appear to take open land that may be currently under agriculture and is undeveloped, whereas that at O extends an existing industrial / business area.	<p>1.2 Reduce the use of non-renewable resources including energy</p>	~	- / ~ / -	- / ~ / -	Again, in absolute terms, all three will increase energy use, although that at Over appears modest due to its small size.	<p>1.3 Limit water consumption to sustainable levels</p>	~	- / ~ / -	- / ~ / -	As above.	<p>2.1 Avoid damage to designated sites and protected species</p>	~	~	~	Gamlingay Wood (SSSI – ancient woodland) lies to the north on the opposite side of the village from the proposed development.	<p>2.2 Maintain / enhance range and viability of characteristic habitats and species</p>	?	?	?	Biodiversity value of the sites cannot be established at this stage, but both G and P involve loss of open land and suggest some impact.	<p>2.3 Improve opportunities for people to access the countryside and wild places</p>	~	~	~	
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3.1 Avoid damage to designated historic sites and their settings	~	~	~	~	~	At G development extends an existing industrial site but it lies across a small valley from the village college and its playing fields and therefore visual impacts will need mitigation. This applies also to P where the development, if it occurs in the near future, would overlook the hospital, although the need for visual mitigation is already recognised in the adopted Local Plan. At O development is proposed beyond the village framework in an business/commercial area where its impact should be negligible provided the structures are low-level.
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	- / ~ / ( -)	- / ~ / ( -)	- / ~ / ( -)	?	Effect assumed to be neutral provided adverse impacts such as visual intrusion are negligible or mitigated effectively.
3.3. Create places and spaces that look good and work well	?	?	?	?	?	Incremental contribution if development provides employment for local residents, reducing commuting and encouraging non-car access, however other impacts such as noise, dust, etc. will depend on the nature of the planned development and cannot be determined at this stage. Developers should be required to submit a transport assessment to identify access routes and to ensure any growth in car traffic and good vehicles is mitigated and, where necessary, routed to avoid impacts on the adjacent village. It may be appropriate to seek developer contributions for the Papworth Everard bypass, and to consider where the site should be developed before the bypass is open if it is likely to affect current traffic through the village.
4.1 Reduce emission of greenhouse gases and other pollutants	~	(+)	(+)	(+)	?	All developments likely to contribute to waste arisings. Specific impact depends on land use, with research facilities possibly producing additional special wastes.
4.2 Minimise waste production and support recycling	~	- / - / -	- / - / -	- / - / -	~	Flood risk is an issue at G where approximately half the site lies within the floodplain of Millridge Brook, although only a small proportion lies within a flood risk area. Minor mitigation may be needed reflecting provisions of policy NE/13.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	? / ~ / ~	? / ~ / ~	? / ~ / ~	~	Potential contribution in each case provided the policy does result in local employment for local people who commute on foot or cycle.
5.1 Maintain and enhance human health	~	+ / + / +	+ / + / +	+ / + / +	~	Assessment assumes the land taken is not currently open for the public.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	~	~	As for 5.1.
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	~	~	In principle the proposals contribute to employment provision in rural areas, though they are offset by other impacts.
6.1 Improve the quality, range and accessibility of services and facilities	~	+ / + / +	+ / + / +	+ / + / +	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	+ / + / +	+ / + / +	+ / + / +	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	+ / + / +	+ / + / +	+(+) / + / +(+)	~	Clearly the principal objective of this policy. Scores are higher for G and P where the scale of development, and therefore growth in employment, are assumed to be greater. Also

7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	~	~	implicitly supports the rural economy.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	+	+	+	+	Small scale contribution to business development, but effect on other criteria depends on nature of land use.
<b>Summary of assessment:</b> The policy proposes three small business or commercial (not industrial) developments, two of which extend existing B-class land use. It supports proposals to provide small-scale growth in rural employment which also supports sustainable transport and development objectives. The policy restricts land use change to business and research (rather than commercial / industrial) use which will help to limit its impact.						
<b>Summary of mitigation proposals:</b> Main requirements are for visual mitigation, particularly at Gamlingay where the development would be overlooked by recreational areas, and at Papworth Everard where the site would be partly overlooked by the hospital if it is developed in the near future. Developers should be encouraged to submit transport assessments for redevelopment in line with policy DP/1. That at Papworth should also be linked to the proposed bypass and consideration may need to be given to delaying a change in use if it is likely to add to traffic levels through the village. Both requirements are covered by policies in the Development Proposals section.						
<b>Secondary, cumulative or synergistic effects:</b> The policy aims to exploit synergies of providing rural employment in appropriate sites and sustainable transport objectives.						

**SP/6 – West of St Mary’s church, Gamlingay**  
**Proposes a modest extension of the church’s graveyard.**

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	Effect assumed to be negligible given the size of the development.
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	No important sites in the immediate vicinity, and nature of the development means little appreciable impact.
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	Appears to take a small field and therefore implicitly provides for increased access, albeit on a small scale.
3.1 Avoid damage to designated historic sites and their settings	++	++	++	Policy makes clear provision to allow inspection and assessment of archaeological remains believed to be present and which is consistent with policy CH/2. The nature of the remains and their importance cannot be established at this stage, however CH/2 determines the appropriate treatment. <b>A post consultation revision also requires any further change to include landscaping to prevent an impact on nearby listed buildings.</b>
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	



4.2 Minimise waste production and support recycling	~	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	~	Lies several hundred metres north of the floodplain / flood risk area of Mill Brook. Impact of water table level on proposed use of the land cannot be determined at this stage.
5.1 Maintain and enhance human health	~	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	(+)	(+)	(+)	(+)	Increase in graveyard space presumably necessitated by the lack of land in the yard adjacent to the church.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	+	+	+	+	Supporting text makes it clear the choice of site was made with local public involvement.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	~	
<b>Summary of assessment: Little to comment on. The policy involves land use change in the south-west corner of the village on a plot overlooked by housing. However it represents a largely sympathetic change of land use, leaving the site open and also more accessible. There are no clear local impacts, and the site is adjacent to the church and has road access.</b>					
<b>Summary of mitigation proposals: None.</b>					
<b>Secondary, cumulative or synergistic effects: None identified.</b>					
<b>SP/7 – Allocations for open space</b>					
Proposes to allocate adjacent to existing recreation grounds and playing fields to extend them in order to meet minimum targets for the provision of open space or improve quality of this space for certain schools at two sites in Over and one each in Stapleford, Swavesey and Longstanton. All policies have been saved from the adopted Local Plan.					
Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation	
	Short	Med.	Long		
In the assessments below, where appropriate, the first symbol refers to Over; the second to Stapleford; the third to Swavesey and the fourth to Longstanton.					

1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	?	?	?	?	Nature of current land use cannot be determined from map evidence although all appear to be open, undeveloped and possibly fallow land or pasture. Development at Stapleford will take land just to the north of a farm but this is surrounded by other open land and recreational space. That at Swavesey is assumed to take land from an adjoining farm. However in each case the development does not entail irreversible loss.
1.2 Reduce the use of non-renewable resources including energy	~	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	?	?	?	?	Unable to determine whether any site has any importance. The change of land use may result in some disturbance for local wildlife, assuming the plots currently have no public rights of way.
2.3 Improve opportunities for people to access the countryside and wild places	+	+	+	+	Clearly supportive.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	~	
3.3. Create places and spaces that look good and work well	+	+	+	+	Intrinsically supportive in providing for an appropriate level of local amenity. The nature of the land use change is sympathetic and those at Stapleford and those at Longstanton increases the size of a single area, which appears to offer more flexibility for its use compared to fragmented space.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	~	Swavesey site is entirely within the floodplain of an adjacent brook although its open aspect clearly supports flood risk mitigation.
5.1 Maintain and enhance human health	++	++	++	++	Providing areas for exercise readily accessible on foot or cycle.
5.2 Reduce and prevent crime and the fear of crime	+ / ? / ? / ?	+ / ? / ? / ?	+ / ? / ? / ?	+ / ? / ? / ?	Positive rating for Over where both the recreation ground and school playing field are overlooked by housing on three or four sides, whereas at Stapleford the space is more open and overlooked on one side only. At Longstanton the land lies within the village framework and is barely overlooked (although this may change with proposed redevelopment of the land to the west – see policy SP/4). At Swavesey it is outside the framework by adjacent to it and a coherent extension of the existing Glebe.
5.3 Improve the quantity and quality of publicly accessible open space	+++	+++	+++	+++	Clearly the primary objective of this policy.
6.1 Improve the quality, range and accessibility of services and facilities	++	++	++	++	Supportive of 5.3. One site at Stapleford is known to have a pavilion and it is not clear whether expansion of the playing fields would require extension of this building, or how this would be funded as there is no residential development planned in the vicinity.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+	+	+	Implicitly positive as the policy deals with current under provision, which is an issue of each of these settlements.

6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	~
6.4 Encourage and enable active involvement of local people in the community	?	?	?	?
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	~
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	~
<b>Summary of assessment: Policies are sustainable, necessitated by government open space standards, consistent with those in the Structure Plan and in this DPD (SF/13). The Over playing field extension and land at Longstanton lie within the existing village framework; that at Swavesey lies outside the framework but adjacent to it, while that at Stapleford lies in the Green Belt. In each case the nature of land use change will retain the areas' open aspect, and improve access to recreational facilities without apparently affecting local character (ie. it is consistent with policies CH/6, DP/8 and GB/6, without compromising GB/7).</b>				
<b>Summary of mitigation proposals: None.</b>				
<b>Secondary, cumulative or synergistic effects: None identified.</b>				

**SP/x –Additional allocations for open space – THIS POLICY ADDED FOLLOWING PUBLIC CONSULTATION**  
**Proposes 4 additional recreation sites in Histon / Impington.**  
**Sustainability Appraisal Objectives**  
**(abridged in some cases)**

	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
<b><u>In the assessments below, where appropriate, the first symbol refers to the Recreation Ground, the second to East of Mill Lane, the third to Chivers Barrell Field, and the last to Gunns Lane.</u></b>				
<b><u>1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings</u></b>	(+) / ? / (+) / (-)			<u>Nature of current land use cannot be determined from map evidence. All plots appear to be open land at the moment and those next to the Rec. Ground and in Manor Park appear to provide extensions of existing recreational space. The Gunns Lane site lies outside the village framework and occupies or adjoins agricultural land.</u>
<b><u>1.2 Reduce the use of non-renewable resources including energy</u></b>	~	~	~	
<b><u>1.3 Limit water consumption to sustainable levels</u></b>	~	~	~	
<b><u>2.1 Avoid damage to designated sites and protected species</u></b>	~	~	~	
<b><u>2.2 Maintain / enhance range and viability of characteristic habitats and species</u></b>	(+) / ? / (+) / ?			<u>Logically this appears linked to current use although it is not clear that converting agricultural land to recreational space would be a problem. The main requirement will be to retain any trees and hedgerows on or around the site.</u>
<b><u>2.3 Improve opportunities for people to access the countryside and wild places</u></b>	(+)	(+)	(+)	<u>Essentially supportive as all sites are at the edge of the village.</u>
<b><u>3.1 Avoid damage to designated historic sites and their settings</u></b>	~	~	~	<u>(However the policy makes specific reference to preserving a feature within the area east of the Recreation Ground.)</u>

<u>3.2 Maintain diversity and distinctiveness of landscape and townscape</u>	??	??	??	Intrinsically supportive in providing for an appropriate level of local amenity. The nature of the land use change is generally sympathetic. The changes at the Rec. Ground and Manor Park extend existing facilities which appears to offer more flexibility for use compared to fragmented space. Nevertheless we recognise the other allocations help to achieve targets of providing recreational space within easy reach of various parts of this large residential area.
<u>3.3. Create places and spaces that look good and work well</u>	++	+	+	
<u>4.1 Reduce emission of greenhouse gases and other pollutants</u>	??	??	??	
<u>4.2 Minimise waste production and support recycling</u>	??	??	??	
<u>4.3 Limit or reduce vulnerability to flooding and other climate change impacts</u>	??	??	??	Not evident any site lies within the floodplain.
<u>5.1 Maintain and enhance human health</u>	+++	+++	+++	Representations by the parish council identify a need for more recreational space, and we assume these allocations (specifically those off Mill Lane and at Gunns Lane) provide capacity in those parts of the community which are currently poorly-served (ie. they are furthest from the other spaces. Development of the area at the Recreational Ground appears to be on such an extent (when combined with the existing facility, football ground, etc.) that it is not clear whether this is part of the Strategic Open Space.
<u>5.2 Reduce and prevent crime and the fear of crime</u>			- / ? / + / -	The scorings reflect the extent to which the sites are overlooked since their peripheral location limits the opportunity for external lighting at night. The negative scores for two may be harsh especially in the case of the Recreation Ground if this is well used.
<u>5.3 Improve the quantity and quality of publicly accessible open space</u>	+++	+++	+++	Clearly the primary objective of this policy.
<u>6.1 Improve the quality, range and accessibility of services and facilities</u>	+++ / + / +++ / +	+++ / + / +++ / +	+++ / + / +++ / +	As indicated above it is assumed that the sites at Mill Lane and Gunns Lane 'infill' gaps in recreational space provision around the settlement. The other two are marked slightly more positive because combination with existing facilities may provide synergies for providing infrastructure (eg. new or enlarged changing rooms) which may be more costly to provide at the new sites.
<u>6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.</u>	+	+	+	Implicitly positive as the policy deals with current under provision, which is an issue of each of these settlements.
<u>6.3 Ensure all groups have access to decent, appropriate and affordable housing</u>	?	?	?	
<u>6.4 Encourage and enable active involvement of local people in the community</u>	?	?	?	Impact unclear but at worst neutral and may encourage more local recreation.
<u>7.1 Help people gain access to satisfying work appropriate to skills, potential and location</u>	?	?	?	
<u>7.2 Support appropriate investment in people, places, communications and infrastructure</u>	?	?	?	
<u>7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local</u>	?	?	?	

**economy**

**Summary of assessment:** Little to add to the assessments for those sites included in the consultation draft. The sites at the Recreation Ground and Manor Park appear marginally more sustainable insofar as they extend existing sites and may offer synergies if there is existing infrastructure (eg. changing rooms, showers, etc.) on site. However the additions appear to respond to representations from the parish council seeking to address shortages of space, and we assume the other two sites also offer sustainability benefits if they provide new space within easy reach of parts of the community that are poorly served at present. All sites will take open land and some of this may be agricultural at present, however the nature of change is not irreversible.

**Summary of mitigation proposals:** None.

**Secondary, cumulative or synergistic effects:** Shading infrastructure as mentioned above. Also, the expansion of the area around the Recreation Ground appears to bring this closer in scale to the sort of site envisaged as Strategic Open Space, though it is not clear what are the implications.

SP/8 – Character of village centres	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
Proposes specific measures to control any change of use or redevelopment in the centres of Great Shefford and Histon, both of which are already congested, such that further problems would not adversely affect their character.				
Sustainability Appraisal Objectives [abridged in some cases]				
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	++	++	++	Clearly intended to preserve character in these local centres and the residential areas around them, and to prevent further domination of these areas by vehicles.
3.3. Create places and spaces that look good and work well	++	++	++	As above.
4.1 Reduce emission of greenhouse gases and other pollutants	+	+	+	Will prevent further congestion and its local impact on air quality.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	+	+	+	As for 4.1.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	(-)	(-)	(-)	The policy does not preclude sensitive and/or appropriate development, however it suggests that the capacity of the existing employment land stock is largely exhausted.



	This limits the scale and type of redevelopment that might occur, and appears inconsistent with policy ST/2 which nominated both settlements as Rural Centres and therefore priority sites for additional development.	~	~	~	
6.2	Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3	Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4	Encourage and enable active involvement of local people in the community	~	~	~	
7.1	Help people gain access to satisfying work appropriate to skills, potential and location	?	?	?	
7.2	Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3	Improve the efficiency, competitiveness, vitality and adaptability of the local economy	(-)	(-)	(-)	
<b>Summary of assessment: Consistent with Structure Plan policies and with those in this plan on retail development (SF/5) and protecting village character (SF/1). However, while this policy does not preclude appropriate redevelopment it appears to suggest these centres are close to capacity, with limited additional space for development and traffic problems. While this policy clearly aims to prevent a worsening of any access problems it also suggests an inconsistency with: their designation as Rural Centres in policy ST/2; their role in the retail hierarchy in policy SF/2; and sustainable development objectives (see policy ST/2 bullet point 2).</b>					
<b>Summary of mitigation proposals: Resolve the apparent inconsistency outlined in the comment above.</b>					
<b>Secondary, cumulative or synergistic effects: The policy appears to deal with cumulative effects of the growth of these two villages as rural service centres and, as such attempts to mitigate further adverse change. However, if this constrains further immigration of services and development it may be pushed into less sustainable locations. The impact of this development is unclear, and it should also be borne in mind that Northstowe and Cambridge East have higher priorities for growth as Rural Centres.</b>					
<b>SP/9 – Linton special policy area</b>					
<b>Proposes to constrain further development of the village to the south of the A1307 as this location is already severed from the main part of the settlement by the main road.</b>					
Sustainability Appraisal Objectives [abridged in some cases]	Comments / Proposed Mitigation	Assessment			Long
		Short	Med.		
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings		~	~	~	~
1.2 Reduce the use of non-renewable resources including energy		~	~	~	~
1.3 Limit water consumption to sustainable levels		~	~	~	~
2.1 Avoid damage to designated sites and protected species		~	~	~	~
2.2 Maintain / enhance range and viability of characteristic habitats and species		~	~	~	~
2.3 Improve opportunities for people to access the countryside and wild places		~	~	~	~

3.1 Avoid damage to designated historic sites and their settings	~	~	~	~
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	~
3.3. Create places and spaces that look good and work well	(+)	(+)	(+)	(+)
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	~
4.2 Minimise waste production and support recycling	~	~	~	~
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	~
5.1 Maintain and enhance human health	~	~	~	~
5.2 Reduce and prevent crime and the fear of crime	~	~	~	~
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	~
6.1 Improve the quality, range and accessibility of services and facilities	(+)	(+)	(+)	(+)
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	~
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	~
6.4 Encourage and enable active involvement of local people in the community	(+)	(+)	(+)	(+)
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	~
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	~
<b>Summary of assessment: A preventative policy which recognises the dislocation of part of the existing settlement and aims to ensure it will not worsen. The policy text does not refer to measures to improve access for residents in the area and the assessment assumes that the Council is satisfied that the level of dislocation is acceptable.</b>				
<b>Summary of mitigation proposals: See above.</b>				
<b>Secondary, cumulative or synergistic effects: None identified.</b>				
<b>SP/10 – Former Land Settlement Association estates</b>				
<b>Safeguards land in Great Abington and Fen Drayton.</b>				
Sustainability Appraisal Objectives [abridged in some cases]	Assessment		Comments / Proposed Mitigation	
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	+++	+++	+++	At both sites the land is currently under agriculture (level of production is unknown).





SP/11 – Papworth Everard Village development Provides an outline of possible sympathetic redevelopment of the heart of the village in the event that Papworth hospital is relocated to an enlarged Addenbrooke's site. Sustainability Appraisal Objectives [abridged in some cases]		Assessment			Comments / Proposed Mitigation
		Short	Med.	Long	
1.1	Minimise irreversible loss of undeveloped land and productive agricultural holdings	+++	+++	+++	Clearly aims to maximise use of brownfield land.
1.2	Reduce the use of non-renewable resources including energy	?	?	?	Depends on nature of replacement land uses, although these are likely to be negative in absolute terms as redevelopment would increase the level of occupancy.
1.3	Limit water consumption to sustainable levels	?	?	?	As above.
2.1	Avoid damage to designated sites and protected species	-	-	-	The eastern side of the eastern half of the development abuts Papworth Wood SSSI which is an important area of secondary woodland. Further consideration of the specific impacts is continuing.
2.2	Maintain / enhance range and viability of characteristic habitats and species	?	?	?	Development proposals would need to maintain the open aspect and ideally preserve the tranquillity of the site (particularly the eastern part).
2.3	Improve opportunities for people to access the countryside and wild places	~	~	~	The hospital area is not strictly countryside as it lies within the village framework.
3.1	Avoid damage to designated historic sites and their settings	++	++	++	Proposals clearly identify the need to preserve the setting and associations of the hall and the hospital. This might be achieved by redevelopment of the key structures for appropriate alternative use, however any changes would have to be meet conditions of policy CH/5 as the site has conservation area status.
3.2	Maintain diversity and distinctiveness of landscape and townscape	++	++	++	Clearly the principal purpose of both components of the policy. It is assumed that redevelopment of the West Central site would prioritise employment and community use provision along the high street, particularly at the northern end opposite the existing library and other village centre facilities.
3.3	Create places and spaces that look good and work well	(++)	(++)	(++)	Relocation of the hospital suggests a significant disruption of the community if/when it occurs, and it is not clear from text in this policy or the adopted Local Plan whether this will be phased. To achieve this objective the relocation and redevelopment would ideally need to be phased to minimise the disruption of local life even if this extends the time needed to complete the changes.
4.1	Reduce emission of greenhouse gases and other pollutants	~	+	++	Clearly beneficial if redevelopment provides more local jobs, although the extent to which relocation of the hospital would force relocation of its staff is not evident at this stage.
4.2	Minimise waste production and support recycling	?	?	?	Would imply a significant change in the nature of wastes, and presumably an overall increase if redevelopment results in an increase in population.
4.3	Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1	Maintain and enhance human health	?	?	?	Impact not clear at this stage. Assuming a high level of local residents work in the hospital

					then a change of some land to other employment for residents in the village would not result in any change, while some residents might face commuting journeys to the hospital's new site (though this is a consequence of relocation and not of this policy).
5.2	Reduce and prevent crime and the fear of crime	~	~	~	Impact is neutral provided redevelopment on the eastern side of the village can retain its open nature.
5.3	Improve the quantity and quality of publicly accessible open space	~	~	~	The policy provides for at least maintaining the level of basic amenity and improving it if possible in conjunction with providing other amenities, facilities and alternative employment.
6.1	Improve the quality, range and accessibility of services and facilities	(+)	(+)	(+)	Redevelopment with housing would enable the Council to apply policies HG/2 and HG/3 to support this objective.
6.2	Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	Provides for community facility provision, and this could be quite important in view of the change to village life if the hospital relocates.
6.3	Ensure all groups have access to decent, appropriate and affordable housing	~	+	++	Relocation would presumably shift a large proportion of local employment in the hospital and associated facilities to another site, which the policy would only partly compensate with new employment. However this adverse impact is primarily the result of the decision to relocate, not of this policy. <u>Post-consultation changes to this policy provide greater emphasis on mixed use redevelopment which may help to address this issue and therefore the longer term outcome is more positive than originally considered.</u>
6.4	Encourage and enable active involvement of local people in the community	(+)	(+)	(+)	
7.1	Help people gain access to satisfying work appropriate to skills, potential and location	~	(-)	(-)(+)	
7.2	Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3	Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	++	++	<u>Depends how well it can weather the significant change implied by relocation. Changes following consultation adjusted the redevelopment priority from 'mainly residential' to mixed use, and this represents a better outcome if it can attract new employment to replace some of that lost with relocation of the hospital.</u>
<p><b>Summary of assessment:</b> It is essential to distinguish between the impacts of relocating the hospital and the proposal in this policy for how the newly available land should be re-used. Relocation will have a huge impact on a small settlement largely based on the hospital and its associated facilities, and the policy attempts to compensate this to some degree by providing for additional employment and for amenities which will help to retain a coherent community during a period of change. The policy itself provides for sensitive redevelopment of the land occupied by the hospital, which represents a significant proportion of the southern half of the village framework, and to enable the settlement to re-establish itself after a significant change.</p> <p><b>Summary of mitigation proposals:</b> The key mitigation requirement will be the phasing of the redevelopment of the area to minimise its impact on traffic, noise, etc. (all of which would be addressed in more detail in subsequent development guidance and in an EIA) and to provide for a period of transition. Much of the redevelopment occurs in the southern half of the settlement and plans would also need to address construction traffic impacts.</p> <p><b>Secondary, cumulative or synergistic effects:</b> The primary secondary effect appears to be the impact of relocating the hospital on commuting patterns if those working in the facility choose to remain in Papworth Everard. This would clearly have an impact on traffic levels at a time when there may be additional traffic into the village as redevelopment begins.</p>					

**SP/12 – Duxford Imperial War Museum**

**Identifies the Museum as a heritage asset of at least national significance (it has US associations) which should be treated as a special case, though controls on displays and both temporary and permanent development will persist.**

**Sustainability Appraisal Objectives**

[abridged in some cases]

**Comments / Proposed Mitigation**

**Assessment**  
 Short Med. Long

1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~
1.2 Reduce the use of non-renewable resources including energy	~	~	~
1.3 Limit water consumption to sustainable levels	~	~	~
2.1 Avoid damage to designated sites and protected species	~	~	~
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~
3.1 Avoid damage to designated historic sites and their settings	~	~	~
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~
3.3. Create places and spaces that look good and work well	~	~	~
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~
4.2 Minimise waste production and support recycling	~	~	~
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~
5.1 Maintain and enhance human health	~	~	~
5.2 Reduce and prevent crime and the fear of crime	~	~	~
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~
6.4 Encourage and enable active involvement of local people in the community	~	~	~
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~

7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	~
<b>Summary of assessment:</b> Principally a procedural policy which cannot be assessed using these objectives. The policy protects its status while maintaining controls on activity on the site. We assume that the traffic impacts of events would continue to be managed and monitored by existing processes (as they are scheduled and advertised well in advance and therefore a known impact), while many of the on-site safety issues are the domain of the Civil Aviation Authority or the responsibility of the Museum's management and trustees. We assume non-display use of the airfield would be subject to policy TR7.				
<b>Summary of mitigation proposals:</b> None.				
<b>Secondary, cumulative or synergistic effects:</b> None identified.				

SP/13 – New road infrastructure The policy proposes to safeguard land for a western bypass for Papworth Everard and a bridge to replace the level crossing at Foxton. It also proposes to seek developer contributions for a bypass to the northwest of Longstanton which is partially linked to a planning application for a residential extension to the village. Sustainability Appraisal Objectives [abbreviated in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	---	---	---	All three proposals involve the loss of land currently under agricultural use (the bridge at Foxton is assumed to be aligned to the west of the level crossing). The relative sustainability of these proposals therefore depends on the extent to which they mitigate other local problems of congestion on the A10, and in the centre of the other two villages.
1.2 Reduce the use of non-renewable resources including energy	?	?	?	Neutral impact provided that improving traffic flow does not result in increased traffic levels and/or compromise other initiatives to promote more sustainable transport. This is a particular issue at Longstanton due to its proximity to the Northstowe settlement and the proposed Rapid Transit route.
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	None of the proposed sites is in the vicinity of local or more significant nature designations.
2.2 Maintain / enhance range and viability of characteristic habitats and species	-	-	-	All three developments are linear and therefore potentially create barriers to wildlife which will require some mitigation measures.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	All features will use areas that appear to have little open access.
3.1 Avoid damage to designated historic sites and their settings	?	?	?	No scheduled monuments evident but further investigation (using the SMR) would be needed of whether there are important artefacts recorded along the route.



3.2 Maintain diversity and distinctiveness of landscape and townscape	?	?	?	?	?	Again, three linear features will have landscape impacts, particularly the Foxton bridge, although that of the two bypasses must be weighed against compensating improvements in the village centres where the intrusion of the road as a barrier to movement will be eased.
3.3. Create places and spaces that look good and work well	?	?	?	?	?	As for 3.2.
4.1 Reduce emission of greenhouse gases and other pollutants	---	---	---	---	---	In isolation the features do nothing to encourage reduced use of cars. However there will be compensating benefits from reduced congestion resulting from the bypasses (air quality and noise impacts), and very localised air quality improvements from freer flowing traffic at Foxton. However the two bypasses will shift some impacts and may affect one side of each village without appropriate mitigation. This is a particular issue at Papworth where the route (presumably taken around the west to avoid the ultra-sensitive receptor of the hospital appears to lie within 200m of a conservation area). Mitigation would involve lighting or bunds, both of which are artificial features in these settings. Moreover we assume both bypasses would be unlit to prevent light spill into currently unlit areas, and the elevated ramps and bridge at Foxton may result in similar localised problems.
4.2 Minimise waste production and support recycling	~	~	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~ / -	~ / -	~ / -	~ / -	~ / -	Not an issue at Foxton or Papworth, but the northern part of the Longstanton bypass would cross fluvial floodplain.
5.1 Maintain and enhance human health	?	?	?	?	?	Does not appear to encourage alternative and more health forms of transport, although there are localised compensating air quality benefits.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	~	~	

<p>7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy</p>	<p>~ ~ ~ ~ ~</p> <p><b>Summary of assessment:</b> All three developments have clear adverse impacts in terms of sustainability. A particular concern is that in mitigating congestion the schemes would transfer impacts, such as noise, air quality and light pollution, to adjacent sites. For example, at Papworth the bypass would pass close to a conservation area that is currently some way from the main road through the village. All three schemes present potential problems because mitigation could introduce unnatural features into the landscape. The proposals do little to encourage sustainable transport although this does not mean that the plan should ignore congested areas where traffic measures are essential, and we also acknowledge two of the developments reflect Structure Plan policies, though it is not evident whether any form of sustainability assessment / appraisal was conducted. However development at Papworth will address congestion that is exacerbated by problems on the A14 to the east, and that at Foxton will overcome an obstruction on the A10.</p> <p><b>Summary of mitigation proposals:</b> Appropriate mitigation would be needed for all three developments. Given the more rolling nature of the land around Papworth Everard it might be possible to intersperse low bunds with fencing, but this does not appear to be an option at Longstanton where both features would appear alien. In all three cases there appears to be a case for leaving the new layout unlit, although the impact of this would need further consideration on road safety grounds.</p> <p><b>Secondary, cumulative or synergistic effects:</b> The main potential impacts come from any knock-on effect of reduced congestion (or blocking in the case of Foxton) on traffic levels.</p>				
<p><b>SP/14 – Rapid Transit</b> States the intention to safeguard land for a guided bus way using part of the former Cambridge to St Ives railway. The policy also states the intention to seek developer contributions to fund developments of parts of this infrastructure.</p>	<p>Comments / Proposed Mitigation</p>				
<p>Sustainability Appraisal Objectives [abridged in some cases]</p>	<p>Assessment</p>				
	<p>Short</p>				
	<p>Med.</p>				
	<p>Long</p>				
<p>1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>~</p>
<p>1.2 Reduce the use of non-renewable resources including energy</p>	<p>~</p>	<p>~</p>	<p>~</p>	<p>~</p>	<p>~</p>
<p>1.3 Limit water consumption to sustainable levels</p>	<p>~</p>	<p>~</p>	<p>~</p>	<p>~</p>	<p>~</p>
<p>2.1 Avoid damage to designated sites and protected species</p>	<p>~</p>	<p>~</p>	<p>~</p>	<p>~</p>	<p>~</p>
<p>2.2 Maintain / enhance range and viability of characteristic habitats and species</p>	<p>(-)</p>	<p>(-)</p>	<p>(-)</p>	<p>(-)</p>	<p>(-)</p>
<p>2.3 Improve opportunities for people to access the countryside and wild places</p>	<p>~</p>	<p>~</p>	<p>~</p>	<p>~</p>	<p>~</p>
<p>3.1 Avoid damage to designated historic sites and their settings</p>	<p>~</p>	<p>~</p>	<p>~</p>	<p>~</p>	<p>~</p>
<p>3.2 Maintain diversity and distinctiveness of landscape and townscape</p>	<p>~</p>	<p>~</p>	<p>~</p>	<p>~</p>	<p>~</p>
<p>3.3. Create places and spaces that look good and work well</p>	<p>?</p>	<p>?</p>	<p>?</p>	<p>?</p>	<p>?</p>



4.1 Reduce emission of greenhouse gases and other pollutants	~	+	++	Clearly offers the potential to reduce emission levels by diverting commuters living along the route away from private cars.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	-	-	-	Given its route the link will cross several floodplains and some protective measures will be necessary to minimise the risk of disruption to very low frequency events.
5.1 Maintain and enhance human health	~	~	?	Possible long term impacts on air quality if modal shift occurs.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	The assessment assumes there is no public right of way along the current route, although clearly this would be a negative impact if this is not the case.
6.1 Improve the quality, range and accessibility of services and facilities	~	+	++	Improves accessibility of public transport, and the Transit system should also make it easier to reach the centre of Cambridge.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	It could be argued the system will provide benefits for communities along the route which are denied to others, but this is not consistent with its obvious sustainable transport benefits.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	+	++	Clearly positive if it improves the accessibility of employment in northern Cambridge and the city centre (see also policy SP/3).
7.2 Support appropriate investment in people, places, communications and infrastructure	~	+	+	Supports appropriate investment in new infrastructure that conforms to sustainability principles.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	?	?	Economic impact is difficult to judge at this stage.
<b>Summary of assessment:</b> The assessment markings are perhaps a little generous since they reflect the benefits of the Rapid Transit system itself (as a mechanism for modal shift and as a sustainable form of transport), whereas the plan policy merely safeguards land for this purpose. The only potential concern is the extent to which Section 46(1)(b) contributions can be obtained since we assume that this mechanism will be already used extensively to fund other infrastructure in the Northstowe area.				
<b>Summary of mitigation proposals:</b> Once work begins on the design of the system, consideration will need to be given to minimising the visual impact of the guide barriers, and to providing habitat mitigation or artificial movement corridors for wildlife in those areas where the existing line has been at least partially re-colonised. However the policy in this plan does not require change. We understand these issues would be addressed by Cambridgeshire County Council which is responsible for taking forward the scheme.				
<b>Secondary, cumulative or synergistic effects:</b> None identified (aside from cumulative transport impacts (benefits) of the system itself.				

SP/15 – Rail infrastructure Proposes to safeguard land at Chesterton Sidings for a railway station and interchange facility. Sustainability Appraisal Objectives [abridged in some cases]		Assessment			Comments / Proposed Mitigation
		Short	Med.	Long	
1.1	Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	+	++	Brownfield development. Development not yet at the master planning stage so benefits would take time to build.
1.2	Reduce the use of non-renewable resources including energy	~	(+)	+	Potential benefit from supporting sustainable transport objectives and travel choices, although this policy deals with a single site.
1.3	Limit water consumption to sustainable levels	~	~	~	
2.1	Avoid damage to designated sites and protected species	~	~	~	
2.2	Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3	Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1	Avoid damage to designated historic sites and their settings	~	~	~	
3.2	Maintain diversity and distinctiveness of landscape and townscape	~	~	~	See assessment for policy SP/2.
3.3	Create places and spaces that look good and work well	~	~	~	See assessment for policy SP/2.
4.1	Reduce emission of greenhouse gases and other pollutants	~	~	~	See assessment for policy SP/2.
4.2	Minimise waste production and support recycling	~	~	~	
4.3	Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1	Maintain and enhance human health	?	?	?	Potential benefits if improved transport encourages more walking or cycling though it is not clear whether this is the case from the detail in the current supporting text.
5.2	Reduce and prevent crime and the fear of crime	~	~	~	
5.3	Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1	Improve the quality, range and accessibility of services and facilities	~	+	++	Will support objectives of improved accessibility, travel choice and communal transport once completed.
6.2	Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+	+	Implicitly beneficial if it delivers better travel choice, especially for those without a car.
6.3	Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	See assessment for policy SP/2.
6.4	Encourage and enable active involvement of local people in the community	~	~	~	
7.1	Help people gain access to satisfying work appropriate to skills, potential and location	~	(+)	+	Some potential benefit from mixed land development (see policy SP/2 for more detail).
7.2	Support appropriate investment in people, places, communications and infrastructure	~	~	~	

7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	(+)	(+)	(+)	(+)	Assumed to support Cambridge city centre's position in the sub-regional hierarchy.
<b>Summary of assessment: A companion policy to SP/3 which deals specifically with the intention to develop a rail interchange that is integrated with other land uses proposed in the other policy. As such it clearly supports sustainable transport policy and the favoured mixed land use proposals of PPS1 and PPG13, as well as contributing to brownfield land utilisation targets.</b>					
<b>Summary of mitigation proposals: See the assessment for SP/3.</b>					
<b>Secondary, cumulative or synergistic effects: See the assessment for SP/3.</b>					
<b>SP/16 – Rail freight</b>					
<b>Proposes safeguarding sidings and other facilities at five locations to ensure their continued availability for redeveloped as interchange facilities should this be required at a future (unspecified) time.</b>					
Sustainability Appraisal Objectives [abridged in some cases]	Assessment		Comments / Proposed Mitigation		
	Short	Med.	Long		
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	++	++	++	Clearly supports redevelopment of brownfield land although the impact of possible expansion of some sites (which are compact) may have an adverse impact.	
1.2 Reduce the use of non-renewable resources including energy	(+)	(+)	(+)	Potentially supportive if it shifts freight movement off the road.	
1.3 Limit water consumption to sustainable levels	~	~	~		
2.1 Avoid damage to designated sites and protected species	~	~	~		
2.2 Maintain / enhance range and viability of characteristic habitats and species	?	?	?	Cannot be assessed with the available information. The sidings at Foxton and Duxford lie between / adjacent to open fields and therefore may have some biodiversity impact if redeveloped (especially in terms of the need for improved road access).	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~		
3.1 Avoid damage to designated historic sites and their settings	~	~	~	Impact cannot be assessed at this stage with the available information, and would only occur if the existing curtilage of the sites was extended.	
3.2 Maintain diversity and distinctiveness of landscape and townscape	-	-	-	Potential adverse impacts from site infrastructure and vehicle movements. This appears a particular issue at Foxton and Fulbourn, and could add to vehicle movements at Duxford.	
3.3. Create places and spaces that look good and work well	-	-	-	As for 3.2.	
4.1 Reduce emission of greenhouse gases and other pollutants	?	?	?	Overall benefit from reducing HGV movements as a result of redeveloping this land, however there would be some local impacts from increased lorry access to any interchanges.	
4.2 Minimise waste production and support recycling	~	~	~		
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~		
5.1 Maintain and enhance human health	?	?	?	Localised impacts of HGV movements around interchanges.	
5.2 Reduce and prevent crime and the fear of crime	~	~	~		
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~		

6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	~
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	~
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	~
6.4 Encourage and enable active involvement of local people in the community	~	~	~	~
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	?	?	?	?
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	?	?	?	?
<b>Summary of assessment: As with policy SP/14 the markings reflect the sustainability of the concept of providing rail interchange facilities where feasible in order to shift some freight traffic off roads. The policy itself is procedural, requiring only the safeguarding of land at this stage and is therefore clearly sustainable.</b>				
<b>Summary of mitigation proposals: Impacts of increased HGV movements, including noise, light, and other impacts would need to be considered if redevelopment is taken forward, but are not drawbacks of the safeguarding proposal. Moreover in safeguarding this land the Council is providing advanced notice of the possibility of redevelopment.</b>				
<b>Secondary, cumulative or synergistic effects: None identified.</b>				
<b>SP/17 – Cambridge Airport safety zone</b>				
<b>Prevents development within the defined safety zone if it would increase the number of people likely to be within the zone. The exclusion appears to cover housing, employment land and any other land use that would cause people to congregate in the area.</b>				
Sustainability Appraisal Objectives [abridged in some cases]	Assessment		Comments / Proposed Mitigation	
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	(++)	(+)	~	Intrinsically supportive. Effect diminishes as the site is redeveloped as the Cambridge East urban quarter.
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+	+	Supportive as it maintains the generally open character of much of the area.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	No real impact as much of the area lies within the airport perimeter and is therefore inaccessible to the public.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	

3.3. Create places and spaces that look good and work well	~	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	~	
5.1 Maintain and enhance human health	+	+	+	+	Clearly supportive insofar as the zone aims to limit consequences of an aircraft crash or similar incident.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	?	?	?	~	Might prevent development of employment appropriate to the vicinity of the airport, although its limited commercial use and pending relocation means this is probably irrelevant.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	~	See 7.1.
<b>Summary of assessment: Largely a procedural policy required by Dept for Transport regulations to ensure a minimum level of safety and protection for activities and land uses within the vicinity of the airport. While it might prevent use of land for employment that it is appropriate to co-locate with an airport, the limited activity and pending re-location of aviation activities means this is largely irrelevant.</b>					
<b>Summary of mitigation proposals: None.</b>					
<b>Secondary, cumulative or synergistic effects: None identified.</b>					
<b>SP/18 – Cambourne</b>					
<b>Proposes changing the master plan for the development to reflect higher housing densities required by the latest planning guidance on housing.</b>					
Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation	
	Short	Med.	Long		
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	++	++(+)	+++	States that all development remains within the Village Framework and therefore increased density meets this objective while also complying with PPG3. <b>The submission draft of the policy has been amended to make clear the intention to achieve the advised minimum density of 30 dwellings per hectare as an average density across the community.</b>	



1.2 Reduce the use of non-renewable resources including energy	~	(-)	(--)	Increased density implies additional resource use in absolute terms, although the impact could be considered neutral if this is helps to achieve housebuilding targets and limits the loss of other land.
1.3 Limit water consumption to sustainable levels	~	(-)	(--)	As above.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	?	?	?	Requires changes to master plan and this should not result in the net loss of open space within the village framework.
2.3 Improve opportunities for people to access the countryside and wild places	?	?	?	As above.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	?	?	?	Depends on detailed design but effect assumed to be neutral.
3.3. Create places and spaces that look good and work well	?	?	?	As above.
4.1 Reduce emission of greenhouse gases and other pollutants	?	?	?	Increases housing provision at Cambourne but impact on emissions depends on pattern of employment and quality of public transport links.
4.2 Minimise waste production and support recycling	~	(-)	(--)	As for 1.2 and 1.3.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	?	?	?	As for 2.2.
6.1 Improve the quality, range and accessibility of services and facilities	~	+	++	Proposes Section <u>46:106</u> agreements to secure funding for additional infrastructure. Effect assumed to build as the changes will affect the later stages of expansion of Cambourne.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	?	?	?	Assumed to be beneficial if it contributes to the stock of affordable housing in a location designed to reflect principles of sustainable development and communities.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	++	++	++	Policy HG/3 ensures additional density will contribute to the stock of affordable housing.
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	?	?	?	Not clear that extra housing will be matched by proportional growth in local employment, and this suggests a possible increase in commuting which appears inconsistent with
7.2 Support appropriate investment in people, places, communications and infrastructure	+	+	+	Section <u>46:106</u> agreements to support infrastructure provision.

7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
<b>Summary of assessment:</b> Largely a procedural policy necessitated by changes to housing policy that have been enacted since the construction of Cambourne began. It is sustainable insofar as it will provide additional housing within the existing framework (but with some modifications of layout, presumably) and some corresponding growth in communal infrastructure. We understand that the business park has higher employment density than envisaged and this will clearly contribute to reduced commuting.				
<b>Summary of mitigation proposals:</b> The point above suggests improvements in public transport provision or travel choice are needed to support expansion on this scale. Also revision of the master plan should ensure the re-design does not reduce the provision of open space within the settlement, nor should it obstruct green corridors and similar features (this is covered in principle by policy SP/19).				
<b>Secondary, cumulative or synergistic effects:</b> Possible impact of increased commuter traffic on the A428 in particular.				
<b>SP/19 – Cambourne approved master plan and design guide</b>				
States the plan for a settlement comprising three villages connected to a service/amenity core by a 'spinal' road; separated by open space in keeping with local settlement character, which will also be reflected in building design and materials.				
Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	++	++	++	Implicitly ensures no additional loss above that which has been planned in from the outset.
1.2 Reduce the use of non-renewable resources including energy	~	~	~	Not stated explicitly but should be addressed by DPI/ policies.
1.3 Limit water consumption to sustainable levels	~	~	~	As above.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	++	++	++	Supporting text clearly states importance of maintaining open space and vegetation. It is assumed these will remain in situ and not be replantings as this will maintain existing habitats.
2.3 Improve opportunities for people to access the countryside and wild places	+	+	+	Clearly supportive, providing the green separation between the villages incorporated public rights of way.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	++	++	++	Clearly stated as a requirement in the supporting text.
3.3. Create places and spaces that look good and work well	+	+	+	Implicit, though policy and supporting text does not state it specifically.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	



5.3 Improve the quantity and quality of publicly accessible open space	++	++	++	++	Clearly supportive although policy aims to preserve open space within open land that will be partially redeveloped.
6.1 Improve the quality, range and accessibility of services and facilities	+	+	+	+	As for 3.3.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	~	Not mentioned, but is covered by policy SP/18.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	~	
<b>Summary of assessment: Another largely procedural policy establishing the primacy of the master plan and the requirement for development to meet the basic principles of design, materials, resource efficiency, etc. that are established by other policies, and the overall layout of the settlement.</b>					
<b>Summary of mitigation proposals: None.</b>					
<b>Secondary, cumulative or synergistic effects: None identified.</b>					

SP/20 – Cambourne School Lane special policy area Proposes the area as a special case for development at housing densities lower than those prescribed by PPG3 and policy HG/1 in order to provide appropriate layout at the border between part of the settlement and open land. Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	-	-	The policy states only the density of housing, not the total to be provided, and this raises the issue of whether redevelopment of this potentially sensitive area is obviated by policy SP/18 which provides for a significant increase in housing provision at Cambourne over the original master plan.
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	-	-	Development is occurring in a green wedge, and therefore some loss of vegetation will occur even with lower housing densities.
2.3 Improve opportunities for people to access the countryside and wild places	~	-	-	Appears to suggest green wedge land – some of which may be accessible to the public – would be lost.

3.1 Avoid damage to designated historic sites and their settings	~	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	?	?	?	?	Acknowledges importance of maintaining green separation but appears to suggest some loss of quality if housing intrudes into an otherwise open area.
3.3. Create places and spaces that look good and work well	?	?	?	?	As above.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	~	
5.1 Maintain and enhance human health	~	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	-	-	-	Appears to reduce what might be provided.
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	~	Impact of lower density on housing tenure is not evident, though other policies should ensure affordable housing is provided.
6.4 Encourage and enable active involvement of local people in the community	~	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	~	
<b>Summary of assessment: The policy aims for low density housing to preserve character in a sensitive area of the development. It does not indicate the scale of development (ie. area, no. of homes involved). Information in the text supporting the policy does not clearly support this as a sustainable development since it will occur in an area of local biodiversity value, and the intrusion of housing into the area – even at low densities – will have an impact on character.</b>					
<b>Summary of mitigation proposals: Would require mitigation as specified in policies DP/1 and DP/2.</b>					
<b>Secondary, cumulative or synergistic effects: None identified.</b>					
<b>SP/21 – Longstanton conservation area at St Michael's</b>					
<b>Proposes the area as a special case for development at housing densities lower than those prescribed by PPG3 and policy HG/1 in order to provide appropriate layout at the border between part of the settlement and open land.</b>					
Sustainability Appraisal Objectives [abridged in some cases]	Assessment		Comments / Proposed Mitigation		
	Short	Med.	Long		
1.1 Minimise irreversible loss of undeveloped land and productive agricultural	~	~	~		

holdings						
1.2 Reduce the use of non-renewable resources including energy	~	~	~	~		
1.3 Limit water consumption to sustainable levels	~	~	~	~		
2.1 Avoid damage to designated sites and protected species	~	~	~	~		
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+	+	+		Landscaping proposals include characteristic vegetation patterns which will contribute to this objective.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	~		
3.1 Avoid damage to designated historic sites and their settings	++	++	++	++		Clearly intended to protect conservation area and limit any visual impact from development to the east and south.
3.2 Maintain diversity and distinctiveness of landscape and townscape	++	++	++	++		As above.
3.3. Create places and spaces that look good and work well	+	+	+	+		Supportive.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	~		
4.2 Minimise waste production and support recycling	~	~	~	~		
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	~		
5.1 Maintain and enhance human health	~	~	~	~		
5.2 Reduce and prevent crime and the fear of crime	~	~	~	~		
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	~		
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	~		
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	(+)	(+)	(+)	(+)		Provides for financing of landscaping from the development which necessitates mitigation measures.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	~		
6.4 Encourage and enable active involvement of local people in the community	~	~	~	~		
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	~		
7.2 Support appropriate investment in people, places, places, communications and infrastructure	~	~	~	~		
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	~		

**Summary of assessment: A straightforward policy that protects the character and limits visual intrusion experienced by properties in the conservation area as a result of the development of Northstowe to the east and south. A post consultation change deletes reference to a 200metres minimum distance from the policy text itself, but this distance is retained in the supporting text, and it is assumed that the change does not reduce the width of the separation.**

**Summary of mitigation proposals: None.  
Secondary, cumulative or synergistic effects: None identified.**