

Chapter 7

Delivering High Quality Homes



Impington, South Cambridgeshire

Chapter 7 Delivering High Quality Homes

- 7.1 Building new market and affordable homes to meet housing needs will support the creation of healthy communities and contribute to the success of the local economy. Building the right type of homes in the right places can also promote energy efficiency and help reduce fuel poverty. The Local Plan needs to do this whilst ensuring the protection and enhancement of our environment.
- 7.2 The Local Plan needs to consider the housing needs of the whole community including single person households, families, elderly people, people with disabilities, Gypsies and Travellers, and people wishing to build their own homes and be sufficiently flexible to cope with changes over the plan period. A proportion of the housing will need to be available at below market costs to help households who cannot afford open market prices or rents.
- 7.3 Housing needs and aspirations can often be met by extending existing homes or by replacing them. Where non-residential buildings lie vacant, turning them into homes can provide attractive places to live, provided that this is not at the cost of providing appropriate local places of employment. National planning policy requires that the Local Plan considers restricting inappropriate development in gardens and limiting new housing development in the countryside.

Key Facts:

- South Cambridgeshire has high house prices in relation to earnings. In June 2012 average house prices were 6.9 times average household incomes with the ratio increasing to 10.3 times when comparing lower quartile prices and incomes.
- In June 2012 the average house price was £299,359 compared to an average price across England of £250,056.
- A housing register with over 3,378 households seeking affordable housing in March 2013. The Strategic Housing Market Assessment (2013) identifies that 11,838 affordable homes will be required to meet current and arising need in the period to 2031.
- 1,416 new affordable homes built during 5 year period between 1 April 2007 and 31 March 2012 including 276 built on exception sites.
- Gypsy and Traveller community needs have been identified through the Gypsy and Traveller Accommodation Assessment 2016.
- An ageing population with growth forecast between 2001 to 2021 of 95% for the 60-74 age group and 108% for those 75+.
- The 2011 census recorded that 41.5% of homes were detached houses or bungalows, 33.5% semi-detached houses or bungalows, 18% terraced houses or bungalows, 6% flats or maisonettes, and 1% were caravans and other dwellings.

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- The Census 2011 recorded that 25% of households in the district were of one person (11.5% pensioners), 31% were households with dependent children, 9% were households with non-dependent children, 32% were households with no children (10% of which were pensioners), and 3% were other types of household.

Allocations for Residential Development at Villages

POLICY H/1: Allocations for Residential Development at Villages

1. The following sites shown on the Policies Map are allocated for housing development and associated uses. They will be developed in accordance with relevant Local Plan policy requirements, and the development requirements identified in respect of each site in the table below. The number of homes granted planning permission on the site may be higher or lower than the indicative capacity and should be determined through a design-led approach.
2. All sites will need to make appropriate financial contribution to any necessary additional infrastructure requirements, including towards additional capacity in local schools.

Site reference	Address	Area (ha.) and indicative dwelling capacity	Development requirements
H/1:a	Sawston, Dales Manor Business Park	10.7 ha. 200 dwellings	<ul style="list-style-type: none"> • Contribution to any highway works required to mitigate the impact of development as a whole on the eastern flank of Sawston; • Creation of a new vehicular access to Wakelin Avenue; • Creation of a significant landscape buffer along the eastern boundary of the site where it adjoins farmland to provide a soft green village edge; • Land bounded by East Way, Middle Way and Grove Road to be developed to provide light industrial and office employment (Use Class B1). • Retention of the tree belt and hedges on the south-west part of the site except as required to provide for access.
H/1:b	Sawston, land north of Babraham Road (In Babraham Parish)	3.64 ha. 80 dwellings	<ul style="list-style-type: none"> • Contribution to any highway works required to mitigate the impact of development as a whole on the eastern flank of Sawston; • Creation of a significant landscape buffer along the eastern boundary of the site where it adjoins farmland to provide a soft green village edge.

Site reference	Address	Area (ha.) and indicative dwelling capacity	Development requirements
H/1:c	Sawston, land south of Babraham Road (Part of the site is in Babraham Parish)	11.64 ha. 260 dwellings	<ul style="list-style-type: none"> • Contribution to any highway works required to mitigate the impact of development as a whole on the eastern flank of Sawston; • A contribution to any necessary additional capacity in local schools and/or the provision of land to enable the expansion of Icknield Primary School. • Creation of a significant landscape buffer along the eastern and southern boundary of the site where it adjoins farmland to provide a soft green village edge; • Vehicular access from Babraham Road only, but to include additional cycle and pedestrian links into Sawston along the western boundary of the site including to The Green Road, Church Lane and Plantation Road; • To come forward as a single proposal in a comprehensive scheme.
H/1:d	Histon & Impington, land north of Impington Lane	1.21 ha. 25 dwellings	<ul style="list-style-type: none"> • Creation of a significant landscape buffer along the boundary of the site where it adjoins or could be seen from open countryside to provide a soft green village edge; • Design to mitigate impact on the conservation area and nearby listed buildings; • No built development to take place in flood zones 2 or 3.
H/1:e	Melbourn, land off New Road and rear of Victoria Way	3 ha. 65 dwellings	<ul style="list-style-type: none"> • Creation of a significant landscape buffer along the boundary of the site where it adjoins or could be seen from open countryside to provide a soft green village edge.

Site reference	Address	Area (ha.) and indicative dwelling capacity	Development requirements
H/1:f	Gamlingay, Green End Industrial Estate	4.09 ha. 90 dwellings	<ul style="list-style-type: none"> To be developed as a mixed use site, incorporating employment uses utilising not less than 25% of the site, providing light industrial, office, and/or general industrial employment (Use Class B1 and B2) compatible with a residential area.
H/1:g	Willingham, land east of Rockmill End	2.12 ha. 50 dwellings	<ul style="list-style-type: none"> Creation of a significant landscape buffer along the boundary of the site where it adjoins or could be seen from open countryside to provide a soft green village edge, and provide capacity for a sustainable drainage system.
H/1:h	Land at Bennell Farm, Comberton (In Toft Parish)	6.27 ha. 90 dwellings	<ul style="list-style-type: none"> Residential development will be located to the east of the access road running through the site and be at a low density to take account of the character of this part of Comberton; Will be required to incorporate a full size football pitch and changing facilities for Toft village; Will be required to provide community car parking that is also available for overspill parking for Comberton Village College; The affordable housing provision to meet the affordable housing needs of the villages of Toft and Comberton, proportionate to the level of need in each village.

7.4 The Local Plan must allocate sites for new housing development to meet the long term needs of the district and support forecast new jobs. As detailed in the Spatial Strategy chapter, the majority of new housing will be delivered in the form of previously planned urban extensions to Cambridge, Northstowe and Cambourne, and additional new settlements at Waterbeach and Bourn Airfield and further expansion of Cambourne, which are addressed in Chapter 3: Strategic Sites.

7.5 The number of allocations in villages has been limited, and focused on opportunities at the more sustainable villages. They have been identified taking account of a range of factors and opportunities provided by individual sites, such as avoiding the best and most versatile agricultural land, brownfield sites, avoiding heritage and

wildlife designations, landscape and townscape impacts, site access, school capacity, and site viability and deliverability.

7.6 At July 2017, the following allocations in villages have already been granted planning permission:

- Land off New Road and rear of Victoria Way, Melbourn: Full planning permission (S/2048/14/FL) was granted in February 2015 for erection of 64 dwellings on land south west of Victoria Way. Outline planning permission (S/0287/15/OL) was granted in March 2017 for erection of 18 dwellings and the retention of the existing dwelling on land at 36 New Road.
- Green End Industrial Estate, Gamlingay: Outline planning permission (S/2068/15/OL) for the demolition of 5 dwellings and industrial and office units and the erection of up to 90 dwellings was granted in December 2016. This planning permission covers approximately 75% of the allocation.
- Land east of Rockmill End, Willingham: Outline planning permission (S/2833/15/OL) for erection of up to 72 dwellings, relocation of allotments and provision of public open space was granted in May 2017. This planning permission covers a larger site than the allocation.
- Land at Bennell Farm, Comberton (in Toft Parish): Outline planning permission (S/2204/15/OL) for erection of up to 90 dwellings, car park, football pitch and changing facilities was granted in October 2016.

7.7 The most significant village development is planned at Sawston, one of the best served villages in the district in terms of access to services and facilities and will provide new homes close to the research parks located to the south of Cambridge. Allocations will provide an opportunity for a comprehensive and planned approach to the eastern side of the village, utilising opportunities for the reuse of previously developed land.

7.8 The identified development requirements for each of the housing sites are necessary to ensure that the likely impacts of the development will be adequately mitigated. Further site development requirements and contributions may be required by national planning policy and other policies in the Local Plan when a planning application is under consideration, where these are necessary to make a particular development acceptable in planning terms.

7.9 Associated uses in the context of this policy can include uses commonly found in and appropriate to residential areas such as affordable housing, schools and childcare facilities, open spaces for recreation and sport including allotments and play areas, healthcare facilities, and small local shops and services.

7.10 Supplementary Planning Documents (SPD) may be prepared during the plan period which add detail to Local Plan policies or provide further guidance on how sites should be developed. Account should be taken of such SPD as material planning considerations.

Bayer CropScience Site, Hauxton

POLICY H/2: Bayer CropScience Site, Hauxton

1. Land at Bayer CropScience Plc, Hauxton, is allocated for a sustainable high density, residential-led mixed-use development. Development of the 8.7 hectare site will comprise housing and B1 employment development as well as open space and community facilities. Development will be required to provide appropriate contributions to local services and facilities and the provision of a high quality bus service and cycle links to Cambridge (including long-term financial support if necessary).
2. The development will include:
 - a. 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;
 - b. Establishing pedestrian and cycle links to the Trumpington Meadows development, and to the Trumpington Park and Ride;
 - c. Establishing pedestrian and cycle links to the village of Hauxton;
 - d. Contributions to improved public transport provision along the A10 corridor;
 - e. Improved community facilities;
 - f. Finding uses for the listed buildings on the site at the Hauxton Mill complex;
 - g. The remediation of all contamination caused by previous industrial uses of the site;
 - h. Redevelopment that will secure a reduced visual impact of the site on the openness of the Cambridge Green Belt.
3. A Masterplan will be required for the site.

- 7.11 The Bayer CropScience site near Hauxton offers a specific opportunity where a brownfield site is available for redevelopment, located near to the edge of Cambridge. The site comprises a vacant previously intensively developed industrial site that included manufacturing and warehousing. Appropriate redevelopment will comprise a mix of uses to maximise sustainability and 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 Meadows development, and Trumpington Park and Ride, as well as the village of Hauxton itself. The site also offers opportunities for improved access to the River Cam.

- 7.12 Part of the site lies within the medium risk flood zone, and appropriate mitigation measures will be required. The site was contaminated and remediation works have been undertaken and at time of writing site monitoring continues to be undertaken. Development should not commence on site until the Council has agreed that satisfactory remediation has been undertaken.
- 7.13 Proposals for the 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 that do not comprise inappropriate development within the Green Belt. As a planning objective it would be highly desirable to secure the removal of the incongruous industrial structures on the western part of the site. Particular consideration should be given to proposals that remove these structures and improve the visual appearance of the Green Belt through proposals that are consistent with Policy NH/9 and the NPPF (2012) paragraph 89.

Fulbourn and Ida Darwin Hospitals

Policy H/3: Fulbourn and Ida Darwin Hospitals

1. The redevelopment of the existing built footprint of the Ida Darwin Hospital into a different configuration, comprising residential redevelopment on the eastern part of the Ida Darwin site and the transfer of part of the building footprint to the Fulbourn Hospital site for new mental health facilities will be permitted.
2. Redevelopment will create a green wedge on the western part of the Ida Darwin site to provide a compensatory enhancement to the openness of the Green Belt in this location. This green wedge will also provide enhanced public access to the countryside.
3. Developers will be required to undertake ecological surveys and monitoring prior to the commencement of construction, and propose a Biodiversity Strategy for the protection and enhancement of biodiversity that establishes which areas will be protected and enhanced, and appropriate mitigation measures.
4. An investigation into land contamination will be required prior to the granting of any planning permission. Should this indicate that remediation should be undertaken, this must be done to a standard agreed with the Council and conditions will be imposed on any planning permission to ensure that development takes place in accordance with a programme which takes account of remediation work.

5. Appropriate investigation of noise and vibration in relation to the adjoining railway line will be required, and attenuation measures may be secured by condition as necessary.
6. Development Briefs for this sensitive location in the Green Belt between Cambridge and Fulbourn are required to be submitted to and approved by the Local Planning Authority prior to granting of planning permission.

- 7.14 A policy allowing the redevelopment of the Ida Darwin Hospital and Fulbourn Hospital sites for residential development and new mental health facilities was originally included in the Site Specific Policies DPD. Fulbourn Hospital and Ida Darwin Hospital lie within the Cambridge Green Belt which in this locality separates Cambridge from Fulbourn village and forms part of the setting of the city. Cambridgeshire & Peterborough Mental Health Foundation Trust who own and operate both sites intend to rationalise health care provision on the sites, including relocating some existing uses from the Ida Darwin site to the Fulbourn Hospital site. They will no longer require the majority of buildings on the Ida Darwin site.
- 7.15 The [National Planning Policy Framework](#) (NPPF, 2012) states that the construction of new buildings in the Green Belt should be regarded as inappropriate, except where the partial or complete redevelopment of previously developed sites would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.
- 7.16 The Ida Darwin Hospital site adjoins the western end of Fulbourn village. As a previously developed site which is developed at a relatively low density in landscaped grounds it has a physical relationship with the village but a significantly different character which justifies its location in the Green Belt. Redevelopment of the built footprint in a different configuration as a residential area would change the character of the site and its relationship with Fulbourn, but there is potential for this to have positive implications by the removal of all buildings from the western part of the site, and the creation of an area of open countryside character which could help increase the openness of the Green Belt.
- 7.17 The residential development potential would depend on how the existing Ida Darwin site built footprint were redistributed across the whole site. It is anticipated that the Ida Darwin site could deliver 250 to 275 dwellings, although the total would depend on any buildings that would remain on the Ida Darwin site, and the amount of additional healthcare development required on the Fulbourn Hospital site.
- 7.18 Fulbourn Hospital Conservation Area was designated in December 1992 to preserve and enhance the setting of the group of 19th Century former asylum buildings. The boundary of the conservation area includes the important parkland setting which was fundamental to the building's purpose as one of the first 'open asylums' in the country. Any additional development will need to consider the historic pattern of development and parkland settlement.

- 7.19 A Biodiversity Strategy will be required to accompany development proposals, which should consider features worthy of retention. The redevelopment of the Ida Darwin site will provide significant opportunities for biodiversity enhancement, particularly on the western part of the site which is proposed to revert to open countryside.
- 7.20 A single line railway runs adjacent to the north of the Ida Darwin site. Although it is not a main line, railway noise will need assessment in accordance with the [NPPF](#) (2012) and associated guidance. Noise and vibration mitigation and/or attenuation on site and noise insulation measures to buildings may be required to provide external and internal noise levels that are acceptable for future residents.
- 7.21 There appears to have been a landfill area to the north west of the Ida Darwin site, and the site itself has historical use as a hospital. These are potential sources of land contamination. This is a material consideration that will require investigation and remediation as necessary so that land is suitable for use in accordance with the [NPPF](#) (2012) and associated British Standards / guidance.
- 7.22 The Ida Darwin site is located immediately to the south of a Roman settlement considered to be of national importance and subject to statutory designation (Scheduled Monument 95). Further evidence of Iron Age and Roman settlement is known to the east of the scheduled monument and the settlement area is likely to extend into the Ida Darwin Hospital site. This will require appropriate investigation, although development of the hospital itself may have removed some or all remains.
- 7.23 The Ida Darwin site is within a groundwater protection zone and appropriate measures would therefore need to be provided so as to ensure the water environment is protected from contamination. The area is known to have a high water table, and this will need to be considered in a site-specific Flood Risk Assessment.
- 7.24 Residential development will be designed and landscaped to minimise impact on the character of the Green Belt. Strengthening the existing boundary tree planting, particularly the southern boundary will help mitigate the impact of a denser development on the character of the Green Belt. This will also allow two storey houses and three storey extra care accommodation to replace those parts of the Ida Darwin Hospital, which are large single storey without adversely affecting visual amenity.
- 7.25 A comprehensive Construction Environmental Management Plan will be required for all phases of development and the development should be carried out in accordance with Policy CC/6.

Papworth Everard West Central**Policy H/4: Papworth Everard West Central**

1. Redevelopment of Papworth Everard West Central, as defined on the Policies Map, must be aimed at the continued invigoration of the village centre with the principle of providing a mix of uses including community uses, employment uses and housing development.
2. Any scheme for redevelopment must:
 - a. Be well related to, and respect the character of, Papworth Everard village centre; and
 - b. Integrate with surrounding development including the new residential development to the south.
3. Exceptionally, planning permission will be granted for housing development above the scale permitted in a Minor Rural Centre.

- 7.26 The Site Specific Policies DPD identified an area in Papworth Everard for redevelopment that would provide a mix of uses to enhance the village centre. Papworth West Central contains a number of buildings that have reached the end of their life or that are currently unused. The redevelopment or reuse of these buildings is an opportunity for continued invigoration of the village centre. Located at the heart of the expanded village any redevelopment will be based on the principle of providing a mix of uses in the Papworth West Central area including community uses, employment uses and housing.

Fen Drayton Former Land Settlement Association Estate**Policy H/5: Fen Drayton Former Land Settlement Association Estate**

Within the former Land Settlement Association Estate at Fen Drayton, as defined on the Policies Map, planning permission for the redevelopment of existing buildings (excluding glasshouses) will be permitted provided that:

- a. Any new development delivers onsite experimental or groundbreaking forms of sustainable living and any non-residential buildings achieve Building Research Establishment Environmental Assessment Method (BREEAM) outstanding standard;
- b. It can be demonstrated that the buildings are no longer needed for agricultural purposes; and
- c. The development would not occupy a larger footprint than the existing buildings that are being replaced.

- 7.27 The Land Settlement Association (LSA) was created in the 1930s to carry out an experimental scheme for the provision of smallholdings for unemployed persons, with financial assistance from the Government. The scheme ended in the 1980s and only a very small number of smallholdings are still in commercial horticultural use, although some other commercial uses now operate within the area. The legacy of the experiment is a network of smallholdings with dwellings along the road frontages, a collection of glasshouses and outbuildings in varying states of repair, and large areas of unused land.
- 7.28 The Site Specific Policies DPD originally identified the former LSA estate at Fen Drayton as a location for experimental and ground-breaking forms of sustainable living. This replaced the previous policy included in the Local Plan 2004 which restricted development within the estate to that directly related to agriculture, horticulture, forestry or other uses appropriate to a rural area.
- 7.29 The Building Research Establishment Environmental Assessment Method (BREEAM) for non-residential buildings is a nationally recognised assessment for measuring the sustainability of non-residential buildings. Each building is assessed against a number of categories covering energy, water, materials, waste, pollution, health and wellbeing, management, land use and ecology, transport and innovation to produce an overall score for the sustainability of the building.
- 7.30 Detailed guidance on the implementation of Policy H/5 will be provided in a Supplementary Planning Document.

South of A1307, Linton

Policy H/6: South of A1307, Linton

South of the A1307 at Linton, within the area defined on the Policies Map, windfall residential development will not be permitted other than improvements to existing properties.

- 7.31 The A1307 is a major transport route that links Cambridge to Haverhill and is a high casualty route. The southern part of Linton is severed from the rest of the village by the A1307 and includes employment uses, residential uses and Linton Zoo. Although there is a pelican crossing and reduced speed limit, the A1307 makes it difficult for residents, workers or visitors to safely and easily access the services and facilities in the centre of the village. Windfall residential development in this location would not be sustainable with its poor access to the village facilities and services.

Residential Moorings

Policy H/7: Residential Moorings

1. A site of 0.95 hectares at Chesterton Fen Road, Milton is allocated for residential boat moorings.
2. The site must be designed so that it does not impede navigation and/or the use of the footpath alongside the river.

7.32 The site was proposed by the Conservators of the River Cam. The delivery of additional moorings will relieve pressure on areas within Cambridge, and provide further support for tourism. The Cambridge Local Plan allocates an adjoining area of land within their administrative boundary, which would be developed with this site.

7.33 The site lies in the Green Belt. Built development needed to support the moorings should be kept to the minimum needed to support the use of the moorings. Proposals will need to address impacts on the riverside footpath, to ensure continued convenient use for users. Appropriate provision of car and cycle parking will also be required. Proposals will need to be accompanied by full ecological and landscape assessments, to address the resulting changes to the nature of the site. There is also known archaeology in the area, which will require assessment prior to development.

Housing Density

Policy H/8: Housing Density

1. Housing developments including rural exception sites, will achieve an average net density of:
 - a. 30 dwellings per hectare (dph) in Rural Centres, Minor Rural Centre villages, and Group villages; and
 - b. 40 dph in urban extensions to Cambridge and in new settlements.
2. The net density on a site may vary from the above where justified by the character of the locality, the scale of the development, or other local circumstances.

7.34 The density of residential development describes the number of houses or flats that are developed on an area of land. Achieving the right density of development for a location is important to the character of a place and local quality of life. The appropriate density for any particular location will be determined by the nature of the area and by its surroundings and by a need to use land efficiently as a finite resource. A net site density measure includes only those areas which will be developed for housing and directly associated uses such as access roads within the

site, private garden space, car parking, incidental open space and landscaping, and children's play areas.

- 7.35 A density of 30 dwellings per hectare will achieve an efficient use of land. A higher density of 40 dph (net) will make the most of land in our most sustainable locations on the Cambridge fringe and in new settlements. 30 dph is identified for all but our smallest Infill villages. Local character, the scale of development, and other circumstances can justify development at lower and higher densities than 30 dph and 40 dph (net). Density guidelines are not needed for developments and rural affordable housing exception site developments in Infill villages where a design-led approach taking account of local circumstances including the character of the locality and the scale of the development should be followed.

Housing Mix

Policy H/9: Housing Mix

1. A wide choice, type and mix of housing will be provided to meet the needs of different groups in the community including families with children, older people, those seeking starter homes, people wishing to build their own homes, people seeking private rented sector housing, and people with disabilities. The market homes in developments of 10 or more homes will consist of:
 - a. At least 30% 1 or 2 bedroom homes;
 - b. At least 30% 3 bedroom homes;
 - c. At least 30% 4 or more bedroom homes;
 - d. With a 10% flexibility allowance that can be added to any of the above categories taking account of local circumstances.
2. Section 1 is subject to:
 - e. The housing mix of affordable homes (except starter homes) in all developments being determined by local housing needs evidence.
 - f. On all sites of 20 or more dwellings, and in each phase of strategic sites, developers will supply dwelling plots for sale to self and custom builders. Where plots have been made available and appropriately marketed for at least 12 months and have not been sold, the plot(s) may either remain on the market or be built out by the developer. Exceptionally, no provision will be expected in developments or phases of developments which comprise high density multi-storey flats and apartments.

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3. The mix of market homes to be provided on sites of 9 or fewer homes will take account of local circumstances.
4. 5% of homes in a development should be built to the accessible and adaptable dwellings M4(2) standard rounding down to the nearest whole property. This provision shall be split evenly between the affordable and market homes in a development rounding to the nearest whole number.
5. Developments including specialist accommodation for the elderly (with or without care) will not be subject to the housing mix set out in section 1 and will demonstrate appropriate design standards.

- 7.36 In order to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, it is important that we plan for a mix of housing based on the needs of different groups in the community. The high cost of housing locally also affects the size of home that many people can afford, even if their preference would be for a larger property, and it is important to provide for everyone's needs and help create mixed and balanced communities. The Council will encourage the creation of sites for starter homes within the district so that first time buyers are given more opportunities to live in the district. Also the Council will support those people wishing to build their own homes. The private rented sector plays an essential role in the housing market. The Census 2011 identifies a tenure change to private rented of 3.1% from the Census 2001 for South Cambridgeshire. Affordability within the private sector is a major concern for the District. The increase in size of deposit required for both market and shared ownership means there is likely to be a significant demand for private rented accommodation from low to middle income households. We will support the private rented sector to grow through build to let, to meet the growing demand for rented homes as part of the market element of housing developments.
- 7.37 Our housing stock has traditionally been dominated by larger detached and semi-detached family houses. Whilst recent developments have helped to increase the stock of smaller properties available, the overall imbalance of larger properties remains. The Census 2011 for example identifies that 75% of the housing stock are detached and semi-detached houses and bungalows, with 18% terraced homes and 6% flats and maisonettes.
- 7.38 The population of the district is ageing and often older people need or prefer smaller properties that are easier to manage than their original home, with people often looking to 'downsize' to a smaller property. We also know that as people age the incidence of disability and frailty also increase, and in the age band 64-74 up to 7% of residents will be classified as frail¹. The Cambridgeshire Joint Strategic Needs Assessment for Older People (2010) recorded that 5% of older people received a disability living allowance and that by 2020 the prevalence of people with diabetes is

¹ Strategic Housing Market Assessment Chapter 34, Table 9.

expected to be 7.4%, 6% with cardiovascular disease and 2.7% with chronic obstructive pulmonary disease.

- 7.39 There are a range of models that can play a part in providing specialist accommodation for older people. These include sheltered and enhanced sheltered housing, Extra Care housing, retirement villages, continuing care retirement communities and registered care homes both with and without nursing care. Where appropriate, specialist accommodation for the elderly should be provided on a mixed-tenure basis, and such accommodation should be located on sites in new settlements or within larger villages. Where any scheme providing specialist accommodation for the elderly (with or without care) includes an affordable housing component, this can count towards the overall 40% affordable housing requirement if part of a wider development.
- 7.40 Custom and self build housing is housing built or commissioned by individuals (or groups of individuals) for their own occupation. As the Local Plan allocates mainly larger housing sites, without this policy, it is likely that custom and self builders would struggle to compete for sites. In October 2015 there were 229 people registered on the South Cambridgeshire Right to Build register which had been open since January 2015. New applications now average around 10 per month. This policy helps local residents develop their own lower cost market housing, supports the local economy by providing work for local builders and tradesmen, increases the diversity of housing supply, and will facilitate innovative designs and the development of more sustainable houses.
- 7.41 Local evidence shows that in Council housing up to 41% of households include someone with a disability². This figure falls to 14.3% of private sector households of which just less than half have mobility problems. A breakdown of household composition in the district in 2011 can be read in the 'key facts' box at the start of this chapter.
- 7.42 The provision of housing which is constructed to Wheelchair Housing Design standards will only be expected as part of the affordable housing element of developments and then only in response to identified need.

² South Cambridgeshire Housing Strategy 2012-1016, page 27

Affordable Housing

Policy H/10: Affordable Housing

1. All developments of 11 dwellings or more, or on development sites of less than 11 units if the total floorspace of the proposed units exceeds 1,000m², will provide affordable housing as follows:
 - a. To provide that 40% of the homes on site will be affordable;
 - b. To address evidence of housing need. An agreed mix of affordable house tenures will be determined by local circumstances at the time of granting planning permission;
 - c. In small groups or clusters distributed through the site.
2. Except where:
 - d. It can be demonstrated that the level of affordable housing sought would make a development unviable in light of changing market conditions, individual site circumstances and development costs. In which case a revised mix of affordable house types and tenures and then a lower level of affordable housing provision may be negotiated;
 - e. The off-site provision of affordable dwellings can be demonstrated to have benefits such as the provision of additional affordable dwellings, or the improvement or a better use of existing housing stock and would contribute to the creation of mixed and balanced communities;
 - f. It can be demonstrated that it is not possible or appropriate to build affordable homes on-site or off-site, in which case the development will provide a financial contribution towards the future provision of affordable housing. The contribution to be of 'broadly equivalent value' to that which would have been provided on-site.

7.43 Affordable housing is housing that is subsidised and provided to eligible households in the district whose needs are not met by the market. It includes rented housing and housing where occupiers purchase part of the property. A full definition is provided in the glossary. Detailed guidance on how this policy will be implemented will be provided in a Supplementary Planning Document.

7.44 The provision of affordable housing to meet housing need is a key issue for the Council. The Housing Strategy 2012-2016 aims to deliver a range of homes that are affordable to all and where people want to live that will support economic growth and economic activity. The key driver affecting the need for affordable housing is the high cost of buying or renting on the open market in comparison to local household incomes. There is a high level of housing need in the district with 3,378

households on the Council housing register as of March 2013. The [Strategic Housing Market Assessment](#) records that identifies that 11,838 affordable homes will be required to meet current and arising need in the period to 2031, a considerable proportion of all the homes to be built to 2031, however the delivery of such housing will be constrained by development viability, the availability of land, and the need to create sustainable, inclusive and mixed communities.

- 7.45 Viability evidence and past delivery has identified that 40% affordable housing is viable for most developments in most locations across the district. The number, type, and tenure of affordable housing will be negotiated on a site by site basis informed by the current housing strategy, local housing need and relevant site constraints. Local experience has shown that major complex developments such as new settlements have significant infrastructure requirements, but all are different both in terms of location, phasing and the package of required infrastructure. If there is an issue about whether such a development will stand the affordable housing target that is a matter that can most effectively be addressed through the planning application process where all the policy calls on a development, together with other development related requirements, can be looked at comprehensively and relative priorities determined.
- 7.46 There is no guarantee that any form of public subsidy will be available to support development projects. Factors such as market and site conditions, and site-specific development costs will be taken into account and an 'open-book' approach will be taken to negotiation where necessary. Developers seeking to justify a lower proportion of affordable housing are required to demonstrate why it is not viable to provide 40% affordable housing on-site. The financial viability assessment should be prepared by the applicant. Where agreement is not reached, external consultants will be appointed to undertake a further independent viability assessment. The applicant will meet the costs of the independent assessment.
- 7.47 In line with national policy, the priority is for new affordable housing to be provided on-site so that it contributes towards creating a mix of housing. However, for some developments, the provision of affordable housing on-site may not always be possible, and in these cases the Council will exceptionally accept a financial contribution towards future affordable housing provision rather than requiring on-site provision. Only where it can be robustly justified, will provision on a separate site or through a financial contribution (of broadly equivalent value) be potentially considered as acceptable.
- 7.48 The Council has previously operated a threshold of 2 properties, but this threshold has been raised in line with the Written Ministerial Statement of 28 November 2014, to encourage development on smaller brownfield sites and to help diversify the house building sector by providing a boost to small and medium sized developers. Affordable homes should be integrated with market homes in small groups or clusters to create sustainable, inclusive and mixed communities. Note that a vacant building credit may apply to developments bringing vacant buildings on site back into lawful use or where such buildings are demolished as part of a development. If a vacant building credit is allowed the effect would be to reduce the expected affordable housing contribution from a site.
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Rural Exception Site Affordable Housing**Policy H/11: Rural Exception Site Affordable Housing**

1. Affordable housing developments to meet identified local housing needs on small sites adjoining a development framework boundary will be permitted subject to:
 - a. The number, size, design, mix and tenure of affordable homes are confined to, and appropriate to, meeting identified local needs;
 - b. The development is of a scale and location appropriate to the size, facilities and character of the settlement;
 - c. For sites at settlements within or adjoining the Green Belt, that no alternative sites exist that would have less impact on Green Belt purposes;
 - d. That the affordable homes are secured for occupation by those in housing need in perpetuity. Mortgagee in Possession clauses will be allowed where demonstrated to be necessary to enable development to proceed.
2. In order to facilitate the delivery of significant additional affordable housing the Council will consider allowing some market housing on rural exception sites on viability or deliverability grounds.

7.49 Many of our rural villages face particular difficulties in securing an adequate supply of land for affordable housing to address local needs. Most villages do not have housing site allocations, house prices are often high and existing social rented housing is usually under long term occupancy and rarely available to re-let. An exception site is a site that provides affordable housing located within (for villages without a development framework boundary), or adjoining but outside a development framework boundary, as an exception to normal planning policy.

7.50 The Council has a very good record of delivering exception sites and much progress has been made to deliver new local affordable housing in this way. We work with Parish Councils to understand local needs and explore options for meeting those needs. However more could be done if landowners were prepared to make additional land available and the National Planning Policy Framework (NPPF, 2012) asks that the Local Plan consider allowing some market housing on such sites to enable the provision of significant additional affordable housing to meet local needs.

7.51 Exception sites should provide 100% affordable housing but this may not always be possible. The developer must demonstrate that the inclusion of market housing is required to enable the site to be developed primarily for affordable housing.

- 7.52 To ensure priority for the affordable housing is given to people in local housing need, the Council will require the affordable housing provider to enter into a legal agreement with cascade provisions, under which applicants with a connection to the village (through residence, employment or close family) are given first priority for newly created housing, followed by those with a connection to neighbouring villages, and then those in the rest of the district.

Residential Space Standards

Policy H/12: Residential Space Standards

New residential units will be permitted where their gross internal floor areas meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standard (2015) or successor document.

The standard requires that:

- a. The dwelling provides at least the gross internal floor area and built-in storage area set out in Figure 8;
- b. A dwelling with two or more bedspaces has at least one double (or twin) bedroom;
- c. In order to provide one bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide;
- d. In order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m²;
- e. One double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide;
- f. Any area with a headroom of less than 1.5m is not counted within the gross internal area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m² within the gross internal area);
- g. Any other area that is used solely for storage and has a head room of 900- 1,500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all;
- h. A built-in wardrobe counts towards the gross internal area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m² in a double bedroom and 0.36m² in a single bedroom counts towards the built-in storage requirement;
- i. The minimum floor to ceiling height is 2.3m for at least 75% of the gross internal area.

- 7.53 The provision of sufficient space within new homes is an important element of good residential design and will ensure a reasonable level of residential amenity and quality of life, and that there is sufficient space, privacy and storage facilities to ensure the long term sustainability and usability of new homes. From time to time

the Government may make changes to the nationally described space standards, development proposals should therefore meet or exceed the standards in place at the time of the planning application if these are different from those in Policy H/12.

- 7.54 Applicants should state the number of bedspaces / occupiers a home is designed to accommodate rather than simply the number of bedrooms.

Figure 8: Minimum gross internal floor areas and storage (m²)

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

Notes:

1. Built-in storage areas are included within the overall gross internal areas and include an allowance of 0.5m² for fixed services or equipment such as a hot water cylinder, boiler or heat exchanger.
2. Gross internal areas for one storey dwellings include enough space for one bathroom and one additional WC (or shower room) in dwellings with 5 or more bedspaces. Gross internal areas for two and three storey dwellings include enough space for one bathroom and one additional WC (or shower room). Additional sanitary facilities may be included without increasing the gross internal area provided that all aspects of the space standard have been met.
3. Where a 1 bedroom 1 person flat has a shower room instead of a bathroom, the floor area may be reduced from 39m² to 37m², as shown bracketed.
4. Furnished layouts are not required to demonstrate compliance.
5. Further details on how to apply the standard can be found in the Government's Technical Housing Standards – Nationally Described Space Standard (2015) or successor document.

Extensions to Dwellings in the Countryside

Policy H/13: Extensions to Dwellings in the Countryside

Extensions to dwellings outside the village framework boundaries shown on the Policies Map will be permitted where:

- a. The development would not create a separate dwelling or be capable of separation from the existing dwelling;
- b. The extension is in scale and character with the existing dwelling and would not materially change its impact on its surroundings;
- c. The existing home is of permanent design and construction;
- d. If in the Green Belt that the extension would not result in a disproportionate addition to the original dwelling;
- e. If the original dwelling is subject to an occupancy condition, it must be demonstrated that the resultant dwelling can be supported by the viability of the site/holding or rural enterprise and that the cost of its occupation would not be unaffordable to workers employed in agriculture, forestry or another business where a rural location is essential.

7.55 There are a wide range of properties in the countryside outside villages, from large farmhouses and substantial residences to small dwellings built at a time when families had few possessions and were used to living in cramped, crowded conditions, and who would have worked locally on the land. These dwellings although small, often sit on large plots of land. Today these properties can be ill-suited for modern family life but remain expensive to purchase or rent because of the land that comes with the dwelling. Such properties are found across the district but with a notable concentration at the Land Settlement Association Estate at Great Abington. This policy applies to all the free standing buildings on a curtilage which together form a dwelling.

7.56 In determining what constitutes 'a disproportionate addition', account will be taken of the extent to which the dwelling has been previously extended, or could be extended under Permitted Development rights and the character of the area. For the purposes of this policy 'original' is defined as the size of the dwelling as it was built or as it existed as of the 1st July 1948, whichever is the oldest date.

Replacement Dwellings in the Countryside

Policy H/14: Replacement Dwellings in the Countryside

1. The one-for-one replacement of dwellings within a curtilage, outside the village framework boundaries shown on the Policies Map, will be permitted where:
 - a. It can be demonstrated that the use as a dwelling has not been abandoned;
 - b. If the replacement dwelling is not on the footprint of the original dwelling, that the original is demolished within a month of the replacement dwellings first occupation;
 - c. In considering countryside impact and effect on local character only the removal of existing buildings currently lawfully used for purposes ancillary to the residential use of the original dwelling can be taken into account and they must still be standing at the time of the application;
 - d. If in the Green Belt that the replacement dwelling is not materially larger than the one it replaces.
2. 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 not be permitted outside village framework boundaries.

- 7.57 Where it can be demonstrated that the use of a dwelling has not been abandoned, replacement on a one-for-one basis can be permitted which should encourage more self-build housing projects. There is a growing trend for people to build their own homes which is limited by the availability of land. Assessment of the design quality, scale, countryside impact, and effect on local character of the proposed development will be considered against the other policies of the plan.
- 7.58 The 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, to dwellings both within and outside the Green Belt.

Countryside Dwellings of Exceptional Quality

Policy H/15: Countryside Dwellings of Exceptional Quality

Outside the Green Belt, single new bespoke dwellings of exceptional quality will be permitted in the countryside providing all of the following criteria are met:

- a. The dwelling would reflect the highest standards in architecture, being recognised as truly outstanding or innovative;
- b. The dwelling would significantly enhance its immediate setting;
- c. The nature and size of the site, and the design of the dwelling, its landscaping and location on site are sensitive to the defining characteristics of the local area and to wider views;
- d. That there are no existing dwellings on the site capable of being replaced under Policy H/14.

- 7.59 Our countryside benefits from and is enhanced by existing high quality countryside homes built before planning controls were introduced and when the population and business density of the area were both much lower than they are today. The NPPF (2012) says we should avoid the construction of isolated country homes unless there are special circumstances such as the exceptional quality and innovative nature of the design, that the house would enhance its immediate setting and that it is sensitive to the defining characteristics of the local area. Sites with an existing dwelling which could be replaced under policy H/13 should be avoided in order to protect the supply of sites suitable for self-build and other more 'affordable' homes.
- 7.60 The Council's Economic Development Strategy shows an unfulfilled demand for large high quality homes in the £1 million plus category suitable for business executives. The desirability of the district as a place to live and work is key to attracting and retaining businesses in the area. So too is the availability of homes that meet the needs of top executives. A limited number of such bespoke homes could help to satisfy this demand and provide a significant enhancement to the countryside.

Development of Residential Gardens

Policy H/16: Development of Residential Gardens

The development of land used or last used as residential gardens for new dwellings will only be permitted where:

- a. The development is for a one-to-one replacement of a dwelling in the countryside under Policy H/14 and/or:
- b. There would be no significant harm to the local area taking account of:
 - i. The character of the local area;
 - ii. Any direct and on-going impacts on the residential amenity of nearby properties;
 - iii. The proposed siting, design, scale, and materials of construction of the buildings;
 - iv. The existence of or ability to create a safe vehicular access;
 - v. The provision of adequate on-site parking or the existence of safe, convenient and adequate existing on-street parking;
 - vi. Any adverse impacts on the setting of a listed building, or the character of a conservation area, or other heritage asset;
 - vii. Any impacts on biodiversity and important trees;
 - viii. Ensuring that the form of development would not prevent the development of adjoining sites.

7.61 Over the years there has been a trend for development to take place in residential gardens as one of the only means available to provide new housing in villages and as a means whereby property owners can gain value from their land. Such developments include where an existing house or houses are demolished for redevelopment, and where an existing house is retained and new dwellings are erected in the garden. It is recognized that there are limited opportunities for new development in many villages and that there can be some situations where there can be development in residential gardens without harm to the local area.

7.62 The development of residential gardens has in the past led to concerns about impacts on residential amenity, local character, heritage, and from increased traffic. Gardens represent an important part of the character and amenity value of many villages which can be harmed by inappropriate development. The NPPF (2012) asks us to consider the case for including policies in our Local Plan to resist the inappropriate development of residential gardens.

Reuse of Buildings in the Countryside for Residential Use**Policy H/17: Reuse of Buildings in the Countryside for Residential Use**

The change of use and adaptation of redundant or disused buildings in rural areas to residential use will only be permitted where:

- a. The buildings are unsuitable for employment use, or it being demonstrated through marketing the development opportunity for at least 12 months at a realistic price, that there is no demand for their development for employment use;
- b. The buildings are structurally sound, not makeshift in nature and are of permanent, substantial construction;
- c. There will be an enhancement to the immediate setting of the buildings;
- d. The form, bulk, design, landscaping and materials used in the change of use and adaptation and any associated extensions are sensitive to the character and appearance of the building and locality;
- e. There is a safe vehicular site access.

- 7.63 South Cambridgeshire has a rich heritage of agricultural buildings, some which are no longer needed for agricultural purposes. Where there is no prospect of their being used to provide local employment, the Council is supportive of allowing rural buildings to be adapted to make a contribution to meeting local housing needs. The reuse of existing rural buildings that are no longer needed for their original purpose provides an opportunity for development without the impact that new buildings have on the landscape. Reuse may therefore be allowed in situations where new buildings would not. It is important, however, to consider the potential impact in terms of the character of the building and the locality. Not all buildings in the countryside are suitable for conversion or adaptation to new uses, as they may be of insubstantial construction, of poor design, or not in keeping with their surroundings.

Working at Home**Policy H/18: Working at Home**

The partial conversion, extension or change of use of residential dwellings to enable the residents to work at or from part of the dwelling will be permitted subject to:

- a. The rest of the property remaining in residential use;
- b. There being no significant harm to the residential amenity of neighbours or to the character of the locality arising from the appearance of the property, noise, hours and days of operation, fumes, vibration, dust, odours, car and pedestrian traffic generation, car parking impacts, safe vehicular access and advertising.

- 7.64 A growing number of people are working at or from home either full time or part time and in self-employment or as an alternative to going into the office. Many successful businesses have been set up and operated from residential properties before moving on to purpose built business accommodation. Home working can help to maintain economic prosperity and employment and relieve commuting pressure on our roads, and can be expected to grow further as rural broadband speeds increase.
- 7.65 Some small-scale manufacturing and service industries are operated by people working in their own homes, for example the manufacture of craft items and foodstuffs or the carrying out of clothing alterations or repairs. Planning permission is not normally required so long as such activities do not affect the overall domestic character of the building. However, if the non-residential use ceases to be ancillary, because the business has expanded, planning permission will be required. Indicators that a material change of use has occurred include:
- a significant alteration to the appearance of the dwelling;
 - a significant increase in the volume of visitors or traffic;
 - a significant increase in noise, fumes or odour coming from the dwelling;
 - the installation of special machinery or equipment not normally found in a dwelling; and the laying out of rooms in such a way that they could not easily revert to residential use at the end of the working day.

Dwellings to Support a Rural-based Enterprise

Policy H/19: Dwellings to Support a Rural-based Enterprise

1. Proposals for permanent dwellings in the countryside for full-time workers in agriculture or forestry or in another business where a rural location is essential, will be permitted if special circumstances can be demonstrated by it meeting all of the following criteria:
 - a. There is a clear existing functional need for one or more workers to be readily available at most times;
 - b. The enterprise has been established for at least three years and is, and should remain financially viable;
 - c. There is no other accommodation within the site / holding or nearby which is currently suitable and available, or could be made available and suitable through conversion and change of use;
 - d. A dwelling or building suitable for conversion to a dwelling within the site/holding has not been sold on the open housing market without an agricultural or other occupancy condition in the last year;
 - e. The proposed dwelling is no larger than that required to meet the reasonable needs of the enterprise.

(continued)

2. Where criterion b. cannot be met or it is a new enterprise on a well established site / holding, the 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:
 - f. A firm intention and ability to develop the enterprise;
 - g. That the enterprise has been planned on a sound financial basis;
 - h. That the functional need cannot be fulfilled by another existing building on the site/holding or any existing accommodation.
3. 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 in another business where a rural location is essential, or a surviving partner of such a person, and to any resident dependents.
4. The relaxation of an occupancy condition will only be permitted where it can be demonstrated that:
 - i. There is no longer a continued need for the dwelling on the site / holding or for the enterprise, or to house surviving partners and any resident dependents;
 - j. There is no long term need for a dwelling with restricted occupancy to serve need in the locality;
 - k. The property has been marketed locally for a reasonable period (minimum 12 months) at a price which reflects the existence of the occupancy condition.

7.66 In many instances it will be possible for workers in agricultural and land-based occupations to live in a town or village near to their business location. However, occasionally the nature of agricultural and other rural enterprises make it essential for someone to live on, or in close proximity to the enterprise. Applications for planning permission in such circumstances will need to demonstrate that the enterprise or intention to engage in one is genuine and will be sustained for a reasonable period of time that is sufficient to warrant a dwelling in the countryside where it would not otherwise be permitted. It will be necessary to establish that the enterprise needs one or more workers to be readily available at most times, for example to provide essential care to animals or processes at short notice and to deal quickly with emergencies that could cause serious loss of crops or produce. Such dwellings may be exceptionally permitted in open countryside only because of the needs of the enterprise. National planning policy guidance allows for this as a special circumstance which can justify the national policy against new isolated homes in the countryside. As this is a departure from policy, the planning permission will be subject to a condition restricting occupation.

7.67 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. The erection of a new dwelling could not be

justified where an existing dwelling serving the site / holding / enterprise or closely associated with it has either recently been sold off or in some other way effectively separated from it. The assessment of the design quality, scale, countryside impact, and effect on local character of the proposed development will be considered against the other policies of the plan.

- 7.68 The Council will seek advice on the viability of proposed enterprises and where future viability is uncertain will resist new permanent dwellings in the countryside. In these circumstances a temporary planning permission for a caravan may be granted to enable the enterprise an opportunity to demonstrate viability.
- 7.69 The size and nature of such dwellings should be commensurate with the reasonable needs of the enterprise. Unusually large dwellings in relation to the staff needs of the enterprise, or expensive construction in relation to the income it can sustain, should not be permitted.
- 7.70 Regarding equestrian based rural enterprises, it should be noted that the security of horses is not considered to be sufficient in itself to justify the provision of a dwelling as site security can be achieved by other methods.
- 7.71 When marketing a dwelling subject to an occupancy condition, if other buildings are associated with the dwelling, the marketing must include the dwelling being offered for sale independently of the other buildings.

Provision for Gypsy and Traveller and Travelling Showpeople

Policy H/20: Provision for Gypsies and Travellers and Travelling Showpeople

1. Provision will be made for at least 11 plots for Travelling Showpeople between 2011 and 2031, as indicated in the Cambridgeshire, King's Lynn & West Norfolk, Peterborough and West Suffolk Gypsy and Traveller Accommodation Assessment 2016.
2. Sites that have unrestricted planning permission for Gypsy and Traveller or Travelling Showpeople site use are safeguarded for this use. Planning permission for alternative development or changes of use will not be permitted.

- 7.72 The Government's [Planning Policy for Traveller Sites](#) requires that local planning authorities set targets for the provision of Gypsies and Traveller pitches and Travelling Showpeople plots which address the likely site accommodation needs of travellers in their area, working collaboratively with neighbouring local planning authorities. This planning guidance was revised in 2015, in particular revising the definition of Gypsies and Travellers for the purposes of planning.

- 7.73 Responding to the new guidance and the need for up to date evidence on the level of need, the Council joined forces with other local authorities in Cambridgeshire, as well as parts of Norfolk and Suffolk, to commission a new Gypsy and Traveller Accommodation Assessment (GTAA), which was completed in 2016.
- 7.74 Government policy requires Councils to maintain a five year land supply of Travellers sites, in a similar way to housing, and identify deliverable sites to meet the needs to meet identified for the first five years. The GTAA identified no need for Gypsy and Traveller pitches during the plan period, taking account of existing available supply. The Local Plan does not propose any further allocations.
- 7.75 The GTAA identified a need for additional Travelling Showpeople Plots, particularly arising from overcrowding on existing plots.
- 7.76 The assessment acknowledges that it was not possible to determine the travelling status of a number of households, and a proportion of these may meet the definition provided in the PPTS. Any proposals for sites in the district will be considered according to Policies H/22 and H/23. The GTAA will be reviewed regularly. There will be a need to monitor the plan and review it as necessary to take account of more up to date evidence.

Figure 9: Gypsy and Traveller need in South Cambridgeshire

Period	Need for Gypsy and Traveller Pitches	Need for Travelling Showpeople Plots
2016 - 2021	-17	9
2021 - 2026	2	1
2026 – 2031	3	1
TOTAL 2016 to 2031	-12	11

Source: Cambridgeshire, King's Lynn & West Norfolk, Peterborough and West Suffolk Gypsy and Traveller Accommodation Assessment 2016.

- 7.77 To ensure that the levels of Gypsy and Traveller and Travelling Showpeople accommodation are maintained, sites are safeguarded to meet the continuing housing needs of these communities. Safeguarding will ensure that sites are not lost to competing uses. This could be a particular issue in Chesterton Fen Road where major developments are taking place close by. Unrestricted means not subject to conditions restricting the time of occupancy such as a temporary or personal planning permission. The policy will apply to any new permission granted as well existing sites. It excludes former publicly owned sites at Meadow Lane, Willingham and Mettle Hill, Meldreth, where the use has been discontinued.

- 7.78 The Council was planning to produce a separate Gypsy and Traveller Development Plan Document, and consulted on principles in 2006, and site options and policies in 2009. Following significant changes to government policy, including the removal of regional plans, it was determined that Gypsy and Traveller issues should be addressed as part of a single Local plan, rather than continuing to prepare a separate document.
- 7.79 Needs Assessments are reviewed periodically. There will be a need to monitor the plan and review it as necessary to take account of more up to date evidence.
- 7.80 The Government's Planning Policy for Travellers Sites requires plans to identify specific sites, or where not possible broad locations, where future need will be met. The Council considers that major developments provide an opportunity to deliver provision to meet longer term needs should they arise.
- 7.81 In respect of those Gypsies and Travellers or Travelling Showpeople who do not lead a nomadic lifestyle according to the planning definition, South Cambridgeshire will continue to assess and plan to meet their needs, as part of its wider responsibilities to plan to meet the accommodation needs of its settled community. The Housing Act 1985 (as amended by the Housing and Planning Act 2016) includes a requirement to consider the needs of people residing in or resorting to the District with respect to the provision of sites on which caravans can be stationed, or places on inland waterways where houseboats can be moored. Policy S/13 includes a commitment to consider the implications of an assessment, including whether any site allocations should be made to meet any need identified, working with the local housing authority, through an early review of the Local Plan.

Gypsy and Traveller Provision at New Communities

Policy H/21: Gypsy and Traveller Provision at New Communities

1. If need is identified opportunities to deliver Gypsy and Traveller sites will be sought as part of large scale new communities and significant major development sites. The need and opportunities should be kept under review through the planning of future phases of such developments as they come forward during life of the Local Plan.
2. The location of site provision will be identified through the masterplanning and design process. Sites provided will meet the following criteria:
 - a. Sites will be located within but on the edge of the major development, or outside but in close proximity to the major development. Sites in the Green Belt would not be appropriate, unless exceptional circumstances can be demonstrated at the masterplanning and planning application stage. The site will not be located in identified green separation;

(Continued)

- b. The sites will be well related to the major development, enabling good access to the services and facilities of the development, providing safe access to the major development on foot, cycle and public transport. Access should not rely on minor residential roads.

- 7.82 If need is identified, major developments provide an opportunity to deliver pitches as part of mainstream development, ensuring they meet the needs of all sectors of the community, in sustainable locations close to services and facilities, where sites can be planned into the developments from the outset. As stated in *The Road Ahead: Final Report of the Independent Task Group on Site Provision and Enforcement for Gypsies and Travellers* published by the Department of Communities and Local Government in December 2007, the approach of integrating the provision of Gypsy and Traveller accommodation as part of new development helps to erode misconceptions and distrust. Development that accommodates both Gypsies and Travellers and the settled community from its conception can remove the potential for friction, and can also be physically planned in a coordinated and integrated manner.
- 7.83 The Local Plan has not identified specific sites for Gypsy and Traveller pitch provision at each of the major developments it includes. Instead a criteria-based policy is included which will guide the identification of a site through the masterplanning of the developments. This would allow design issues and the relationship between land uses to be considered fully at the design stage. There would then be further consultation through the planning application process. The policy provides flexibility with regard to the location of provision, in order that the best location(s) can be identified through the masterplanning and design process. Phasing plans would also need to consider the availability of services and facilities when sites were to be occupied.
- 7.84 Many Gypsies and Travellers express a preference for a rural location, which is on the edge of or closely located to a large town or city consistent with traditional lifestyles and means of employment.
- 7.85 Generally individual sites delivered through this policy should be between 5 and 10 pitches in scale. If sites are delivered as affordable sites, they will count towards the affordable housing requirement of the development. However, provision could also be private, and sold or leased to Gypsies and Travellers, and tenure issues will be determined through site-specific negotiations, and evidence of local need at the time of delivery.
- 7.86 When applications for planning permission or reserved matters approval come forward for large scale new communities or significant major development sites consideration will be made of whether there is a current need for Gypsy and Traveller site provision, and the opportunity to deliver appropriately a site or sites within that phase of the development will be reviewed.

Proposals for Gypsies, Travellers and Travelling Showpeople Sites on Unallocated Land Outside Development Frameworks

Policy H/22: Proposals for Gypsies, Travellers and Travelling Showpeople Sites on Unallocated Land Outside Development Frameworks

Planning permission for Gypsy and Traveller caravan sites and sites for Travelling Showpeople (as defined in the Government's Planning Policy for Travellers) on unallocated land outside development frameworks, and outside the Cambridge Green Belt, will only be granted where:

- a. The Council is satisfied that the applicant has adequately demonstrated a clear need for a site in the district, and the number, type and tenure of pitches proposed, which cannot be met by a lawful existing or available allocated site;
- b. The site is located in a sustainable location, well related to a settlement with a range of services and facilities, including a primary school, a food shop and healthcare facilities, and is, or can be made, safely accessible on foot, by cycle or public transport;
- c. The needs of residents of the site can be met appropriately by local facilities and services without placing undue pressure on them;
- d. The number and nature of pitches provided on the site is appropriate to the site size and location, will address the identified need;
- e. The site would not present unacceptable adverse or detrimental impact on the health, safety and living conditions of the residents of the site by virtue of its location;
- f. The site, or the cumulative impact of the site, in combination with existing or planned sites, would respect the scale of, and not dominate, the nearest settled community;
- g. The site, or the cumulative impact of the site in combination with existing or planned sites, would not have an unacceptable adverse impact on the amenity of surrounding land uses, the countryside and landscape character, village character, on heritage or biodiversity interests, or from traffic generated;
- h. The site location would not have an unacceptable adverse impact on the effectiveness and amenity of existing or proposed public rights of way;
- i. Sites for Travelling Showpeople must also be suitable for the storage, maintenance and testing of items of mobile equipment.

(continued)

Gypsy and Traveller sites are inappropriate development in the Green Belt. Any proposals in the Green Belt would have to demonstrate they comply with National and Local Policy regarding development in the Green Belt. If, through the application of such Policy, provision of a Gypsy and Traveller site in the Green Belt is considered acceptable in principle, the proposed development is required to comply with the criteria set out within this policy.

- 7.87 This policy will be used to assess planning applications for Gypsy and Traveller pitches and Travelling Showpeople plots which come forward on sites which have not been allocated through the Local Plan, often referred to as windfall proposals. The GTAA 2016 identified that there could be additional need from existing households where need could not be appropriately assessed. Proposals for additional sites will be assessed using this policy. Applicants will need to demonstrate that they meet the definitions provided by the Government's Planning Policy for Travellers Sites.
- 7.88 Proposals for Gypsy and Traveller caravan sites are predominantly residential uses and will be acceptable within development frameworks where policies in the Local Plan are met; in particular in terms of the scale and design of development being appropriate to the settlement. Development outside development frameworks is tightly controlled, and applicants seeking planning permission for sites will need to demonstrate the need for a site in the district.
- 7.89 The Government's Planning Policy for Travellers Sites establishes that the existing level of provision and need for sites, the availability of alternative accommodation, and the personal circumstances of the applicant are material considerations when considering planning applications.
- 7.90 Note: The GTAA identifies a need for 9 additional Travelling Showpeople plots in the next 5 years plus an additional 2 by the end of the plan period. This is beyond current levels of supply. The new need for Travelling Showpeople plots has arisen well into the plan making process and there was no need identified in the previous study. It is considered that the criteria based policy approach in Policy H/22 is a reasonable, pragmatic and proportionate response to the current situation for the Local Plan and the stage it has reached. It can provide an appropriate response to any proposals received to address the modest level of identified need. In parallel with the Local Plan process, the Council is continuing to move forward via discussions the Showmen's Guild and with neighbouring authorities to identify a site close to the strategic highway network that is sufficient to meet this modest need.
- 7.91 The policy excludes land in the Green Belt. National planning policy establishes a general presumption against inappropriate development in the Green Belt. The definition of inappropriate development includes Gypsy and Traveller sites and Travelling Showpeople sites. Subject to the best interests of the child, personal circumstances and unmet need are unlikely to clearly outweigh harm to the Green Belt and any other harm so as to establish very special circumstances. If future

need arises for affordable sites, which cannot be met outside the Green Belt, consideration of Gypsy and Traveller caravan site provision in the Green Belt will be treated in accordance with the approach to affordable housing exceptions sites.

- 7.92 Issues of sustainability apply to Gypsy and Traveller and Travelling Showpeople sites, emphasised by government policy. National planning guidance also requires that local planning authorities very strictly limit new traveller site development in open countryside that is away from existing settlements.
- 7.93 Sites must be sited in locations that provide a safe environment for the occupants including in terms of their general health well-being, and should avoid locations in the vicinity of dangerous roads, railway lines, water bodies, or power lines unless impacts can be satisfactorily mitigated. The use of unstable or contaminated land, or hazardous areas will not be permitted unless appropriate mitigation can be achieved. Sites must also appropriately address flood risk. Caravans and mobile homes intended for permanent use will not be permitted in areas of a high probability of flood risk or on the functional floodplain or where sites would increase risk of flooding elsewhere.
- 7.94 Proposals will need to be served by a vehicular access point which adheres to the highway authority's guidance and standards. There will also need to be sufficient capacity in the local highway network to accommodate the site.
- 7.95 Travelling Showpeople sites differ in that they need to provide secure, permanent bases for the storage of equipment when not in use. Most Showpeople need to live alongside their equipment, so sites must be suitable for both residential and business use, and be capable of accommodating equipment which is sometimes large. Care needs to be taken that such activities are appropriately designed and located in order to avoid nuisance to neighbouring uses.

Design of Gypsy and Traveller Sites, and Travelling Showpeople Sites

Policy H/23: Design of Gypsy and Traveller Sites, and Travelling Showpeople Sites

Proposals for Gypsies and Traveller sites and Travelling Showpeople sites will only be granted planning permission where they are of a good design layout, have regard to government good practice guidance, and where:

- a. The proposal clearly demarcates the site and pitch boundaries using appropriate boundary treatment and landscaping sympathetic to, and in keeping with, the surrounding area. There should also be clear delineation of public communal areas and private space, and between residential areas and any non-residential areas;
- b. Site design takes account of the needs of residents, and provides an appropriate pitch layout that ensures security and safety of residents, and allows ease of movement, whether walking, cycling or driving;

(continued)

- c. There is safe access for pedestrians, cyclists and vehicles, including for turning and parking, vehicles towing caravans, emergency vehicles and servicing requirements, including waste collection;
- d. All necessary utilities can be provided on the site including mains water, electricity supply, drainage, sanitation and provision for the screened storage and collection of refuse, including recyclable materials;
- e. The site is not located on contaminated land, unless the land is capable of adequate amelioration prior to occupation;
- f. The proposal would avoid any unacceptable adverse or detrimental impact on the health and living conditions of the residents of the site or on neighbouring uses, including as a result of excessive noise, dust, fumes, lighting, traffic generation or activity;
- g. Built development in the countryside is kept to the minimum required, in order to minimise harm to the surrounding area. Any amenity buildings proposed are of an appropriate scale and reasonably related to the size of the pitch, and are of an appropriate design for the location;
- h. Pitches should be an appropriate scale for the size and number of caravans to be accommodated, without over-crowding or unnecessary sprawl at an appropriate density;
- i. Provision of space for play should be made on larger sites (10 or more pitches).

- 7.96 This policy addresses specific design principles that should be met by all new Gypsy and Traveller sites or Travelling Showpeople sites. Guidance will be included in the District Design Guide SPD.
- 7.97 Gypsy and Traveller caravan sites are predominantly residential uses as is reflected in South Cambridgeshire. Any employment uses would require planning permission, and could therefore be considered on their merits in the particular location. However, Travelling Showpeople may require space for the storage and maintenance of large pieces of equipment. The site design and layout should ensure the amenity and safety of residents is protected by locating non-residential uses away from the residential and communal areas.
- 7.98 The site design and layout should ensure the safety and security of residents. If external lighting will help achieve this, it should be designed into the proposal at the outset to ensure it is the minimum required and appropriate for the location. Safe access to, and movement within, the site for pedestrians, cyclists and vehicles is essential, as well as ensuring access is retained at all times for emergency vehicles and servicing requirements, including refuse collection.
- 7.99 Sites must be capable of being serviced by all necessary utilities in order to provide an appropriate residential environment. Foul drainage to a public sewer should be provided wherever possible. Where foul drainage to a public sewer is not feasible sites will only be permitted if proposed alternative facilities are considered 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. Sites must incorporate appropriate measures for surface water drainage, utilising sustainable drainage systems where practicable.

- 7.100 Each pitch should be designed to provide appropriate accommodation for a household, and should normally allow for the siting of at least one trailer / mobile home and a touring caravan and space for car parking. Transit site pitches, providing short term accommodation, are likely to be smaller, as national design guidance states, each pitch should be capable of accommodating touring caravans, rather than space for a static caravan.
- 7.101 Proposals for family sites, such as to accommodate an extended family with a number of caravans, will be required to establish the number of pitches the site is capable of providing if it were occupied by separate family units, in order that the impacts of a site are fully considered.
- 7.102 The number of parking spaces will be considered against car parking standards contained in the development plan, based on the anticipated number of residents. If appropriate planning conditions will be applied to any planning permission, restricting the parking of larger vehicles or the number of commercial vehicles.
- 7.103 Built development in the countryside will be kept to the minimum required in order to minimise harm to the surrounding area. Amenity blocks, which typically include kitchen and bathroom facilities, will be considered on their merits and must be compatible with the scale of development and the pitch on which it is to be accommodated. Energy and water efficiency of built development should be considered, reflecting policies contained elsewhere in the development plan. All private and communal buildings will need to comply with mobility standards as required by building regulations.
- 7.104 Proposals for stables will be considered on their merits. Sites will need to include sufficient space to exercise horses or be readily accessible to local bridleways and other permitted rights of way.
- 7.105 Improvement or provision of infrastructure may be necessary to make the development acceptable in planning terms. It is important to ensure that children have safe access to space for play. In order to meet the needs of residents, larger sites should include distinct areas for children to play. Separate contributions to play space will not normally be sought.



Chapter 8 Building a Strong and Competitive Economy

- 8.1 This chapter sets out how the Council will assist the achievement of strong and sustainable local economic growth, where entrepreneurship, innovation and inward investment are actively encouraged.
- 8.2 During the last 30 years, the Cambridge Sub-Region has developed into one of the premier locations for high technology research and development in Europe. Planning policies favouring research and development and discouraging large scale office and warehouse development have helped foster one of the highest rates of job growth outside any of the UK's major cities.
- 8.3 The Council has an adopted [Economic Development Strategy](#) that seeks to maintain a progressive, modern, innovative, balanced and resilient economy and be open for new business. The Strategy was supported by an economic assessment, and developed through consultation with partners, stakeholders, businesses and residents. The findings and priorities of the Strategy have guided the Local Plan which aims to anticipate growth sectors and capture opportunities provided by planned growth areas including Northstowe, and the urban extensions to Cambridge.
- 8.4 Recent evidence suggests that the local high-tech cluster is 'maturing' and that growth in the research and development sector will be slower than in the past, and other sectors will account for a higher proportion of growth. New sectors are likely to include renewable technologies, the creative ICT sectors, digital, health/bioscience, high-technology manufacturing, professional business services, tourism and leisure.
- 8.5 The Local Plan provides more flexibility than recent past policies as part of delivering the objective to support economic growth by maintaining South Cambridgeshire's position as a world leader in research and technology based industries, research, and education by continuing to support proposals that build on the successful employment clusters; whilst alongside this providing opportunities for a wider range of other employment that supports sustainable economic growth through a suite of policies and the development of existing and new employment sites.
- 8.6 The Local Plan aims to ensure there is sufficient employment land available, in the right places to support the economy, and provide the right balance between supporting growth, whilst protecting the quality of the built and natural environment. The Council may prepare Local Development Orders to facilitate the effective implementation of new employment proposals.
- 8.7 The Local Plan also addresses issues which underpin economic development including delivering strategic infrastructure such as affordable homes and services, and considers transport issues by providing jobs close to people's homes, and where jobs can be accessed by means other than the car.

Key Facts:

- The district has a diverse high value economy with 81,200 jobs in 2011 (Source: Cambridge Econometrics).
- Sectors anticipated to grow in future include professional services, computing and business services, construction, and health.
- Unemployment at 1.4% is lower than national level of 4%, and median pay levels are higher.
- The area has proved resilient to the impacts of the downturn with a range of successful business and research parks including Cambridge Science Park, Granta Park, and the Babraham Institute.
- Despite policies protecting employment in villages there is a gradual loss of premises.
- There is a significant agricultural sector with many farms diversifying into other sectors, particularly tourism.
- There are a significantly higher proportion of micro businesses than regionally or nationally with 86% of businesses employing fewer than 10 people.
- Homeworking is growing, making access to broadband more important.
- Important local tourist attractions include Duxford Imperial War Museum, Wimpole Hall, the American Military Cemetery, Chilford Hall, Linton Zoo and RSPB Reserves at Fen Drayton and Fowlmere.
- Primary retail and service centres are outside the district (Cambridge and market towns), but some larger villages provide services to smaller villages, and village shops are a vital service. New High Street facilities are planned for Cambourne and Northstowe.

New Employment Provision

- 8.8 Policy S/5 establishes a target of 22,000 new jobs to be provided in the district by 2031.
- 8.9 South Cambridgeshire has a good supply and range of existing employment sites. Additionally existing commitments with planning permission provide a wide variety and types of employment development, including significant opportunities at research parks for high technology and Research & Development (R&D), including at:
- Granta Park,
 - Babraham Institute,
 - Wellcome Trust Genome Campus and
 - Cambridge Research Park.

The Council will consider the case for removing restrictive planning conditions and planning obligations imposed under previous development plans which have served their purpose of supporting the embryonic high tech R&D sector and are not consistent with our current approach to local economic development.

- 8.10 At March 2012 planning permission had been granted for 238,298m² (80.3 hectares) of employment uses. In addition, there are opportunities for significant further provision at:
- Northstowe (20 hectares of employment land), and
 - Cambridge University's North West Cambridge development (for 100,000m² of research facilities, including up to 40,000m² for research institutes and private research facilities linked to the University).

New Settlements at Waterbeach and Bourn Airfield

- 8.11 New settlements are allocated in the Local Plan for a new town at Waterbeach and a new village at Bourn Airfield. Policies SS/6 and SS/7 require a range of uses appropriate to the new settlements including employment provision of a quantum, type and mix to meet the needs of the settlements, to be established through an Economic Development Strategy prepared in partnership with the local authority and key stakeholders.

New Employment Provision near Cambridge

Policy E/1: New Employment Provision near Cambridge – Cambridge Science Park

Appropriate proposals for employment development and redevelopment on Cambridge Science Park (as defined on the Policies Map) will be supported, where they enable the continued development of the Cambridge Cluster of high technology research and development companies.

- 8.12 South Cambridgeshire has a good supply and range of existing employment sites. Additionally existing commitments with planning permission provide a wide variety and types of employment development, including significant opportunities at research parks for high technology and R&D, including at Granta Park, Babraham Institute, Wellcome Trust Genome Campus and Cambridge Research Park. At March 2012 planning permission had been granted for 238,298m² (80.3 hectares) of employment. In addition, there are opportunities for significant further provision at Northstowe, and Cambridge University's North West Cambridge development.
- 8.13 The [Employment Land Review](#) (2012) identified a particular need for office space in or on the edge of Cambridge. Opportunities have been identified on the northern fringe of Cambridge for additional employment development, taking advantage of the increased accessibility of the area as a result of by the Guided Busway and the planned Cambridge Science Park railway station. Cambridge Science Park has

played a crucial role in establishing and supporting the research and development and high tech sectors since the 1970's. Some of the early phases were built at low densities and are forty years old, and there is scope for intensification or even redevelopment. Proposals will need to demonstrate they are compliant with other policies in the Local Plan, particularly in relation to design and transport.

- 8.14 The area around the Cambridge North Station itself has been identified for a high density mixed employment led development, providing a new gateway to the northern part of Cambridge (Policy SS/4).

Policy E/2: Cambridge Biomedical Campus Extension

1. An extension to the Cambridge Biomedical Campus will be supported on land shown on the Policies Map for biomedical and biotechnology research and development within class B1(b) and related higher education and sui-generis medical research institutes.
2. Proposals for development should:
 - a. Create substantial and attractive landscaped edges to the western, eastern and southern boundaries retaining and reinforcing existing planting on the southern and western boundaries.
 - b. Provide an appropriate landscaped setting for the Nine Wells Local Nature Reserve and set back built development away from the south-western corner of the site.
 - c. Demonstrate and incorporate suitable measures to ensure that there will be no material adverse impact on the volume, pattern of flow or water quality of the chalk springs at Nine Wells and Hobson's Brook and Conduit.
 - d. Demonstrate and incorporate suitable measures to ensure that surface water flood risks can be appropriately managed and mitigated to avoid flood risks to the site and to not increase flood risks elsewhere; and to make appropriate arrangements for foul drainage and sewage disposal through the preparation of a Foul Drainage Strategy.
 - e. Not include any pedestrian access from the site to the western, southern and eastern boundaries in order to minimise visitor pressures on the Nine Wells LNR.

- f. Provide suitable measures to mitigate any adverse ecological impacts, in particular any potential for increased visitor pressures on Nine Wells LNR that may arise from the development notwithstanding sub-section e, and demonstrate regard for the conservation of farmland biodiversity and deliver an overall net gain in biodiversity.
- g. Have building heights which are no higher than those on the adjoining part of the Cambridge Biomedical Campus and which provide a suitable transition in reflection of the site's edge of settlement location.
- h. Provide high quality new public realm and open space, retaining and enhancing existing watercourses.
- i. Include measures to enhance access to and within the Cambridge Biomedical Campus including provision for cyclists, pedestrians, wheelchair users and people with other disabilities, and mitigate impacts on the wider road network and parking in the surrounding area.
- j. Connect any new clinical buildings for the Cambridge University Hospitals NHS Foundation Trust to the Addenbrooke's Hospital energy network, where feasible and viable.

- 8.15 The Cambridge Biomedical Campus (CBC) is an international centre of excellence for patient care, biomedical research and healthcare education. It plays a local, regional and national role in providing medical facilities and medical research. The local plan will support its continuing development as such, and as a high quality, legible and sustainable campus. It also reinforces the existing biomedical and biotechnology cluster in the Cambridge area.
- 8.16 Policy S/6 'The Development Strategy to 2031' sets out a spatial strategy for the location of new employment development, the preferred location being on the edge of Cambridge, subject to the purposes of the Cambridge Green Belt.
- 8.17 The Employment Land Review 2012 has identified a particular need for office space in or on the edge of Cambridge. Opportunities have been identified on the northern fringe of Cambridge at Cambridge Northern Fringe East and through densification of the Cambridge Science Park. On the southern fringe, the delivery of development of the CBC has been brought forward by the planned relocation of Astra Zeneca to the site.
- 8.18 The Cambridge Inner Green Belt Boundary Study (November 2015), has looked at the whole inner Green Belt including land south of the CBC. It has concluded that development south of CBC could be undertaken without significant harm to Green Belt purposes provided that it avoid rising ground near White Hill, provide a setting for Nine Wells Local Nature Reserve, provide a soft green edge to the city and that

new development be no more prominent in views from elevated land to the south east than the existing buildings at Addenbrooke's. The Council considers that the need for jobs can comprise exceptional circumstances justifying a review of the Green Belt so far as this would not cause significant harm to Green Belt purposes. Whilst there is no overall shortage of employment land within South Cambridgeshire for high-tech and research and development companies and organisations, the findings of the new study provide an opportunity to allocate land for an extension to the CBC to provide high quality biomedical development on the edge of Cambridge with its locational benefits, without causing significant harm to the purposes of the Cambridge Green Belt.

- 8.19 Addenbrooke's Hospital is to develop a new clinical waste facility (energy from waste) to replace an existing facility which will supply energy to clinical buildings for Cambridge University Hospitals NHS Foundation Trust. Appropriate developments within the site should, therefore, seek to connect to this energy network, subject to feasibility and viability.
- 8.20 Cambridge University Hospitals NHS Foundation Trust (the Trust) has a strategic masterplan for the extended campus area which includes the following:
- key routes and street hierarchy;
 - public realm strategy and open space;
 - building massing;
 - potential uses;
 - development phasing; and
 - sustainability.
- 8.21 This site should be included in future updates to the strategic masterplan and the site developed having regard to its provisions.
- 8.22 The Transport Strategy for Cambridge and South Cambridgeshire (2014) identifies a need to investigate the case for a new railway station in this area to serve the CBC and southern Cambridge. Should a need be demonstrated for a new station and if the preferred location is nearby, the layout of the site should allow for such provision. The development of this site should also take account of any proposals which may emerge from the City Deal A1307 corridor project.
- 8.23 Nine Wells is a historically important site containing several chalk springs, which form the source of the Hobson Conduit. The reserve is a mix of woodland, scrub and water. Previously a SSSI (Site of Special Scientific Interest) Nine Wells once contained some rare freshwater invertebrates, however following the drought of 1976 these were lost. Today the chalk watercourses are being managed with the aim of re-creating the conditions favourable for a possible re-introduction of these rare species. It is important that the chalk springs not be compromised in terms of their volume, pattern of flow or water quality.
- 8.24 Parts of the site have been identified as subject to surface water flood risks. Evidence indicates that surface water flood risks can be appropriately managed and mitigated through the creation of a new boundary ditch around the eastern, southern and western site boundaries. The policy requires that any application will

need to demonstrate that there will be no material adverse impact on the volume, pattern of flow or water quality of the chalk springs at Nine Wells and Hobson's Brook and Conduit. Measures will also need to be taken to minimise visitor pressures on the LNR from people working on the site. This can partly be achieved by ensuring there are no convenient pedestrian access links between the sites and also by providing high quality new public realm and open space on the development site itself.

- 8.25 There is some uncertainty regarding the availability of access to the site. This is a matter which will be considered further through the early review of the Plan.

Policy E/3: Fulbourn Road East (Fulbourn) 6.9 hectares

1. Land adjoining Peterhouse Technology Park is allocated for employment use.
2. Development proposals will need to demonstrate how the site can be designed and landscaped to effectively mitigate impact on the wider Cambridge Green Belt. This will include excavation to achieve appropriate profile and setting against the Cambridge Green Belt and agricultural land, and the creation of landscaped buffers on the southern and eastern boundaries.

- 8.26 The Employment Land Review identified demand for employment land on the edge of Cambridge. The Inner Green Belt Study Review (2012) highlighted an opportunity to provide additional employment land next to the Peterhouse Technology Park whilst avoiding significant impacts on the Green Belt. There are also two areas allocated in the Cambridge Local Plan to the west of the existing development.

- 8.27 The Technology Park is cut into rising ground, and cannot be seen from higher ground to the south. Similar treatment will be required for this site. It is bound by an existing hedgerow, which should be retained and enhanced, together with a new landscaped boundary to the south and east.

New Employment Provision at Villages

Policy E/4: Allocations for Class B1 Employment Uses

The following sites are allocated for employment development for uses within Use Class B1: Offices; Research and Development; and Light Industry:

1. Longstanton: N of Hattons Road up to the bypass (6.7 ha.)
2. Pampisford: West of Eastern Counties Leather, London Road (residue) (1.9 ha.)

Policy E/5: Allocations for Class B1, B2 and B8 Employment Uses

The following sites are allocated for employment development for uses within Classes B1: Offices; Research and Development, B2: Light Industry and B8: General Industry and Storage uses:

1. Over: Norman Way (residue) (1.7 ha.)
2. Papworth Everard: Ermine Street South (residue) (2.5 ha.)

8.28 These two policies carry forward employment allocations in villages from previous plans. Most form the residue of the original allocation where sites have been partially developed. The site at Longstanton forms part of the Home Farm development. They are included in the Local Plan to enable their completion.

Papworth Hospital**Policy E/6: Papworth Hospital**

1. The reuse or redevelopment of the Papworth Hospital site, as defined on the Policies Map, will be permitted based on a sequential approach to finding replacement uses beginning with healthcare.
2. Only if a suitable healthcare use or uses cannot be found after the site has been marketed for healthcare for a period of no less than 2 years would other employment uses within the B1 Business Use Class compatible with this location in the centre of Papworth Everard be permitted.
3. Any scheme must:
 - a. Maintain the vitality and viability of Papworth Everard village;
 - b. Maintain the housing and employment balance of the village;
 - c. Maintain or enhance the setting of Papworth Hall; and
 - d. Preserve or enhance buildings on the site identified in the Papworth Everard Conservation Area Appraisal that contribute to the setting of the village and history of the site.
4. New housing development and/or redevelopment for housing will not be permitted. Conversion of existing buildings of character for residential use may exceptionally be permitted where it would be the most appropriate use of the buildings and recreate the character of the original Papworth Hospital buildings fronting the historic landscaped parkland setting of Papworth Hall.

- 8.29 A policy for the reuse or redevelopment of the Papworth Hospital site was originally included in the Site Specific Policies Development Plan Document (DPD) (adopted January 2010). Papworth Hospital is the UK's largest specialist cardiothoracic hospital and the country's main heart and lung transplant centre. In 2005, Papworth Hospital decided to move to the Biomedical Campus at Addenbrooke's in Cambridge. This will provide new facilities for the hospital with the benefit of immediate access to a range of services, facilities and research that takes place there.
- 8.30 The Papworth Hospital site is within the Papworth Everard Conservation Area. The Papworth Everard Conservation Area Appraisal (June 2011) identifies specific buildings within the hospital site as buildings of local architectural or historic interest, and as making a positive contribution to the conservation area. The buildings identified include the Bernhard Baron Hospital Building and Princess Hospital Building (both are examples of hospital buildings designed specifically for tuberculosis patients with design features to ensure access to sunlight and fresh air) and the Sims Woodhead Memorial Laboratory (Lakeside Lodge). Other buildings within the hospital site are identified as having a negative or neutral contribution to the conservation area either because views of the building are screened by modern development or due to their current unattractive appearance. The Appraisal sets out guidelines for any new development within or affecting the conservation area. For Papworth Hospital, any development proposals should seek to enhance the site, for example through enhancing the parkland, removing poor quality extensions or modern buildings, and by ensuring that new buildings are of a high quality that respond to the context.
- 8.31 Papworth Everard is synonymous with healthcare provision and medical facilities in the village have ranged from the treatment and convalescence of tuberculosis sufferers to the current provision of residential rehabilitation facilities for the disabled by the independent Papworth Trust, and the treatment of people with life threatening cardio-vascular problems by the Papworth Hospital NHS Trust. Healthcare provides a breadth of employment opportunities and the hospital employs a large number of local residents from the unskilled to highly specialised doctors and therefore the decision to relocate Papworth Hospital to Cambridge is a major threat to the future viability of the village and the maintenance of a sustainable community.
- 8.32 Healthcare is therefore the preferred use for the site following the relocation of Papworth Hospital. This could include a continued role within the NHS or could include private healthcare facilities trading on the world renowned Papworth Hospital name. A long-term approach will need to be taken to securing a healthcare future. If it is necessary to consider other forms of employment use for the Papworth Hospital site, then a mix of uses within the B1 Business Use Classes would be the most appropriate in this historic parkland setting.
- 8.33 Residential development would not be acceptable other than exceptionally for the conversion of any existing buildings of character where it is the most appropriate use of the buildings and would make the most appropriate contribution to enhancing the historic setting of Papworth Hall. Residential redevelopment as an alternative to
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healthcare / employment uses is not compatible with the long term strategy to make Papworth Everard a sustainable village and would make the village a dormitory settlement unrelated to the main focus of jobs growth in and on the edge of Cambridge.

Imperial War Museum at Duxford

Policy E/7: Imperial War Museum at Duxford

1. The Imperial War Museum site at Duxford Airfield will be treated as a special case as a museum which is a major tourist / visitor attraction, educational and commercial facility.
2. Proposals will be considered with regard to the particular needs and opportunities of the site and any proposals involving the use of the estate and its facilities for museum uses or non-museum uses must be complementary to the character, vitality and sustainability of the site as a branch of the Imperial War Museum.
3. Details of projected increases in noise will be required with all proposals which would lead to an increase in commercial or flying activity and details concerning the scale, form and design will be required to accompany any outline planning application.

- 8.34 The Imperial War Museum Duxford (IWM Duxford) is an integral element of the multi branch Imperial War Museums and is a major tourist / visitor attraction, educational and commercial facility based on a long established airfield. It is established as the European centre of aviation history together with restoration, conservation, storage and research functions. There is a working airfield and the visitor offer is unique in combining static and dynamic aircraft exhibits through its own activities and those of its onsite partners. IWM Duxford receives some 440,000 visitors per annum and has a key remit to provide a substantial educational programme for both formal and informal learners. The site also includes a memorial to honour soldiers from the Royal Anglian Regiment who have lost their lives since 1959. Duxford is regarded as the finest and best-preserved example of a fighter base representative of the period up to 1945 in Britain, with an exceptionally complete group of First World War technical buildings in addition to technical and domestic buildings typical of both inter-war Expansion Periods of the RAF. It also has important associations with the Battle of Britain and the American fighter support for the Eighth Air Force. Development proposals will need to consider the impact on this nationally important heritage asset, in accordance with the National Planning Policy Framework (NPPF, 2012) and Policy NH/14 IWM Duxford sees its long term future as a vibrant, sustainable and effective visitor attraction, education provider and commercial venue with jobs and investment beyond the direct effects of the museum and its partners.

- 8.35 Given its national significance, the District Council will give IWM Duxford 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.

Mixed-Use Development in Histon & Impington Station Area

Policy E/8: Mixed-Use Development in Histon & Impington Station Area

1. To create an attractive and vibrant gateway to the settlements from the Guided Busway stop, redevelopment of land around Station Road in Histon and Impington, as shown on the Policies Map, will deliver mixed-use development, including:
 - a. Commercial uses – workshops, retail, café / restaurant (in Use Classes B1, A1 and A3);
 - b. Community uses;
 - c. Residential development including work / live units.
2. Development proposals for the sites known as former Bishops Hardware Store site, Old Railway Goods Yard, and Kendall Court should include commercial and/or community uses in addition to any residential development.
3. The former station building and the Railway Vue public house are of local importance and should be retained and reused as appropriate for commercial or a community use.
4. All schemes must integrate with surrounding uses, respect the character and maintain the vitality and viability of Histon and Impington village centre, and retain the significant wooded area known as 'The Copse'.
5. Planning permission will only be granted for development proposals where the applicant can demonstrate that their proposals will contribute to achieving the objectives for the area outlined above. The preferred approach would be through masterplanning the whole policy area, in consultation with landowners and stakeholders.
6. A Supplementary Planning Document may be produced to support the application of the policy.

- 8.36 Histon and Impington Parish Council has aspirations to rejuvenate the area around the former railway station in Histon and Impington to create a vibrant gateway into this community. The southern section of the settlement lacks a focus, with no key points and few shops to generate the footfall for success. The Guided Busway provides an opportunity to create a second local focus for the village, not simply a gateway but a destination in its own right.
- 8.37 The aspiration is to make better use of vacant and underused land to provide a wider mix of uses to attract more use of the area at different times of the day, including outside of the peak hours. These uses could include small (artisan) workshops, small scale retail and destination shops (e.g. for craft made items, specialist foods) as well as food outlets including café / restaurants. The new uses should complement facilities offered elsewhere in the village and should not detract from or undermine them.
- 8.38 There are several development opportunity sites including; the warehouse site, Kendall Court and the old railway goods yard to the north west of the former station building. These should be redeveloped for mixed-use development, including commercial and retail uses, to try to rebalance the ratio of employment uses to residential in the village as this ratio has halved in six years. Small and Medium Enterprises are the villages' (and the nation's) growth engines for new jobs and there are currently few start up premises or work and live opportunities in the village.
- 8.39 The opportunity for new residential development will be limited but attractive due to the proximity to the Guided Busway and convenience of other local facilities. The opening of the Cambridge North station with Busway access will increase its attractiveness and provide an opportunity for sustainable living with minimal reliance upon the private car.
- 8.40 The two Victorian buildings; the former station building and Railway Vue public house are landmark buildings which are important to the local community. Located in key positions they should be retained in commercial use or as a community asset.
- 8.41 The Copse is an attractive wooded area which provides an important informal amenity and recreation area for local residents, and has been designated a Local Green Space. Many of the trees are protected by Tree Preservation Orders.
- 8.42 An exemplar of 21st Century design, redevelopment will be based on the highest standards of sustainability and latest architectural styles in a way that will co-exist in harmony with its surroundings whilst creating an area that is visually striking. It will maximise opportunities for local access on foot and by cycle, as well as by public transport, reducing reliance upon the car.

Promotion of Clusters

Policy E/9: Promotion of Clusters

1. Development proposals in suitable locations will be permitted which support the development of employment clusters, drawing on the specialisms of the Cambridge area in the following sectors:
 - Biotechnology and biomedical;
 - Computer services;
 - Electronic engineering;
 - High-technology manufacturing;
 - Information technology / telecommunications;
 - Healthcare, teaching and research;
 - Research and development;
 - Clean Technology;
 - Other locally driven clusters as they emerge.
2. Employment land allocations especially suited for cluster development are Northstowe, North-west Cambridge, and the new employment provision on the edge of Cambridge (Policies E/1 and SS/4). These areas will be expected to include provision of a range of suitable units, including for start-ups, SMEs, and incubator units.

- 8.43 The [NPPF](#) (2012) (paragraph 21 4th bullet point) requires local planning authorities to plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries. The Council's [Economic Development Strategy](#) identified a particular need for premises to support start-ups and enterprise, and low cost lab/office space.
- 8.44 Previous development plans for the district have included policies which selectively managed employment development, restricting the occupancy of new employment buildings to firms that can demonstrate a need to be located in the Cambridge area. The purpose has been to recognise the Cambridge areas role as a world leader in research, manage development pressure by reserving land for uses needing a Cambridge location, and encourage uses that do not need to be close to Cambridge to locate elsewhere.
- 8.45 Recent evidence in the Employment Land Review, building on the [Cambridge Cluster at 50 Study](#), suggests that the high tech cluster is maturing. Greater flexibility is needed to support its diversification enabling associated high tech manufacturing and headquarters functions. A significant element of future growth in the district is expected to come from other office sectors, which could be restricted by previous policies.

- 8.46 Many local businesses take risks to innovate and a high number of business start-ups and failures is one of the characteristics of the Cambridge high tech sector and there is a risk that a more flexible policy could affect the future of the sector, by increasing competition for land and buildings, and increasing rents. However, there is now a larger amount of employment land that is available than in the past, and Policy E/9 seeks to ensure major sites continue to deliver land and buildings suitable for the future development of the high tech clusters.
- 8.47 On balance the evidence suggests the benefits of removing the policy currently outweigh the costs. It will however be important that the impact on the district economy, and in particular the high technology research & development clusters, is closely monitored, and a policy reinstated through plan review if evidence indicates harmful impacts.

Shared Social Spaces as part of Employment Areas

Policy E/10: Shared Social Spaces in Employment Areas

Appropriately scaled leisure, eating and social hub facilities will be permitted in business parks and employment areas where:

- a. The use is ancillary or complementary to existing or proposed B-Use Classes, and supports the functionality of the employment area;
- b. The use will not have unacceptably adverse effects on existing businesses or future business use of the site;
- c. The facility is intended primarily to meet the needs of workers in the business park, and does not attract significant levels of visitor traffic into the area.

- 8.48 The [Cambridge Cluster at 50](#) identified that some business parks were considered isolated, and the lack of a social aspect could be making them less attractive places to locate to. It highlighted the importance of social spaces for doing business.
- 8.49 The policy supports the development of complimentary facilities in order to help develop the social milieu of free standing business parks which are not close to existing comparable village facilities. The need for such complementary facilities will vary according to the location of individual business parks. In smaller employment areas facilities are likely to be available nearby, such as in village centres.

Large Scale Warehousing and Distribution Centres

Policy E/11: Large Scale Warehousing and Distribution Centres

Large scale warehousing and distribution centres will not be permitted in the district.

- 8.50 This element of the ‘Selective Management of Employment’ policies for the Cambridge area warrants retention. These uses require a large land area, but generate relatively low numbers of jobs. They could quickly reduce the available land supply, and increase pressure on transport networks, which could harm the continued prosperity of the high technology clusters. Whilst proposals for warehousing supporting other employment uses or meeting local needs will be supported subject to other policy requirements, large scale proposals serving a wider regional or national function will not be supported.

New Employment Development in Villages

Policy E/12: New Employment Development in Villages

Within development frameworks in villages, planning permission will be granted for new employment development (B1, B2 and B8 uses) or expansion of existing premises provided that the scale of development would be in keeping with the category and scale of the village, and be in character and scale with the location.

- 8.51 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. Proposals must be in scale with the location. This means that larger proposals are more likely to be considered favourably in Rural Centres, whilst only very small scale proposals are likely to be acceptable at Group or Infill villages.

New Employment Development on the Edges of Villages

Policy E/13: New Employment Development on the Edges of Villages

Subject to Green Belt policy, new development for employment development (B1, B2 and B8 Use Classes) will be permitted on sites adjoining or very close to the development frameworks of villages where:

- a. It is demonstrated that there are no suitable buildings or sites within the settlement or nearby, or suitable buildings to reuse or replace in the countryside nearby.
- b. The site comprises previously developed land. If greenfield sites are proposed they will need to demonstrate no suitable previously developed sites are available.
- c. The proposal is justified by a business case, demonstrating that the business is viable.

(continued)

- d. There is a named user for the development, who shall be the first occupant. A planning condition will be attached to any permission to this effect.
- e. The proposal is logically related to the built form of the settlement, the scale and form of the development would be in keeping with the category and scale of the village.
- f. The proposal would not have an unacceptable adverse impact on the character and appearance of the area and in particular the village edge, and is in scale with the location.
- g. The site can be easily accessed on foot or cycle.

8.52 Sensitive small scale employment development can help sustain the rural economy, and achieve a wider range of local employment opportunities. Where it can be demonstrated there are no suitable buildings in the area, the Council will support development on the edges of villages in appropriate circumstances.

Loss of Employment to Non-Employment Uses

Policy E/14: Loss of Employment Land to Non Employment Uses

1. The conversion, change of use or redevelopment of existing employment sites to non-employment uses within or on the edge of development frameworks will be resisted unless one of the following criteria is met:
 - a. It is demonstrated that the site is inappropriate for any employment use to continue having regard to market demand. Applications will need to be accompanied by documentary evidence that the site is 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.
 - b. 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.
 - c. The existing use is generating environmental problems such as noise, pollution, or unacceptable levels of traffic and any alternative employment use would continue to generate similar environmental problems.
2. Redevelopment proposals which propose the loss of all employment uses will need to be accompanied by clear viability or other evidence as to why it is not possible to deliver an element of employment development as part of the scheme.

- 8.53 Employment sites at villages are a scarce resource, which should be retained. Making best use of existing employment sites reduces the pressure for development of new sites, including new sites in the countryside. It also provides a greater range of employment opportunities and reduces the need to travel. Sites should be retained to provide local employment, unless specific factors indicate otherwise.
- 8.54 The Council will require robust evidence that a site or building is no longer appropriate for employment use. Any marketing exercise should include extensive advertising. Both freehold and leasehold options should be made available without restrictive covenants preventing reuse as an employment use. All details of offers should be provided to the Council during the marketing period together with full reasons as to why any offer has not been accepted. The facility should only be marketed at an appropriate value agreed by the Council and an independent assessor for its existing use.

Established Employment Areas

Policy E/15: Established Employment Areas

1. In defined Established Employment Areas, redevelopment of existing buildings and appropriate development for employment use will be permitted.
2. The following Established Employment Areas are defined on the Policies Map:
 - a. Cambourne Business Park, Cambourne;
 - b. Brookfields Business Estate / Park, Twentypence Road, Cottenham;
 - c. Land at Hinxton Road, South of Duxford;
 - d. Granta Park, Great Abington;
 - e. Wellcome Trust Genome Campus, Hinxton;
 - f. Cambridge Research Park, Landbeach;
 - g. Site to North of Cambridge Research Park, Landbeach;
 - h. Daleshead Foods Ltd, Cambridge Road, Linton;
 - i. Eternit site, Meldreth;
 - j. Norman Way Industrial Estate, Over;
 - k. Former Spicers site, Sawston;
 - l. Buckingway Business Park, Swavesey;
 - m. Convent Drive / Pembroke Avenue site, Waterbeach.
3. Permission will be refused where there would be a negative impact on surrounding countryside, or landscape character.

- 8.55 South Cambridgeshire contains a number of ‘Established Employment Areas’, which are identified on the Policies Map. The policy provides a context for considering planning applications on these sites, to support their role and function as employment sites.
- 8.56 Within these areas, appropriate 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.
- 8.57 The sites identified are outside development 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.

Expansion of Existing Businesses in the Countryside

Policy E/16: Expansion of Existing Businesses in the Countryside

Subject to Green Belt policy, and outside the areas listed in Policy E/15, the expansion of established existing firms which are outside development frameworks will be permitted where:

- a. The proposal is justified by a business case, demonstrating that the business is viable, and has been operating successfully for a minimum of 2 years.
- b. There is a named user for the development, who shall be the first occupant. A planning condition will be attached to any permission to this effect.
- c. The proposal is of a scale appropriate in this location, adjacent to existing premises and appropriate to the existing development.
- d. There is no unacceptable adverse impact on the countryside with regard to scale, character and appearance of new buildings and/or changes of use of land.
- e. Existing buildings are reused where possible.
- f. The proposed development would not (by itself or cumulatively) have a significant adverse impact in terms of the amount or nature of traffic generated.

- 8.58 There are many existing businesses located in the countryside, which play a valuable part in the economy of the district. Whilst the Local Plan generally restricts new development in the countryside, the expansion of these firms will be supported if certain conditions are met. A business case will be required, to demonstrate the proposal will secure jobs or create new jobs.

- 8.59 The scale of growth must not conflict with other policies in the Plan, and must not result in an unsustainable level of development in a particular location.

Conversion or Replacement of Rural Buildings for Employment

Policy E/17: Conversion or Replacement of Rural Buildings for Employment

1. The change of use or adaptation of buildings in the countryside for employment use will be permitted provided the following apply:
 - a. The buildings are structurally sound, not makeshift in nature and are of permanent, substantial construction;
 - b. The buildings are capable of re-use without materially changing their existing character or impact upon the surrounding countryside;
 - c. The form, bulk and general design of the buildings are in keeping with their surroundings.
2. The replacement of suitably located, existing buildings of permanent design and construction in the countryside for economic development purposes with well-designed new buildings will be permitted where it would bring about environmental improvement, and result in a more sustainable development.
3. Any increase in floor area must enhance the design, and ensure the building remains in scale and character with its rural surroundings.
4. 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.
5. 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. Proposals which would have a significant adverse impact in terms of the amount or nature of traffic generated will be refused.

- 8.60 The [NPPE](#) (2012) requires that Local Plans support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings.

Farm Diversification

Policy E/18: Farm Diversification

1. Well-conceived diversification schemes to support agricultural and other land-based rural businesses, will be permitted if:
 - a. They are consistent in scale with their rural location;
 - b. Existing buildings are reused where possible, and if not replaced, in accordance with Policy E/17;
 - c. Any new development is part of an existing group of buildings.
2. Applications must include a Business Plan, to demonstrate how the proposal will support the continued operation of the agricultural and other land based rural businesses.

- 8.61 Agriculture still makes an important contribution to the South Cambridgeshire economy, but increasingly farms are diversifying 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, holiday accommodation or renewable energy infrastructure. 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.
- 8.62 It is important that diversification proposals are well founded in terms of effectively contributing to the agricultural business and the rural economy and integrating new activities into the environment and the rural scene. Farmers are required to submit a Business 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.

Tourist Facilities and Visitor Attractions

Policy E/19: Tourist Facilities and Visitor Attractions

Proposals for new or extended tourist facilities and visitor attractions (excluding accommodation) in the countryside will be supported where it can be demonstrated that:

- a. The development utilises and enhances the areas existing tourism assets;
- b. There is an identified need for a rural location, and all opportunities for reuse / replacement of existing rural buildings have been explored appropriate to the proposal;
- c. There would be no significant adverse impact on the character and appearance of the area;
- d. The scheme is in scale with its location and the nature of the facility it supports;
- e. The proposal maximises sustainable travel opportunities, including walking, cycling, and public transport. Proposals which would have a significant adverse impact in terms of the amount or nature of traffic generated will be refused;
- f. The proposal does not require on site accommodation (e.g. for security).

- 8.63 Within the district, there are a number of assets which have become major tourist visitor attractions, such as the World War II airfield at Duxford which is now home to the Imperial War Museum, and Wimpole Hall which is owned by the National Trust. Facilities such as these can only be developed where the assets exist.
- 8.64 The [NPPE](#) (2012) requires support for sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. Tourist facilities and attractions could include visitor and information centres, toilets, tea rooms, or picnic sites. The policy is intended to support the districts existing attractions and assets. It is not the intention of the policy to encourage new major tourist attractions.

Tourist Accommodation

Policy E/20: Tourist Accommodation

1. Development which will provide tourist accommodation within development frameworks will be supported where the scale and type of development is directly related to the role and function of the centre.
2. Outside development frameworks, development to provide overnight visitor accommodation, holiday accommodation and public houses will be permitted by the change of use / conversion / replacement of suitable buildings and by small scale new developments appropriate to local circumstances.
3. 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.

- 8.65 The Cambridge area draws large numbers of visitors every year generating significant demand for visitor accommodation. The primary attraction is the City of Cambridge. Cambridge City Council has undertaken a study of the [need for hotel accommodation for Cambridge](#), and the Local Plan addresses the need for City Centre accommodation. Taking account of existing and planned facilities in and on the edge of the city, additional need is limited. The South Cambridgeshire Local Plan therefore does not allocate any specific sites for new hotel accommodation. Holiday accommodation will be limited to no longer than 4 week lets to ensure it is retained as tourist accommodation and not used as long term or permanent residential accommodation.

Retail

Retail Hierarchy

Policy E/21: Retail Hierarchy

A retail hierarchy of preferred centres will be taken into account in considering proposals for retail development. Any proposals for new retail provision in these centres should be in scale with their position in the hierarchy. The hierarchy of centres in South Cambridgeshire is as follows:

- a. Northstowe and Waterbeach (new towns) town centres;
- b. Rural Centres' village centres;
- c. Other village centres (Minor Rural Centres, Group Villages and Infill Villages).

- 8.66 The [NPPF](#) (2012) requires Local Planning Authorities to recognise town centres as the heart of their communities and pursue policies to support their viability and vitality. To assist this they should define a network and hierarchy of centres that is resilient to anticipated future economic changes.
- 8.67 Cambridge is the relevant city centre in the local hierarchy while the ring of market towns just outside the district represent town centres.
- 8.68 The centres at the new towns of Northstowe and Waterbeach will also be considered as town centres in the hierarchy. For both new towns, there will be a need for convenience and comparison floor area provision of a scale necessary to ensure that the settlements are sustainable. However, the Council does not intend that either new town should perform a sub regional shopping role that has a significant impact on the role of Cambridge.
- 8.69 The village centres in Rural Centre Villages can fulfil the role of local centres but are not appropriate locations for shopping development to serve larger/dispersed catchment areas. Rural Centres are the appropriate location for shopping development 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. It is not practicable to define the extent of local centres on the Policies Map due to the dispersed distribution of most town centre uses in our villages.

Applications for New Retail Development

Policy E/22: Applications for New Retail Development

1. Proposals for new shops, redevelopment or extension of existing shops, or the change of use of buildings to shops within a development 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. Wherever possible retail uses will be located in close proximity to each other in the centre of villages, unless serving very local catchments e.g. corner shops.
2. Proposals involving additional retail floorspace resulting in a retail unit in excess of the following thresholds should be accompanied by a Retail Impact Assessment:
 - a. Rural Centre village centres 500m² (gross)
 - b. Outside such centres 250m² (gross)

(continued)

3. Proposals for retail developments up to and including the above floorspace thresholds will generally be regarded as being of a scale that would not result in significant adverse impacts.
4. Where impact assessments indicate significant adverse impacts on an existing town or village centre, development will be refused.

- 8.70 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 Council will, wherever possible, support provision of new shops and facilities of an appropriate scale to the village. Wherever possible retail uses will be encouraged to locate in close proximity to each other in order to allow for easier access and provide for greater convenience, thereby strengthening existing provision.
- 8.71 The NPPF (2012) sets a default threshold of 2,500m² gross retail floorspace above which impact assessments would be required. Only the very largest superstores in the district would reach this threshold. Given the rural nature of the district it is likely that a much smaller development could impact on the viability of other village centres. A higher threshold is included in the village centres of Rural Centres, reflecting that these often include small scale supermarkets. However, the location of such a facility on the edge of the village, or in or on the edge of smaller village, could impact on the viability of village centres, and therefore a lower threshold has been included for proposals outside these areas.
- 8.72 In order to explore future needs for retail development, Cambridge City Council and South Cambridgeshire District Council commissioned the [Cambridge Sub-Regional Retail Study](#) 2008. This showed that retail in Cambridge was performing well and provided an assessment of the need for new floorspace for both comparison goods (items not generally purchased on a frequent basis e.g. clothing, shoes, electrical goods, furniture, books.) and convenience goods (everyday and essential items e.g. food and drink) to 2021. It identified that additional needs were generally related to serving the planned major developments such as Northstowe.
- 8.73 New major developments will require retail development of an appropriate scale to meet the needs generated. Northstowe will require convenience and comparison floor area provision of a scale, which ensures that the settlement is sustainable. However, the 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](#).

Retailing in the Countryside**Policy E/23: Retailing in the Countryside**

1. Planning permission for the sale of goods in the countryside will not be granted except for:
 - a. 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
 - b. 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.
2. Where permission is granted, conditions may be imposed on the types of goods that may be sold.

- 8.74 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.

Chapter 9

Promoting Successful Communities



Park Life Event, Milton Country Park, South Cambridgeshire

Chapter 9 Promoting Successful Communities

- 9.1 Communities are about places and people. As well as being well designed our new developments need to promote good health, include necessary services and facilities when they are needed, provide open space, and allow safe movement by walking and cycling. The people that move into these new places will form successful new communities and the Local Plan will ensure they are given the right support to do this.
- 9.2 A number of new communities are already planned in South Cambridgeshire, at the new town of Northstowe and in a number of urban extensions to Cambridge. These follow on from Cambourne, which in over a decade has grown into a rural centre with a range of facilities and a thriving community. The development strategy is set out in Chapter 2 and identifies further new communities to be created during the plan period and beyond.
- 9.3 The Local Plan will also affect existing communities. South Cambridgeshire is a mostly rural authority of 105 villages providing a variety of services and facilities for their local communities. Larger villages usually provide a greater choice since they serve larger populations and a larger catchment area. Many smaller villages have very few facilities, but those facilities can be important in ensuring that a basic level of services is available locally. The Council aims to play its part in protecting and improving rural services, in order to support existing communities. The Localism Act requires the Council to keep a 'List of Assets of Community Value' which will help to identify what facilities and services local communities consider to be valuable within their villages.

Key Facts:

- The 'health' of people living in the district is generally better than the average for England.
- Good health leads to an aging population with the highest growth expected to occur in the 65+ age group.
- In national indices of multiple deprivation (2010), out of 326 English local authorities where a rank of 1 is the most deprived authority in England, and a rank of 326 the least deprived authority, our score was 322 (meaning we are one of the most successful areas in England). The indices take account of income, employment, health and disability, education skills and training, barriers to housing and other services, crime, and the environment.
- Age structure is a key factor for planners and service providers as it affects requirements for services such as education, health, leisure, arts and sports facilities. It influences household composition and therefore the overall size of a new development's population.
- People who move into new developments can have very different population characteristics to the surrounding area.

- Initial populations tend to have a young age structure, with many young couples and young children, and very few older people.
- Population age structures change markedly over time as developments mature, with children and adults ageing and the age structure gradually becoming older and more similar to the surrounding population. This process may take as long as 30 years.
- Rural shops and services are vital for maintaining communities and supporting access for the less mobile members of society.
- Sport and play space is important for supporting healthy lifestyles and improving both the physical and mental wellbeing of communities.
- There are high levels of demand for new allotments, which provide opportunities to support healthy lifestyles.
- Areas around the A14 north of Cambridge, and the centre of Cambridge, are designated as Air Quality Management Areas.
- National Noise Action Plans First Priority Locations have been identified within the district in areas close to the M11, A14 and A10, and other busy roads.

Allocation for Open Space

Policy SC/1: Allocation for Open Space

The following sites are allocated to meet local need for open space:

1. Extensions to existing recreation grounds:
 - a. Land east of Bar Lane, Stapleford and west of the access road to Green Hedge Farm - 1.42ha.
 - b. Land north of Hatton's Road, Longstanton - 2.65ha.
 - c. Land north of former EDF site, Ely Road, Milton - 3.1ha.
2. New Sites:
 - d. Land known as Bypass Farm, west of Cottenham Road, Histon - 3.5ha.
 - e. Land south of Granhams Road, Great Shelford - 4.8ha.

- 9.4 The Council has published an updated Recreation and Open Space Study 2013. This has provided information on the provision of open space within the district and how this is meeting local need. As a result of this review sites for open space and recreation uses have been carried forward from the previous Plan and others have been identified in conjunction with the relevant local parish council in areas where there is an identified shortage of existing provision. Where other shortages may exist or arise during the plan period, Parish Councils have the option of preparing Neighbourhood Plans. These provide a further means of achieving open space allocations in parishes to meet local needs, particularly given the circumstances of

site delivery and maintenance arrangements that are typical in South Cambridgeshire Parishes.

- 9.5 The site south of Granhams Road, Great Shelford is only suitable for informal recreation uses due to its character and parkland setting. Road access is also very limited. Sites at Great Shelford, Stapleford, Histon and Milton remain in the Green Belt.

Health Impact Assessment

Policy SC/2: Health Impact Assessment

New development will have a positive impact on the health and wellbeing of new and existing residents. Planning applications for developments of 20 or more dwellings or 1,000m² or more floorspace will be accompanied by a Health Impact Assessment to demonstrate this.

- a. For developments of 100 or more dwellings or 5,000m² or more floorspace a full Health Impact Assessment will be required;
- b. For developments between 20 to 100 dwellings or 1,000 to 5,000m² or more floorspace the Health Impact Assessment will take the form of an extended screening or rapid Health Impact Assessment.

- 9.6 A key role for the Local Plan is to provide for development in a way that supports and encourages active and healthy lifestyles.
- 9.7 Health Impact Assessment (HIA) is a method of considering the positive and negative impacts of development on the health of different groups in the population, in order to enhance the benefits and minimise any risks to health. To ensure that new developments have a positive impact on the health and wellbeing of new and existing residents the Council will require an HIA of development proposals to a level of detail appropriate to its scale and nature. It is recognised that HIAs are most effective for large scale developments and therefore for developments of less than 100 dwellings or 5,000m² the Council will accept less detailed assessments.
- 9.8 Detailed guidance on how this policy will be implemented will be provided in a Supplementary Planning Document.

Protection of Existing Village Services and Facilities

Policy SC/3: Protection of Village Services and Facilities

1. Planning permission will be refused for proposals which would result in the loss of a village service, including village pubs, shops, post offices, banks and building societies, community buildings and meeting places, sports venues, cultural buildings, places of worship or health facilities, where such loss would cause an unacceptable reduction in the level of community or service provision in the locality.
2. The following matters will be considered in determining the significance of the loss:
 - a. The established use of the premises and its existing and potential contribution to the social amenity of the local population;
 - b. The presence of other village services and facilities which provide an alternative, with convenient access by good local public transport services, or by cycling or walking; and how these remaining uses will cope with displaced users; and any unacceptable impact of those alternative services or facilities;
 - c. The future economic viability of the use including the results of marketing of the premises for a minimum of 12 months at a realistic price and in appropriate cases financial information.

- 9.9 Village services and facilities in South Cambridgeshire perform a vital function in rural communities, particularly for the less mobile. The [National Planning Policy Framework](#) (NPPF, 2012) advises that plans should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. The local community can highlight the facilities it values within its parish by applying for them to be included on the register of Community Assets held by the Council.

Meeting Community Needs

Policy SC/4: Meeting Community Needs

1. All housing developments will include or contribute to the provision of the services and facilities necessary to meet the needs of the development. The scale and range of this provision or contribution will be appropriate to the level of need generated by the development and will address the specific needs of different age groups, of people with disabilities, and faith groups and will be adaptable to population growth and demographic changes. The full range of services and facilities are likely to be required in new settlements and similar developments.
2. The community needs of large scale major developments (individual sites with 200 or more dwellings, or groups of smaller sites which cumulatively exceed this figure), will be established through detailed assessments and strategies prepared in consultation with service providers, and approved by the local authority in partnership with the landowners and stakeholders.
3. In making assessments of need and the timing of delivery of the service or facility, account will be taken of capacity at existing facilities in the locality, their accessibility and of other local circumstances.

Range of Services and Facilities to be Provided

4. The community facilities and services to be provided include:
 - a. Primary and secondary schools;
 - b. Meeting places;
 - c. Health facilities;
 - d. Libraries;
 - e. Sports facilities;
 - f. Commercial facilities important to community life including childcare nurseries, local shops restaurants and cafes, and public houses;
 - g. Provision for faith groups;
 - h. Provision for burials;
 - i. Provision for waste and recycling;

(continued)

5. New retail provision should not undermine the vitality and viability of nearby 'town centres' as defined in the National Planning Policy Framework having regard to the hierarchy of centres.
6. Provision can include buildings, land (serviced if to be built on), and financial contributions.

Location of Services and Facilities

7. Services and facilities should be provided in accessible locations. Opportunities for joint provision and co-location of compatible services and facilities should be examined and such provision made where this is practical and cost efficient to service and facility providers. In new settlements provision will be focused in town, district or local centres where appropriate to the service and facility being provided.

Community Involvement and Development

8. A community development strategy will be prepared for large scale major developments (Waterbeach New Town, Bourn Airfield New Village and Cambourne West) to demonstrate how the new communities will be effectively supported throughout the build phase of the developments, including at the outset of development.

Implementation

9. The timely delivery of services and facilities when they are needed will be required, including the provision of key services and facilities for early phases of the development. Phasing will be established through planning obligations or conditions. Phasing may require the provision and use of interim facilities from first occupation until permanent facilities are delivered, to help build a sense of community and minimise car dependency.
10. As appropriate to the nature of facilities provided, the developer will prepare management and maintenance strategies, to be approved by the Local Planning Authority, to ensure robust and effective implementation, adoption and maintenance in the long term.

- 9.10 The sites allocated in the Local Plan identify where new communities will be developed over the plan period. Experience from developing Cambourne, and the ongoing work to deliver Northstowe and the urban extensions to Cambridge, have

informed the content of this policy. New large scale major developments will need to include a wide range of services and facilities to become successful communities. Smaller village developments will not usually need to include new services and facilities on-site but may need to contribute to the expansion of existing facilities and sometimes provide land for that expansion. The provision of facilities and services will be secured via a planning obligation when mitigating a site specific impact or more generally through a Community Infrastructure Levy contribution (CIL) (see Chapter 10 for a more detailed reference to CIL).

- 9.11 Reflecting Planning Practice Guidance, the Council will not seek tariff style Section 106 contributions for general off site infrastructure improvements from sites under 10 dwellings (and which have a combined gross floor space of no more than 1,000m²). If, through consultation, a service or facility provider identifies a particular requirement arising directly from a development and which is necessary to mitigate the impact of that development, it would be legitimate to secure a financial contribution towards its provision or (where an existing infrastructure item) its improvement / upkeep.
- 9.12 The work of different agencies needs to be coordinated to deliver public, commercial and voluntary services, of the right nature and size, and when they are needed. Depending on the scale and nature of development, assessments and strategies for service provision will be required, prepared in partnership with the landowner and stakeholders, which will also address future management and governance issues.
- 9.13 New developments take time to develop into new communities especially if they are of a large scale. Support is needed to help people to settle and start the groups, clubs and activities found in more established neighbourhoods. Community Development Strategies provide a way to help plan community development rather than leaving it to chance. This could include support to help establish good communication and information for new residents, establish new community groups, organise community activities, and support the growth of new sports clubs and community groups. The development of a Public Art Strategy within a new community can play a role in linking existing and new residents in a community help bring existing and new residents together (see Chapter 5 for Policy HQ/2 Public Art and New Development).
- 9.14 The timely delivery of key services and facilities in the early phases of the development is vital and the provision of places where the community can meet should be prioritised. If a new dwelling in a first phase is put forward to be used by the community this can provide a starting point for community development.
- 9.15 With regard to provision for sports facilities, the Council has worked with Cambridge City Council and Sport England to develop two sports strategies: a Playing Pitch Strategy 2015-2031 for grass and all weather pitches covering both areas; and an Indoor Sports Facility Strategy 2015-2031 to guide future provision of indoor sports halls, swimming pools and outdoor cycling facilities to serve existing and new communities in Cambridge and South Cambridgeshire. In line with the Framework, the strategies assess existing facilities, the future need for sport and active

recreation facilities, and opportunities for new provision. The Playing Pitch Strategy and Indoor Sports Facility Strategy take into account planned growth to 2031.

Where large windfall sites come forward, which have not been accounted for in the strategies, applicants should provide a sports strategy (also known as a facilities development plan) setting out the details of specific facilities to be developed, the rationale and need for these. The process will involve consultation with Sport England and the relevant National Governing Bodies for sport.

- 9.16 Smaller extensions to existing villages will not be required to provide as wide a range of services and facilities as large scale major developments, however consideration will need to be given to the impact of developments on the edge of existing villages so that the extra demands for services and facilities from new residents are provided for in ways that minimise impacts on the existing community.
- 9.17 Some public services can successfully share facilities such as libraries, health facilities and meeting rooms. The dual use of sports facilities and community spaces by the local community and the school population in village colleges is a successful part of the way of life in South Cambridgeshire that should be continued in new schools. Such sharing of facilities can assist in the ensuring that a wider range of services is available to a community.
- 9.18 A number of facilities some of sub regional significance have been identified in studies prepared by Cambridgeshire Horizons, an organisation which was charged to help implement earlier development proposals in the Cambridge area but which was wound up in 2011.
- 9.19 Recognising the desirability of such facilities, Cambridge City Council and South Cambridgeshire District Council explored whether there was a need and possible site options for accommodating a community stadium, ice rink and concert hall in updating their Local Plans. Public consultation revealed that sites explored through the Local Plan outside the Green Belt were unlikely to be made available by their owners for such facilities. On the evidence available and the results of public consultation, the two Councils were not convinced that a compelling case exists amounting to the exceptional circumstances necessary in national planning policy for allocating a community stadium or other facilities in the Green Belt.
- 9.20 In the absence of policies in the Plan, should any proposals subsequently come forward they would be considered on an exceptional basis on the evidence at the time. If proposed in the Green Belt it would have to comply with the national policy and local plan policy regarding Green Belt. It would also have to comply with the National Planning Policy Framework¹, and in particular the sequential approach to town centre uses, and other policies in the Local Plan.

¹ [National Planning Policy Framework](#) (2012)

Community Healthcare Facility Provision

Policy SC/5: Community Healthcare Facility Provision

Proposals for Community healthcare facilities will be supported within development frameworks.

- 9.21 Community healthcare facilities provide a range of care services designed to support patients in the community and who might previously have been treated as inpatients or day patients in hospital. The Council would be supportive of appropriately located and scaled proposals which will be assessed using relevant Local Plan policies. Proposals within the Green Belt would have to demonstrate very special circumstances, in particular why they were unable to locate outside the Green Belt.

Indoor Community Facilities

Policy SC/6: Indoor Community Facilities

1. All housing developments will contribute towards the provision of indoor community facilities to meet the need generated by the development.
2. Developments of sufficient scale to generate the need for new on-site facilities will be required to do so, unless it can be demonstrated that there would be advantages in delivery off-site such as a more accessible location or the delivery of a larger and better facility.
3. Other developments will contribute to off-site provision, through planning obligations or through the Community Infrastructure Levy as appropriate. Contributions will be based on a standard of 111m² of such floorspace per 1,000 additional population.

- 9.22 Indoor community facilities, including village halls, community halls, church halls and other publicly accessible buildings, play a crucial role in maintaining a sense of local identity, as well as providing a base for a variety of different groups and activities, from pre-school groups, to indoor carpet and short mat bowls, yoga, meetings or coffee mornings. The Council is keen to ensure that all residents have access to facilities which are appropriate and suitable for their needs.
- 9.23 The Council commissioned a community facilities assessment in 2009 to understand the size and condition of village halls, community halls, church halls and other publicly accessible facilities. It identified a standard approach for indoor community space per capita that can be used when considering the needs generated by new development, which has been used to guide negotiations on planning obligations since January 2010. Only very large developments could justify provision of new facilities within the development, therefore contributions for off-site

provision will be sought, whether via a planning obligation or through a Community Infrastructure Levy.

- 9.24 The standard within the policy is for the main hall only and does not include ancillary rooms such as kitchen, store, lobby, toilets and offices which will also form part of the building at a scale proportionate to the development. At recent developments the main hall has equated to in the region of 25% of the total floor area.

Outdoor Play Space, Informal Open Space and New Developments

Policy SC/7: Outdoor Play Space, Informal Open Space and New Developments

1. All housing developments will contribute towards Outdoor Playing Space (including children's play space and formal outdoor sports facilities), and Informal Open Space to meet the need generated by the development in accordance with the following minimum standards:
 - a. Outdoor play space, informal open space and allotments and community allotments: 3.2 hectares per 1,000 people comprising:
 - i. Outdoor Sport 1.6ha. per 1,000 people
 - ii. Open Space 1.2ha. per 1,000 people
 - iii. Allotments and community orchards 0.4ha. per 1,000 people
 - b. Subject to the needs of the development the open space requirement will consist of:
 - iv. Formal Children's Play Space 0.4ha. per 1,000 people
 - v. Informal Children's Play Space 0.4ha. per 1,000 people
 - vi. Informal Open Space 0.4ha. per 1,000 people

(continued)

2. Only family dwellings of two or more bedrooms will be required to contribute to the provision of Children's Play Space.
3. Housing provision consisting of Sheltered housing, Extra Care housing, and residential and nursing homes will not be required to provide Outdoor Play Space except Informal Open Space.
4. Where appropriate, provision will be on-site so that provision is integrated into the development and benefits to the health and wellbeing of new residents are maximised, guided by Figure 10. 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 facilities and/or improvements to existing facilities. On individual sites negotiation may take place on the types of space provided on site, taking account of the needs of the area, existing provision and any identified deficiencies in provision.
5. In developments of less than 10 homes, it is expected that only the Informal Open Space element 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.
6. 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.
7. 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.

9.25 The NPPF (2012) paragraph 73) addresses the importance that access to open space has to the health and wellbeing of a community. It states that local authorities should set locally derived standards for the provision of open space, sports and recreational facilities after they have assessed the quantity and quality of what is available within their area.

9.26 The Council carried out an assessment of open space, sports and recreation facilities across the district (Recreation and Open Space Study, 2013). This includes an audit of the quality, quantity and accessibility of existing facilities and an assessment of future needs, with input from stakeholders including parish councils,

sports clubs, and sports governing bodies. In 2016 South Cambridgeshire District Council and Cambridge City Council in partnership with Sport England, completed two sports strategies: a Playing Pitch Strategy 2015-2031 for grass and all weather pitches covering both areas; and an Indoor Sports Facility Strategy 2015-2031 to guide future provision and management of indoor sports halls, swimming pools and outdoor cycling facilities to serve existing and new communities in Cambridge and South Cambridgeshire. In line with the NPPF (2012), the strategies set out to assess existing facilities, the future need for sport and active recreation facilities, and opportunities for new provision. These strategies will need to be taken into account when considering future provision.

- 9.27 The standards within this policy are expressed as minimum standards. Whether open space provision is required in excess of the minimum standards will be determined having regard to the particular considerations to which a development proposal gives rise, including the needs of the area, existing provision and any identified deficiencies.
- 9.28 Policies in adopted Area Action Plans provide specific guidance for the areas that they cover, which are defined on the Policies Map. Policy LP/1 identifies where policies of the Local Development Framework referred to in adopted Area Action Plans are superseded by policies of this Local Plan. Paragraph D10.2 of the Northstowe Area Action Plan refers to district wide standards set out in policy SF/11 of the Development Control Policies DPD. This policy is superseded by this Local Plan Policy.
- 9.29 The villages of South Cambridgeshire and the parts of the district on the edge of Cambridge have a range of sports pitches and pavilions, children's play spaces, and informal open spaces suitable for play and for activities such as dog walking. These are primarily owned and operated by parish councils, although the use of management companies is becoming more common within new developments. Access to good quality open space and children's play facilities has significant benefits for community health and wellbeing. It is important that new developments provide new open spaces or contribute to the improvement of existing facilities to address the new needs generated. Depending on the scale of the development there is a hierarchy of open space provision. Larger schemes will be expected to provide for more types of open space.
- 9.30 Allotments and community orchards are important and valued forms of green space and should be included in new housing developments. Allotments provide fresh local fruit and vegetables as well as invaluable exercise and encourage a healthier life style. Orchards provide a range of benefits, including biodiversity, landscape enhancement, fruit for local communities and are a catalyst for the community to come together. The Council is supporting local people to establish or restore community orchards. It is important to ensure more of these areas are developed or conserved in a similar way as allotments have developed over time. New areas of allotments and community orchards form important community assets and are well used. The standard stated in the policy is equivalent to 32 allotments per 1,000 households.

- 9.31 The Council secures the provision of, or funding for, open space for all residential development to meet the needs generated. On-site provision is preferable, where practicable, to provide accessible spaces integral to the development close to where people live. Generally smaller developments can only deliver informal open space or play areas, whilst larger sites are capable of delivering a wider range of spaces, including sports pitches. Contributions for off-site provision will be sought, whether via a planning obligation or through a Community Infrastructure Levy. The approach to tariff style contributions outlined in paragraph 9.11 will also apply to this policy.
- 9.32 On individual sites negotiation may take place on the types of space provided on-site, taking account of the needs of the area, existing provision and any identified deficiencies in provision.
- 9.33 Figure 10 below provides a guide for when on-site provision will be sought. This means direct provision of a space or facility within the agreed development site boundary. On individual sites negotiation may take place on the types of space provided on-site, taking account of the needs of the area, existing provision and any identified deficiencies. Regard should also be made to the Playing Pitch Strategy and Indoor Sports Facilities Strategy.

Figure 10: Guide for On-site Provision of Open Space

	Type of space	On-site provision sought on developments above:	Minimum activity zone (minimum buffer zone)
Informal Open Space	Informal open space	All scales of development	
	Allotments and community orchards	200 dwellings	
Open Space for Formal Sport	Sports Pitches	200 dwellings	
	Other Outdoor Sport	200 dwellings	
Children's Play Space	Local Area for Play (LAP)	10 dwellings	100m ² (5m)
	Local Equipped Area for Play (LEAP)	50 dwellings	500m ² (20m)
	Neighbourhood Equipped Area for Play (NEAP)	200 dwellings	1,200m ² (30m for equipped play areas and 80-100m for skate parks and informal MUGAs.

- 9.34 It is important that there is provision made for open space that meets all the different needs of a community across the age ranges from play areas for toddlers to tranquil informal spaces with seating for older people to enjoy. Such open space will be designed carefully within a development so that the green spaces are fit for purpose and areas with potentially noisy uses such as playing fields for team sports will not cause disturbance and that children's play areas are within sight of housing so that they are a safe environment in which children can play.
- 9.35 Further guidance on the quantity, quality, and accessibility of open space will be provided in an Open Space Supplementary Planning Document (SPD).
- 9.36 Other forms of larger open space are also important resources for local people, such as country parks; and access to the countryside for leisure is also valuable to health and wellbeing. The provision of green infrastructure is dealt with in Chapter 6: Protecting and Enhancing the Natural and Historic Environment – Policy NH/6: Green Infrastructure.

Protecting Existing Leisure and Recreation Facilities within Villages including Allotments and Community Orchards

Policy SC/8: Protection of Existing Recreation Areas, Playing fields Allotments and Community Orchards

Planning Permission will not be granted for proposals resulting in the loss of land or buildings providing for recreational use, playing fields or for the loss of allotments or community orchards except where:

- a. They would be replaced by an area of equivalent or better quantity and quality and in a suitable location; or
- b. The proposed development includes provision of open space, or sports and recreation facilities of sufficient benefit to outweigh the loss; or
- c. An excess of provision in quantitative and qualitative terms is clearly demonstrated in all the functions played by the land or buildings to be lost, taking into account potential future demand and in consultation with local people and users
- d. Where replacement open space is to be provided in an alternative location, the replacement site / facility must be fully available for use before the area of open space to be lost can be redeveloped.

- 9.37 The NPPF (2012) states that existing open space, sports and recreational buildings and land, including playing fields, should be protected from development.
- 9.38 Most villages in the district have playing fields, recreation grounds, pavilions, or buildings providing sport and play facilities for local communities. These form an important part of village life, and are a valuable resource worthy of protection.

- 9.39 Allotments and community orchards are important resources to have within a village and are valued by the local community – this is reflected in how many such sites are now designated as Local Green Space (see Chapter 6 - Policy NH/12 Local Green Space). The Council will resist development that adversely impacts on these green features.
- 9.40 There is demand for more allotments within the district and the Council would not want communities to lose existing allotments unless suitable replacement land can be provided that is acceptable to the local community.

Artificial Lighting

Policy SC/9: Lighting Proposals

1. Development proposals which include new external lighting will only be permitted where it can be demonstrated that:
 - a. The proposed lighting scheme and levels are the minimum required for reasons of public safety, crime prevention / security, and living, working and recreational purposes;
 - b. Light spillage and glare are minimised;
 - c. There is no unacceptable adverse impact on the local amenity of neighbouring or nearby properties, or on the surrounding countryside;
 - d. There is no dazzling or distraction to road users including cyclists, equestrians and pedestrians;
 - e. Road and footway lighting meets the County Council's adopted standards.
2. Proposed development that is adversely affected by existing artificial lighting outside the development site will not be permitted unless any significant impact can be mitigated to an acceptable level.

- 9.41 The NPPF (2012) states that by encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation (paragraph 125 of the NPPF, 2012).
- 9.42 Artificial lighting is essential for reasons of safety or security and for living, working and recreational purposes. 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 light pollution (or obtrusive light), with various negative effects which can take the form of sky glow, glare and light trespass / spillage. Light spillage to residential premises can cause annoyance, disturb sleep and can have adverse health impacts.
- 9.43 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 (daily) patterns of plants, animals and insects and can be a waste of energy and resources (including carbon).

- 9.44 External lighting is needed for living, industrial, commercial business and transport including parking purposes 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 adverse impact on the amenity of surrounding properties.
- 9.45 Existing or proposed external lighting which may have an adverse impact will need to be accompanied by an assessment of impact on sensitive premises both on and off site and/or will require a light mitigation scheme or strategy as appropriate designed by a suitably qualified lighting engineer in accordance with the latest industry and or government / national best practice guidance and relevant British Standards publications. This may require the use of planning conditions and Section 106 agreements including limiting the times when lighting is used to mitigate and minimise any unacceptable adverse impact.
- 9.46 Although artificial light is needed for safety and amenity, it can have negative effects if it is not properly selected and designed or appropriately located. The Local Plan needs to ensure development proposals avoid adverse impact on nearby uses or the surrounding countryside and deliver positive benefits to society and local communities in terms of the reduction in energy use / carbon emissions and light pollution.

Noise Pollution

Policy SC/10: Noise Pollution

1. Planning permission will not be granted for development which:
 - a. Has an unacceptable adverse impact on the indoor and outdoor acoustic environment of existing or planned development;
 - b. Has an unacceptable adverse impact on countryside areas of tranquillity which are important for wildlife and countryside recreation;
 - c. Would be subject to unacceptable noise levels from existing noise sources, both ambient levels and having regard to noise characteristics such as impulses whether irregular or tonal.

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2. 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 106 agreements may be used to minimise such noise.
3. 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 unacceptable noise levels both internally and externally.
4. The 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 at nearby existing noise sensitive premises which includes dwellings, hospitals, residential institutions, nursing homes, hotels, guesthouses, and schools and other educational establishments.

- 9.47 The NPPF (2012) advises that planning policies should aim to avoid noise giving rise to significant adverse impacts on health and quality of life as a result of new development. Adverse impacts on health and quality of life should be mitigated and reduced to a minimum including through the use of conditions, while recognising that many developments will create some noise (paragraph 123 of the NPPF, 2012).
- 9.48 Noise including vibration can have a significant adverse impact upon environmental quality, health and quality of life including amenity. Annoyance is probably the most widespread adverse effect of noise, including speech interference and it can have an adverse impact on sleep during the sensitive night time period. Noise has also been shown to effect educational performance and achievement.
- 9.49 Typical sources of environmental noise within the district include transport: road, rail and air traffic; industrial; commercial and business premises; landfill operations; construction; and also sport and recreation / entertainment venues.
- 9.50 The NPPF (2012) affirms that the National Noise Policy Statement for England 2010 forms part of the overall framework of national planning policy, and should be a material consideration in decisions on planning applications. The Noise Policy Statement sets out the long term vision of government noise policy which is to “promote good health and a good quality of life through the effective management and control of all forms of noise within the context of government policy on sustainable development.”
- 9.51 In addition the Environmental Noise (England) Regulations 2006 and accompanying National Noise Action Plans have the aim of avoiding, preventing or reducing the harmful effects of environmental noise from roads, rail, aviation and industry.

- 9.52 There are certain parts of the district close to the M11, A14, A10 and other busy roads that experience significant levels of traffic noise which have been identified as major road priority locations for traffic noise action.
- 9.53 Local authorities have no specific obligations under the Noise Action Plans but are encouraged to review planning policy and practice for the management of noise from industrial / commercial sources. The plans acknowledge that the current complimentary land use planning system and pollution control regimes provide a vital contribution to the proactive management and control of the adverse effects of such noise sources that may arise as a result of development. This will ensure that measures are incorporated into development proposals which mitigate against increased population exposure to noise levels by the development.
- 9.54 Where necessary, the Council will require a noise impact assessment undertaken in accordance with the latest industry and or government / national best practice guidance and relevant British Standards publications, which will be expected to:
- identify all significant sources of noise either existing or proposed;
 - assess the likely short and long term impacts of noise generated or exposure to noise;
 - assess the suitability of the site for development proposed, having regard to noise impact on quality of life and health both internally and externally; and
 - propose noise protection measures to achieve acceptable internal and external noise levels, including consideration of adequate distance separation from noise sources, site and building layout / orientation, provision and retention of acoustic barriers, acoustic insulation of buildings / noise sources, noise limits at site boundaries, restrictions on types of activity, limitations on hours of operation. Where acceptable internal noise levels cannot be met with open windows, alternative means of ventilation may be required. Noise should be mitigated at source in the hierarchy of mitigation measures.
- 9.55 Further guidance is included in the current [District Design Guide SPD](#) and will be included in an Environmental SPD to support the Local Plan.
- 9.56 The overarching objective is to ensure development is appropriate and compatible for its location. It is important that 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 have an unacceptable impact on surrounding land uses or the environment, unless its impact can be mitigated by planning conditions or obligations to provide an adequate protection against noise both internally and externally. Aviation-related development proposals must also comply with Policy TI/5 in Chapter 10.

Land Contamination

Policy SC/11: Contaminated Land

Where development is proposed on contaminated land or land suspected of being impacted by contaminants the Council will require developers to include an assessment of the extent of contamination and any possible risks. Proposals will only be permitted where land is, or can be made, suitable for the proposed use.

- 9.57 The adoption of a contaminated land policy at a local level is supported by the NPPF (2012), which states that policies and decisions should ensure that land is suitable for its new use taking account of ground conditions and land instability. After remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990 (paragraph 120 of the NPPF 2012).
- 9.58 Land contamination has the potential to affect adversely public health and safety, and unless dealt with appropriately, can inhibit the reuse of otherwise suitable brownfield sites. It is important that potential contamination is identified at the earliest stage in the development process to ensure that appropriate remediation measures are identified and addressed early in the preparation of proposals for a site. Remediation should remove unacceptable risk and make a site suitable for its new use.
- 9.59 Further guidance is included in the current [District Design Guide SPD](#) and will be included in an Environmental SPD to support the Local Plan.

Air Quality

Policy SC/12: Air Quality

1. Where development proposals would be subject to unacceptable air quality standards or would have an unacceptable impact on air quality standards they will be refused.
2. Where emissions from the proposed development are prescribed by EU limit values or national objectives, the applicant will need to assess the impact on local air quality by undertaking an appropriate air quality assessment and detailed modelling exercise having regard to guidance current at the time of the application to show that the national objectives will still be achieved.

3. Development will not be permitted where it would adversely affect air quality in an Air Quality Management Area (AQMA); or lead to the declaration of a new AQMA through causing a significant deterioration in local air quality by increasing pollutant levels either directly or indirectly; or if it would expose future occupiers to unacceptable pollutant levels.
4. Larger development proposals that require a Transport Assessment and a Travel Plan as set out in Policy TI/2 will be required to produce a site based Low Emission Strategy. This will be a condition of any planning permission given for any proposed development which may result in the deterioration of local air quality and will be required to ensure the implementation of suitable mitigation measures.
5. Development will be permitted where:
 - a. It can be demonstrated that it does not lead to significant adverse effects on health, the environment or amenity from emissions to air; or
 - b. Where a development is a sensitive end use, that there will not be any significant adverse effects on health, the environment or amenity arising from existing poor air quality.
6. Specifically applicants must demonstrate that:
 - c. There is no adverse effect on air quality in an Air Quality Management Area (AQMA) from the development;
 - d. Pollution levels within the AQMA will not have a significant adverse effect on the proposed use / users;
 - e. The development will not lead to the declaration of a new AQMA;
 - f. The development will not interfere with the implementation of and should be consistent with the current Air Quality Action Plan;
 - g. The development will not lead to an increase in emissions, degradation of air quality or increase in exposure to pollutants at or above the health based air quality objective;
 - h. Any impacts on the proposed use from existing poor air quality, are appropriately mitigated;
 - i. The development promotes sustainable transport measures and use of low emission vehicles in order to reduce the air quality impacts of vehicles.
7. Applicants shall, where appropriate, prepare and submit with their application, a relevant assessment, taking into account guidance current at the time of the application.

- 9.60 Air pollution and poor air quality can have detrimental impacts 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 the regulatory authority will be consulted with respect to control of these emissions. NPPF (2012) paragraph 124 requires that planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. Planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local Air Quality Action Plan.
- 9.61 The Local Air Quality Management regime places a duty on the Council to protect its local area from air pollution.
- 9.62 Air quality issues within South Cambridgeshire have been linked directly to the volume of traffic that runs through the district, specifically along the A14. The A14 is congested on a regular basis between Bar Hill (to the west of Cambridge) and Milton (to the north north-east of Cambridge). This has resulted in the declaration of an Air Quality Management Area (AQMA) for nitrogen dioxide (NO₂) and PM₁₀ along a stretch of the A14 between Bar Hill and Milton. There is also an AQMA in Cambridge city centre. An AQMA is designated when reviews of air quality identify that levels of certain pollutants are high and or are not forecast to meet health based target levels required by the UK Air Quality Strategy.
- 9.63 The Joint Air Quality Action Plan for Huntingdonshire, Cambridge City and South Cambridgeshire incorporates priority actions for tackling air quality issues through the land use planning process. Improvements can be achieved by reducing the need to travel by co-locating uses, and promoting smarter and cleaner transport choices. Site-based Low Emission Strategies can help minimise emissions from developments, by integrating design and low emissions transport related measures. Examples of measures include travel to work plans, residential travel plans, priority parking for low emission vehicles and provision of infrastructure for recharging electric vehicles.
- 9.64 Low Emission Strategies provide a package of measures to help specifically mitigate the transport emissions impacts of development. They complement other design and mitigation options, such as travel planning and the provision of public transport infrastructure. Strategies are often secured through a combination of planning conditions and planning obligations. They may incorporate policy measures and/or require financial investments in and contributions to the delivery of low emission transport projects and plans, including strategic air quality monitoring and assessment activities.
- 9.65 Further guidance is included in the current [District Design Guide SPD](#) and will be included in an Environmental SPD to support the Local Plan.
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Hazardous Installations

Policy SC/13: 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.

- 9.66 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 Council is required to consult the HSE on proposals for certain types of development within specified distances of notifiable installations. The 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.
- 9.67 Within South Cambridgeshire there are 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 Council will take account of advice from the HSE and other regulatory authorities.
- 9.68 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 set out in the web based [planning practice guidance](#) (PPG) in a specific section on hazardous substances which is updated as new regulations are implemented.

Odour Pollution

Policy SC/14: Odour and Other Fugitive Emissions to Air

1. Development likely to generate malodours and emissions to air such as dust, fumes, smoke, heat, radiation, gases, steam or other forms of pollution will only be permitted where it can be demonstrated that it will not have significant adverse effects on:
 - a. Health;
 - b. The amenity of existing or proposed sensitive end users;
 - c. The wider environment.
2. In appropriate circumstances an odour or other emissions to air impact assessment may be required to be submitted.

- 9.69 Potential sources of odour and other fugitive emissions to air include food, industrial, commercial or business premises and agricultural / farm buildings and activities. Odour is noted as a form of pollution by the NPPF (2012).
- 9.70 The planning system has an important role in preventing or minimising odour impacts from new or changed developments by regulating the location and, to a certain extent, the specification of some design and control parameters of these activities by the use of planning conditions and Section 106 agreements.
- 9.71 Some industrial trades and agricultural / farming activities are inherently odorous by virtue of the materials they process, generate, use or store and even with the use of best industrial practice; from time to time such facilities may give rise to offensive odour. In some circumstances the ability to adequately disperse or abate the release of offensive odour may be limited and planning permission should not be granted for facilities in inappropriate locations.
- 9.72 Particular issues in relation to odour from sewage treatment works are addressed in the [Cambridgeshire and Peterborough Minerals and Waste LDF](#), which identifies areas around sewage treatment works with a capacity exceeding 2,000 population where odour assessment is required for development proposals within safeguarding areas.

