

PART B – DEVELOPMENT CONTROL POLICIES

3. DEVELOPMENT PRINCIPLES

OBJECTIVES

- DP/a To ensure essential infrastructure is provided appropriately.**
- DP/b To ensure provision of appropriate community facilities to meet the needs of new developments, working in partnership with other service providers and voluntary organisations.**
- DP/c To ensure that new development, activities and uses of land uphold and promote the principles of sustainable development.**
- DP/d To ensure high quality new development that protects and enhances the character of the district and local distinctiveness through careful integration with the existing built form.**
- DP/e To ensure that major new developments create distinctive, sustainable and healthy environments that meet the needs of residents and users and contribute towards the creation of vibrant communities.**
- DP/f To ensure that all new development makes appropriate provision of services and infrastructure to meet its needs.**

INTRODUCTION

- 3.1 Significant levels of new development are proposed for the Cambridge Sub-Region, and for South Cambridgeshire in particular, over the period to 2016. This is in response to the importance of the area for high technology research and development businesses and its attractiveness as a good place to live. The predominantly rural character of the district makes it particularly important that new development is sensitively located and designed to a high quality.
- 3.2 There are a number of principles that need to be taken into account fully in new development, whether large or small and for whatever use, whether new buildings or conversions of existing ones, so that the special qualities of the area remain. It is also essential that we achieve attractive, high quality sustainable places where people want to live, work and relax. This chapter therefore contains policies relating to sustainable development, design quality and development principles.

SUSTAINABLE DEVELOPMENT

POLICY DP/1 Sustainable Development

Development will only be permitted where it is demonstrated that it is consistent with the principles of sustainable development, as appropriate to its location, scale and form. It should:

- 1. Be consistent with the sequential approach to development, as set out in the Strategy Chapter;**
- 2. Minimise the need to travel and reduce car dependency, by locating development in areas that are highly accessible by public transport, community transport, cycle and on foot, by providing a permeable development that has an appropriate level of public transport in accordance with Policy TR/1, and direct pedestrian and cycling routes to services and facilities;**
- 3. Make efficient and effective use of land by giving priority to the use of brownfield sites and achieve adaptable, compact forms of development through the use of higher densities, compatible with the location in terms of services, accessibility and the character of the local area. In the case of residential development, proposals should be in accordance with the densities set out in Policy HG/1;**
- 4. Include mixed-use development of compatible uses as appropriate to the scale and location of the development;**
- 5. Where practicable, use sustainable building methods and verifiably sustainable, locally sourced materials, including recycled materials, and include a Travel Plan to address the travel needs of labour during construction;**
- 6. Minimise use of energy and resources, both during construction and once implemented, including through energy efficient design and materials, siting and orientation of buildings, and position of uses within buildings, in accordance with Policy NE/1;**
- 7. Where practicable, maximise the use of renewable energy sources, in accordance with Policies NE/2 and NE/3;**
- 8. Incorporate water conservation measures, such as water saving devices, rainwater harvesting, and grey water recycling, in accordance with policy NE/15;**
- 9. Minimise flood risk, in accordance with Policy NE/13;**
- 10. Where practicable, use sustainable drainage systems (SuDS), in accordance with Policy NE/14;**

- 11. Mitigate against the impacts of climate change on development through the location, form and design of buildings;**
- 12. Ensure no unacceptable adverse impact on land, air and water, in accordance with Policies NE/10, NE/16, NE/17, NE/19 and NE/20;**
- 13. Contribute to the creation of mixed and inclusive communities and provide for the health, education, recreation, community services and facilities, and social needs of all sections of the community;**
- 14. Where practicable, include infrastructure for modern telecommunications and information technology to facilitate home working;**
- 15. Conserve and enhance biodiversity of both wildlife and the natural environment, in accordance with Policies NE/5, NE/6, NE/7, and NE/8;**
- 16. Conserve and enhance local landscape character, in accordance with Policy NE/4;**
- 17. Involve community and providers of community services in the design process;**
- 18. Conserve and enhance cultural heritage, including listed buildings, conservation areas, ancient monuments and archaeological interest, in accordance with Policies CH/5, and CH/2.**

In criteria 5, 7, 9 and 12 it will be for any applicant or developer proposing to compromise sustainability to demonstrate to the satisfaction of the local planning authority the impracticability of use of sustainable methods, systems, materials, labour and energy sources and provision of sustainable infrastructure. Additional cost will not, on its own, amount to impracticability.

For major developments, applicants must submit Sustainability Appraisal and a Health Impact Assessment, to demonstrate that principles of sustainable development have been applied.

- 3.4 The principles of sustainable development are fundamental to international obligations and to national, regional and strategic planning policy. These principles also underpin the strategy, and all policies and proposals of this plan. The eastern region is the driest in the UK. It is also a low-lying area that is vulnerable to the implications of climate change. However, it is also a rural area that is to accommodate a great deal of growth surrounding the important historic city of Cambridge. It is therefore of key importance to the continuing success of the district that development is sustainable and

achieves environmental, economic and social gains for current and future generations.

- 3.5 This key policy draws together sustainability issues to ensure that the fundamental principles of sustainable development underpin all development proposals. It includes cross-references to other policies of the plan for issues that are dealt with in greater detail in the subject chapters.
- 3.6 All planning applications for major development are required to submit a Sustainability Appraisal alongside a planning application to demonstrate that they have addressed sustainable development issues in their development proposals. Major development is defined as:
- a. residential development: the erection of 10 or more dwellings, or, if this is not known, where the site area is 0.5 hectares or more; or
 - b. other development: where the floor area to be created is 1,000 m² or more, or the site area is 1 hectare or more)

To assist with the preparation of the Sustainability Appraisal, a Sustainable Communities Checklist has been prepared by Cambridgeshire Horizons. This provides a standard approach for developers working in the Cambridge Sub-Region. A version is available for each Local Authority area, which indicates any local guidance or requirements that are in place.

DESIGN OF NEW DEVELOPMENT

POLICY DP/2 Design of New Development

All new development must be of high quality design and, as appropriate to the scale and nature of the development, should:

- 1. Preserve or enhance the character of the local area, minimise visual impact on the surrounding area, and have regard to the Landscape Character Area within which it is located in accordance with Policy NE/3;**
- 2. Conserve or enhance important environmental assets of the site and respond positively to existing features of natural, historic, archaeological or local character on and close to the proposed development site, in accordance with Policies NE/4, NE/5, NE/6, NE/7, NE/8, and CH/2;**
- 3. Include variety and interest within a coherent design, which is legible and provides a sense of place whilst also responding to the local context and respecting local distinctiveness;**

- 4. Achieve a legible development, which includes streets, squares and other public spaces with a defined sense of enclosure and interesting vistas, skylines, focal points and landmarks, with good interrelationship between buildings, routes and spaces both within the development and with the surrounding area;**
- 5. Achieve a permeable development for all sectors of the community and all modes of transport, including links to existing footways, cycleways, rights of way, green spaces and roads;**
- 5. Be compatible with its location and appropriate in terms of scale, mass, form, siting, design, proportion, materials, texture and colour in relation to the surrounding area;**
- 6. In the case of residential development, provide higher residential densities in accordance with Policy HG/1, and a mix of housing types including smaller homes, in accordance with Policy HG/2, in both cases without compromising a high standard of design;**
- 7. Provide high quality public spaces, including as appropriate, attractive green spaces, green corridors for recreation and biodiversity, and public art, in accordance with Policy SF/7 and SF/12;**
- 8. Provide an inclusive environment that is created for people, that is and feels safe, and that has a strong community focus;**
- 9. Include high quality landscaping compatible with the scale and character of the development and its surroundings, both within the development and where it links with existing areas, both urban or rural, in accordance with Policy NE/4.**

Design and Landscape Statement

Planning applications should be accompanied by a Design and Landscape Statement. This should be compatible with the scale and complexity of the proposal and, as appropriate should include:

- a. a full site analysis of existing features and designations,**
- b. an accurate site survey including landscape features and site levels,**
- c. the relationship of the site to its surroundings,**
- d. existing accesses for pedestrians, cyclists and vehicles,**
- e. any known historic importance,**
- f. opportunities for maximising energy efficiency and addressing water and drainage issues.**

Access Statement

Planning applications should be accompanied by an Access Statement to demonstrate that the development will achieve an inclusive environment that can be used by everyone, regardless of age, gender or disability.

- 3.7 All new development will have an impact on its surroundings. The aim must be that any development, from a major urban extension to Cambridge to an extension to an existing home, takes all proper care to respond to its surroundings, including existing buildings, open spaces and villages edges, and ensure an integrated scheme that does not harm local amenity and wherever possible, brings benefits to the area.
- 3.8 A fully integrated and responsive design-led approach to development is therefore needed. In the case of residential development, it will allow significant increases in residential densities, extend the range of housing choice and, at the same time, improve the environmental quality and integration of new development. Higher densities and smaller gardens place added importance on the need for quality landscaping and open space in developments in order to maintain quality of life. For all development, an urban design led approach will ensure that every proposal, whatever its scale, responds positively to the particular characteristics of a site and its surroundings and reinforces local distinctiveness.
- 3.9 Achieving higher density development will require innovation in both building design and layouts of development, to ensure that the significant scale of development that will take place in South Cambridgeshire over the plan period is designed very much with people in mind and results in places where people want to live. This will include layouts of residential areas that are permeable and easy to move around and that are legible to people, as well as increased densities over those achieved in the district in the recent past. This means a move away from cul-de-sac developments to more imaginative design solutions that deliver quality sustainable environments.
- 3.10 This policy must be read in conjunction with any design Supplementary Planning Document adopted by the District Council, which will be used in decisions on planning applications. This may include district wide design guidance and also individual village design statements or Parish Plans that have been prepared by the local community, where these have been adopted by the Council as a Supplementary Planning Document (SPD). The Council will only adopt such guidance or elements of it, as SPD where it is consistent with the policies contained in the Local Development Framework.
- 3.11 A design and landscape statement should be submitted with all planning applications. This will enable the applicant to demonstrate to the Council that they have properly considered the impact of their proposal and taken into account all relevant factors in the design of the scheme. In particular, it will help speed up the planning application process by providing the Council with

a clear statement of the design and landscaping implications of the proposed development on the particular site and its surroundings. The level of detail of the design statement will vary according to the scale and complexity of the application. For a major scheme, a full and detailed statement will be required. For a smaller scheme, the statement is also an important part of the application and assessment process, and should address all key design and landscaping issues for the particular proposal.

- 3.12 It is important that developments are made accessibility to everybody, and Access Statements provide a means of establishing that this goal is achieved. Further guidance can be found in Planning and Access for the Disabled: A Good Practice Guide (ODPM). The exact form of the access statement will depend on the size, nature and complexity of the scheme.

DEVELOPMENT CRITERIA

POLICY DP/3 Development Criteria

All development proposals must provide, as appropriate to the nature and scale of the proposed use:

- 1. Affordable housing; this requirement applies to both residential (Policy HG/3) and employment development (Policy EM/2);**
- 2. Appropriate access from the highway network that does not compromise safety, enhanced public and community transport in accordance with Policy TR/1, cycling and pedestrian infrastructure in accordance with Policies TR/1 and TR/4, and where relevant meet the requirements of Area Transport Plans in accordance with Policy TR/2;**
- 3. Car parking, with provision kept to a minimum, as far as is compatible with its location and maximum parking standards in Policy TR/2;**
- 4. Safe and secure cycle parking, in accordance with the minimum standards in Policy TR/2;**
- 5. Outdoor play space, including equipped play areas, in accordance with the standards set out in Policy SF/12;**
- 6. Safe and convenient access for all to public buildings and spaces, and to public transport, including those with limited mobility or those with other impairment such as of sight or hearing;**
- 7. For the screened storage and collection of refuse, including recyclable materials;**

- 8. A design and layout that minimises opportunities for crime;**
- 9. Financial contributions towards the provision and, where appropriate, the maintenance of infrastructure, services and facilities required by the development in accordance with Policy DP/1;**

Planning permission will not be granted where the proposed development would have an unacceptable adverse impact:

- a. On residential amenity;**
- b. From traffic generated, in accordance with Policy TR/3;**
- c. On village character, including Protected Village Amenity Areas and Important Countryside Frontages in accordance with Policies CH/6 and CH/7; Listed Buildings in accordance CH/3 CH/4; Conservation Areas in accordance with CH/5;**
- d. On the countryside, and Landscape Character in accordance with Policy NE/4;**
- e. From undue environmental disturbance such as noise, lighting, vibration, odour, noxious emissions or dust, in accordance with Policies NE/17, NE/18 and NE/19;**
- f. On ecological, wildlife and archaeological interests, in accordance with Policies NE/4, NE/5, NE/6, NE/7, NE/8, and CH/2;**
- g. On flooding and flood risk, in accordance with Policies NE/11 and NE/13;**
- h. On the best and most versatile agricultural land, in accordance with Policy NE/21;**
- i. On quality of ground or surface water in accordance with policy NE/10;**
- j. On recreation or other community facilities, in accordance with policies SF/1 and SF/11.**

3.13 It is important that development proposals make proper provision to meet their needs. Read together with Policies DP/1 and DP/2 on Sustainable Development and Design of New Development, this policy provides a check list for developers to help ensure that all requirements are met. In general the

policy does not provide the complete policy context, but cross refers to the policy in the plan where the issue is dealt with in more detail.

- 3.14 The Council will prepare a Supplementary Planning Document for various aspects of development dealt with in this policy, including parking standards for car and cycle parking, and for storage and collection of waste and recycling.

INFRASTRUCTURE AND NEW DEVELOPMENTS

POLICY DP/4 Infrastructure and New Developments

Planning permission will only be granted for proposals that have made suitable arrangements for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms. The nature and scale of any planning obligations sought will be related to the form of the development, its potential impact upon the surrounding area.

Contributions may be necessary for some or all of the following:

- a) Affordable housing, including for key workers;**
- b) Education;**
- c) Health care;**
- d) Public open space and recreation (including strategic open space);**
- e) Infrastructure for pedestrians and cyclists, highways and public and community transport;**
- f) Other community facilities (e.g. community centres, youth facilities, library services);**
- g) Landscaping and biodiversity;**
- h) Drainage / flood prevention;**
- i) Waste management;**
- j) Arts and cultural provision;**
- k) Community development workers and youth workers;**
- l) Other utilities and telecommunications.**

Contributions may also be required to meet running costs of services and facilities provided through an obligation.

Standards and formulae for calculating “local” infrastructure requirements and capital and maintenance contributions will be set out in a supplementary planning document. They will take account of and complement strategic infrastructure requirements that use standard charges where appropriate, which will also be detailed in a supplementary planning document.

- 3.3 Development can create additional demands for physical infrastructure and social facilities, as well as having impacts on the environment. In such cases planning obligations will be required to make the necessary improvements, provide new facilities, or secure compensatory provision for any loss or damage created. Such obligations will take account of the wider needs of the Cambridge Sub-Region, in order to achieve wider planning objectives, with contributions pooled where appropriate to meet strategic requirements. In such cases, the nature and scale of contributions sought will be related to the size of scheme and the extent to which it places additional demands upon the area.

CUMULATIVE DEVELOPMENT

POLICY DP/5 Cumulative Development

Development will not be permitted where it:

- a) Relates to part of a larger site where there would be a requirement for infrastructure provision if developed as a whole;**
 - b) Would result in a piecemeal, unsatisfactory form of development;**
 - c) Would prejudice development of another site adjacent or nearby.**
- 3.15 It is important that sites make proper contribution to the infrastructure needs commensurate with the size of the development. Many requirements are based on development thresholds. Clearly if development were permitted cumulatively as a number of small developments, the full requirements of a site would not be met.
- 3.16 PPG3 places an emphasis on the efficient use of land. Some developments by their nature could potentially sterilise a larger site, for example by impeding access. Such a situation must be avoided if sites are to be used efficiently. A number of small developments on a clearly larger site could also limit potential for a holistic approach to be taken to design. Where this would result in an unsatisfactory form of development planning permission should be refused.

CONSTRUCTION METHODS

POLICY DP/6 Construction Methods

Where practicable, development which by its nature or extent is likely to have some adverse impact upon the local environment and amenity during construction and/or is likely to generate construction waste should:

- **Recycle construction waste;**
- **Prepare a ‘Resource Re-use and Recycling Scheme’ to cover all waste arising during the development;**
- **Be bound by a “Considerate Contractors Scheme” or similar arrangement, including the restriction of noisy operations to normal working hours;**
- **Where appropriate accommodate construction spoil within the development, taking account of the landscape character and avoiding creation of features alien to the topography;**
- **Maximise the re-use and recycling of any suitable raw materials currently available on sites during construction, such as redundant buildings or infrastructure.**

Any haul roads must be agreed with the Local Planning Authority. They must be located, designed and landscaped in such a way as to avoid any noise, smell, dust, visual or other adverse impact on residents and businesses. At any point where on-site temporary haul routes for construction traffic enter the public highway, provision should be made for the cleaning of vehicle tyres to avoid deposition of mud / debris on the public highway and the generation of dust.

Storage compounds, plant or machinery must be located, designed and used to avoid noise, smell, dust, visual, or other adverse impact on existing residents and businesses. Adequate provision will need to be made for the storage of fuel and vehicles in a way that minimises risk of pollution to surface water or aquifers.

- 3.17 As well as designing developments to be sustainable when complete, the construction process utilises a significant amount of resources.
- 3.18 Any existing resources available on the site, such as materials from redundant buildings, can help reduce the amount of materials that have to be imported onto a site. In particular this may provide a local source of hardcore. While it will not be appropriate to accommodate all types of spoil on site and in every location, minimising the unnecessary movement of materials can also reduce energy use in the construction process.
- 3.19 A Resource Re-use and Recycling Scheme requires categorising of nature and type of waste or surplus material arising, its volume, and proposals for dealing with each component. This promotes waste minimisation, and maximises opportunities for re-use and recycling of materials.

- 3.20 The development process itself can have a significant impact on surrounding residents and businesses. Haul routes, storage compounds, plant and machinery can all be located in such a way as to minimise this impact.

URBAN FRAMEWORKS

POLICY DP/7 Urban Frameworks

Development and redevelopment of unallocated land and buildings within urban frameworks will be permitted provided it is compatible with adjoining land uses.

- 3.21 Urban frameworks are drawn around those parts of Cambridge City where the built-up area falls within South Cambridgeshire District Council's administrative area. At present, this comprises land at Cherry Hinton, Cambridge Northern Fringe and Cambridge Airport/North Works, but will also cover areas on the fringes of the City where new development is planned in accordance with the development strategy outlined above.
- 3.22 Since the urban area of Cambridge is the most sustainable location for development within the strategic hierarchy, there is no constraint on the amount of development or redevelopment of land for housing within the urban frameworks provided that the development is compatible with adjoining land uses and accords with policies in the Development Principles chapter.
- 3.23 The acceptability of developments of a larger scale may be dependent on existing facilities, services and infrastructure being improved. Developer contributions would then be sought to obtain the necessary improvements.

VILLAGE FRAMEWORKS

POLICY DP/8 Village Frameworks

Outside village frameworks, only development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside will be permitted.

Development and redevelopment of unallocated land and buildings within village frameworks will be permitted provided that:

- 1. Retention of the site in its present does not form an essential part of village character; and**
- 2. Development would be sensitive to the character of the village, local features of landscape, ecological or historic importance, and the amenities of neighbours; and**

- 3. The village has the necessary infrastructure capacity to support the development; and**
- 4. Development would not result in the loss of local employment, or service or facility where there is no alternative available in the village, in accordance with Policies EM/7: retention of employment uses, SF/1: retention of village services and SF/11: Loss of a recreation facility.**

- 3.24 The village frameworks define where policies for the built-up areas of settlements give way to policies for the countryside. This is necessary to ensure that the countryside is protected from gradual encroachment on the edges of villages and to help guard against incremental growth in unsustainable locations. However, the efficient re-use of previously developed land within village frameworks will generally be supported, subject to the satisfaction of relevant policies, in the interests of sustainability. Frameworks have been defined to take into account the present extent of the built-up area, development committed by planning permissions and other proposals included in the local plan. Buildings associated with countryside uses (e.g. farm buildings, houses subject to agricultural occupancy conditions or affordable housing schemes permitted under the rural exceptions policy) are not normally included within the framework.
- 3.25 Frameworks have not been defined around small clusters of houses or areas of scattered development where such buildings are isolated in open countryside or detached from the main concentration of buildings within a nearby village. Although it is recognised that such dwellings may be considered locally as 'part' of the nearest village in community terms it is important in planning policy terms to limit the amount of new development that can take place in rural areas with few services and little or no public transport.
- 3.26 Property boundaries shown on the OS map have been taken into account in defining village frameworks. However, since there are many large gardens on the edges of villages the framework boundaries sometimes cut across such gardens, especially (but not solely) if parts of those gardens relate more to the surrounding countryside than they do to the built-up parts of the village. The 'cutting' of some gardens is regarded as a positive development control tool to limit the potential for further residential development in smaller villages with few facilities and little or no public transport. However, in such circumstances this policy will not be operated to establish a presumption against the grant of planning permission for ancillary domestic buildings in those parts of residential curtilages excluded from the framework. Where permission is required for such developments applications will be considered on their individual merits.