



Appendix F

South Cambridgeshire Local Development Framework Submission Draft

Development Control Policies Development Plan Document

Special Council 15 November 2005

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CONTENTS – to be updated for submission.

INDEX OF POLICIES – to be updated for submission

GLOSSARY OF TERMS – to be updated for submission

**INTRODUCTION TO THE SOUTH CAMBRIDGESHIRE LDF
- to be updated for submission based upon introduction to
the Core Strategy DPD**

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3. DEVELOPMENT PRINCIPLES

OBJECTIVES

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

INTRODUCTION

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

SUSTAINABLE DEVELOPMENT

POLICY DP/1 Sustainable Development

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

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

8. Incorporate water conservation measures in accordance, such as water saving devices, rainwater harvesting, and grey water recycling, in accordance with policy NE/15;
9. Minimise flood risk, in accordance with Policy NE/13;
10. Where practicable, use sustainable drainage systems (SuDS), in accordance with Policy NE/14;
11. Mitigate against the impacts of climate change on development through the location, form and design of buildings;
12. Ensure no unacceptable adverse impact on land, air and water, in accordance with Policies NE/10, NE/16, NE/17, NE/19 and NE/20;
13. Contribute to the creation of mixed and socially inclusive communities and provide for the health, education, recreation, community services and facilities, and social needs of all sections of the community;
14. Where practicable, include infrastructure for modern telecommunications and information technology to facilitate home working;
15. Conserve and enhance biodiversity of both wildlife and the natural environment, in accordance with Policies NE/5, NE/6, NE/7, and NE/8;
16. Conserve and enhance local landscape character, in accordance with Policy NE/4;
17. Involve community and providers of community services in the design process;
18. Conserve and enhance cultural heritage, including listed buildings, conservation areas, historic landscapes, ancient monuments and archaeological interest, in accordance with Policies CH/3, CH/5, CH/1 and CH/2.

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

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

- 3.3 The principles of sustainable development are fundamental to international obligations and to national, regional and strategic planning policy. These principles also underpin the strategy, and all policies and proposals of this plan. The eastern region is the driest in the UK. It is also a low-lying area that is vulnerable to the implications of climate change. However, it is also a rural area that is to accommodate a great deal of growth surrounding the important historic city of Cambridge. It is therefore of key importance to the continuing success of the district that development is sustainable and achieves environmental, economic and social gains for current and future generations.
- 3.4 This key policy draws together sustainability issues to ensure that the fundamental principles of sustainable development underpin all development proposals. It includes cross-references to other policies of the plan for issues that are dealt with in greater detail in the subject chapters. It also includes references to key sustainability issues of building methods and materials, which will be part of the overall consideration of the development proposal, but are not directly related to the planning system.
- 3.5 All planning applications for major development are required to submit a Sustainability Appraisal and a Health Impact Statement to demonstrate that they have addressed sustainability ~~le development~~ issues, including impact on health, in their development proposals. Major development is defined as:
- Residential development: the erection of 10 or more dwellings, or, if this is not known, where the site area is 0.5 hectares or more; or
 - Other development: where the floor area to be created is 1,000 m² or more, or the site area is 1 hectare or more.
- 3.6 To assist with the preparation of the Sustainability Appraisal, a Sustainable Communities Checklist has been prepared by Cambridgeshire Horizons. This provides a standard approach for developers working in the Cambridge Sub-Region. A version is available for each Local Authority area, which indicates any local guidance or requirements that are in place.
- 3.7 Guidance on the preparation of a Health Impact Assessment can be found on the 'Health Impact Assessment Gateway' on the National Institute for Health and Clinical Excellence (NICE) website.

DESIGN OF NEW DEVELOPMENT

POLICY DP/2 Design of New Development

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

1. Preserve or enhance the character of the local area, having regard minimise visual impact on the surrounding area, and have regard to the Landscape Character Area within which it is located in accordance with Policy NE/3, and be acceptable in terms of impact;
2. Conserve or enhance important environmental assets of the site and respond positively to existing features of natural, historic, archaeological or local character on and close to the proposed development site, in accordance with Policies NE/4, NE/5, NE/6, NE/7, NE/8, and CH/2;
3. Include variety and interest within a coherent design, which is legible and provides a sense of place whilst also responding to the local context and respecting local distinctiveness;
4. Achieve a legible development, which includes streets, squares and other public spaces with a defined sense of enclosure and interesting vistas, skylines, focal points and landmarks, with good interrelationship between buildings, routes and spaces both within the development and with the surrounding area;
5. Achieve a permeable development for all sectors of the community and all modes of transport, including links to existing footways, cycleways, bridleways, rights of way, green spaces and roads;
5. Be compatible with its location and appropriate in terms of scale, mass, form, siting, design, proportion, materials, texture and colour in relation to the surrounding area;
6. In the case of residential development, provide higher residential densities in accordance with Policy HG/1, and a mix of housing types including smaller homes, in accordance with Policy HG/2, in both cases without compromising a high standard of design;
7. Provide high quality public spaces, including as appropriate, attractive green spaces, green corridors for recreation and

biodiversity, and public art, in accordance with Policy SF/7 and SF/12;

8. Provide an inclusive environment that is created for people, that is and feels safe, and that has a strong community focus;
9. Include high quality landscaping compatible with the scale and character of the development and its surroundings, both within the development and where it links with existing areas, both urban or rural, in accordance with Policy NE/4.

Design and Landscape Statement

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

- a. A full site analysis of existing features and designations;
- b. An accurate site survey including landscape features and site levels;
- c. The relationship of the site to its surroundings;
- d. Existing accesses for pedestrians, cyclists, equestrians and vehicles;
- e. Any known historic importance;
- f. Opportunities for maximising energy efficiency and addressing water and drainage issues.

Access Statement

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

- 3.7 All new development will have an impact on its surroundings. The aim must be that any development, from a major urban extension to Cambridge to an extension to an existing home, takes all proper care to respond to its surroundings, including existing buildings, open spaces and villages edges, and ensure an integrated scheme that does not harm local amenity and wherever possible, brings benefits to the area.

- 3.8 A fully integrated and responsive design-led approach to development is therefore needed. In the case of residential development, it will allow significant increases in residential densities, extend the range of housing choice and, at the same time, improve the environmental quality and integration of new development. Higher densities and smaller gardens place added importance on the need for quality landscaping and open space in developments in order to maintain quality of life. For all development, an urban design led approach will ensure that every proposal, whatever its scale, responds positively to the particular characteristics of a site and its surroundings and reinforces local distinctiveness.
- 3.9 Achieving higher density development will require innovation in both building design and development layout, to ensure that the significant scale of development that will take place in South Cambridgeshire over the plan period is designed very much with people in mind and results in places where people want to live. This will include layouts of residential areas that are permeable and easy to move around and that are legible to people, as well as increased densities over those achieved in the district in the recent past. This means a move away from cul-de-sac developments to more imaginative design solutions that deliver quality sustainable environments.
- 3.10 This policy must be read in conjunction with any design Supplementary Planning Document adopted by the District Council, which will be used in decisions on planning applications. This may include district wide design guidance and also individual village design statements or Parish Plans that have been prepared by the local community, where these have been adopted by the Council as a Supplementary Planning Document (SPD). The Council will only adopt such guidance or elements of it, as SPD where it is consistent with the policies contained in the Local Development Framework.
- 3.11 A design and landscape statement should be submitted with all planning applications. This will enable the applicant to demonstrate to the Council that they have properly considered the impact of their proposal and taken into account all relevant factors in the design of the scheme. In particular, it will help speed up the planning application process by providing the Council with a clear statement of the design and landscaping implications of the proposed development on the particular site and its surroundings. The level of detail of the design statement will vary according to the scale and complexity of the application. For a major scheme, a full and detailed statement will be required. For a smaller scheme, the statement is also an important part of the application and assessment process, and should address all key design and landscaping issues for the particular proposal.
- 3.12 It is important that developments are made accessible to everybody, and Access Statements provide a means of establishing that this goal is achieved. Further guidance can be found in Planning and Access for the

Disabled: A Good Practice Guide (ODPM). The exact form of the access statement will depend on the size, nature and complexity of the scheme.

DEVELOPMENT CRITERIA

POLICY DP/3 Development Criteria

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

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

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

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

3.13 It is important that development proposals make proper provision to meet their needs. Read together with Policies DP/1 and DP/2 on Sustainable Development and Design of New Development, this policy provides a check list for developers to help ensure that all requirements are met. ~~In general the policy does not provide the complete policy context. To avoid an overly lengthy and complex policy, many of the criteria but cross-refers to the other policyies in the pPlan where the issue is dealt with in more-which provide the full detail.~~

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

INFRASTRUCTURE AND NEW DEVELOPMENTS

POLICY DP/4 Infrastructure and New Developments

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

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

1. Affordable housing, including for key workers;
2. Education (including nursery and pre-school care);
3. Health care;
4. Public open space, sport and recreation facilities (including strategic open space);
5. Improvements (including infrastructure) for pedestrians, ~~and~~ cyclists, equestrians, highways and public and community transport;
6. Other community facilities (e.g. community centres, youth facilities, library services social care, and the provision of emergency services);
7. Landscaping and biodiversity;
8. Drainage / flood prevention;
9. Waste management;
10. Arts and cultural provision;
11. Community development workers and youth workers;
12. Other utilities and telecommunications.
13. Preservation or enhancement of the historic landscape or townscape

Depending on the nature of the services and facilities, Contributions may also be required to meet maintenance and / or operating running costs either as pump priming or in perpetuity, [of services and facilities] provided through an obligation.

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

- 3.15 Development can create additional demands for physical infrastructure and social facilities, as well as having impacts on the environment. In such cases planning obligations will be required, in accordance with Circular 05/2005 Planning Obligations, to make the necessary improvements, provide new facilities, or secure compensatory provision for any loss or damage created. Such obligations will take account of the wider needs of the Cambridge Sub-Region, in order to achieve wider planning objectives, with contributions pooled where appropriate to meet strategic requirements. In such cases, the nature and scale of contributions sought will be related to the size of the scheme and the extent to which it places additional demands upon the area.

CUMULATIVE DEVELOPMENT

POLICY DP/5 Cumulative Development

Development will not be permitted where it:

- 1. Relates to Forms part of a larger site where there would be a requirement for infrastructure provision if developed as a whole;**
- 2. Would result in a piecemeal, unsatisfactory form of development;**
- 3. Would prejudice development of another site adjacent or nearby.**

- 3.16 It is important that sites make proper contribution to the infrastructure needs commensurate with the size of the development. Many requirements are based on development thresholds. Clearly if development were permitted cumulatively as a number of small developments, the full requirements of a site would not be met.

- 3.17 PPG3 places an emphasis on the efficient use of land. Some developments by their nature could potentially sterilise a larger site, for example by

impeding access. Such a situation must be avoided if sites are to be used efficiently. A number of small developments on a clearly larger site could also limit potential for a holistic approach to be taken to design. Where this would result in an unsatisfactory form of development planning permission should be refused.

CONSTRUCTION METHODS

POLICY DP/6 Construction Methods

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

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

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

Storage compounds, plant or machinery must be located, designed and used to avoid noise, smell, dust, visual, or other adverse impact on existing residents and businesses. ~~Adequate provision will need to~~

~~be made for the storage of fuel and vehicles in a way that minimises risk of pollution to surface water or aquifers.~~

- 3.18 As well as designing developments to be sustainable when complete, the construction process utilises a significant amount of resources.
- 3.19 Any existing resources available on the site, such as materials from redundant buildings, can help reduce the amount of materials that have to be imported onto a site. In particular this may provide a local source of hardcore. While it will not be appropriate to accommodate all types of spoil on site and in every location, minimising the unnecessary movement of materials can also reduce energy use in the construction process.
- 3.20 A Resource Re-use and Recycling Scheme requires categorising of nature and type of waste or surplus material arising, its volume, and proposals for dealing with each component. This promotes waste minimisation, and maximises opportunities for re-use and recycling of materials.
- 3.21 The development process itself can have a significant impact on surrounding residents and businesses. Haul routes, storage compounds, plant and machinery can all be located in such a way as to minimise this impact. In some instances, it will be appropriate for haul roads to further mitigate their impact through landscaping, for example, in locations where the duration and scale of development is extensive, such as at the major development locations.

URBAN FRAMEWORKS

~~POLICY DP/7 Urban Frameworks~~

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

- ~~3.22 Urban frameworks are drawn around those parts of Cambridge City where the built-up area falls within South Cambridgeshire District Council's administrative area. At present, this comprises land at Cherry Hinton, Cambridge Northern Fringe and Cambridge Airport/North Works, but will also cover areas on the fringes of the City where new development is planned in accordance with the development strategy outlined above.~~
- ~~3.23 Since the urban area of Cambridge is the most sustainable location for development within the strategic hierarchy, there is no constraint on the amount of development or redevelopment of land for housing within the urban frameworks provided that the development is compatible with~~

~~adjoining land uses and accords with policies in the Development Principles chapter.~~

~~3.24 The acceptability of developments of a larger scale may be dependent on existing facilities, services and infrastructure being improved. Developer contributions would then be sought to obtain the necessary improvements.~~

VILLAGE DEVELOPMENT FRAMEWORKS

POLICY DP/8 Village Development Frameworks

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

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

1. Retention of the site in its present state does not form an essential part of **the local** character; and
2. Development would be sensitive to the character of the **village location**, local features of landscape, ecological or historic importance, and the amenities of neighbours; and
3. ~~The~~ **re-village has the** necessary infrastructure capacity to support the development; and
4. Development would not result in the loss of local employment, ~~or~~ service or facility ~~[where there is no alternative available in the village], in accordance with~~ **protected by** Policies ET/7: **Retention of Employment Uses, Loss of Rural Employment to Non-Employment Uses**; SF/1: **Retention Protection** of Village Services and **Facilities and** SF/11: **Protection of Existing Recreation Areas** ~~Loss of a Recreation Facility.~~

3.25 The **village development** frameworks define where policies for the built-up areas of settlements give way to policies for the countryside. This is necessary to ensure that the countryside is protected from gradual encroachment on the edges of villages and to help guard against incremental growth in unsustainable locations. However, the efficient re-use of previously developed land within village frameworks will generally be supported, subject to the satisfaction of relevant policies, in the interests of sustainability. Frameworks have been defined to take into account the present extent of the built-up area, development committed by planning

permissions and other proposals included in the local plan. Buildings associated with countryside uses (e.g. farm buildings, houses subject to agricultural occupancy conditions or affordable housing schemes permitted under the rural exceptions policy) are not normally included within the framework.

- 3.26 Frameworks have not been defined around small clusters of houses or areas of scattered development where such buildings are isolated in open countryside or detached from the main concentration of buildings within a nearby village. Although it is recognised that such dwellings may be considered locally as 'part' of the nearest village in community terms it is important in planning policy terms to limit the amount of new development that can take place in rural areas with few services and little or no public transport.
- 3.27 Property boundaries shown on the OS map have been taken into account in defining ~~village~~-frameworks. However, since there are many large gardens on the edges of ~~villages~~settlements the framework boundaries sometimes cut across such gardens, especially (but not solely) if parts of those gardens relate more to the surrounding countryside than they do to the built-up ~~parts of the village areas~~. The 'cutting' of some gardens is regarded as a positive development control tool to limit the potential for further residential development in smaller villages with few facilities and little or no public transport. However, in such circumstances this policy will not be operated to establish a presumption against the grant of planning permission for ancillary domestic buildings in those parts of residential curtilages excluded from the framework. Where permission is required for such developments applications will be considered on their individual merits.

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4. GREEN BELT

OBJECTIVES

- GB/a To secure a Green Belt around Cambridge whose boundaries are clearly defined and which will endure for the plan period and beyond.**
- GB/b To maintain the purposes and openness of the Cambridge Green Belt.**
- GB/c To preserve the unique setting of the city by maintaining the character and appearance of the surrounding villages.**
- GB/d To provide for improvements in biodiversity, the landscape, farm diversification, outdoor recreation and public access to the countryside.**

THE PURPOSES OF THE GREEN BELT

- 4.1 The Cambridge Green Belt serves a number of purposes which are derived from Government Guidance (PPG2) and the Cambridgeshire Structure Plan. The Green Belt keeps land open and free from development over a long period, which extends beyond the plan period, in order to give assurance that its boundaries will endure.
- 4.2 The Cambridge Green Belt is relatively small in extent. Its purposes are defined as:
 - To preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre.
 - To maintain and enhance the quality of its setting.
 - To prevent communities in the environs of Cambridge from merging into one another and with the city.
- 4.3 In defining the Green Belt and the policies which should be applied to it, regard will be given to the qualities which contribute to the special character of Cambridge and its setting, which include:
 - Key views of Cambridge from the surrounding countryside.
 - A soft green edge to the City.
 - A distinctive urban edge.
 - Green corridors penetrating into the City.

- Designated sites and other features contributing positively to the character of the landscape setting.
- The distribution, physical separation, setting, scale and character of Green Belt villages.
- A landscape which retains a strong rural character.

~~GREEN BELT BOUNDARIES~~

~~POLICY GB/1 Green Belt Boundaries~~

~~The boundaries of the Cambridge Green Belt are defined on the Proposals Map.~~

~~DEVELOPMENT IN THE GREEN BELT~~

~~POLICY GB/1 Development in the Green Belt~~

~~There is a presumption against inappropriate development¹ in the Cambridge Green Belt as defined on the Proposals Map.~~

~~NOTE:~~

~~1 Inappropriate development is defined in section 3 of PPG2 Green Belt.~~

- 4.4 The Cambridge Green Belt was established in the 1965 Development Plan. A review of the Green Belt was undertaken in the 1980s resulting in the Cambridge Green Belt Local Plan 1992. A further review was undertaken in the South Cambridgeshire Local Plan 2004.
- 4.5 The Green Belt boundaries have been reviewed to serve the long-term development needs of Cambridge, taking into account Regional Planning Guidance for East Anglia (now RSS6) and the Cambridgeshire and Peterborough Structure Plan 2003. The Structure Plan identifies the broad locations where major growth will take place on the edge of Cambridge as urban extensions and at the new town of Northstowe. Revised Green Belt boundaries are required to enable these developments to take place. The outer boundary of the Green Belt has been reviewed to take account of the creation of the new town of Northstowe to ensure the continued separation of settlements.
- 4.6 Wherever possible, boundaries have been drawn along clear physical features on the ground such as roads, trackways, rights of way, streams

and hedgerows. However, in some circumstances, especially in respect of the urban extensions, there are no physical features on the ground which would be appropriate to use; in these circumstances the boundaries have been drawn to take account of the purposes of the Green Belt and the new development areas will include proposals to define the Green Belt.

4.7 Given the complexity of the administrative boundaries between Cambridge City and South Cambridgeshire, there has been considerable joint working to establish coherent and consistent Green Belt boundaries.

4.8 The main purpose of a Green Belt is to keep land open by placing a permanent and severe restriction on inappropriate development; therefore most types of development can only be permitted in exceptional circumstances, in accordance with PPG2. Such exceptional circumstances will be regarded as Departures from the Development Plan and will only be permitted where other considerations outweigh the harm to the Green Belt. It is not sufficient justification to override Green Belt policies because a development would be inconspicuous or would not harm the site or locality.

4.9 For uses appropriate in the Green Belt, development which would adversely affect the open and rural character would be contrary to the objectives of the Green Belt. Where development is permitted, appropriate landscaping conditions, together with a requirement that any planting is adequately maintained, will be attached to any planning permission in order to ensure that the impact on the Green Belt is mitigated.

~~DEVELOPMENT IN THE GREEN BELT~~

~~POLICY GB/2 Development in the Green Belt~~

~~Within the Green Belt planning permission will not be granted for inappropriate development unless very special circumstances can be demonstrated. Development is defined as inappropriate unless it comprises:~~

- ~~1. Buildings for agriculture or forestry, unless permitted development rights have been withdrawn, provided the proposed siting, design and landscaping of buildings maintains the essential open quality of the Green Belt;~~
- ~~2. Buildings providing essential facilities for outdoor sports and recreation directly related to an appropriate recreational use, for cemeteries, or for other uses of land which preserve the openness of the Green Belt and do not conflict with Green Belt purposes;~~

- ~~3.—Extensions and alterations to dwellings provided that the overall impact of any extension does not result in the dwelling having a materially greater impact, particularly in terms of greater height and scale, on the openness of the Green Belt, in accordance with Policy HG/6;~~
- ~~4.—Replacement of existing dwellings where the use has not been abandoned, or become derelict and uneconomic to repair, in accordance with the General Permitted Development Order, provided there is no adverse impact on the openness of the Green Belt, in accordance with Policy HG/7;~~
- ~~5.—Dwellings to serve an essential agricultural need in the Green Belt subject to other policies, including Policy HG/8;~~
- ~~6.—Affordable housing in accordance with the “exceptions” Policy HG/5 where there is an identified need and no suitable sites are available outside the Green Belt;~~
- ~~7.—The re-use of buildings as provided for in PPS7;~~
- ~~8.—Development within Major Developed Sites in accordance with Policy GB/6.~~

~~Inappropriate development is by definition harmful to the Green Belt. Where development proposals are in the vicinity of the Green Belt, account will be taken of any adverse impact on the Green Belt.~~

~~Proposals to change the use of existing buildings may be considered appropriate in the Green Belt if it does not have a materially greater impact on it. For the same reason any proposal involving the extension of buildings will be strictly controlled. Associated uses, such as extensive hard surfacing, car parking, boundary walls and fences, external storage and lighting will be considered against the need to maintain the openness and landscape character of the Green Belt.~~

~~Where development is permitted, landscaping conditions, together with a requirement that any planting is adequately maintained, will be attached to any planning permission in order to ensure that the impact on the Green Belt is mitigated, in accordance with Policies GB/4 and DP/4.~~

- ~~4.8 — The main purpose of a Green Belt is to keep land open by placing a permanent and severe restriction on inappropriate development; therefore most types of development can only be permitted in exceptional~~

~~circumstances. Such exceptional circumstances will be regarded as Departures from the Development Plan and will only be permitted where other considerations outweigh the harm to the Green Belt. It is not sufficient justification to override Green Belt policies because a development would be inconspicuous or would not harm the site or locality.~~

~~4.9 — For uses appropriate in the Green Belt, development which would adversely affect the open and rural character would be contrary to the objectives of the Green Belt. Where development is permitted, appropriate landscaping conditions, together with a requirement that any planting is adequately maintained, will be attached to any planning permission in order to ensure that the impact on the Green Belt is mitigated.~~

~~4.10 — Although agricultural developments are appropriate in principle, the proposed siting, design and landscaping of buildings must be considered carefully so as to maintain the essential open quality of the Green Belt. Refusal would be justified if this would not be achieved. Proposals for new agricultural buildings may require the use of a condition to withdraw permitted development rights if it is considered that it would avoid a proliferation of additional farm buildings under such rights. Similarly careful consideration will be given to any proposal to re-use a modern building if it would lead to additional agricultural buildings being required which would prejudice the objectives of the Green Belt.~~

~~4.11 — The Green Belt has an important recreational role but it is not a suitable location for all forms of sport and leisure. Any proposal for a building will need to demonstrate that it is directly related to an appropriate recreational use; this would not include buildings required solely for social gatherings, indoor sports and other activities which do not require a rural location. Facilities will be limited to those which are genuinely essential to the outdoor activity such as small scale changing rooms, refreshment facilities and small stables.~~

~~4.12 — Cemeteries are acceptable in the Green Belt as they are essentially open in character. Proposals for woodland burial schemes will be looked upon favourably as they can assist in enhancing the visual quality of the Green Belt.~~

~~4.13 — Extensions to existing dwellings and replacement dwellings may be appropriate although the impact must not harm the objectives of the Green Belt. The extension should not dominate the original dwelling in height and scale; there should be no material increase in the impact of the dwelling on the Green Belt, and the proposal should accord with Policy HG/6. Where the use of a dwelling has not been abandoned, replacement may be permitted subject to the requirements of the General Permitted Development Order, and in accordance with Policy HG/7.~~

- ~~4.14 The change of use of land to residential curtilage (for example in any proposal to extend garden land) will not be permitted if it would harm the openness and landscape character of the Green Belt.~~
- ~~4.15 Residential development is not appropriate in the Green Belt. However, a Green Belt site may be used for Affordable Housing where there is an identified need and the District Council is satisfied that no other suitable non-Green Belt sites exist. Dwellings to serve an essential agricultural need may be permitted in the Green Belt subject to other policies. Sites for Travellers are not an appropriate form of development in the Green Belt.~~

MITIGATING THE IMPACT OF DEVELOPMENT IN THE GREEN BELT

~~POLICY GB/3 Location and Design of Development~~

~~POLICY GB/2 Mitigating the Impact of Development in the Green Belt~~

Any development considered appropriate within the Green Belt must be located and designed so that it does not have an adverse effect on the rural character and openness of the Green Belt.

Where development is permitted, landscaping conditions, together with a requirement that any planting is adequately maintained, will be attached to any planning permission in order to ensure that the impact on the Green Belt is mitigated.

- ~~4.104.16~~ Any development, even for uses appropriate in the Green Belt, can erode its open and rural character. In order to protect the purposes of the Green Belt, such development should be located within or adjoining existing groups of buildings or entail the redevelopment of redundant buildings. Similarly, where existing buildings are not capable of re-use or conversion, the redevelopment of such buildings or development within or adjacent to existing groups of buildings will be preferable to development on entirely new sites. Careful consideration should be given to the design of any development, including ancillary uses and associated lighting, to ensure there is no adverse effect on the Green Belt.
- ~~4.11 Modern farming methods have led to a decline in the quality of the landscape particularly in areas such as the Cambridge Green Belt. In addition much of the Green Belt landscape is over-mature and requires new tree and hedge planting to ensure the quality of the landscape does not continue to deteriorate.~~
- ~~4.12 Where there are areas of poor or damaged landscape, the District Council will seek improvements through tree and hedge planting, the creation of~~

ponds and other areas of water and by the removal of rubbish and unsightly features. Such changes can also be helpful in creating wildlife habitats and thus adding to bio-diversity. The District Council will work in partnership with other organisations including voluntary groups, such as the Wildlife Trust, Cam Valley Forum, and landowners to secure such improvements. The Cambridge Green Belt Project is an example of good practice of such partnerships.

- 4.1~~73~~ This policy must be read in conjunction with any design Supplementary Planning Document adopted by the District Council, which will be used in decisions on planning applications.

~~POLICY GB/4 Landscaping and Design Measures~~

~~Development on the edges of settlements which are surrounded by the Green Belt must include careful landscaping and design measures of a high quality in order to protect the purposes of the Green Belt.~~

POLICY GB/3 Mitigating the Impact of Development adjoining the Green Belt

Where development proposals are in the vicinity of the Green Belt, account will be taken of any adverse impact on the Green Belt.

Development on the edges of settlements which are surrounded by the Green Belt must include careful landscaping and design measures of a high quality in order to protect the purposes of the Green Belt.

- 4.1~~84~~ In many cases this will require extensive landscaping, both within the development area and in the Green Belt, but there will be areas where a well designed and distinctive edge, with landmark buildings, including gateway buildings, may also be appropriate. However, account will also need to be taken of the impact of proposals on the adjoining Green Belt, including views from the Green Belt.

- 4.1~~95~~ This policy must be read in conjunction with any design Supplementary Planning Document adopted by the District Council, which will be used in decisions on planning applications.

MAJOR DEVELOPED SITES

POLICY GB/~~54~~ Major Developed Sites

Within the Cambridge Green Belt, the following are designated as Major Developed Sites:

- Babraham Hall
- Fulbourn and Ida Darwin Hospital
- Girton College
- **Spicer's at Sawston**

Within the boundary of Major Developed Sites, as identified on the Proposals Map, limited infilling or redevelopment may be permitted:

1. Infilling is defined as the filling of small gaps between built development. Such infilling should have no greater impact upon the open nature of the Green Belt and should not lead to a major increase in the developed proportion of the site. The cumulative impact of infilling proposals will be taken into account.
2. Redevelopment will be limited to that which would not result in:
 - a. A greater floor area than the existing built form;
 - b. A greater footprint unless there are significant environmental improvements;
 - c. The existing height of the built development being exceeded;
 - d. **There being a greater impact on the openness of the Green Belt. There being a greater impact than the existing development on the openness of the Green Belt.**

4.~~20~~16 Major Developed Sites as identified on the Proposals Map, continue to be part of the Green Belt and remain subject to Green Belt policies. However, redevelopment where appropriate and infilling may be permitted within the defined confines of these sites subject to there being no adverse impact on the purposes of the Green Belt. The footprint of existing development within these sites excludes temporary buildings, open spaces with external access between wings of buildings, and areas of hard standing.

4.~~24~~17 Development Briefs, adopted as Supplementary Planning Documents, are required for all these sites.

RECREATION IN THE GREEN BELT

POLICY GB/65 Recreation in the Green Belt

Proposals for the use of the Green Belt for enhanced opportunities for countryside recreation, appropriate to the Green Belt, will be encouraged where it will not harm the objectives of the Green Belt.

~~Proposals for the use of the Green Belt for enhanced opportunities for countryside recreation, appropriate to the Green Belt, will be encouraged where it will not harm the objectives of the Green Belt. In those parts of the Green Belt adjacent or close to the areas developed as urban extensions to Cambridge, the creation of such opportunities, for example in the form of country parks and improvements to public rights of way, will be required.~~

4.18 The Green Belt has a positive role to play in providing opportunities for access to the countryside for the urban population and it is essential that the residents of new developments have direct and easy access by foot, or cycle or horseback to open countryside for recreation. Much of the Green Belt consists of large arable fields and there are few woods, pastures or other areas of semi-natural vegetation, which limits the opportunities for public access and recreation.

~~4.2219~~ Given the significant development which is proposed for the edge of Cambridge and in the new town of Northstowe, which will take place at higher densities than in the past, it is essential that the residents of these new developments have direct and easy access by foot or cycle to open countryside for recreation, which may include land in the Green Belt beyond the boundaries of the Area Action Plans. Much of the Green Belt consists of large arable fields and there are few woods, pastures or other areas of semi-natural vegetation, which limits the opportunities for public access and recreation.

4.230 In many instances access to the countryside can be assisted by improvements to the public rights of way network, including the provision of new routes for footpaths, bridleways and cycleways. One project which is being developed is the “Cam Cycle Rings” – developing a ring of cycleways around Cambridge, which will provide routes into and around Cambridge and provide circular routes into the Green Belt countryside. As well as providing for recreation such routes can also contribute to sustainable commuting.

~~4.214-24~~ By working in partnership, the local authorities can improve access by better signing and improvements to and the maintenance of stiles, gates and footbridges. The maintenance of public rights of way to a high standard is also important in order to encourage use. Improvements to public rights of way may be implemented directly by the District Council, through the Green

Belt Project or through the Parish Paths Partnership initiative with the support of Cambridgeshire County Council and the Countryside Agency.

4.22 The need for improvements to the landscape and bio-diversity will need to be taken into account when considering improvements for recreation and public access. There may be parts of the Green Belt where public access has to be restricted, such as some parts of the riverbanks, if improvements to bio-diversity are to be achieved.

4.253 The District Council will develop a strategy for the active management of the Green Belt.

IMPROVEMENTS TO LANDSCAPE AND BIODIVERSITY

POLICY GB/7 Improvements to Landscape and Biodiversity

The District Council will seek improvements to the landscape and bio-diversity of the Green Belt, through additional planting and habitat creation, to reverse the decline in its quality.

~~4.246~~ Modern farming methods have led to a decline in the quality of the landscape particularly in areas such as the Cambridge Green Belt. In addition much of the Green Belt landscape is over mature and requires new tree and hedge planting to ensure the quality of the landscape does not continue to deteriorate.

~~4.257~~ Where there are areas of poor or damaged landscape, the District Council will seek improvements through tree and hedge planting, the creation of ponds and other areas of water and by the removal of rubbish and unsightly features. Such changes can also be helpful in creating wildlife habitats and thus adding to bio-diversity. The District Council will work in partnership with other organisations including voluntary groups, such as the Wildlife Trust, Cam Valley Forum, and landowners to secure such improvements. The Cambridge Green Belt Project is an example of good practice of such partnerships.

~~4.268~~ The need for improvements to the landscape and bio-diversity will need to be taken into account when considering improvements for recreation and public access. There may be parts of the Green Belt where public access has to be restricted, such as some parts of the riverbanks, if improvements to bio-diversity are to be achieved.

5. HOUSING

OBJECTIVES

HG/a To ensure the provision of a range of housing types and sizes, including affordable housing, to meet the identified needs of all sectors of the community, including key workers.

HG/b To protect and enhance the environment by making best use of land and ensuring that new residential development, whether through new build or extensions and alterations to existing homes and buildings, is appropriate to its location.

HOUSING DENSITY

POLICY HG/1 Housing Density

Residential developments will make best use of the site by achieving average net densities of at least 30 dwellings per hectare unless there are exceptional local circumstances that require a different treatment. Higher average net densities of at least 40 dwellings per hectare should be achieved in more sustainable locations close to a good range of existing or potential services and facilities and where there is, or there is potential for, ~~Good Quality Public Transport~~ good local public transport services.

- 5.1 Residential proposals should comply with the policies in the Development Principles Chapter and design Supplementary Planning Document in order to achieve quality living environments. For new homes to meet the needs of current and future residents, it is important that they are designed to a high quality and create an attractive environment that functions well, where people want to live, which meets their needs, and which creates a sense of place where community identity can develop. Higher residential densities are required by PPG3 and Structure Plan Policy P5/3, in the interests of achieving more sustainable forms of development, and reducing use of greenfield land. There is no reason why higher densities should compromise the quality of new development.
- 5.2 In the urban extensions and the new town of Northstowe, higher densities should be sought, particularly close to the centres of those developments and in locations with access to High Quality Public Transport services, as set out in Area Action Plans.

HOUSING MIX

POLICY HG/2 Housing Mix

Residential developments will contain a mix of units providing accommodation in a range of types, sizes and affordability, to meet local needs.

Affordable housing should be of an appropriate mix to respond to identified needs at the time of the development, in accordance with HG/3.

Market properties should provide:

- 1. At least 50% of homes with 1 or 2 bedrooms; and**
- 2. Approximately 25% of homes with 3 bedrooms; and**
- 3. Approximately 25% of homes with 4 or more bedrooms;**

unless it can be demonstrated to the satisfaction of the District Council that the local circumstances of the particular settlement or location suggest a different mix would better meet local needs.

- 5.3 Nationally, the trend is towards smaller household size and PPG3 requires the needs of all households to be met. A key element in ensuring that new homes meet local needs is providing homes of the appropriate type, size and affordability.
- 5.4 There has been a strong trend in South Cambridgeshire in the recent past for large new homes, and in the period 1991-2001, 46% of new homes had four or more bedrooms. This is despite longstanding planning policies seeking a mix of house types, including smaller properties. This trend has limited the number of smaller new homes being built, particularly 1 and 2 bedroom properties (5% and 25% respectively), to meet more general needs. In an area of high house prices, this also has the effect of limiting the stock of cheaper market housing that is accessible to people on average salaries and those trying to get into the housing market.
- 5.5 The 2002 Housing Needs Survey assessed the mix of market housing required to meet local needs. It identified a need for 89% of all new market housing to be one and two bedroom properties. It also advised that no more new homes of four or more bedrooms are required to meet identified market needs for the period to 2007. This has regard to a combination of factors, including the size of property that people need as well as the type of property to which they aspire. The District Council considers that this

provides a reasonable assessment of need. The study advises that provision of larger sized accommodation would be likely to polarise the social structure of the district.

- 5.6 The District Council has therefore introduced specific targets for market housing mix to respond to the failure of the housing market to respond to need. In the interests of achieving balanced communities and also to provide choice and ensure viability of schemes, the targets do not go as far as the Housing Needs Survey suggests. However, they do seek a significant change from the recent past in the general mix in market housing schemes.
- 5.7 The general shift towards a greater mix in the sizes of homes and more smaller homes will sit alongside the need for increasing densities in residential schemes. A Supplementary Planning Document will be produced on housing mix.

AFFORDABLE HOUSING

POLICY HG/3 Affordable Housing

Proposals for housing developments will only be permitted if they provide an agreed mix of affordable housing types, including for Key Workers, to meet local needs.

The amount of affordable housing sought will be approximately 50% of the dwellings for which planning permission may be given on all sites of two or more dwellings.

Account will be taken of any particular costs associated with the development and whether there are other planning objectives which need to be given priority. The occupation of such housing will be limited to people in housing need and must be available over the long term.

The appropriate mix in terms of housing tenures and house sizes of affordable housing within a development will be determined in response to identified needs and funding priorities at the time of the development.

In order to ensure sustainable communities, affordable housing will be distributed through the development in small groups or clusters.

Employment development proposals likely to have an impact on the demand for affordable housing will be expected to mitigate such impacts in accordance with Policy ET/2.

- 5.8 Affordable housing is defined in the Structure Plan as “housing that is in some way subsidised for people who cannot afford to buy or rent on the open market”. This definition is consistent with the District Council’s views of affordable housing as an umbrella term for all types of subsidised housing to meet a variety of needs, including those of Key Workers. It includes within it:
- **Social rented housing:** housing provided at below market rents at levels controlled by the Housing Corporation, normally provided by Registered Social Landlords (Housing Associations);
 - **Intermediate housing:** housing for those who do not qualify for social rented housing, but whose incomes are such in relation to local housing costs that they are nonetheless not able to access market housing. This includes:
 - **Intermediate rented:** rents are not to exceed 30% of net median household incomes in South Cambridgeshire except where provided for specific groups of workers, where they should not exceed 30% of the net median income for the specific group;
 - **Low cost home ownership:** including shared ownership, equity share, and discounted market housing. Costs (mortgage and any rent) are not to exceed 30% of gross median household incomes in South Cambridgeshire except where provided for specific groups of workers, where they should not exceed 30% of the gross median household income for that specific group.
 - **Supported housing:** is a generic term used to include supported housing for all client groups covered by the Supporting People Strategy (including people with physical or other disabilities) who cannot afford to buy or rent on the open market. Provision will be considered in the light of identified needs in the Council’s Housing and Homelessness Strategies and the Supporting People Strategy.
- 5.9 Affordable housing includes housing for Key Workers which is allocated on the basis of need for those who currently live in or are employed in the locality of the site in the public sector and / or who are involved in the care and comfort of the community or as may otherwise be defined by the District Council in the future. Such housing to be available to initial and successive occupiers who qualify as Key Workers unless there are no eligible nominees in which case units will be offered to others in housing need from the District Council’s Housing Register. The relevant proportion of any Key Worker housing will be determined by the District Council based on evidence of need e.g. Sub-Regional Key Worker Housing Study 2003. Housing for specific groups of workers other than included in the above definition will be included as affordable housing provided that it is supported

by evidence that their employers are facing recruitment and retention difficulties related to housing costs, and that the workers cannot afford to rent or buy suitable housing locally to meet their housing needs.

- 5.10 The availability of housing that is affordable and accessible to those in need in South Cambridgeshire is a major and growing issue. Policy P9/2 of the Structure Plan states that 40% or more of the new housing in the sub-region will be affordable which will include Key Worker housing.
- 5.11 The Housing Needs Survey 2002 identified that there was a backlog of housing need of 800 households. In addition, a further 1,047 households per annum are falling into housing need. It is also estimated that there will be a supply of affordable housing through re-lets of existing properties of 323 units per annum. Advice in the government's best practice guide for assessing net annual need for affordable housing is to spread the backlog over 5 years. The annual net affordable housing requirement for the period 2002-2007 is estimated at 884 units per annum. The Survey advises that the best practice guide methodology suggests a target for affordable housing of 66% of all new dwellings (assuming no minimum site size threshold). However, it recommends that taking account of custom and practice a target of 50% would be justifiable in South Cambridgeshire.
- 5.12 The policy applies to all qualifying developments, whether allocations or windfall development. The mix in the types of affordable housing appropriate for an individual site, will be considered having regard to the nature of identified need at the time of the development (district-wide for the major developments, Rural Centres and Minor Rural Centres, or in the individual village or the area it serves), the location and scale of the development, and the development economics of the site having regard to the overall infrastructure calls on the development. Affordable housing should be of a high quality and integrated with market housing.
- 5.13 It is envisaged that the indicative mix of affordable housing is likely to be:
1. Approximately 30% social rented; and
 2. Approximately 20% intermediate housing, including for Key Workers;
- giving a total of 50% affordable housing, unless it can be demonstrated to the satisfaction of the District Council that the local circumstances suggest a different mix would better meet local needs.
- 5.14 In order to ensure sustainable communities, affordable housing will be distributed through the development in small groups or clusters, typically of 6 to 8 units. The appropriate size of affordable housing groups or clusters will vary depending on the scale of development.
- 5.15 New employment development increases pressure on the housing market, and a lack of suitable affordable housing can lead to recruitment difficulties,

unsustainable travel patterns and hinder development and expansion of clusters. Developments will therefore be expected to mitigate these impacts, in accordance with Policy ET/2.

- 5.16 Guidance on the application of this policy will be provided in a Supplementary Planning Document on affordable housing.

POLICY HG/4 Affordable Housing Subsidy

In exceptional circumstances, where it can be demonstrated that there are insurmountable subsidy issues, the Council may negotiate a lower proportion of built affordable housing units to be provided on site.

In exceptional circumstances, on smaller sites, the Council may accept financial contributions towards an element of off-site provision.

- 5.17 Given the uncertainties over the future funding of affordable housing, there is a need for an element of flexibility in order to realise the affordable housing target set out in accordance with the assessed housing need. In exceptional circumstances where there are insurmountable subsidy issues a lower proportion of built units on site could be appropriate. However, in order to ensure that this approach does not prejudice securing significant affordable housing provision in the light of high levels of need, a minimum level of provision of 40% will be required even in exceptional circumstances.
- 5.18 Where the Council has identified additional sites for the provision of affordable housing that could contribute towards the overall affordable housing target for the district e.g. rural exception sites, redevelopment of existing stock to provide higher numbers and better quality housing for those in housing need, financial contributions towards off-site provision will be secured through Section 46 agreements. This approach will only be applicable to small sites where there may be difficulties over delivery and management of small numbers of affordable houses. Financial contributions will be secured towards the provision of affordable housing on other sites. It will not be appropriate for major developments to provide financial contributions in lieu of built provision, as on-site provision is a key part of creating a sustainable community.
- 5.19 Where possible, the financial contributions secured through Section 46 agreements will be used to provide affordable housing in locations as close to the site as possible, either elsewhere within the same village or in nearby villages. However, as monies will be time limited, they may need to be spent elsewhere in the South Cambridgeshire District Council area if no local scheme is sufficiently advanced.

POLICY HG/5 Exceptions Sites for Affordable Housing

As an exception to the normal operation of the policies of this plan, planning permission may be granted for schemes of 100% affordable housing designed to meet identified local housing needs on small sites within or adjoining villages. The following criteria will all have to be met:

- 1. The development proposal includes secure arrangements for ensuring that all the dwellings within the scheme provide affordable housing in the long term for those in housing need;**
- 2. The number, size, design, mix and tenure of the dwellings are all confined to, and appropriate to, the strict extent of the identified local need;**
- 3. The site of the proposal is well related to the built-up area of the settlement and the scale of the scheme is appropriate to the size and character of the village;**
- 4. The site is well related to facilities and services within the village;**
- 5. The development does not damage the character of the village or the rural landscape.**

In the case of sites within the Cambridge Green Belt, before planning permission is granted for such development, the District Council will have to be assured that no alternative appropriate sites can be found for the scale and type of development proposed and that the scheme fulfils all the criteria set out in the Council's policies, including those relating to the impact of new development on local surroundings.

- 5.20 National policy allows for the exceptional release of small sites for affordable housing within or adjoining villages in circumstances where planning permission would not normally be given and where there is a demonstrable local need for affordable housing that cannot be met in any other way. These 'rural exceptions' sites provide a small but important source of affordable housing in rural areas and are regarded as additional to the provision of housing to meet the general needs identified by the Structure Plan.
- 5.21 In every case the needs of the particular village are carefully surveyed and assessed by the Council before a scheme is progressed. Occupancy controls are imposed to ensure that the benefits of affordability (usually gained by the low land value derived from the exceptional basis of the scheme) are preserved in perpetuity for subsequent occupiers.

- 5.22 PPG2: Green Belts states that limited affordable housing may be appropriate within the Green Belt. However, given the nature of the Cambridge Green Belt, which is relatively small in extent, and the need to avoid prejudicing other strategic and local policies, the District Council will implement this policy with caution.

SPECIAL HOUSING NEEDS

- 5.23 In addition to the affordable and key worker housing requirements identified above, the following special housing needs should be considered:
- “Lifetime homes” – i.e. housing suitable for the elderly and those with mobility problems.
 - Gypsies and travelling show people.
- 5.24 Although not specifically set out in policy, the District Council will expect a proportion of new homes to be provided to meet the needs of the above, in accordance with PPG3: Housing.
- 5.25 For new homes to meet the needs of current and future residents, it is important that they are designed to a high quality and create an attractive environment that functions well, where people want to live, which meets their needs, and which creates a sense of place where community identity can develop. A key element in ensuring that new homes meet local needs is providing homes which are adaptable to the changing needs of most households.
- 5.26 Lifetime homes are those designed to meet the needs of most households, focussing on accessibility and design features that make the home flexible enough to meet whatever comes along in life: a family member with a broken leg, a family member with serious illness, or parents carrying in heavy shopping and dealing with a pushchair. Part M of the Building Regulations covers accessibility and Lifetime Homes features to build in flexibility to make new homes easy to adapt as peoples’ lives change. Lifetime Homes will be suitable for older people (whose numbers are increasing rapidly) and for the vast majority of disabled people, as well as non-disabled people. Housing for the elderly and those with mobility problems should be located close to facilities and services and designed with the needs of occupants in mind.
- 5.27 Any proposals for residential care homes within village frameworks will be judged against the policies in the Development Principles chapter.

- 5.28 The needs of Gypsies and travelling show people are addressed in a separate Development Plan Document.

HOUSING IN THE COUNTRYSIDE

POLICY HG/6 Extensions to Dwellings in the Countryside

Extensions to dwellings in the countryside (i.e. outside village frameworks defined in this plan) will only be permitted where:

1. The proposed development would not create a separate dwelling or be capable of separation from the existing dwelling;
2. The extension does not exceed the height of the original dwelling;
3. The extension does not lead to a 50% increase or more in volume or gross internal floor area of the original dwelling;
4. The proposed extension is in scale and character with the existing dwelling and would not materially change the impact of the dwelling on its surroundings;
5. ~~It can be shown that the use of the dwellings has not been abandoned.~~ The dwelling is of permanent design and construction.

In exceptional circumstances, ~~where it can be shown that the use of the dwelling has not been abandoned,~~ material considerations may justify an exception to criteria (2) and (3), for example, dwellings with a very small original footprint which do not meet modern living standards.

Large extensions to dwellings which are the subject of an agricultural condition are not likely to be acceptable unless it can be demonstrated that the resultant accommodation can be supported by the viability of the holding and that its value would not be such as to be out of reach of workers employed in agriculture.

Limited extension or alteration of existing buildings in the Green Belt is regarded as appropriate development provided the development does not result in disproportionate additions over and above the original building. Policy GB/2 enforces this matter.

- 5.29 Extensions to dwellings outside frameworks need particularly careful consideration in terms of their impact on the landscape in the generally

open countryside of South Cambridgeshire. In addition, housing needs in the District make it important to impose some limitation on the proportionate increase in dwelling sizes as a result of any extension, with the aim of preventing a gradual reduction in the stock of smaller and medium sized dwellings in countryside areas.

- 5.30 Policy HG/6 provides guidelines to assist the achievement of the above two aims. However, it is recognised that there may be some instances in which other material considerations justify a departure from Criteria 2 and 3. This could include dwellings with a very small original footprint that do not meet modern living standards. Criterion 3 considers extensions in the context of the original dwelling in order to avoid incremental increases which when combined have a greater impact on the countryside.

POLICY HG/7 Replacement Dwellings in the Countryside

The District Council will permit the one-for-one replacement of dwellings in the countryside subject to the requirements of the General Permitted Development Order (i.e. a maximum enlargement of 15% of volume) and the need to provide satisfactory internal layout and amenities, where:

- 1. It can be shown that the use of a dwelling has not been abandoned;**
- 2. The proposed replacement dwelling is in scale with the dwelling it is intended to replace and is in character with its surroundings;**
- 3. The proposed replacement dwelling would not materially increase the impact of the site on the surrounding countryside.**

This will apply to dwellings both inside and outside the Green Belt.

Caravans and mobile homes are distinct from permanent dwellings since they can be removed. Given the restrictions on development in the countryside the replacement of caravans and mobile homes with permanent dwellings will be resisted outside village frameworks.

- 5.31 Where it can be shown that the use of a dwelling has not been abandoned, replacement on a one-for-one basis may be permitted. As a new dwelling, it is likely to have a greater impact on the countryside than the dwelling it replaces and will benefit from permitted development rights when completed and occupied. Thus replacements ought to be similar in size and height to the original structure. The District Council may control the further expansion of replacement dwellings by the use of planning conditions to remove the

rights under the General Permitted Development Order. The District Council will permit one-for-one replacements subject to the requirements of the General Permitted Development Order (i.e. a maximum enlargement of 15% of volume) and the need to provide satisfactory internal layout and amenities. This will apply to dwellings both inside and outside the Green Belt. (See also the Green Belt Chapter.)

POLICY HG/8 Conversion of Buildings in the Countryside for Residential Use

Planning permission for conversion of rural buildings for residential use will not generally be permitted. Planning permission will only exceptionally be granted where it can be demonstrated, having regard to market demand or planning considerations:

- 1. Firstly it is inappropriate for any suitable employment use; and**
- 2. Secondly it is inappropriate for employment with residential conversion as a subordinate part of a scheme for business re-use.**

Any conversion must meet the following criteria:

- a. The buildings are structurally sound;**
- b. The buildings are not of a makeshift nature and have not been allowed to fall into such a state of dereliction and disrepair that any reconstruction would require planning permission as a new building;**
- c. The buildings are capable of re-use without materially changing their existing character or impact upon the surrounding countryside;**
- d. The form, bulk and general design of the buildings are in keeping with their surroundings;**
- e. Perform well against sustainability issues highlighted by policy DP/2.**

Any increase in floor area will not be permitted except where it is necessary for the benefit of the design, or in order to better integrate the development with its surroundings. Future extensions of such buildings will not be permitted. Incidental uses such as car parking and storage should be accommodated within any group of buildings,

or on well related land where landscaping can reduce the visual impact of the new site.

Development must be in scale with the rural location. ~~Developments resulting in significant scale (based on number of bedrooms) must only be located near to larger settlements or accessible by public transport, cycling, or walking.~~ Residential uses must be located close to local services and facilities, and in an accessible location with a choice of means of travel, including non-car modes. The cumulative impact of the conversion of a number of buildings on adjoining sites or the local area will also be considered.

Residential conversion permitted as a subordinate part of a scheme for business re-use, will be secured by planning condition or agreement to ensure the occupation of the dwelling remains directly related to the operation of the enterprise. The dwelling part of the unit must be interdependently linked with the commercial part. A live-work unit should have a minimum of 40m² of definable functional workspace in addition to the residential element. Internal uses may be horizontally or vertically split. The workspace must be flexible, and capable of accommodating a range of employment uses.

5.32 PPS7 requires authorities to include policies setting out criteria for permitting conversion of rural buildings for residential uses. There has been considerable pressure to convert barns and vacant rural buildings into residential units, but this is clearly contrary to the general policy of restricting housing proposals outside established village limits. Policy ET/8 supports conversion of appropriate buildings for employment uses, and this remains the preferred use for such buildings. If this cannot be achieved the second preference is for a residential unit directly tied to operation of a rural enterprise, often referred to as a live-work unit. This would be more sustainable, than a conversion for a purely residential use, due to the reduced implications for commuting. Conversion purely for residential use will only be permitted as a last resort, particularly to secure the future of buildings of particular architectural quality or character.

5.33 Residential conversion, particularly on a large scale involving several residential units, will only be appropriate in locations close to local service centres such as Cambridge, the market towns and larger villages, including Rural Centres and Minor Rural Centres. Development must also be in a location with, or capable of providing, a sufficient standard of accessibility to offer an appropriate choice of travel by non-car modes, in accordance with Policy TR/1.

POLICY HG/9 Dwelling to Support a Rural-based Enterprise

Development of a new permanent dwelling for agricultural or forestry purposes, or **exceptionally** for a rural-based enterprise, will only be permitted if it is demonstrated to the satisfaction of the District Council that:

1. There is a clear, existing functional need relating to a full-time worker or one who is primarily employed in agriculture;
2. It relates to a well-established agricultural unit (which has been established for at least three years, has been profitable for at least one of them, is currently financially sound, and have a clear prospect of remaining so);
3. There are no suitable existing buildings available in the area;
4. The conversion of appropriate nearby buildings would not provide suitable accommodation;
5. No existing dwelling serving the unit or closely connected with it has either recently been sold off or in some way separated from it.

Where criterion 2 cannot, for the time being, be met, or it relates to a new farming activity on a well established unit, development of a temporary dwelling may be permitted for up to three years where all the other criteria above are met, and there is clear evidence demonstrating:

- a. A firm intention and ability to develop the enterprise concerned;
- b. That the proposed enterprise has been planned on a sound financial basis;
- c. That the functional need cannot be fulfilled by another existing building on the unit or any existing accommodation.

The District Council will require “Functional” and “Financial” tests to be undertaken in accordance with PPS7 to demonstrate the above criteria have been met.

Planning permission will not be granted for dwellings in the countryside for the on-site security of horses, stabling and ancillary uses unless the site lies outside the Green Belt and the District Council is satisfied that the applicant has met all the tests set out above.

Where a new dwelling is permitted, this will be **the** subject to a condition ensuring the occupation will be limited to a person solely or mainly working, or last working, in the locality in agriculture ~~or~~, forestry or a **rural enterprise, or a** surviving partner of such a person, and to any resident dependants.

The relaxation of an **agricultural**-occupancy condition will only be permitted where it can be demonstrated that the dwelling is no longer required by the unit or those working, or last working, in the locality in agriculture, ~~or~~ forestry or a **rural enterprise, or a** surviving partner of such a person, and to any resident dependants. When considering applications to relax such a condition, the District Council will require evidence of the steps taken to market the dwelling with the occupancy condition.

- 5.3~~4~~³ Although Structure Plan and Local Development Framework policies resist new dwellings in the countryside, the District Council acknowledges that many agricultural workers require accommodation close to their enterprises for husbandry and security and other reasons. Where applicants are able to demonstrate genuine need for new dwellings associated with their enterprise, the District Council may grant planning permission. Since such an approach is a departure from restrictive countryside policy, the planning permission will be subject to a condition restricting occupation. Such a condition will only be discharged in exceptional cases.
- 5.3~~5~~⁴ In general, preference will be given to the re-use or replacement of existing buildings over those which propose the erection of a new dwelling in order to avoid further development in the countryside. Where new buildings are proposed to be erected they should be sited and designed to minimise impact on the countryside, and where possible be grouped around existing development.
- 5.3~~6~~⁵ The erection of a further dwelling would not be justified where an existing dwelling serving the unit or closely connected with it has either recently been sold off or in some way separated from it.
- 5.3~~7~~⁶ When considering planning applications for new enterprises in the countryside and the need for any associated accommodation, the District Council seeks advice concerning the commercial viability of the proposed enterprise. Where such advice indicates that the viability of the enterprise is uncertain, the District Council will firmly resist a permanent dwelling in the countryside. In such circumstances, temporary planning permission may be granted for a caravan associated with the enterprise to enable the applicant to prove that it can provide his / her main livelihood.

- | 5.3~~87~~ With increasing leisure time and the changes in agriculture bringing forward pressures for farmers to diversify, the District Council has experienced increasing demand for horse-riding and the setting up of equestrian activities (often referred to as “horsiculture”). In this context, planning permission is usually required for the construction of new buildings or the conversion of existing buildings for stabling horses and for the change of use of land for exercise, training or jumping horses.
- | 5.3~~98~~ With these approvals, on occasion, there may be pressure to develop a dwelling on site for security purposes - this will be invariably outside village frameworks. The District Council will resist such proposals since they introduce new residential development in the countryside which can often be conspicuous in the generally flat landscape of South Cambridgeshire.
- | 5.~~4039~~ However, given the similarity in the issues which apply to both agricultural use and the keeping of horses, the District Council will apply the same considerations as those for agricultural dwellings. However, this will not apply within the Green Belt where horsiculture is not identified as an appropriate use.
- | ~~5.405.41~~ Policy HG/9 will also apply to development proposals associated with studs in the District.
- | 5.4~~24~~ A Supplementary Planning Document will be prepared for agricultural dwellings and for dwellings associated with horsiculture.

6. ECONOMY AND TOURISM

OBJECTIVES

- ET/a To support the Cambridge Area's position as a world leader in research and technology based industries, higher education and research, particularly through the development and expansion of clusters.**
- ET/b To manage carefully development pressures in South Cambridgeshire by favouring those uses which need to be located near to Cambridge.**
- ET/c To support existing businesses by applying positive policies towards the appropriate expansion of existing firms where appropriate, including through use of previously developed land, and the conversion / adaptation or replacement of suitable buildings for business use.**
- ET/d To reduce commuting distances and the need to travel, particularly by car, by bringing home and workplace closer together, and by encouraging employment opportunities in accessible locations, or accessible by sustainable modes of travel.**
- ET/e To support the rural economy and enable farm diversification.**
- ET/f To support the growth of the tourism industry of South Cambridgeshire, whilst ensuring new facilities and accommodation do not have an adverse impact on the built and natural environment.**

LIMITATIONS ON THE OCCUPANCY OF NEW PREMISES IN SOUTH CAMBRIDGESHIRE

POLICY ET/1 Limitations On The Occupancy of New Premises In South Cambridgeshire

Employment development, including change of use, will only be permitted if it can demonstrate it falls into one or more of the following:

- 1. Offices or other development, in the use class B1 (a), providing an essential service for Cambridge as a local or Sub-Regional Centre;¹**

2. **High technology and related industries and services, in the use class B1 (b), primarily concerned with research and development, which show a special need to be located close to the universities or other established research facilities or associated services in the Cambridge Area;²**
3. **D1 educational uses and sui generis research establishments, required in the national interest, to be located close to existing major establishments in related fields (such as the universities, the teaching hospital, or private research establishments), in order to share staff, equipment or data, or to undertake joint collaborative working;³**
4. **Other small-scale industries, in use classes B1 (c), B2, and B8 (up to 1,850 m²), which contribute to a greater range of local employment opportunities, particularly if it contributes to the development of locally-based skills or expertise (large scale expansion of such firms will not be permitted).⁴**

The occupation of development will be controlled by condition or legal agreement, for a period of 10 years from the first date of occupation.

NOTES:

¹ Offices: User restrictions will apply to offices over 300 m². 300 m² reflects PPG4 Industrial and Commercial Development and Small Firms (1992), which states that user occupancy restrictions are not necessary for developments of under 300 m² of office floor area. However, a condition or legal agreement may be necessary to prevent multiple small units being combined or let to a single office user who does not comply with the policy.

Essential Service: Local and sub-regional service or administrative facility with the majority of its business based in the Cambridge Sub-Region. Services might include banking, finance, management and business services, property services, legal and accounting services, educational, housing and recruitment services, medical and other professional scientific service and patent agents, and specialist component assembly.

² High Technology and Research and Development: The investigation, design and development of an idea, concept, material, component, instrument, machine, product or process, up to and including production for testing (but excluding mass production) where the work routine requires daily discussion and action on the part of the laboratory and design staff.

Cambridge Area: The area covered by Cambridge City Council and South Cambridgeshire District Council.

- ³ Research Institutes: Provide accommodation for organisations whose primary purpose is to research or investigate ideas, theories and concepts, and / or to design and develop instruments, processes or products, up to and including production for testing, but excluding manufacture.
- ⁴ Other small-scale industries: 1850m² refers to the maximum size of occupation of any one user on a site.

- 6.1 New employment growth must be managed to ensure the very qualities that attract firms in the first place remain, and to ensure employment land is reserved for firms that need it most. RPG6 Policy 26 states that Development Plans should continue to include policies for the selective management of development within the area close to Cambridge, discriminating in favour of uses that have an essential need for a Cambridge location. This approach is continued in Policy P9/7 of the Cambridgeshire Structure Plan.
- 6.2 The policy reserves employment land for development that can demonstrate a clear need to be located in the area, to serve local needs, or contribute to the continued success of the Cambridge Sub-Region as a centre of high technology and research. This may be in order to share staff, equipment or data, or undertake joint collaborative projects.
- 6.3 Large-scale manufacturing, distribution and warehousing, and office firms that could equally well locate in other areas of the County, will not be permitted. This approach is necessary to manage the intensive development pressure in and around Cambridge. Given the need to protect the environment, employment land in the District is a scarce resource. The policy also supports the further development of the clusters of high technology, research and development.
- 6.4 Small-scale developments in industry will be permitted, where they can contribute to providing a better balance of local job opportunities, and contribute to the development of local skills.
- 6.5 South Cambridgeshire already contains a number of research institutes of national importance, associated with the University or other research establishments. Proposals for new research establishments, or the expansion of those existing, must demonstrate a specific need to be located near the existing establishments in the Cambridge area. Where there is conflict between proposals and other policies and proposals in the plan, the applicant must demonstrate that they are outweighed by evidence of national interest. Proposals will be considered against the development principles detailed in the plan, and environmental impact of new development should be minimised. Future occupation will be restricted to the uses specified by conditions or legal agreement.

- 6.6 Supporting text to Cambridgeshire Structure Plan 2003 Policy P9/8 states that exceptionally, office style employment serving a regional function may be located in the Sub-Region. However, it would not be desirable for national headquarters, call centres, or similar to develop in the vicinity of Cambridge. As any regional offices are to be an exception, it is appropriate that they are focussed in the City of Cambridge itself, rather than the rural areas of South Cambridgeshire.

MEETING HOUSING NEEDS FROM EMPLOYMENT DEVELOPMENT

POLICY ET/2 Meeting Housing Needs From Employment Development

Employment development proposals likely to have an impact on the demand for affordable housing in the Cambridge Sub-Region, will be expected to mitigate such impacts by making either:

- 1. A financial contribution towards the provision of affordable housing off-site; or**
- 2. A provision of affordable housing on-site.**

If the employers of staff recognised as key workers can demonstrate that they are providing or contributing to the provision of key worker housing for their staff, this will only satisfy the affordable housing requirement of this policy where the employment development is to be occupied by that employer.

NOTES:

Employment developments to which this policy will apply are:

B1 (a) Offices

B1 (b) High tech and related industries, and services concerned mainly with commercial research and development

C2 Hospitals, including healthcare teaching and research

D1 Educational uses and associated sui-generis research institutes and academic research institutes.

- 6.7 New employment development increases pressure on the housing market, and a lack of suitable affordable housing can lead to recruitment difficulties, unsustainable travel patterns and hinder development and expansion of clusters. Developments will therefore be expected to mitigate these impacts. Employers with local land holdings which can be developed without a change to policies in the Local Development Framework will be expected to make provision for their own workers on that land before provision can be made elsewhere, unless it can be demonstrated that the land is needed for

the core activities of the employer. Further guidance on requirements will be provided in a supplementary planning document.

PROMOTION OF CLUSTERS

POLICY ET/3 Promotion of Clusters

Development proposals in suitable locations will be permitted which support the development of clusters, in the following sectors:

- 1. Biotechnology and biomedical;**
- 2. Computer services;**
- 3. Electronic engineering;**
- 4. Information technology / telecommunications;**
- 5. Medicine;**
- 6. Research and development;**
- 7. Other locally driven high technology clusters as they emerge.**

Employment Land Allocations especially suited for cluster development are Northstowe, and the urban extensions to Cambridge. Area Action Plans will indicate the availability and suitability of sites for cluster development, and encourage provision of a range of suitable units, including incubator units.

6.8 South Cambridgeshire is home to a number of clusters. A cluster is a group of independent organisations or companies operating in a specific field of industrial or economic activity with representation from across the value chain, ranging from academic institutions with sector expertise to venture capitalists and specialized suppliers (Regional Economic Strategy, EEDA 2004). The benefits of clustering may be spread over a relatively wide area, depending on the nature of the firm. Clusters are of great importance to the success of not only the local, but also the regional and national economy.

6.9 Clusters have specific requirements for premises and development sites. The Local Development Framework will aim to allow suitable sites for small firms to start up and expand, but also support the development of more mature clusters. This is consistent with Cambridgeshire Structure Plan 2003 policies P2/4 and P9/6.

DEVELOPMENT IN ESTABLISHED EMPLOYMENT AREAS IN THE COUNTRYSIDE

POLICY ET/4 Development In Established Employment Areas In The Countryside

In defined Established Employment Areas In The Countryside, redevelopment of existing buildings, and appropriate ~~infill~~ development for employment use may be permitted.

The following Established Employment Areas in the Countryside are defined on the Proposals Map:

1. Buckingway Business Park
2. Cambourne Business Park
3. Cambridge Research Park, Landbeach
4. Site to North of Cambridge Research Park, Landbeach
5. Granta Park, Great Abington
6. Wellcome Trust Genome Campus, Hinxton
7. Norman Way Industrial Estate, Over
8. ~~Vantico, South of Duxford~~ Land at Hinxton Road, South of Duxford
9. Convent Drive / Pembroke Avenue site, Waterbeach
10. Brookfields Business Estate / Park, Twentypence Road, Cottenham

~~Infilling is defined as filling small gaps between built development. Cumulative impact of proposals will be considered.~~ Permission will be refused where there would be a negative impact on surrounding countryside, or landscape character area. Developments will be subject to other policies in the plan, in particular policy ET/6 on the expansion of existing firms.

6.10 New employment development outside village frameworks will generally not be permitted. This is to protect the countryside from unnecessary development, which can be visually intrusive, but also lead to unsustainable patterns of development. However, South Cambridgeshire contains a number of established employment areas in the countryside, which are identified on the Proposals Map. The policy provides a context for considering planning applications on these sites.

6.11 Within these areas, appropriate ~~infill~~ development and redevelopment will be permitted, subject to consideration of land supply across the District, and other policy concerns. This will enable more efficient use of the sites, and allow them to be adapted for the needs of existing and future users.

- 6.12 The sites identified are outside village frameworks, and not in the Green Belt. Employment sites created from the conversion of agricultural buildings have not been included, as these were permitted through specific policies, and are not intended for extension.
- 6.13 This policy does not cover Major Developed Sites in the Green Belt, which are dealt with elsewhere in the plan.

NEW EMPLOYMENT DEVELOPMENT

POLICY ET/5 New Employment Development

~~Planning permission will be granted for new small-scale employment development in the B1 – B8 Use Classes provided that the development would contribute to a greater range of local employment opportunities, or facilitate cluster development, at the following locations:~~

- ~~1. Within village frameworks; or~~
- ~~2. Within Northstowe and Cambridge East; or~~
- ~~3. Previously developed sites next to or very close to village frameworks of Rural Centres and Minor Rural Centres.~~

~~Planning permission will be granted at an appropriate scale for new small-scale employment in the B1 - B8 Use Classes provided that the development would contribute to a greater range of local employment opportunities, or facilitate cluster development within village frameworks, and on previously developed sites adjoining or very close to the village frameworks of rural centres or minor rural centres. Small scale employment development in villages is defined as employing no more than 25 people as follows:~~

- ~~1. Offices (B1a): 400 sq.m.~~
- ~~2. High tech / R & D (B1b): 725 sq.m.~~
- ~~3. Light Industry (B1c): 800 sq.m.~~
- ~~4. General Industry (B2-B7): 850 sq.m.~~
- ~~5. Warehousing (B8): 1,250 sq.m.~~

- 6.14 Sensitive small-scale employment development can help sustain the rural economy, and achieve a wider range of local employment opportunities. It can enhance the vitality of rural centres, and reduce the need to travel. There is also potential for cluster related firms to develop on an appropriate scale.

- 6.15 Employment development may provide the opportunity to make best use of a previously developed site, including vacant, derelict, or under used land. The policy provides an element of flexibility for the redevelopment of suitable sites adjoining or near to the more sustainable villages in the District.
- 6.16 Small-scale ~~development in this context is considered to be firms who employ 25 people or less.~~ is defined as the employment of up to 25 people. The actual scale of new employment which would be appropriate in any village will be determined having regard to the size of each village and the amount of locally available employment. 25 jobs is converted into floor space using the English Partnerships publication 'Employment densities: a simple guide'.

EXPANSION OF EXISTING FIRMS

POLICY ET/6 Expansion of Existing Firms

Development for the expansion of existing firms will be permitted:

1. Within village frameworks; or
2. Within Northstowe and Cambridge East; or
3. Previously developed sites next to or very close to village frameworks; or
4. Established Employment Areas In The Countryside listed in Policy ET/4.

A firm or business will be considered as 'existing' if a significant element of its operation has been based in the Cambridge Area for a minimum of five years prior to the date of any planning application for development.

Expansion will not be permitted where it consolidates a non-conforming use, or causes problems with traffic, noise, pollution, or other damage to the environment.

NOTE:

Non-conforming Use - a use which does not conform to the general provisions of the development plan for the area in which it is located, and may have an adverse impact on an area's principal use.

- 6.17 It is important that firms have the opportunity to expand for the continued success of the business, but this must be in appropriate circumstances. The scale of growth must not conflict with other policies in the plan. The expansion of existing firms will generally be given preference over firms wishing to move to the area. This is consistent with the policies of restraint applying to the Cambridge area.

LOSS OF RURAL EMPLOYMENT TO NON-EMPLOYMENT USES

POLICY ET/7 Loss of Rural Employment to Non-Employment Uses

The conversion, change of use or re-development of existing employment sites to non-employment uses within village frameworks should be resisted unless one of the following criteria is met:

1. It is demonstrated that the site is inappropriate for any employment use to continue having regard to market demand; ~~or,~~
Applications will need to be accompanied by documentary evidence that the sites are not suitable or capable of being made suitable for continued employment use. Evidence would be required that the property has been adequately marketed for a period of not less than twelve months on terms that reflect the lawful use and condition of the premises; or
2. The overall benefit to the community of the proposal outweighs any adverse effect on employment opportunities and the range of available employment land and premises; or
3. The existing use is generating environmental problems such as noise, pollution, or unacceptable levels of traffic.

~~Applications for change of use of premises in, or last occupied by, employment use will need to be accompanied by documentary evidence that the sites are not suitable or capable of being made suitable for continued employment use. Evidence would be required that the property has been adequately marketed for a period of not less than twelve months on terms that reflect the lawful use and condition of the premises.~~

- 6.18 Employment sites within village frameworks are a scarce resource, which should be retained. It will often be the case that new employment developments in village frameworks will be limited due to their potential impact on village character. Making best use of existing employment sites reduces the pressure for development of new sites, including new sites in the countryside. It also provides a greater range of employment

opportunities and reduces the need to travel. Sites should be retained to provide local employment, unless specific factors indicate otherwise.

CONVERSION OF RURAL BUILDINGS FOR EMPLOYMENT

POLICY ET/8 Conversion Of Rural Buildings For Employment

The change of use or adaptation of buildings (without extension) in the countryside for employment use will be permitted provided the following apply:

- 1. The buildings are structurally sound;**
- 2. The buildings are not makeshift in nature, and are of permanent, substantial construction;**
- 3. The buildings are capable of re-use without materially changing their existing character or impact upon the surrounding countryside;**
- 4. The form, bulk and general design of the buildings are in keeping with their surroundings.**

Any increase in floor area will be strictly controlled, and must be for the benefit of the design, or in order to better integrate the development with its surroundings. There will be a general presumption against future extensions of such buildings. Incidental uses such as car parking and storage should be accommodated within the group of buildings, or on well related land where landscaping can reduce the visual impact of the new site.

Employment generated must be in scale with the rural location. Developments resulting in significant numbers of employees or visitors must only be located near to larger settlements or accessible by public transport, cycling, or walking. The cumulative impact of the conversion of a number of buildings on adjoining sites will also be considered.

- 6.19 South Cambridgeshire contains a stock of rural buildings. Where buildings are no longer required for their original use, predominantly agriculture, they can provide a valuable opportunity to provide employment and support the rural economy. Potential uses include farm diversification, commerce and industry, and for tourism or recreation. There is also potential for 'lower tech' industries, contributing to providing a greater diversity of employment opportunities across the District.

- 6.20 Due to their location, such developments must be carefully controlled. It is crucial that design takes account of the character and appearance of the existing building, and the surrounding area. It is not sufficient to simply retain the frame of a building, and substantially reconstruct around it.
- 6.21 Developments should be of a scale appropriate to their location, as large employment developments in the countryside may conflict with the principles of sustainable development, resulting in unsustainable traffic movements, and potential environmental harm. Developments resulting in significant numbers of employees or visitors should be located near to settlements or accessible by public transport, cycling, or walking. In areas without such access, small-scale business development may still be appropriate where it only results in a modest increase in daily vehicle movements. This may require the production of a Travel Plan and /or mitigation of traffic impact in accordance with Policy TR/3.

REPLACEMENT BUILDINGS IN THE COUNTRYSIDE

POLICY ET/9 Replacement Buildings In The Countryside

~~When considering proposals for replacement buildings in the countryside for employment use, any increase in floor area will be strictly controlled, and must be for the benefit of the design, or in order to better integrate the development with its surroundings. will only be permitted where:~~

~~1.The buildings are not makeshift in nature, and are of permanent, substantial construction;~~

~~2.It would bring about an environmental improvement in terms of the impact of the development on its surroundings and the landscape;~~

~~3.It would result in a more acceptable and sustainable development than might be achieved through conversion.~~

~~Any increase in floor area will be strictly controlled, and must be for the benefit of the design, or in order to better integrate the development with its surroundings.~~

- 6.22 Planning Policy Statement 7 paragraph 19 is supportive of the replacement of suitably located, existing buildings of permanent design and construction in the countryside for economic development purposes where it would bring about environmental improvement, and result in a more sustainable development.

FARM DIVERSIFICATION

POLICY ET/10 Farm Diversification

Well-conceived farm diversification schemes, ~~[involving uses that need to be located in the countryside]~~, where they are directly related to supporting a working farm, will be permitted if:

1. They are consistent in scale with their rural location;
2. Existing buildings are re-used where possible, and if not replaced, in accordance with policy ET/8 and ET/9;
3. Any new development is part of an existing group of buildings.

Applications ~~may be supported by~~ must include a farm plan, to demonstrate how ~~at the~~ proposal ~~fits into the wider farming picture and set out its environmental consequences.~~ will support a working farm.

6.23 Farming still makes an important contribution to the South Cambridgeshire economy, but increasingly farms are having to diversify into non-agricultural activities, for the business to remain viable. This could include planting of woodland, farm shops, farm-based food processing and packaging, craft workshops, sporting facilities, fishing lakes, equestrian businesses, nature trails or holiday accommodation. In order to protect the quality and distinctiveness of the local landscape, the Council wishes to prevent uncoordinated development in rural areas and the piecemeal stripping of assets from farms without regard for the viability of the holding.

6.24 Paragraph 30 of PPS7 advises that Local Planning Authorities should be supportive of well-conceived farm diversification schemes for business purposes that contribute to sustainable development objectives and help to sustain the agricultural enterprise, and are consistent in their scale with their rural location. RPG6 Policy 12 supports diversification appropriate to the environmental and ecological setting, and Policy P2/6 of the Cambridgeshire Structure Plan also supports employment growth on an appropriate scale to allow farm diversification.

6.25 ~~Farm plans may be submitted to support applications relating to farm diversification proposals. They can demonstrate how a proposal fits into the wider farming picture and set out its environmental consequences.~~ It is important that diversification proposals are well founded in terms of effectively contributing to the farm business and the rural economy and integrating new activities into the environment and the rural scene. Farmers are therefore encouraged to submit a farm plan with any planning

application for diversification. This should include details of existing farm activities, the need for diversification, details of the proposal and implications of the proposal on, for example, the rural economy and the environment.

~~TOURISM FACILITIES~~

~~POLICY ET/11 Tourism Facilities~~

~~New tourism facilities in the District will only be permitted where they relate to, and are in keeping with, the District's heritage and countryside.~~

~~6.26 — As the District entirely surrounds the historic city of Cambridge, it is under pressure for new tourism related development. The focus of tourism in the area will remain the City, but the District contains a number of important tourist attractions, attractive countryside, and visitor accommodation, and provides an opportunity for visitors to the city to experience the wider area. Tourism also provides opportunities to diversify the rural economy and create employment.~~

~~6.27 — In keeping with the location, new tourism developments should concentrate on the appreciation and utilisation of the District's heritage, recreation facilities, and countryside, rather than the introduction of new large-scale visitor attractions unrelated to the area. Proposals should be designed to a high standard and be appropriate in scale and location so that the environmental impact and associated visitor management problems are minimal.~~

TOURIST FACILITIES AND VISITOR ACCOMMODATION

POLICY ET/12 Tourist Facilities and Visitor Accommodation

Outside village frameworks, development to provide overnight visitor accommodation, holiday accommodation, public houses and restaurants will only be permitted by change of use / conversion, or through appropriate replacement of buildings not requiring large extension, or by appropriately modest extensions to existing facilities.

Development of holiday accommodation will be limited to short-term holiday lets through conditions or legal agreement. Permitted development rights may be removed in the interests of amenity.

6.28 The City of Cambridge and surrounding attractions draw large numbers of

visitors every year, and consequently there is significant demand for tourist accommodation. The focus for new accommodation should be the villages, and development must be of a type in keeping with the settlement size, scale and form. Consequently developments may be more suited to Rural Centres. Focusing new tourist accommodation into the larger villages allows access for visitors to the public transport network and local services, thus promoting the goals of sustainable development.

- 6.29 In the countryside, holiday accommodation is a vital part of the rural economy, providing another means of farm diversification, and opportunity to reuse redundant rural buildings, but at the same time the countryside must be protected from inappropriate development. Developments permitted under this policy must be carefully controlled to ensure housing policies restricting development in the countryside are not compromised. Developments will therefore be restricted by legal agreement to ensure they are only used for short-term holiday lets.

7. SERVICES AND FACILITIES

OBJECTIVES

- SF/a To encourage provision and retention of village services and facilities within villages consistent with the scale and function of existing centres.**
- SF/b To ensure that Cambridge continues as the main sub-regional comparison shopping centre for South Cambridgeshire and to protect the vitality of other established centres and villages within South Cambridgeshire.**
- SF/c To limit retail development in the countryside to goods produced in the immediate locality of any individual enterprise.**
- SF/d To encourage the provision of Public Art in new development.**
- SF/e To meet the formal and informal sport and recreation needs of the District, including provision of high quality indoor and outdoor facilities.**
- SF/f Where possible, to base any major new indoor sports facilities at school sites, to enable dual use of facilities.**
- SF/g To protect and enhance important areas of local and strategic open space for their recreation and amenity value, and create connectivity with existing public rights of way and the wider countryside.**
- SF/h To ensure the proper provision and maintenance of open space and sports facilities consistent with levels of planned residential development and identified open space standards.**

VILLAGE SERVICES AND FACILITIES

POLICY SF/1 Protection Of Village Services and Facilities

Planning permission will be refused for proposals which would result in the loss of a village service, including village pubs, shops, post offices, community meeting places, or health centres, where such loss would cause an unacceptable reduction in the level of community or service provision in the locality.

The following matters will be considered in determining the significance of the loss:

1. The established use of the premises and its existing and potential contribution to the social amenity of the local population;
2. The presence of other village services and facilities which provide an alternative within convenient access by ~~Good Quality Public Transport~~ good local public transport services, or by cycling or walking; and
3. The future economic viability of the use including, in appropriate cases, financial information and the results of any efforts to market the premises, for a minimum of 12 months at a realistic price.

7.1 Cambridgeshire Structure Plan 2003 Policy P3/4 requires local authorities to encourage the retention of village shopping facilities and key community facilities to support the vitality of rural communities. Village services and facilities perform a vital function in rural communities, particularly for the less mobile. Once a facility is lost, it may be lost forever, as alterations to the building make it difficult to restore to its previous use. When considering proposals which involve the loss of such facilities, the District Council will consider the impact of the loss on the local community, in terms of the availability and access to alternatives, and the social implications, including the impact on the viability of the village as a whole.

RETAILING

~~POLICY SF/2 Retail Hierarchy~~

~~A retail hierarchy of preferred centres will be taken into account in considering proposals for retail development.~~

~~The hierarchy of centres in South Cambridgeshire is as follows:~~

- ~~1. New town of Northstowe;~~
- ~~2. Cambridge East;~~
- ~~3. Rural Centres;~~
- ~~4. Other villages (Minor Rural Centres, Group Villages and Infill Villages).~~

~~Any proposals for new retail provision in these centres should be in scale with their position in the hierarchy. Cambridge is the relevant city centre in the local hierarchy while the ring of market towns just outside the district represent town centres.~~

~~The new town at Northstowe will also be considered a town centre in the hierarchy.~~

~~Cambridge East will perform a function equivalent to that of a district centre.~~

~~Rural Centres fulfil the role of local centres but are not appropriate locations for shopping developments which serve urban areas and which are subject to the sequential test set out in Policy SF/2. Rural Centres are the appropriate location for shopping to serve their local catchment area only. The same principle applies to Minor Rural Centres, Group Villages and Infill Villages, which serve even smaller catchment areas than Rural Centres and cater for very localised shopping needs.~~

~~7.2 Planning Policy Guidance Note 6 advises that development plans should establish a range of centres from City Centres, through town centres to district centres, local centres and village centres. Structure Plan Policy P3/2 requires that shopping proposals should be of a scale appropriate to the size of the centre and its catchment area. Policy E9 of Draft Regional Spatial Strategy sets out the regional structure of retail centres. Although it uses a different terminology, it is not incompatible with policy SF/2.~~

POLICY SF/3 Applications for New Retail Development

Other than retail developments in villages under Policy SF/5, planning permission for retail development will not be granted unless the applicant has successfully demonstrated that:

- 1. A sequential approach has been adopted to site selection and the availability of suitable alternative sites;**
- 2. In the case of proposals in defined centres, the development would be of a scale in accordance with that centre's position in the hierarchy, or, in the case of proposals outside defined centres, the impact of a development would not have an adverse effect on the vitality and viability of other town centres, district centres and local centres identified in development plans, and on the rural economy, including village shops;**

3. It would be conveniently accessible by a wide range of modes of transport other than the car, including Good Quality Public Transport from a wide catchment area, and effective measures would be taken to enhance such accessibility, including that for pedestrians and cyclists.

In addition, in the case of proposals to develop sites in edge-of-centre or out-of-centre locations (or to extend existing stores in such locations) developers will be required to demonstrate a positive need for the additional floor area *before* any of the above tests are applied.

- ~~7.3 — There is no further need for major sub-regional shopping provision in the Cambridge Sub-Region in the period to 2016, other than approximately 30,000 m² of shopping development within the central area of Cambridge City which has been granted planning permission. Major sub-regional shopping provision is considered to be any proposal of more than 1,400 m² convenience floor area or in excess of 10,000 m² comparison shopping floor area, or which together with other nearby development or proposals will exceed these thresholds.~~
- ~~7.4 — In view of the provisions of Structure Plan Policy P9/10, it is unlikely that proposals for major sub-regional shopping provision will receive planning permission in South Cambridgeshire. Exceptionally, in Northstowe, there will be a need for convenience and comparison floor area provision of a scale in excess of these thresholds, which ensures that the settlement is sustainable. However, the District Council does not intend that Northstowe should perform a sub-regional shopping role that has a significant impact on the role of Cambridge. Further guidance on proposals for convenience and comparison retail in Northstowe is contained in the Northstowe Area Action Plan.~~
- ~~7.5 — There will also be a need for shopping provision in the urban extensions to Cambridge. Further guidance on proposals for convenience and comparison retail in the urban extensions is contained in the relevant Area Action Plans.~~
- 7.6 Policy SF/3 provides guidance on the way in which the District Council will consider applications for new retail development or for the extension of existing retail development. As stated, the policy does not apply to proposals for new shops and extensions to existing shops in villages. These will be considered under Policy SF/5.

POLICY SF/4 Retail Development on Land Allocated for Other Uses

Retail development will only be permitted on land allocated for housing, employment or other uses, where it can be demonstrated that the effect of such a loss would not limit the range and quality of sites available for that particular use or the quantity of land required to meet Cambridgeshire Structure Plan 2003 requirements for housing and employment.

The policy will not be operated to prevent the provision of appropriate retail facilities to complement the other elements of mixed development schemes, subject to the provisions of Policies SF/2 and SF/3.

- 7.7 It is necessary to resist retail development on land allocated for other forms of development in the LDF where this would result in there being a shortage in the range and quality of sites available for that particular use, or the quantity of land required to meet Cambridgeshire Structure Plan 2003 requirements.

POLICY SF/5 Retailing In Villages

Proposals for new shops, redevelopment or extension of existing shops, or the change of use of buildings to shops within a village framework will only be permitted where the size and attraction of the shopping development is of a scale appropriate to the function and size of village.

- 7.8 Village shops play a vital role in achieving sustainability in villages, reducing the need for residents to travel to meet everyday needs. In smaller villages they also play an important community function, supporting those who have difficulty travelling further afield, and forming a hub to village life. The District Council will, wherever possible, support provision of new shops and facilities of an appropriate scale to the village.

RETAILING IN THE COUNTRYSIDE

POLICY SF/6 Retailing In The Countryside

Planning permission for the sale of goods in the countryside will not be granted except for:

1. Sales from farms and nurseries of produce and / or craft goods, where the majority of goods are produced on the farm or in the locality; or
2. Exceptionally, the sale of convenience goods, ancillary to other uses, where proposals, either individually or cumulatively, do not have a significant adverse impact on the viability of surrounding village shops, or the vitality of rural centres or other village centres.

Where permission is granted, conditions may be imposed on the types of goods that may be sold.

- 7.9 Sporadic development for retail uses in the countryside could result in unsustainable patterns of development, and could harm the vitality and viability of village centres.

PUBLIC ART

POLICY SF/7 Public Art and New Development

In determining planning applications the District Council will encourage a contribution for the provision or commissioning of publicly accessible art, craft and design works.

The public art policy will apply to:

1. Residential developments comprising 10 or more dwellings; and
2. Other developments where the floor area to be built is 1000 m² gross or more, including office, manufacturing, warehousing and retail developments.

On smaller developments, developers will be encouraged to include Public Art within their scheme as a means of enhancing the quality of their development.

Committed maintenance sums for up to 10 years will be required, to include the cost of decommissioning where appropriate.

- 7.10 The provision of quality visual arts and crafts as part of new developments can bring social, cultural, environmental, educational and economic benefits, both to the new development and the community at large. It can assist in adding local distinctiveness and creating a sense of place. As well

as landmark works such as a sculpture, it may be an integrated or functional element of a development (e.g. lighting, landscape, floor designs and signage).

- 7.11 The District Council has adopted a Public Art policy, that provides guidance for developers (and contracted builders) implementing large-scale developments, including residential and commercial. It encourages developers to allocate a proportion of the budget (ideally between 1% and 5% of the total cost of the development) for the implementation of a carefully considered public art scheme. ~~Precise~~ plans and budgets will need to be agreed in association with the District Council's officers prior to planning approval, at a level appropriate to the type of application. The involvement of a lead artist(s) at an early stage in the planning and design of developments is actively encouraged, particularly in major new developments. Public art will be sought through negotiation, but it is not a mandatory requirement.

TELECOMMUNICATIONS

~~POLICY SF/8 Telecommunications~~

~~In determining whether approval of siting and appearance is required, or considering applications for planning permission for telecommunication installations, the District Council will need to be satisfied that:~~

- ~~1. Antennae have, so far as is practicable, been sited so as to minimise their effect on the external appearance of the building on which they are installed;~~
- ~~2. The siting and external appearance of apparatus have been designed to minimise the impact of such apparatus on amenity, while respecting operational efficiency;~~
- ~~3. In the case of radio masts, the applicant has shown evidence that it has explored the possibility of erecting antennas on an existing building, mast, or other structures, and where a new mast is required, demonstrated that they have considered the opportunities to share it with other operators.~~

~~Proposals for the location of telecommunication installations will not be permitted where they have an unacceptable visual impact on the urban or rural landscape, unless the applicant can demonstrate that no alternative more appropriate site is available.~~

- 7.12 ~~Effective telecommunications are of great benefit to both the economy and the community, and the technology is developing rapidly. It is closely related to information technology, where broadband access is becoming increasingly important to businesses, as well as enabling home working which can contribute to reducing the need to travel.~~
- 7.13 ~~Many new telecommunications installations are covered by the General Permitted Development Order. Where new equipment and structures require planning permission, it is recognised that technical considerations impose constraints on siting, and consideration will be given to the operational requirements of the particular network. Where possible, sharing will be sought in order to reduce unnecessary proliferation of masts.~~
- xx. PPG 8: Telecommunications sets out national policy on telecommunications installations. It includes requirements to consider the design and siting of apparatus and impact on amenity and appearance. It also makes clear that Local Planning Authorities may reasonably expect applicants for new masts to show evidence that they have explored the possibility of erecting antennas on an existing building, mast or other structure.

UNDERGROUND PIPES, WIRES, FIBRES AND CABLES

POLICY SF/9 Underground Pipes, Wires, Fibres And Cables

Utility companies will be strongly urged to place all pipes, fibres, wires and cables underground where this would not damage identified areas of ecological or archaeological importance or have other unacceptable environmental impacts (e.g. on the landscape or agricultural land quality). In such circumstances, careful line routing would usually be the most appropriate way to minimise the visual impacts of overhead wires and cables.

In view of the substantial practical, technical and cost disadvantages involved, the under-grounding of high voltage power lines (275kV and above) will only be sought in exceptional circumstances. Underground services can be damaging to the water environment and advice should be sought from the Environment Agency on any mitigation measures.

- 7.14 New overhead lines require consent under Section 37 of the Electricity Act 1989 from the Secretary of State for Trade and Industry. Local planning authorities must be consulted on proposals within their district. In order to minimise the effect on the countryside, the District Council will encourage utility companies to site new electricity lines and sub stations carefully. There are substantial differences between under-grounding high and low

voltage electricity lines, technically, practically and in terms of cost. High voltage electricity lines are expensive and complex to install, underground and maintain, and can cause environmental damage such as soil contamination and / or the sterilisation of land. In view of the substantial practical, technical and cost disadvantages involved, the under-grounding of high voltage power lines (275 kV and above) can only be sought in exceptional circumstances. At the distribution voltage level (132kV and below) where the power carried is much less, the technical complexity and cost of under-grounding is reduced significantly as the voltages decrease.

LORD'S BRIDGE RADIO TELESCOPE

POLICY SF/10 Lord's Bridge Radio Telescope

Within the 'Lord's Bridge Restricted Area' (defined on the Proposals Map), planning permission will only be granted for development that would not result in any risk of interference to the Mullard Radio Astronomy Observatory at Lord's Bridge.

Within the 'Lords Bridge Consultation Area' (defined on the Proposals Map), development proposals that could adversely affect the operation of the Mullard Radio Astronomy Observatory at Lord's Bridge will be subject to consultation with the University of Cambridge, and account will be taken of the risk of interference to the equipment being used at the Observatory. Planning permission will be refused where interference would be caused that could not be overcome by conditions or by the use of planning obligations.

- 7.15 The international importance of the Mullard Radio Astronomy Observatory at Lord's Bridge must be safeguarded. The Observatory contains unique radio and optical telescopes operated by the Universities of Cambridge and Manchester / Jodrell Bank. The telescopes measure signals that are very weak, and hence highly susceptible to many forms of interference, specifically electrical interference, light pollution and mechanical vibration from domestic, industrial plant and other sources such as vehicles and aircraft. Accordingly, 'Restricted' and 'Consultation Areas' are defined on the Proposals Map; within the latter, arrangements are made to consult the University of Cambridge about the technical consequences for the Observatory of proposed development. Harm caused to the Observatory will be overcome with the use of conditions or planning obligations to regulate the installation and use of equipment likely to interfere with the operation of the Observatory.

PROTECTION OF EXISTING RECREATION AREAS

POLICY SF/11 Protection of Existing Recreation Areas

Planning Permission will not be granted for proposals resulting in the loss of land or buildings providing for recreational use except where:

~~1. They can be best retained and enhanced through the redevelopment of a small part of the site;~~

~~2.1.~~ They would be replaced by an equivalent or better quantity and quality and in a suitable location;

~~3.2.~~ The proposed development [~~is for an outdoor or indoor sports facility~~] includes provision for open space, sports and recreation facilities of sufficient benefit to recreation provision ~~the development of sport~~ to outweigh the loss;

~~4.3.~~ An excess of provision in quantitative and qualitative terms is clearly demonstrated in all functions it can perform, taking into account potential future demand and in consultation with local people and users.

7.16 Recreational facilities, including outdoor play space, informal open space, and built recreation facilities, are of great significance to local communities. This is not only for the recreational amenity they offer, but also the impact open space has on the quality of the built and natural environment. Planning Policy Guidance Note 17 paragraph 10 states that, "Existing open space, sports and recreational buildings and land should not be built on unless an assessment has been undertaken which has clearly shown the open space or the buildings and land to be surplus to requirements."

7.17 The District Council has undertaken an Audit and Assessment of Need for Outdoor Play Sspace and Informal Open Space, to examine existing and future needs of local communities. This should be referred to in seeking to determine whether there is an excess of provision in an area. There may however, be special circumstances where the development of existing recreation land can be justified through enhancement of the site as a whole, or appropriate alternative provision found elsewhere to recompense the loss.

OUTDOOR PLAYSPACE AND NEW DEVELOPMENTS

POLICY SF/12 Outdoor Play Space, Informal Open Space, Strategic Open Space and New Developments

Schemes including one or more new dwellings will be required to contribute towards Outdoor Playing Space (including children's play and formal sports facilities) ~~and~~ Informal Open Space and Strategic Open Space to meet the additional need generated by the development.

Only family dwellings of two or more bedrooms will be required to contribute to the provision of Children's Play Space. Sheltered dwellings and residential homes will only be required to provide Informal Open Space.

Where appropriate, this will involve provision of all or some types of space within the development site. However, an appropriate contribution will be required for "off-site" provision of the types of space not provided on-site. This may be for new provision and / or improvements to existing facilities. In developments of less than 10 homes, it is expected that only Informal Open Space will be provided on-site. Where an individual phase comprises 10 or fewer dwellings, but will form part of a larger scheme exceeding that total, a proportional contribution to future on-site provision will be required.

~~Commuted maintenance sums for 10 years will be required for all on-site and off-site provision in accordance with the Recreation and Community Supplementary Planning Document. Depending on the nature of provision, contributions may also be required to meet maintenance and/or operating costs either as pump priming or in perpetuity, in accordance with the recreation and community supplementary planning document.~~

Where on-site provision is required, the Council may seek the option of a commuted capital sum to construct the facility. In these circumstances, a serviced site (as appropriate for the facility concerned) will be transferred to the Council free of charge by the developer.

- 7.18 New developments create additional need for recreation and outdoor play space. Planning Policy Guidance note 17: Planning for Open Space, Sport and Recreation states that, 'Local Authorities will be justified in seeking planning obligations where the quantity or quality of provision is inadequate or under threat, or where new development increases local needs.' This

becomes particularly important given the requirement for higher densities in new housing developments, resulting in potentially smaller gardens.

- 7.19 On-site provision of open space is generally preferable to off-site provision. It can be an integral part of the development, in a location well related to the proposed new dwellings. The figure of 10 dwellings or above for on site provision of play space is set because it is a reasonable size of development needed to achieve a useful play space on-site, capable of being reasonably maintained by a Parish Council or other body.
- 7.20 Where appropriate, contributions secured from new housing developments will be used not only towards providing additional land for play space, but also enhancing existing facilities, to the benefit of the new occupants. Financial sums secured will be utilised where it is impractical to provide play space on-site (where the land area would be too small or in an inappropriate location), to be pooled and contribute towards additional land provision, or the enhancement of existing facilities (off-site provision).
- 7.21 ~~New facilities and improvements will be required to meet the Council's standards both in terms of quantity and quality, which will be further detailed in the Recreation and Community supplementary planning document. A Recreation and Community Supplementary Planning Document will detail mechanisms for implementation, including costings, and further details on standards for quantity and quality of provision.~~

OPEN SPACE STANDARDS

POLICY SF/13 Open Space Standards

The minimum standard for outdoor play space and informal open space is 2.8 hectares per 1000 people, comprising:

1. Outdoor Sport¹ – 1.6 hectares per 1000 people
2. Children's Playspace² – 0.8 hectares per 1000 people
3. Informal Open Space³ – 0.4 hectares per 1000 people
- 4. Strategic Open Space⁴ – 5.1 hectares per 1000 people**

NOTES:

¹ Outdoor Sport – Facilities such as grass pitches for a range of sports, bowling greens, tennis courts, athletics tracks and multi use games areas.

- ² Children's Play Space – Designated areas for children and young people containing a range of facilities and an environment that has been designed to provide focused opportunities for outdoor play. Also includes informal playing space within housing areas.
- ³ Informal Open Space – Used by people for informal unstructured recreation such as walking, relaxing, or a focal point, ranging from formal planted areas and meeting places to wilder, more natural spaces, including green linkages.
- 4 Strategic Open Space – Parks, Gardens, and areas of natural and semi-natural green space that provide opportunities for informal recreation and public access, are greater than 25 hectares in extent (exc. Woodland* and open water) and fulfil five or more of the following criteria:
- Structure plan and/or local development objectives;
 - Contribute to large scale public access schemes;
 - Contain a network of linear access routes;
 - Provide free and open access across the site;
 - Are secured for or have a right of public use in perpetuity;
 - Have a status or an intent to allow public access;
 - The provision of facilities that assist public access;
 - Meet local Biodiversity action plan targets
- * Given the nature of Cambridgeshire and the lack of woodland in the County, publicly accessible woodland under 25 hectares that meets five of the above criteria and which lies within enhancement areas where the total amount of woodland exceeds 25 hectares should be included as it is strategically and environmentally important.

7.22 In the past South Cambridgeshire has used the National Playing Fields Association 'Six Acre Standard' when considering the open space requirements of new developments. Planning Policy Guidance Note 17 (PPG17) now requires local authorities to undertake robust assessments of the existing and future needs of communities for recreation and open space in order to set open space standards locally. The District Council has undertaken an audit assessment of need in order to guide local standards for provision and requirements from new developments. It investigates quantity and quality of provision, and how it is meeting local need, and utilises these assessments to create a local standard of provision. This has been subject to public consultation. It indicates that many South Cambridgeshire villages have insufficient outdoor play space, both in terms of quantity and quality.

STRATEGIC OPEN SPACE

7.23 ~~Strategic open space provides more than a local function. Spaces are generally larger, more varied, and provide a different type visitor experience~~

~~to village open spaces. Examples include country parks, and historic parks and gardens.~~

~~The county and district councils have developed the concept of strategic open space (sos). Sos provides more than a local function and spaces are generally larger, more varied, and provide a different visitor experience to village open spaces.~~

- 7.24 ~~The growth taking place in the area necessitates additional provision in order to meet the needs of new developments, but there is also a need to deal with existing shortfalls for the current population, both in terms of quantity, quality and accessibility. Standards of provision are to be developed for the sub-region, with further detail provided in a supplementary planning document.~~
- ~~A standard for the provision of sos has also been developed. This will be used to ensure that new developments provide or contribute to appropriate levels of strategic open space. There is currently a shortfall in terms of quality, accessibility and quantity. The standard for strategic open space is 5.1ha of strategic open space per 1000 people. This should be provided within 5 miles of people's homes and be accessible by means other than just by car. Provision may involve the creation of new sites, or the improvement of existing sites (including access provision). Further specific details on strategic open space will be provided in supplementary planning documents.~~

THE RIVER CAM

POLICY SF/14 The River Cam

~~The District Council will **not only** permit extensions to the curtilage of existing marinas or boatyards, **or new marinas and boatyards if development would not have an adverse impact on the landscape and character of the River Cam corridor, on the River Cam between Cambridge and the Great Ouse, and on the Great Ouse itself, except by allowing additional moorings through the provision of cuts.**~~

- 7.25 The waterways in South Cambridgeshire are a major recreation and tourism resource, and careful management is required to preserve the special qualities that attract users. Due to the sensitive environment, ~~and~~ the need to protect their setting, and the associated public rights of access, the policy strictly limits further development.

8. NATURAL ENVIRONMENT

OBJECTIVES

- NE/a To address climate change mitigation and adaptation issues including the need to ensure that new developments are “climate proofed”.**
- NE/b To protect and enhance the character and appearance of landscapes and natural heritage.**
- NE/c To protect and enhance biodiversity.**
- NE/d To protect and improve the quality of the water environment.**
- NE/e To protect and improve the ambient noise environment.**
- NE/f To minimise light pollution.**
- NE/g To safeguard resources by maximising the re-use and recycling of materials.**
- NE/h To ensure that any risks to human health or the environment are addressed in the re-use of land.**
- NE/i To protect and improve air quality.**
- NE/j To protect high quality agricultural land.**

INTRODUCTION

- 8.1 The need to conserve and protect the Earth’s natural resources underlines the importance of ensuring future development is achieved within known biophysical limits. This now lies at the heart of international commitments on sustainable development and sustainability. These same principles also need to be applied within the context of South Cambridgeshire where large-scale developments are now proposed.
- 8.2 It will therefore be important for the strategy to contain policies which ensure that this wide range of issues is taken into account. Climate proofing aims to ensure buildings and associated infrastructure are capable of enduring the future impacts of climate change, for example minimising risk of flooding, minimising risk of subsidence, installing water saving measures and devices (greywater recycling, rainwater harvesting systems, water efficient systems and appliances), fitting and / or making future provision for installing heating and power systems that have low or zero carbon dioxide (CO₂) and greenhouse gas (GHG) emissions, constructing buildings that

are naturally ventilated and capable of enduring higher diurnal and nocturnal temperatures without the need to install air conditioning systems, and using materials that have low / zero CO₂ and GHG emissions (i.e. wood rather than concrete etc.).

ENERGY

- 8.3 The UK is committed to reducing its CO₂ and GHG gas emissions by 12.5% from 1990 levels by 2012. At the same time there is a target to reduce CO₂ emissions in the UK by 20% by 2010, and the target is 10.4% of electricity to be from renewable sources by 2011.
- 8.4 South Cambridgeshire District Council signed the Nottingham Declaration on climate change in February 2002. As a signatory the District Council is committed to complying with the Kyoto Protocol (an international treaty signed in 1997 which included a binding commitment to reduce CO₂ emissions) and producing its own climate change strategy for reducing CO₂ and GHG. The authority is also participating in the European Climate Menu Programme (see www.climatemenu.org) that will produce a Europe-wide version of the climate change menu currently used by over 250 local authorities in the Netherlands. South Cambridgeshire's involvement will help deliver a fully costed climate change action plan for the authority.

POLICY NE/1 Energy Efficiency

Development will be required to demonstrate that it would achieve a high degree of measures to increase the energy efficiency of new and converted buildings, for example through location, layout, orientation, aspect, internal and external design and the use of improved insulation. Further guidance on the way in which development should increase energy efficiency of new and converted buildings is contained in the district-wide design guide, which will be adopted as a Supplementary Planning Document.

Developers are encouraged to reduce the amount of CO₂ m³ / year emitted by 10% compared to the minimum Building Regulation requirement when calculated by the Elemental Method in the current building regulations for a notional building of the same size and shape as that proposed, particularly for new or substantially demolished buildings.

- 8.5 The Building Regulations are proposed to become more stringent on energy conservation over time, so encouraging energy conservation above the current minimum requirement is appropriate.

POLICY NE/2 Renewable Energy

The District Council will grant planning permission for proposals to generate energy from renewable sources, subject to proposals according with the development principles set out in DP/1 – DP/4 and complying with the following criteria:

1. The proposal can be efficiently connected to existing national grid infrastructure unless it can be demonstrated that energy generation would be used on-site to meet the needs of a specific end user.;
2. The proposal makes provision for the removal of the facilities and reinstatement of the site, should the facilities cease to be operational.

8.6 Given the commitment by Government and the District Council to reduce the use of fossil fuels, opportunities to increase the proportion of energy, especially electricity, generated from renewable sources will be permitted unless there is clear adverse impact on the environment or amenity of the area.

8.7 In South Cambridgeshire, with greater than the UK average levels of sunshine, solar power can make a significant contribution. The District Council will seek the incorporation of measures such as solar panels or electricity generation from photo-voltaic cells in new or converted buildings and structures.

8.8 Individual or small groups of wind turbines may also be appropriate. ~~However, large wind farms would be likely to compromise the need to maintain the quality of the historic and natural landscape, which is an important part of the attractiveness of the area and underpins its economic vitality.~~

POLICY NE/3 Renewable Energy Technologies in New Development

All development proposals greater than 1,000 m² or 10 dwellings will include technology for renewable energy to provide at least 10% of their predicted energy requirements, in accordance with Policy NE/2.

8.9 Policy ENV8 of the Draft Regional Spatial Strategy for the East of England (RSS14) requires all Local Development Documents to include policies to promote and encourage energy efficiency and renewable energy. The

Government is committed under the 1997 Kyoto Agreement to reduce greenhouse gas emissions.

- 8.10 A recent study “Delivering Renewable Energy in the Cambridge Sub-Region” (June 2004) has considered the technical potential for the larger development sites to exploit various renewable energy sources to help meet their energy needs.
- 8.11 Given the scale of new development proposed, the potential contribution which new development can make towards meeting the targets for renewable energy provision is considerable. This could take various forms including localised wind generators, solar panels and photo-voltaic cells being incorporated into the design of buildings. The provision of these technologies may also be off-site as appropriate.
- 8.12 ~~In terms of electricity generation from renewable resources, the most flexible approach would be for the electricity generated to will be directed into the national grid where it could help smooth out fluctuations in supply and demand; it would also not require the developments receiving the electricity to be limited to a single energy supply company. Only the smallest developments should be exempt from this requirement.~~

LANDSCAPES

POLICY NE/4 Landscape Character Areas

Development will only be permitted where it respects and retains or enhances the local character and distinctiveness of the individual Landscape Character Area in which is it located.

- 8.13 Over the years many features of local character and distinctiveness have been lost as a result of changing practices in land management and through development. This is particularly so in South Cambridgeshire where there has been much development in recent decades and where farming is largely arable and intensive. It makes even more important the need to retain the remaining elements of local distinctiveness, and, where possible, to add or restore them.
- 8.14 The 1996 Countryside Agency / English Nature publication “The Character of England - landscapes, wildlife and natural features” marked the first step in providing a framework identifying unique landscape character areas across the country. This was refined in the 1999 publication “Countryside Character Volume 6: East of England”.

- 8.15 South Cambridgeshire contains five of the character areas identified in these documents (see Figure 8.1):
- The Bedfordshire Greensand Ridge
 - The Bedfordshire and Cambridgeshire Claylands
 - The Fens
 - The East Anglian Chalk
 - The South Suffolk and North Essex Claylands.
- 8.16 The District Council will prepare a district wide design guide, to be adopted as a Supplementary Planning Document, which will include more detailed guidance to ensure that development respects the local distinctiveness of these landscape character areas. The District Council will carry out Village Landscape Character Assessments of the landscapes in the District, the results of which will be included in the design guide.
- 8.17 Development on the urban fringe and adjoining the countryside requires special consideration because these areas are most vulnerable to a range of adverse environmental pressures. It will be important to maintain a clear transition between the urban areas and the countryside and to ensure that development on the edge of the urban area does not create obtrusive and unattractive skylines. It will also be necessary to enhance the appearance of the urban fringe through landscape treatment and habitat creation. The Area Action Plans for Cambridge East, Cambridge Southern Fringe and Northstowe set out the strategies for the maintenance and enhancement of urban fringe areas at each of the new developments.

POLICY NE/5 Countryside Enhancement Areas

Development Within, or closely associated with, Countryside Enhancement Areas will contribute towards particular emphasis will be given to the promotion of schemes for quiet recreation, and biodiversity and landscape enhancement.

- 8.18 Structure Plan Policy P7/3 requires District Councils to identify Countryside Enhancement Areas. Countryside Enhancement Areas are areas that have potential for undisturbed enjoyment of the countryside and for their landscapes and habitats to be significantly enhanced. Major improvements to biodiversity and countryside access can be concentrated in these areas with the greatest chance of multiple benefits. The Biodiversity Strategy, which will be adopted as a Supplementary Planning Document, identifies a numbersets out the Council's approach to the identification of Countryside

Enhancement Areas ~~in South Cambridgeshire~~. Areas have been identified because of their existing, or potential, biodiversity value for a wide range of species and habitats, or because of their proximity to significant habitat and/or access creation projects.

BIODIVERSITY

POLICY NE/6 Biodiversity

New development should aim to maintain, and enhance, restore or add to will have regard to the conservation and enhancement of biodiversity. ~~O, and~~ opportunities should be taken to achieve positive gain through the form and design of development. Where appropriate, measures may include creating, enhancing and managing wildlife habitats and natural landscape. The built environment should be viewed as an opportunity to fully integrate biodiversity within new development through innovation. Priority for habitat creation should be given to sites which assist in achieving targets in the Biodiversity Action Plans (BAPs).

The District Council will ~~resist~~ refuse development that would have an adverse significant impact on the population or conservation status of protected species or priority species or habitat¹ unless the impact can be adequately mitigated or compensated for by measures secured by ~~Section 46 agreements or~~ planning conditions or obligations.

Where there are grounds to believe that a proposal may affect a protected species or priority species or habitat¹ applicants will be expected to provide an adequate level of survey information to establish the extent of the potential impact together with possible alternatives to the development, mitigation schemes and / or compensation measures.

New development will have regard to the impact, either direct or indirect, of a proposal on people's opportunity to enjoy and experience nature on a site together with opportunities to improve public access to nature in addition to understanding local environmental characteristics.

Previously Developed Land will not be considered to be devoid of biodiversity. The re-use of such sites must be undertaken carefully with regard to existing features of biodiversity interest. Development proposals will be expected to include measures that maintain and enhance important features whilst incorporating them within any development of the site.

Exceptionally, where the economic or social benefits of a proposal outweigh harm to an important site or species, the approach will be first to avoid or minimise the harm, then to seek mitigation of the impact, and finally to secure appropriate compensation for any residual impact in order to ensure no net loss of biodiversity. Planning conditions and obligations will be used as appropriate to secure this. Planning permission will not be granted for development which would have an unacceptable adverse impact on the biodiversity of the Natural Areas shown on Figure 1.

NOTE:

¹ 'Priority species or habitats' are those identified in a Biodiversity Action Plan, such as the UK, County or District Biodiversity Action Plans.

- 8.19 The District Council is committed to the protection and enhancement of biodiversity and will work with partners to ensure a proactive approach to the protection, enhancement and management of biodiversity in support of the National, County and District Biodiversity Action Plans (BAPs). Whilst the need for development will be carefully considered against its impact on biodiversity, opportunities can arise through sensitively located and carefully designed developments. Change can bring about new opportunities where the use of conditions and Section 46 agreements can be used to create new habitats and manage existing ones. The integration of biodiversity within new developments is an important measure of sustainable development.
- 8.20 Biodiversity Action Plans provide guidance on targets and actions for habitats and species conservation. Further guidance on sites, species and habitats will be set out in the Council's Biodiversity Strategy, which will be adopted as a Supplementary Planning Document. Guidance for developers is also set out in the Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (Cambridgeshire County Council, 2001).
- 8.21 'Protected species' are those species of plants and animals that are afforded legal protection, for example, under the European Union Birds Directive and Habitats Directive (these "European Protected Species" are the highest priority for protection), or under Schedules 1, 5 and 8 of the Wildlife & Countryside Act 1981 (as amended) and the Protection of Badgers Act 1992.
- 8.22 Policy NE/6 is in accordance with species protection legislation and to Biodiversity Action Plan targets, and ensures that any harm to a species or its habitat is weighed against the benefit of a development proposal. The judgement will be made on the basis of the expected effect on the species, the local, national or international significance of the population of the species, and its abundance, rate of decline or degree of threat.

- 8.23 As is detailed in the South Cambridgeshire Design Guide and in this DPD, in developing such proposals it is important to afford first priority to maintaining and enhancing the existing habitats of species. The translocation of species should only be considered as a measure of last resort. Measures should facilitate the survival of the species' population, reduce disturbance to a minimum and provide adequate habitats to sustain at least the current level of a population.
- 8.24 Mitigation may include the provision of specific measures to reduce disturbance, harm or potential impacts, provision of adequate alternative habitats to sustain, and where possible enhance the affected population, or facilitating the survival of individual members of the species.
- 8.25 Policy NE/6 also applies to the effects of development on people's opportunity to enjoy and experience nature on a site; development on or adjacent to an important site can have an adverse impact upon people's enjoyment of the site's biodiversity and landscape value, for example, through intrusive visual features, restrictions on access or a significant increase in noise levels.

~~8.26~~ ~~8.26~~ — The District Council recognises the importance of the river valley environments within South Cambridgeshire. The most important of these are the River Cam north of Cambridge, the River Rhee to the south and west, the River Great Ouse, the River Granta to the south and the smaller tributary valley of Bourn Brook. In view of the specialist characteristics of river valley habitats and their importance to the biodiversity of the district as a whole, detailed guidance on the way in which development proposals should respect these habitats, natural features and species characteristics of the river valleys is included in the Council's Biodiversity Strategy Supplementary Planning Document.

8.27 In 1996 English Nature identified Natural Areas covering the whole of England in "The Character of England: landscape, wildlife and natural features". Natural Areas are identified by a unique combination of physical attributes such as geology, plant and animal species, land-use and culture. These attributes combine to give an area its distinctive biodiversity. The Natural Area concept acknowledges that biodiversity does not recognise administrative boundaries nor does it classify species according to whether they are rare or common. Natural Areas therefore provide scope for the rare and unusual to be conserved alongside the widespread and typical, thus contributing to the overall concept of biodiversity conservation. South Cambridgeshire is covered by parts of five different Natural Areas.

8.28 Further guidance on the way in which development proposals should respect the distinctive habitats, natural features and species characteristics of these Natural Areas is included in the Council's Biodiversity Strategy Supplementary Planning Document.

INSERT NATURAL AREAS MAP

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POLICY NE/7 Sites of Biodiversity or Geological Importance

Planning permission will not be given for proposals that may have an adverse impact, either directly or indirectly, on a Site of Biodiversity or Geological Importance.

In determining any planning application affecting international, national or non-statutorily protected sites the District Council will ensure that the intrinsic natural features of particular interest are safeguarded or enhanced having regard to:

- 1. The nature and quality of the site's features, including its rarity value;**
- 2. The extent of any adverse impacts on the features of interest;**
- 3. The likely effectiveness of any proposed mitigation with respect to the protection of the features of interest;**
- 4. The need for compensatory measures in order to protect and enhance remaining features or to recreate habitats on or off the site.**

Where appropriate the District Council will ensure the effective management of designated sites through the imposition of planning conditions or Section 46 agreements as appropriate.

- 8.279** Sites of Biodiversity or Geological Importance are identified on the Proposals Map. Together these sites represent a strategic framework for the conservation of biodiversity. These sites include the statutorily protected international (Special Areas of Conservation and Special Protection Areas) and national (Sites of Special Scientific Interest) and the non-statutorily protected County Wildlife Sites.
- 8.2830** Sites of Biodiversity Importance provide the most important spatial elements of habitat across the district. The policy applies to both direct and indirect effects; development outside an important site can still have a damaging impact on it.
- 8.2931** PPS9 Biodiversity and Geological Conservation and the ODPM Circular 06/2005 PPG9 provides for the tiered protection of designated sites of international, national, regional and local importance. Sites of international importance are classified under EC Directives (Special Protection Areas and Special Areas of Conservation) or listed under conventions (e.g. Ramsar sites).

8.30~~2~~ At present the only site of international importance within South Cambridgeshire is the Eversden and Wimpole Woods ~~candidate~~ Special Area of Conservation (eSAC). The site provides a habitat for a colony of the barbastelle bat, one of the rarest bats in Western Europe. The bats have been recorded at a small number of other sites up to eleven kilometres from the Woods. The eSAC ~~and the eleven kilometre range~~ is shown on the Proposals Map. The area is particular interest for the bat's flight and feeding areas is shown within the South Cambridgeshire Biodiversity Strategy.

~~8.338-31 The Habitats Regulations, 1994, require all candidate Sites of International Importance to be given full protection. English Nature will be consulted on any planning application in or adjacent to a Site of International Importance. It is therefore a requirement that all proposals that might adversely affect the special interest of a Site of International Importance be given special scrutiny. Any planning application relevant to any site so designated will be judged according to the method set out in PPG9 (Nature Conservation), Annex C.~~

The Habitats Regulations, 1994, require all European Sites to be given full protection. Furthermore, the ODPM Circular 06/2005 states that as a matter of policy Ramsar and potential SPAs or SACs should be afforded similar protection as if they were legally designated. English Nature will be consulted on any planning application in or adjacent to European Site, or any such candidate site. It is therefore a requirement that all proposals that might adversely affect the special interest of a European Site of International Importance be given special scrutiny. Any planning application relevant to any site so designated will be judged according to the guidance set out in the ODPM Circular 06/2005, Parts I, II & III.

8.34 Although there are currently no Regionally Important Geological / Geomorphological Sites in South Cambridgeshire (RIGS), it is possible that one or more could be designated during the lifetime of the plan. Such sites have important geological or geomorphological features but are not significant enough to be designated as a SSSI, which has to be of national importance. Any site designated as a RIGS will be protected by this policy.

8.35 In considering any development proposal, the District Council will have regard to the need to allow suitable opportunities to study and record exposures and features, and the opportunity to incorporate within the development the preservation of geological features of interest.

8.32~~6~~ Applications for development within or near to a Site of Special Scientific Interest (SSSI) will be subject to special scrutiny and particular account will be taken of any direct or indirect effects on the particular features giving rise to designation. Indirect effects can include increased use and disturbance,

hydrological changes (for example, due to increased hard surfaces or underground development), level of noise and pollution.

8.337 Sites of Special Scientific Interest (SSSI) are designated by English Nature under the Wildlife and Countryside Act, 1981. The sites in South Cambridgeshire are shown on the Proposals Map, although the policy will apply equally to any future sites so designated during the plan period. English Nature will therefore be consulted on any planning application in or adjacent to an SSSI. For any wetland SSSI such consultation may extend up to 2 km from its boundary because development at some distance could have an adverse effect by a lowering of the water table.

8.348 ~~In addition to sites which have statutory designation, there are numerous other sites in South Cambridgeshire which have a biodiversity value. These "County Wildlife Sites" are identified by the Wildlife Trust and are marked on the Proposals Map. They will be treated as material to the consideration of development proposals. The knowledge of such sites and their condition is always changing and sites may be added and removed from the list. They include important roadside verges which need to be protected from road improvements or new access points, along with ponds, moats and ditches that can be adversely affected by changes in local hydrology.~~

PPS9 recognises that Regional or Local Sites have a fundamental role to play in meeting overall national biodiversity targets; contributing to the quality of life and the well-being of the community; and in supporting research and education. In South Cambridgeshire these "County Wildlife Sites" (CWS) are identified by the Wildlife Trust in accordance with published criteria and are marked on the Proposals Map. As the SSSI network is only a representative sample, many CWSs are equivalent ecological value to SSSIs and a majority of CWSs support priority BAP habitats and species. They will be treated as material to the consideration of development proposals. The knowledge of such sites and their condition is always changing and sites may be added and removed from the list. PPS9 also recognises the value provided by networks of natural habitats. They may link sites of biodiversity importance and provide routes or stepping stones for the migration, dispersal and genetic exchange of species in the wider environment. In South Cambridgeshire such networks may include public rights of way, important roadside verges which need to be protected from road improvements or new access points, ponds, moats, marshes and ditches that can be adversely affected by changes in local hydrology, woodlands, copses, pollarded willow and hedgerows, semi-natural grasslands and disused gravel, chalk or clunch pits. The management of such features is crucial to maintaining the existing biodiversity interest and to assisting further colonisation of habitats by various species.

8.39 Public rights of way can often be green corridors in their own right, especially when in open arable countryside, which can be up to Some

rights of way can be up to ten metres wide 60 feet wide strips through the countryside, and should consequently be protected for the biodiversity opportunities that they provide. These corridors often co-exist with SSSIs, County Wildlife Sites, and Scheduled Ancient Monuments, and need to be very carefully managed to balance the complex rights and various statutory protections.

~~POLICY NE/8 Natural Areas~~

~~Planning permission will not be granted for development which would have an adverse impact on the biodiversity of the Natural Areas shown on Figure 8.1.~~

~~8.4035 In 1996 English Nature identified Natural Areas covering the whole of England in "The Character of England: landscape, wildlife and natural features". Natural Areas are identified by a unique combination of physical attributes such as geology, plant and animal species, land use and culture. These attributes combine to give an area its distinctive biodiversity. The Natural Area concept acknowledges that biodiversity does not recognise administrative boundaries nor does it classify species according to whether they are rare or common. Natural Areas therefore provide scope for the rare and unusual to be conserved alongside the widespread and typical, thus contributing to the overall concept of biodiversity conservation. South Cambridgeshire is covered by parts of five different Natural Areas.~~

~~8.4136 Further guidance on the way in which development proposals should respect the distinctive habitats, natural features and species characteristics of these Natural Areas is included in the Council's Biodiversity Strategy Supplementary Planning Document.~~

~~GEOLOGICAL AND GEOMORPHOLOGICAL SITES~~

~~POLICY NE/9 Regionally Important Geological / Geomorphological Sites~~

~~Planning permission will not be granted for development which would be likely to have an adverse impact on any Regionally Important Geological / Geomorphological Site unless there are demonstrable reasons for the proposal which outweigh the need to safeguard the conservation value of the site. Where development is permitted, damage to the conservation interests of the site must be minimised and the District Council will attach conditions and / or seek a Section 46 agreement to ensure appropriate mitigation and / or compensatory measures.~~

~~8.3742~~ In considering any development proposal, the District Council will have regard to the need to allow suitable opportunities to study and record exposures and features, and the opportunity to incorporate within the development the preservation of geological features of interest.

~~8.3843~~ Although there are currently no Regionally Important Geological/ Geomorphological Sites in South Cambridgeshire (RIGS), it is possible that one or more could be designated during the lifetime of the plan. Such sites have important geological or geomorphological features but are not significant enough to be designated as a SSSI, which has to be of national importance. Any site designated as a RIGS will be protected by this policy.

WATER AND FLOODING

POLICY NE/10 Groundwater

Development will not be permitted which poses an unacceptable risk to the quality of the underlying groundwater.

8.3944 Groundwater resources are critical to the public water supply in South Cambridgeshire. The chalk aquifer to the south and east of Cambridge is an important strategic resource and the principal source for the Cambridge Water Company. It is highly vulnerable to any development which could pollute it or prevent it from re-charging. The Groundwater Protection Maps, prepared by the Environment Agency, represent zones where groundwater is at varying degrees of risk from potentially polluting activities and developments. The District Council will be guided by the Environment Agency on all proposals that may pose a threat to groundwater resources. The abstraction of water from groundwater sources or watercourses is also controlled by the Environment Agency through abstraction licences.

POLICY NE/11 Water and Drainage Infrastructure

Planning permission will not be granted where there is inadequate water supply, sewerage or land drainage systems (including water sources, water and sewage treatment works) available to meet the demands of the development unless there is an agreed phasing agreement between the developer and the relevant service provider to ensure the provision of the necessary infrastructure.

8.4045 Most developments require a water supply and adequate arrangements for the disposal of foul and surface water. Where there is an inadequate water

supply, sewerage, or drainage system, there is a potential risk to public health which would justify the imposition of planning conditions on a planning permission.

- 8.464 Anглиan Water and the Cambridge Water Company are the statutory undertakers responsible for water supply, sewerage and sewage disposal. Water resource management, land drainage, river management, pollution control and regulating the handling and disposal of waste are the Environment Agency's responsibility. Internal Drainage Boards manage all drainage within their districts excluding main rivers. Those applying for planning permission should consult statutory undertakers as they may levy an infrastructure charge.
- 8.427 These organisations rely on the planning system to help prevent problems associated with water supply, land drainage or flood defence arising from development and therefore require close co-operation with the District Council. However, the planning system cannot duplicate controls which are the statutory responsibility of other organisations. Major developments which have strategic implications for service provision need to be co-ordinated and phased by the District Council to avoid danger to public health or safety through the overloading of water, foul or surface water drainage systems and watercourses. Planning obligations or conditions phasing the development in these circumstances may therefore be imposed.

POLICY NE/12 Foul Drainage - Alternative Drainage Systems

~~Drainage to a public sewer should be provided wherever possible.~~
The development of sites where drainage to a public sewer is not feasible will only be permitted if proposed alternative facilities are considered ~~in~~adequate and would not pose an unacceptable risk to the quality or quantity of ground or surface water, pollution of local ditches, watercourses or sites of biodiversity importance. Drainage to a public sewer should be provided wherever possible. A package treatment plant ~~will therefore need to~~ should be provided where this is not possible. Only where it is clearly demonstrated that neither of these options is feasible will a system incorporating septic tank(s) be acceptable.

Where petrol, chemical or oil tanks or other facilities form part of a proposed development, the District Council will require them to be contained by bund walls of sufficient size to prevent spillage or seepage. The drainage of roads, including adoptable highways and private roads and hard surface areas used by vehicles will be required to be connected to trapped gullies and petrol / oil interceptors or suitable other methods of pollution control.

8.438 Development in the countryside, normally being development for agricultural purposes, including slurry from large agricultural installations, may be unacceptable if untreated effluent could enter local watercourses and the wider water environment. It will therefore be essential for such developments to provide plant which will treat their effluent if connection to the public sewer is not feasible. The policy makes clear that the District Council will not give planning permission for any development where it may prejudice the quality of ground or surface water, watercourses or sites of biodiversity importance unless measures are undertaken to mitigate the harm.

POLICY NE/13 Flood Risk

Planning permission will not be granted where the site is liable to flooding or where development is likely to:

- 1. Increase the risk of flooding elsewhere by materially impeding the flow or storage of flood water;**
- 2. Increase flood risk in other areas due to additional water runoff;**
- 3. Increase the number of people or properties at risk;**
- 4. Have a detrimental effect on flood defences or inhibit flood control and maintenance work;**

unless it is demonstrated that these effects can be overcome by appropriate alleviation and mitigation measures secured by planning conditions or legal agreements.

8.449 The Proposals Map shows the Flood Zones, produced by the Environment Agency (EA) in 2005. These are defined in accordance with the government guidance PPG25: 'Development and Flood Risk' and support a risk based approach to assessing flood risk. PPG25 requires the use of a sequential test when considering development proposals, to determine the suitability of types of development within the different flood zones (Zone 1 - Little or No Risk Less than 0.1% annual probability; Zone 2 - Low to Medium Risk 0.1% to 1.0% annual probability; Zone 3 - High Risk Greater than 1.0% annual probability).

8.5045 Although the maps show areas of possible flooding from rivers, streams, watercourses or the sea, they do not take account of flood defences and always take a conservative approach where detailed information is available. The flood zones are regularly updated by the EA and the most up

to date maps will be relevant in determining planning applications. (These can be viewed on the Agency's Website: www.environment-agency.gov.uk)

- 8.4651 Not all development within flood zones 2 and 3 will be refused. Planning applications in flood zones 2 and 3 will be required to demonstrate that the development and its means of access are not at risk of flood. Development in ALL zones may be required to demonstrate that any risk of groundwater flooding, or local flooding can be mitigated. Development, in all flood zones, can potentially exacerbate the problems of flooding in other areas by causing increased runoff from impermeable surfaces. Development will not be permitted if it would generate additional surface water runoff that would increase flood risk elsewhere. Account will also be taken of the cumulative impact of developments.
- 8.4752 Developers will be required to carry out a Flood Risk Assessment (FRA) including run off implications of proposals appropriate to the scale and nature of the development and the risks involved. It may be a requirement of the FRA, depending on the type of development, to address the impact of climate change within the FRA.
- 8.4853 In any case where flood alleviation works form a necessary pre-condition of development such works must normally be fully funded by the developer, probably through a legal agreement covering the required works and providing for future maintenance in accordance with paragraph 61 of PPG25.

POLICY NE/14 Sustainable Drainage Systems

Where practicable development should be served by sustainable drainage systems.

- 8.4549 It is preferable to manage surface water runoff through the use of sustainable drainage systems (SuDS) as they provide biodiversity and aesthetic benefits. SuDS may take the form of swales, lagoons, permeable paving, green roofs and sensitively re-engineered channels or reed beds, depending on the nature of the development and the area.
- 8.5055 The Council supports the Environment Agency in promoting sustainable drainage systems which maintain or reduce pre-development rates of runoff and will seek advice from the agency to determine allowable rates of runoff. Developers will be required to fund the scheme and Legal Agreements will ensure maintenance and the control of run-off to those levels in perpetuity.

WATER CONSERVATION

POLICY NE/15 Water Conservation

Development must incorporate water conservation measures ~~], such as water saving devices, rainwater harvesting, and greywater recycling].~~ Any measures must avoid adverse impact on the water environment and biodiversity. ~~Major Developments~~ All development proposals greater than 1,000 sq.m. or 10 dwellings will be required to submit a Water Conservation Strategy, to demonstrate how this is to be achieved.

- 8.5456 The importance of water resources in the area was highlighted through the Sustainability Appraisal of the LDF. There are a number of ways water conservation can be achieved, such as water saving devices, rainwater harvesting, and greywater recycling, and the policy offers a degree of flexibility on the exact methods used. Large developments, or cumulatively large developments, incorporating such measures could potentially reduce surface water run-off and therefore reduce levels in water courses and water tables, and have an impact on biodiversity. A balance must be achieved between management of water recycling and ensuring no adverse impact on the water environment and biodiversity.

HAZARDOUS INSTALLATIONS

POLICY NE/16 Hazardous Installations

In considering proposals for hazardous substances consent or development in the vicinity of hazardous installations, account will be taken of the amount, type and location of hazardous substances present, and the need for special precautions to protect future users of the site and any other affected land.

- 8.52.57 Hazardous installations, notifiable pipelines and licensed explosive sites are installations handling or storing hazardous materials. The siting of installations handling hazardous substances are subject to planning controls aimed at keeping them separate from housing and other land uses with which such installations might be incompatible from the safety viewpoint. The operators of such installations are required to notify the Health and Safety Executive (HSE) on certain types of development. The District Council is required to consult the HSE on proposals for certain types of development within specified distances of notifiable installations. The District Council will therefore seek the advice of the HSE and other regulatory authorities about off-site risks to the public arising from any

proposed development which would introduce one or more hazardous substances.

8.538 Within South Cambridgeshire there are currently 9 installations handling hazardous substances and 11 high-pressure natural gas transmission pipelines. Whilst they are subject to stringent controls under existing health and safety legislation, it is necessary to control the kinds of development permitted in the vicinity of these installations. In determining a planning application on land within the specified consultation zone of one of these installations, the District Council will take account of advice from the HSE and other regulatory authorities.

8.549 Under the present system of controls over hazardous development and over development within the vicinity of hazardous installations, the activities and substances (and quantities) to which the above statements apply are those defined by the Planning (Hazardous Substances) Regulation 1992, the Planning (Control of Major Accident Hazards) Regulations 1999 and referred to in the Department of the Environment Circular 04/00 "Planning Controls for Hazardous Substances".

LIGHTING

POLICY NE/17 Lighting Proposals

Development proposals which include external lighting should ensure that:

- 1. The proposed lighting scheme is the minimum required for reasons of public safety and security;**
- 2. There is no light spillage above the horizontal;**
- 3. There is no adverse impact on neighbouring or nearby properties or on the surrounding countryside;**
- 4. There is no dazzling or distraction to road users including cyclists, equestrians and pedestrians;**
- 5. Road and footway lighting meets the District and County Councils' adopted standards.**

8.6055 Artificial lighting is essential for reasons of safety and security. In some cases it can also add to the amenity of the built environment by highlighting buildings and open spaces of character. However, insensitive lighting can cause what is termed as light pollution. South Cambridgeshire, as a

predominantly rural area, is sensitive to light pollution through sky glow which can affect the tranquillity of the countryside. Light pollution can have a negative impact upon biodiversity by affecting the normal diurnal patterns of plants and animals.

- 8.5661 External lighting is needed for commercial use and for some community and sports facilities such as floodlit sports pitches. Whilst the lighting has to be adequate for the purpose, it is important that there is no significant nuisance to the amenity of surrounding properties. This may require the use of planning conditions to limit the times when lighting is used to minimise the disturbance.

NOISE

POLICY NE/18 Noise Pollution

Planning permission will not be granted for development which:

1. Has an unacceptable adverse impact on the indoor and outdoor acoustic environment of existing or planned development;
2. Has an unacceptable adverse impact on countryside areas of tranquillity which are important for wildlife and countryside recreation; or
3. ~~Would be subject to unacceptable ambient noise levels from existing noise sources.~~ Would be subject to unacceptable noise levels from existing noise sources, both ambient levels and having regard to noise impulses whether irregular or tone.

Conditions may be attached to any planning permission to ensure adequate attenuation of noise emissions or to control the noise at source. Consideration will be given to the increase in road traffic that may arise due to development and conditions or Section 46 agreements may be used to minimise such noise.

In particularly sensitive locations, business use development may be restricted to office use only (B1 (a)). The granting of planning permission and compliance with any conditions attached to it will not exempt action under Part III of the Environmental Protection Act 1990, or subsequent legislation, should a nuisance be found to be occurring.

Where a planning application for residential development is near an existing noise source, the applicant will be required to demonstrate that the proposal would not be subject to an unacceptable noise levels.

The District Council will seek to ensure that noise from proposed commercial, industrial, recreational or transport use does not cause any significant increase in the background noise level of nearby existing noise sensitive property which includes dwellings, hospitals, residential institutions, nursing homes, hotels, guesthouses, and schools and other educational establishments.

- 8.5762 Planning Policy Guidance Note 24 paragraph 5 requires development plans to include policies which ensure noise sensitive developments are located away from existing sources of significant noise, and that potentially noisy developments are located in areas where noise will not be such an important consideration or where its impact can be minimised. Aviation-related development proposals must also comply with Policy TR/7.

AIR QUALITY

POLICY NE/19 Emissions

Development proposals will need to have regard to any emissions arising from the proposed use and seek to minimise those emissions to control any risks arising and prevent any detriment to the local amenity by locating such development appropriately.

Where significant increases in emissions covered by nationally prescribed air quality objectives are proposed, the applicant will need to assess the impact on local air quality by undertaking an appropriate modelling exercise to show that the national objectives will still be achieved. Development will not be permitted where it would adversely affect air quality in an Air Quality Management Area.

- 8.58.63 Air pollutants (including dust and odour) have been shown to have adverse effects on health and the environment. Emissions arising from any development including indirect emissions such as those attributable to associated traffic generation must therefore be considered in determining planning applications. Where emissions from industrial processes are subject to pollution control legislation (PPC, LAPC, LAPPC) the regulatory authority will be consulted with respect to control of these emissions.

LAND CONTAMINATION

POLICY NE/20 Land Contamination

Where development of sites is proposed where there is an issue of land contamination the District Council will, in consultation with appropriate regulatory authorities, require the following:

1. The applicant to undertake a detailed investigation of the site and a proper risk assessment study, and submit a report to the District Council; and
2. That appropriate treatment, monitoring and after-use of the site be agreed and be capable of implementation.

8.5964 In its broadest sense land contamination describes a general spectrum of soil and site conditions. It can include areas with elevated levels of naturally occurring substances, as well as specific sites which have been occupied by former industrial uses which may have left a legacy of contamination from operational activities or from waste disposal. It can also include areas of land where substances have been deposited by direct or indirect events, such as accidents or spillages or aerial deposition.

8.6065 Contamination of land may threaten public health and safety, the environment, the built environment and economic activities through its impact on the users of the land, and neighbouring users. Land contamination, or the possibility of it, is therefore a material planning consideration in the preparation of development plans and the decisions on planning applications. In some cases the carrying out of remediation activities may itself constitute “development” within the definition at Section 55 of the Town and Country Planning Act 1990, and therefore require planning permission.

AGRICULTURAL LAND

POLICY NE/21 Protecting High Quality Agricultural Land

The District Council will not grant planning permission for development which would lead to the irreversible loss of Grades 1, 2 or 3a agricultural land unless:

- Land is allocated for development in the local development framework;
- Sustainability considerations and the need for the development are sufficient to override the need to protect the agricultural value of the land.

Uses not involving substantial built development but which take agricultural land, such as golf courses and camping and caravan sites,

will be regarded as permanent unless restricted specifically by condition.

- 8.6~~6~~4 Most of South Cambridgeshire's farmland is in the higher grades of the Agricultural Land Classification maps produced by the Department for Environment, Food and Rural Affairs. Grades 1, 2 and 3a are the grades which comprise the best and most versatile land which is a national resource; this land is flexible and the most productive and efficient for agriculture.
- 8.6~~2~~7 The scale of development in South Cambridgeshire means that there will inevitably be some loss of agricultural land of these higher grades, particularly at the major development locations, and the land allocated for development in this plan seeks to minimise this by, for example, making maximum use of previously developed land. Land outside these allocations should therefore remain as an agricultural resource wherever possible. Development outside village frameworks is resisted to that required for agriculture, horsiculture, forestry, outdoor recreation and other uses which need to be located in the countryside, by policy DP/8.
- 8.6~~3~~8—Some development, such as golf courses and camping and caravan sites, may seek justification on the basis that it would maintain the openness of a site, and it could therefore be returned to agricultural use in the future. However, once land is developed for alternative uses, it may not be feasible to return it to its original state and quality. The policy therefore requires any such uses to be regulated by condition requiring the ultimate restitution of the land to its former quality.

9. CULTURAL HERITAGE

OBJECTIVES

- CH/a To protect historic landscapes and **public** rights of way.
- CH/b To protect, preserve and enhance the archaeological heritage.
- CH/c To maintain the character of villages including important open areas.
- CH/d To protect and enhance Conservation Areas and their settings.
- CH/e To protect Listed Buildings and their settings.

HISTORIC LANDSCAPES

POLICY CH/1 Historic Landscapes

Planning permission will not be granted for development which would adversely affect or lead to the loss of important areas and features of the historic landscape whether or not they are statutorily protected.

- 9.1 The landscape is the product of human action on the natural landscape over many thousands of years, ~~particularly relevant in South Cambridgeshire which has been significantly settled for a long period.~~ This is most obvious in the parklands, waterways, trackways, hedges, field patterns, woodlands and wetlands of the District. Some of these are individual features (such as Wandlebury Hill Fort, Car Dyke, Fleam Dyke and the Roman Road) while others cover wide tracts of countryside (such as Wimpole Hall Park).
- 9.2 Historic landscapes are particularly valuable in South Cambridgeshire where they add interest and variety to an intensively farmed countryside. Some historic landscapes and features are protected by other policies or legislation, for instance if they are a Site of Special Scientific Interest (SSSI) or a Scheduled Ancient Monument. However, the complexity of the historic landscape means that there are many sites and features which do not have such a designation but nevertheless they should be retained because of their contribution to the wider landscape and our ability to read our heritage. The Cambridgeshire Historic Landscape Database, developed by the County Council, provides a valuable tool in defining the evolution of landscape and in identifying historic landscapes. Regard will be had to the database in determining whether proposals would have an adverse impact on historic landscapes.

- 9.3 Parkland as an important landscape feature is relatively rare in the District and so those parks that there are make a particularly valuable contribution. Some of these are included in English Heritage's Register of Parks and Gardens of Special Interest and are of national importance; they are shown on the Proposals Map. They may be added to over the plan period. Others have a more local value, often forming the setting of a Listed Building. Parks and Gardens which have a local significance will be identified in a Supplementary Planning Document.

ARCHAEOLOGY

POLICY CH/2 Archaeological Sites

The District Council will protect, preserve and enhance known and suspected sites and features of archaeological importance, together with their settings, by:

- 1. Requiring, in all cases involving proposed works at sites of known or potential archaeological interest, that an appropriate level of assessment and / or evaluation is carried out by a suitably qualified person to define the location, extent, character, condition, significance and quality of any remains, so that the archaeological implications of any proposed development can be established and enable an informed judgement to be made on appropriate mitigation strategies; and**
- 2. Refusing planning permission for development which would result in damage to sites and features of national archaeological importance, and their settings, including Scheduled Ancient Monuments.**

Where planning permission is granted for development on sites of archaeological interest, in-situ preservation of remains is preferred. In all cases where this is not justified or is not feasible, satisfactory provision must be made for a programme of excavation and recording of remains by a suitable person or body prior to the start of any development.

- 9.4 Archaeological remains are an important, although often hidden, part of our heritage. They are finite and non-renewable. As well as having historic value in their own right they are important for education, leisure and tourism. [Government policy favours the retention of important remains in situ Paragraph 13 of PPG16 makes clear that preservation in situ of important archaeological remains is nearly always the preferred approach.](#) Only where the development clearly outweighs the need for in-situ

preservation, and it is clearly demonstrated that in-situ preservation is not feasible, would it be acceptable to preserve by excavation and recording of finds.

- 9.5 Scheduled Ancient Monuments are designated by Government as being of national importance, and this will be a major consideration in determining any proposals which affect them directly or indirectly.
- 9.6 However, there are other sites which potentially may be of national importance. Other sites may have a regional or local significance. Government guidance is that in such cases where they are threatened by development, there should be an appropriate evaluation and then either preservation in situ or excavation and recording.
- 9.7 The Cambridgeshire Historic Environment Record, held by Cambridgeshire County Council, gives information on archaeological sites and monuments. However, given the wealth of the past in South Cambridgeshire, this record can never be complete and new areas will be added as new information comes forward. Prospective developers should contact the County Council's Archaeological Officer for information to establish whether there is potential archaeological interest and establish the need for investigation and evaluation at an early stage. Where it is deemed that there is archaeological potential, the developer will be required to commission an archaeological evaluation to define the character and condition of any remains. This will include the character and depth of remains together with the impact of development upon the remains together with any mitigation measures to avoid unnecessary damage.

LISTED BUILDINGS AND THEIR SETTINGS

POLICY CH/3 Listed Buildings

~~There is a presumption in favour of the preservation of Listed Buildings.~~

~~Development involving the extension or alteration, conversion or change of use of a Listed Building will not be permitted unless it would preserve or enhance the building and / or any special features which contribute to the reason for its listing.~~

~~Proposals involving the total or substantial demolition of a Listed Building will be considered in the light of:~~

~~1.The architectural or historic merit of the building;~~

~~2.The cost of repair in relation to the importance of the building;~~

~~3.The setting of the building and its contribution to the local environment;~~

~~4.The merits of alternative proposals for the site.~~

~~Proposals must provide clear and convincing evidence that all reasonable efforts have been made to retain the building in use.~~

~~In all cases involving the total or substantial demolition of Listed Buildings, the District Council will require by condition an appropriate record, including photographs, drawings and a written analysis, and the appropriate salvage of materials and preservation.~~

Applications for planning permission and listed building consent (including applications for alterations, extensions, change of use or demolition of Listed Buildings) will be determined in accordance with legislative provisions and national policy (currently in PPG15), together with the local policies set out in Supplementary Planning Documents. In assessing such applications the District Council will adopt a presumption in favour of the retention and preservation of local materials and details on Listed Buildings in the district.

- 9.8 Listed Buildings represent a heritage of national importance as they are included in the Government's Statutory List of Buildings of Special Architectural or Historic Importance. They are a finite resource and they contribute significantly to the character of the District.
- 9.9 PPG15 sets out the criteria to be applied where the demolition of a Listed Building is proposed. There is a presumption in favour of retaining Listed Buildings so permission to demolish will be the exception and only allowed if all other options to retain the building are demonstrated to have been thoroughly explored.
- 9.10 Given the finite nature of the resource of Listed Buildings it is essential to retain as much information and material from those rare cases where there is no alternative to demolition. The District Council will therefore require by condition an appropriate record to be made and the appropriate salvage of materials.
- 9.11 The repair, renovation, alteration and extension of a Listed Building should not be at the expense of its intrinsic value. It is important to guard against unnecessary change or over-restoration. In any change, materials should be sympathetic to those used in the original building. In particular the District Council will resist applications that result in the loss of traditional long straw roofs and their ridge, barge and dormer details, or the loss of traditional gault clay pebbles and pantile roofs, their ridge, valley, verge and abutment details.

- 9.12 Listed Buildings may become vacant and derelict if no acceptable alternative use can be found. The original use may be the most appropriate and will be encouraged where possible. Where this is not practicable the alternative use proposed must not require alteration to the extent that the character and historical importance of the building is destroyed.
- 9.13 The District Council will adopt a Supplementary Planning Document, and provide detailed specialist advice on the maintenance, repair, alteration and other changes proposed for Listed Buildings.

POLICY CH/4 Development Within the Curtilage or Setting of a Listed Building

Planning permission will not be granted for development which would adversely affect the curtilage or wider setting of a Listed Building. Proposals must provide clear illustrative and technical material to allow that impact to be properly assessed.

- 9.14 Where the District Council considers that a proposal would have an impact on the setting of a Listed Building, it will require the submission of illustrative and technical material to allow that impact to be properly assessed. This will include details to show the existing situation and the precise effect on the fabric, character or setting of the Listed Building and its setting. Planning permission will be refused where the District Council considers that the proposal would dominate the Listed Building or buildings within its curtilage by scale, form, mass or appearance or harm the visual relationship between the Listed Building and its formal or natural landscape surroundings.

CONSERVATION AREAS

POLICY CH/5 Conservation Areas

~~Development proposals in or affecting Conservation Areas must preserve or enhance their character and setting and be accompanied by sufficient details to allow the proposals to be assessed. Proposals will have to preserve or enhance the special character and appearance of Conservation Areas, especially in terms of scale, mass and materials.~~

Planning applications for development proposals (including applications for Conservation Area Consent for demolitions) in or affecting Conservation Areas will be determined in accordance with legislative provisions and national policy (currently in PPG15), together with the local policies set out in Supplementary Planning

Documents and guidance contained in specific Conservation Area Appraisals (where they exists) and the District Design Guide.

- 9.15 The District Council is required to survey its area from time to time to determine whether to designate Conservation Areas (areas of special architectural or historic interest). Conservation Areas are designated not on the basis of individual buildings but because of the overall quality of the area, its mix of uses, historic layout, characteristic materials, scale and detailing of buildings and open spaces. It also takes into account the need to protect trees, hedges, walls, railings and other characteristic features. Once designated, special attention must be paid in all planning decisions to the desirability of preserving or enhancing its character and appearance. In South Cambridgeshire there are now ~~around over~~ 80 Conservation Areas which make a very significant contribution to the attractiveness of the District.
- 9.16 In order to assess the impact of development proposals the District Council will require details including drawings or other pictorial material which shows the proposed development in its context. In most cases this means that outline planning applications will not be acceptable.
- 9.17 The District Council will be looking for development to provide a level of visual interest equivalent to that of the existing buildings in the Conservation Area. The choice of materials and detailed design are vital elements in achieving new buildings worthy of the small-scale village context which typifies South Cambridgeshire's Conservation Areas.
- 9.18 Further advice on development in Conservation Areas will be set out in a Supplementary Planning Document. The District Council will prepare detailed appraisals of its Conservation Areas. Such reviews will review the appropriateness of the Conservation Area boundary, define their special character and evolve guidelines for development and enhancement schemes. ~~They will be adopted as Supplementary Planning Documents.~~ Where appropriate they will be adopted as Supplementary Planning Documents.

VILLAGE CHARACTER

POLICY CH/6 Protected Village Amenity Areas

Development will not be permitted within, or adjacent to Protected Village Amenity Areas if it would have an adverse impact on the character, amenity, tranquillity or function of the village.

- 9.19 Protected Village Amenity Areas (PVAAs) are important to the amenity and character of villages and should be protected for their own sake.
- 9.20 The character of villages is made up of a blend of buildings and open spaces. Given the pressure for development in the District, the remaining open land within villages is threatened. Some undeveloped land can be built on without harm to the character of the village and can contribute to the full and effective use of land in accordance with national policy, but others are important to maintain the village character and should not be developed. PVAAs have therefore been designated on sites within village frameworks in order to safeguard those areas of undeveloped land within villages which are important to retain.
- 9.21 Some of the PVAAs may have important functions for the village such as allotments, recreation grounds and playing fields whilst others have an important amenity role in providing a setting for buildings and offer tranquil areas where there is minimum activity. Not all PVAAs have public access as some undeveloped areas which are important may be private gardens. They also vary from those which are very open to visual penetration to those which may be enclosed or semi-enclosed.
- 9.22 Whilst PVAAs are identified, smaller gaps or spaces between buildings may also be important for local amenity or character and should also be protected from development.

POLICY CH/7 Important Countryside Frontages

Important Countryside Frontages are defined where land with a strong countryside character either:

- 1. Penetrates or sweeps into the built-up area providing a significant connection between the street scene and the surrounding rural area; or**
- 2. Provides an important rural break between two nearby but detached parts of a village framework.**

Planning permission for development will be refused if it would compromise these purposes.

- 9.23 In many places land with a strong countryside character penetrates or sweeps into South Cambridgeshire's villages or separates two parts of the built-up area. Such land enhances the setting, character and appearance of the village by retaining the sense of connection between the village and its rural origins and surroundings. The frontage where this interface particularly occurs is identified to indicate that the frontage and the open

countryside beyond should be kept open and free from development. In most cases it is land which adjoins the village built-up area but in some cases it separates two parts of the village and the open intervening land therefore assumes an importance for the character of the village as a whole.

ADVERTISEMENTS

POLICY CH/8 Advertisements

Advertisements will be restricted to the number, size, format, materials and design appropriate to the building or locality to which it is proposed they be attached in order not to detract from the character and appearance of the District.

Advertisements alongside roads will not be permitted where they would prejudice road safety.

In Conservation Areas and on, or affecting, Listed Buildings, advertisements will be kept to a minimum in order to maintain the character and appearance of Conservation Areas and to avoid harm to the fabric, character or setting of Listed Buildings.

- 9.24 Advertisements can greatly influence the appearance of an area. A balance has to be made between commercial needs and the protection of the environment.
- 9.25 The most stringent controls are needed in Conservation Areas, which are often the original village centres where most commercial activity is located. Advertisements can also detract from the appearance of Listed Buildings.
- 9.26 In Conservation Areas the District Council will seek to ensure that advertisements are kept to the minimum necessary to identify the building and its function in order to protect the appearance of the area. It is therefore unlikely that any advertisement will be permitted which involves:
- Internally illuminated or other projecting fascia signs.
 - Obtrusive blinds or window / door canopies.
 - Obtrusive externally illuminated signs.
 - Obtrusive lettering, lighting, symbols, material or colour of fascia displays, window stickers, pavements signs and signs advertising particular products.

- 9.27 In the case of Listed Buildings, permission will not be given where the District Council considers there would be harm caused by advertisements, lighting, colour schemes and blinds or canopies.

SHOP FRONTS

POLICY CH/9 Shop Fronts

The District Council will only grant planning permission for shop fronts and alterations to existing shop fronts which:

- 1. Create a fascia and shop window which is in character with the building itself and the street scene;**
- 2. Do not result in a needless loss of architectural features; or**
- 3. Do not introduce 'house styles' and materials which are alien to the building and its surroundings.**

- 9.28 Both customers and shopkeepers benefit if the environment of the street scene is enhanced by well-designed and maintained shop fronts. In villages it will be important to respect the existing street and village character, while in major new developments like Northstowe new town and the urban extensions to Cambridge the emphasis will be on creating a quality and vibrant environment.

10. TRAVEL

OBJECTIVES

- TR/a To provide a transport system that meets the needs of the economy.
- TR/b To reduce the need to travel.
- TR/c ~~To encourage modal shift, particularly away from private cars.~~
To increase travel by sustainable modes through the encouragement of modal shift away from the private car.
- TR/d To promote the use of more sustainable modes of travel such as public transport, community transport, walking and cycling by making such modes more integrated, highly accessible, safer and more attractive to use.
- TR/e To promote sustainable travel by ensuring new development takes place in locations with, or has potential for, good accessibility by non-car modes to facilities and services and ensuring provision for all transport modes.
- TR/f Within the context of maximum car parking standards, minimise the amount of car parking provided in new developments, compatible with its location and availability of alternative transport modes, to avoid over-reliance on the car.
- TR/g To promote a healthy lifestyle through travel choice.
- TR/h To improve the safety of travel for all people and all modes, including measures to reduce the number and severity of road accidents.
- TR/i To improve personal safety and accessibility for all modes and all people, including those with disabilities.
- TR/j To reduce the environmental impact of travel, to conserve energy and reduce air pollution by limiting the growth in road traffic.
- TR/k To provide transport proposals that protect or enhance the built and natural environment.
- TR/l To safeguard land for highways and other transport proposals.

TR/m To encourage the provision of transport improvements through the development process.

INTRODUCTION

- 10.1 Government policy is to promote more sustainable transport choices, to improve access to major trip generators by non-car modes, and to reduce the need to travel, especially by car. Although the potential for using public transport and non-recreational walking and cycling is more limited in rural areas such as South Cambridgeshire, the same overall policy approach is required. In addition, in recognition of increasingly sedentary lifestyles, the health impacts of travel, and the health benefits from walking and cycling, national policy initiatives seek to improve health through encouraging use of walking and cycling which are sustainable modes.
- 10.2 Responsibility for transport is generally shared between central government and its agencies and Cambridgeshire County Council. The District Council has a limited direct role in transport provision, although it can use its legal powers to divert, create or extinguish rights of way, and can provide and maintain off-street car parks. However, the District Council also has planning responsibilities, which can have important transport implications. For example, by ensuring development takes place in locations that are accessible by a range of modes of transport, the District Council can promote more sustainable travel patterns by reducing reliance on the private car.
- 10.3 Meeting the travel objectives will require action on two fronts. Firstly, there needs to be positive action co-ordinated by the County Council through the Cambridgeshire Local Transport Plan (LTP) to provide a vision and strategy for integrated transport in the county. Secondly, the Local Development Framework (LDF) needs to provide strong policies to ensure that the location of new development supports the above objectives. Partnership working is essential to the achievement of these objectives.

PLANNING FOR MORE SUSTAINABLE TRAVEL

POLICY TR/1 Planning for More Sustainable Travel

Planning permission will not be granted for developments likely to give rise to a material increase in travel demands unless the site has (or will attain) a sufficient standard of accessibility to offer an appropriate choice of travel by public transport or other non-car travel mode(s).

In considering planning applications the Council will seek to ensure that every opportunity is taken to increase integration of travel modes and accessibility to non-car modes by appropriate measures including:

1. Securing appropriate improvements to public and community transport (including infrastructure requirements) in accordance with the aims of the Local Transport Plan;
2. Securing on-site and / or off-site design proposals that promote integrated travel and access by non-car modes as far as practicable (including walking and cycling) and facilitate and encourage their use;
3. Minimising the amount of car parking provision in new developments, compatible with their location, by encouraging shared use parking (where appropriate) and restricting car parking to the maximum levels set out in Policy TR/2;
4. Ensuring that new developments are located and designed at the outset with permeable layouts to facilitate and encourage short distance trips by cycle and walking, including to public transport interchanges, in accordance with Policy TR/4;
5. Requiring safe and secure cycle parking, in accordance with Policy TR/2.

The Local Transport Plan road user hierarchy will be taken into account in the determination of planning applications to ensure adequate emphasis has been placed on the relevant modes, although no modes should be promoted to the exclusion of others.

- 10.4 In accordance with national travel objectives, policies in the Structure Plan Movement and Access chapter, and the Local Transport Plan, seek to reduce the need to travel and enable more sustainable travel. At the local level, there is a need to ensure development is located such to minimise distances to travel to facilities and services, and that adequate quality infrastructure is provided for all modes to integrate with that which already exists. Such infrastructure provision should be integrated into the design of new development.

10.4A In assessing whether the development proposal is likely to give rise to a material increase in travel demand, the Council will consider the existing use of the building(s) / site, existing transport conditions in the immediate and wider area, and likely transport generation from the development proposals.

- 10.5 All development should strive to offer travel choice by non-car modes appropriate in scale and kind to the development. An indicative list of measures which may assist in achieving suitable modal choice are listed. The measures applicable to each development proposal will vary on case by case basis, according to the type and scale of development proposed, its location, and the level of existing transport infrastructure and services in the immediate area. This could also include a financial contribution into a "pot" for the implementation of schemes beyond the scope of an individual development to deliver.
- 10.56 The Structure Plan and the Local Transport Plan (LTP) strive to achieve High Quality Public Transport (HQPT) provision within the urban area of Cambridge and along the corridors between Cambridge and the surrounding market towns. However, the LTP recognises this is a long-term aspiration and sets an interim target along the corridors for Good Quality Public Transport by 2011, and HQPT by 2016. Feeder services, including more flexible public transport, community transport and taxis, will serve the wider area and feed into these corridors at rural interchanges.
- 10.67 Other improvements to public transport are set out in the County Council's Bus Information Strategy and include the provision of better information, including Real Time information. The Council will seek to secure improvements to public transport services to achieve these standards, including developer contributions to complement the lower levels of car parking provided.
- 10.78 The LTP road user hierarchy sets out the priorities for different modes within each of the three main strategy areas; along main roads, within urban areas and in the rural areas and will need to be considered in the determination of planning applications to ensure adequate emphasis has been placed on the relevant modes, although no modes should be promoted to the exclusion of others.

PARKING STANDARDS

POLICY TR/2 Car and Cycle Parking Standards

Car parking should be provided in accordance with the maximum standards set out in Appendix 1, to reduce over-reliance on the car and to promote more sustainable forms of transport.

In some locations, such as those with good accessibility to facilities and services, and served by High Quality Public Transport, the Council will seek to reduce the amount of car parking provided. Where opportunities arise, for example, on mixed-use sites, shared use parking and car pooling will be encouraged to minimise provision.

Cycle parking should be provided in accordance with the minimum standards set out in Appendix 2 to ensure the provision of adequate secure parking.

- 10.8 Structure Plan Policy P8/5 requires car parking standards to be set as maximum standards, and not exceed those in revised PPG13. In addition, Structure Plan Policy P8/8 is a requirement for the provision of adequate cycle facility provision, including cycle parking.

MITIGATING TRAVEL IMPACT

POLICY TR/3 Mitigating Travel Impact

New developments will be required to mitigate their travel impact, including their environmental impact, such as noise, pollution and impact on amenity and health. This may mean ensuring adequate provision is made for integrated and improved transport infrastructure or appropriate mitigation measures, through direct improvements and Section 46 contributions, in accordance with the tests in Circular 1/97.

In development locations close to Cambridge, contributions will be sought through the Area Transport Plans Supplementary Planning Guidance.¹

Where a proposal is likely to have 'significant transport implications'² the Council will require developers to submit the following alongside planning application

Proposals for 'major development'³ or where a proposal is likely to have 'significant transport implications' the Council will require developers to submit the following alongside planning applications:

- 1. A Transport Assessment; and**
- 2. A Travel Plan.**

All other planning applications should be accompanied by a Transport Statement to demonstrate that the development will achieve adequate mitigation of its transport impacts.

The latter should demonstrate how it is intended to meet the objectives in the first paragraph above. In appropriate cases the content of the Travel Plan may be reflected in planning conditions or a planning obligation. Travel Plans should have measurable outputs, related to targets or aims in the LTP, and provide monitoring and enforcement arrangements. A Travel Plan could also help address a particular local traffic problem associated with a planning application,

which might otherwise have to be refused on local traffic grounds. The weight to be accorded to a Travel Plan will be influenced by the extent to which it affects the acceptability of the proposal and how far it can be enforced. Planning conditions or obligations may be appropriate means of securing the provision of some or all of a Travel Plan, including a requirement for the production of an annual monitoring and progress report.

In relation to outline planning applications, a Framework for the preparation of Travel Plans will be submitted with the application proposals.

NOTES:

- 1 The Area Transport Plans are Supplementary Planning Guidance (SPG) to the 'saved' adopted Local Plan 2004. They will remain as 'saved' SPG until replaced with the Planning Obligations Supplementary Planning Document.
- 2 'Significant transport implications' will be interpreted as set out in paragraph 89 of PPG13.
- 3 'Major development' will be interpreted as set out in paragraph 3.5 on page 32.

xx It is important that all development mitigates its transport impact. 'Major development' proposals or development proposals with a 'significant transport implications' will be required to produce a Transport Assessment and a Travel Plan (for non-residential proposals). A Transport Statement should be submitted alongside all other development proposals to enable the applicant to demonstrate to the Council that they have properly considered the transport impact of the proposal and taken into account how to mitigate them. The level of detail of the Transport Statement will vary according to the scale and complexity of the application.

- 10.9 A Transport Assessment guidance note has been produced jointly by Cambridgeshire County Council and all district councils in Cambridgeshire and provides guidance to applicants, developers, their agents and local authority officers on when a Transport Assessment (TA) is required and what it should contain. It also gives guidance on what information may be required for smaller applications, which may not require a full TA.
- 10.10 The Council has adopted the Northern and Western Corridor Area Transport Plans as Supplementary Planning Guidance.¹ The plans each cover a segment of Cambridge City and the surrounding necklace villages in South Cambridgeshire. Each of the Plans contains a formula for assessing trip generation and levels of financial contributions that will be

sought from developments to mitigate the impact of additional trips generated.

CYCLING AND WALKING PROVISION NON-CAR MODES

POLICY TR/4 ~~Cycling and Walking Provision~~ Non-car Modes

The District Council will use its planning powers to support increased ~~cycle use and walking~~ use of non-car modes by all sectors of society ~~including cycle use and walking~~ by ensuring that new developments are located and designed at the outset to facilitate and encourage short distance trips between home, work, schools and colleges, other suitable destinations and for leisure. Apart from minimising the distance between trip origins and destinations it will be important to ensure:

1. That adequate safe and secure cycle parking is provided in accordance with the standards in Policy TR/2;
2. That individual developments contribute to the maximum possible extent to achieving the aims of the LTP;
3. That detailed designs and layouts are permeable and encourage cycle use and walking for all or part of a journey, e.g. by including safe, direct links to schools, ~~and other~~ nearby centres of attraction and public transport interchanges, contributing towards the provision of an improved and integrated walking and cycling network in the locality, and providing safe crossing places over main roads.

In assessing such future ~~cycling~~ provision for non-car modes, the District Council will use the following priorities:

- a. 1st priority – provide links to centres with a good range of facilities / services, including major employment areas.
- b. 2nd priority – safer routes to schools, provided school buses are not put at risk.
- c. 3rd priority – leisure and recreation routes.

Any new routes must form safe, highly accessible and convenient connections with Cambridge, Northstowe, the market towns and surrounding villages and link to the existing network.

Planning decisions will need to consider the effect of proposed development on the effectiveness and amenity of these routes and

take account of the need to extend or improve the attractiveness of the network, including through improved maintenance, crossings, signposting and waymarking of cycleways, footpaths and other rights of way. Where appropriate the District Council will negotiate with the relevant landowners and organisations to extend, or where necessary amend, the network of public rights of way including circular routes.

xx. The hierarchy sets out the priority for the delivery of infrastructure provision for non-car modes through the planning process, for example through Section 46 contributions. Although listed in priority order, no one priority should be promoted to the exclusion of others. The first priority is to connect to larger centres of attraction, both within or adjacent to the district, including Cambridge and the market towns. These centres have a range of services and facilities, including schools and employment areas. This offers greater value for money in terms of the range of the population who could potentially use the routes. In addition, Safer Routes to School, whilst contributing to the overall aims of improving infrastructure, is already delivered from a separate pot of money. Leisure and recreation routes are also an important resource, particularly to improve access to the surrounding countryside as part of a healthy lifestyle.

10.11 The Local Transport Plan includes separate strategies on walking and cycling. The Structure Plan also recognise the importance of walking and cycling and the need to secure improvements to the capacity, quality and safety of the network. At the same time, existing public rights of way need protecting. The County Council, as the local highways authority, is responsible for keeping the definitive rights of way maps up to date and developing Rights of Way Improvement Plans. Public paths in rural areas (footpaths, bridleways and byways) provide an important resource for walkers and, in appropriate cases, for cyclists and horse riders. Cambridgeshire County Council's 'Public Rights of Way – A Guide for Planners and Developers' offers guidance and advise on how adverse impact of development on Public Rights of Way can be avoided, and how opportunities for enhancing the path network can be pursued.

10.12 The National Cycling Strategy aims to quadruple cycle trips between 1992 and 2012 and a National Cycle Network is being developed by local authorities working in partnership with Sustrans. One project which is being developed is the “Cam Cycle Rings” – developing a ring of cycleways around Cambridge, which will provide routes into and around Cambridge and provide circular routes for recreation and such routes can also contribute to sustainable commuting. This will be particularly important in addressing the needs of recreational cycling and encouraging sustainable tourism. The District Council will produce a Cycling Strategy Supplementary Planning Document.

RAIL FREIGHT

POLICY TR/5 Rail Freight Interchanges

In order to promote the use of rail for freight movements, freight interchange facilities will be permitted where they accord with other relevant proposals of this plan.

- 10.13 Rail has an important role in the movement of freight. There is a general acceptance that the transfer of freight from road to rail will provide significant environmental improvement and will help to develop sustainable distribution. Whilst only two of the rail freight sites in the District are in operation, the remaining three are maintained. As with bus services, new and upgraded existing facilities can help make the railway more attractive to potential users. It is therefore important to retain and safeguard existing rail freight facilities within the District.
- 10.14 Site Specific Policy SP/16 safeguards existing rail freight facilities and sidings at Chesterton Junction, Foxton, Duxford, Fulbourn and Whittlesford.

~~EASTERN RAPID TRANSIT~~

~~POLICY TR/6 Eastern Rapid Transit~~

~~The Council will use its Section 46 powers to secure financial contributions at an appropriate level towards the development of relevant parts of the Eastern Cambridge Rapid Transit link.~~

- ~~10.15 The Structure Plan proposes redevelopment of Cambridge Airport for housing if the existing occupier were to relocate. Land north of Newmarket Road is also proposed for development. The scale of development proposed in Cambridge East would generate significant traffic movements in the area. To address this, Structure Plan Policy P9/9 proposes a Rapid Transit link from this area into the city. In such an event, the District Council will use its powers under Section 46 to secure financial contributions towards the development of the Rapid Transit link. For further detail see Cambridge East Area Action Plan.~~

AVIATION-RELATED DEVELOPMENT PROPOSALS

POLICY TR/7 Aviation-Related Development Proposals

In assessing any planning applications for new airfields or flying sites, or for the expansion of any existing airfields or flying sites, the District Council will take account of the following factors:

1. The economic, employment or emergency services advantages likely to accrue to the area;
2. The likely noise impact of the proposal on local residents and the users / occupiers of any other noise-sensitive buildings in the area, including (where relevant) any cumulative impacts of flying in the area;
3. The accessibility of the site in relation to the transport infrastructure;
4. The effect of the proposal on nature conservation interests;
5. The impact of the proposal on the landscape, including the effects of any lighting that would form a necessary part of the scheme;
6. Any resulting increase in the range of recreation provision;
7. Any safety issues arising from the proposal, including the safety of users of public rights of way close to, or crossing, the site;
8. The effect of the proposal on sites with potential for renewable energy generation.

Aircraft noise will usually be assessed in terms of the daytime noise exposure index (LAeq, 16h) supplemented as appropriate by other considerations such as the maximum noise level of individual events. In assessing the impact of noise, consideration will be given, where relevant, to the types of flying activities that are proposed at the site (or are likely to be associated with it), e.g.:- aerobatics, aero-towing, ballooning, flying training (including ab-initio flights), helicopters, historic aircraft, parachuting, and special event days. Applicants will be required to state what types of flying activities are proposed, and on what scale.

Other factors relevant to a judgement as to whether or not a development would give rise to an unacceptable amount of noise could be:

- a. The type and weight of aircraft to be operated from the airfield;

- b. The total number of proposed movements in and out of the airfield;
- c. The type of aircraft activities proposed including any touch-and-go movements or circuit training;
- d. The proposed total number of daily movements;
- e. The proposed hours of operation.

Where necessary or appropriate, conditions may be imposed to cover these and any other essential matters. In certain cases such conditions may allow for a limited number of exceptions above the imposed restriction.

In all cases the Council will require applicants to state whether their proposals are intended to provide for these kinds of activities and, if so, to describe their intended scale. In appropriate cases the degree of any nuisance arising from proposed flying activities may be assessed:

- f. By the use of on-site demonstrations;
- g. By the imposition of a temporary permission to give a reasonable 'trial run' during which a careful programme of monitoring will be undertaken.

In the case of small airfields / airstrips in tranquil rural areas a special case would have to be demonstrated to justify the granting of planning permission for development that would generate activities of a type (or on a scale) that would be materially at odds with a primarily recreational function and low level of activity.

Where planning permission is granted conditions may be imposed in appropriate circumstances to restrict matters such as:

- h. The total number of take-offs and / or touch-and-go movements (normally on a daily maximum basis);
- i. The types or weights of aircraft to be operated; and
- j. The hours of operation of the site.

- 10.16 South Cambridgeshire has a long association with flying and there are a number of established aerodromes and smaller airfields in the District. Aviation contributes to national, regional and local economies and there are a number of industries established on local airfields. Airfields can, however,

raise environmental issues, which need careful consideration to balance the different interests that can be in conflict. In particular, noise resulting from flying activities has been a source of complaints in the past and is still a very sensitive issue in some areas of the District.

- 10.17 In view of the variety of airfields within the District, the range of operating and planning regimes under which they are administered, and the differences in their local geographical circumstances and relationships, it is not possible to devise detailed prescriptive policies that can be applied to all sites with equal precision or fairness. Rather, Policy TR/7 is intended to provide a flexible framework within which any individual proposal can be considered in the light of all the particular local circumstances.
- 10.18 Aircraft noise will usually be assessed in terms of the daytime noise exposure index supplemented as appropriate by other considerations such as the maximum noise level of individual events. It may also be necessary to adopt acceptability criteria for the noise exposure level appropriate to local circumstances, for example to account for public perception of increased annoyance where local background noise conditions are unusually low or where flying activities are already experienced from the use of other local airfields.
- 10.19 Certain types of flying activity may result in a different level or type of potential impact from that caused by conventional modern aeroplanes taking part in 'normal' flights. Such disturbance may often (but not always) be more severe.
- 10.20 It will be helpful in the determination of planning applications if the promoters of any proposal are able to demonstrate the existence (or proposed existence) of a local liaison committee comprising representatives of a suitable range of interested local bodies. The completion of a [S46S106](#) | planning obligation may be an appropriate way of demonstrating this commitment.

APPENDIX 1 STANDARDS FOR CAR PARKING PROVISION

INTRODUCTION

1. Car parking standards will ensure that new developments provide adequate off-street parking to accommodate the needs they generate and to protect surrounding areas and development. Developers will be required to provide car parking spaces in accordance with the maximum standards; overprovision of car parking will encourage a car-dominated culture which would not be sustainable.
2. The standards cover the space needs of residents, visitors, employees and customers, but do not provide for the space requirements of vehicles which deliver and collect goods. Consequently, in addition to the requirements set out in these standards, sufficient space will also be required within the site to allow for the parking and manoeuvring of such vehicles.
3. The shared use of parking will be encouraged, particularly in town centres and as part of major proposals: for example offices and leisure uses might share parking because the peak levels of use do not coincide, provided adequate attention is given at the design stage.
4. For individual developments, the standards will apply as a maximum unless, in exceptional circumstances, the applicant has demonstrated through a Transport Assessment that a higher level of parking is needed. In such cases the applicant should show the measures to be taken (for instance in the design, location and implementation of the scheme) to minimise the need for parking. In addition, there will be a requirement for the production of a Travel Plan.
5. It is important to consider how parking space is to be designed and laid out in new developments and what impact it may have on the quality of the environment. When considering the layout and design of parking reference should be made to Policy DP/2 and the design Supplementary Planning Document.
6. The standards are set out in the same form as the Town and Country Planning (Use Classes Amendment) Order 2005. There are some land use types whose transport patterns are difficult to generalise and it is not possible to establish general parking standards. For these very specific uses, car parking provision will be approved on merit, on the basis of a Transport Assessment.
7. Although not specifically referred to in the parking standards, developers should also consider the needs of powered two-wheeled vehicles.

DISABLED CAR PARKING

8. At least 5% of the total number of car parking spaces should be reserved for people with disabilities in addition to the standards set out below. However, it should be noted that this does not guarantee that the requirements of the Disability Discrimination Act would be met. It should be noted that under the Disability Discrimination Act, it is the responsibility of the site occupiers to ensure that adequate provision is made for the needs of the disabled.
9. Developers will be required to provide designated parking spaces for people with disabilities in accordance with current good practice. Spaces should be located adjacent to entrances, be convenient to use and have dimensions that conform to Part M of the Building Regulations. Such car parking spaces should also be clearly identified.

MIXED-USE DEVELOPMENTS

10. For mixed-use development, the gross floor area given over to each use should be used to calculate the overall total maximum parking figure.

USE CLASSES ORDER A1: SHOPS

(Shops including retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, dry cleaners, internet cafés, sandwich bars, showrooms, domestic hire shops).

Food Shop:	1 space per 14 m ² of gross floor area.
Non-food Shop:	1 space per 20 m ² of gross floor area.
Retail Warehouses selling bulky comparison goods like furniture and carpets:	1 space per 25 m ² of gross floor area.

11. The need of most single shops will be for short stay parking which is best provided in front of the shop. Rear of the shop parking is unlikely to be used in the absence of parking restrictions on adjacent roads, except in the case of longer stay facilities such as launderettes and hairdressers. Most shops will, however, generate a demand for at least 1 staff parking space which can be sited to the rear.
12. Where on-site parking is not possible, a figure of 1 car per 28 m² (300 sq. ft.) sales area is a good average indicator of how the proposal will increase on-street parking at peak times, and may therefore assist in assessing the overall acceptability of a new shop or an extension.

USE CLASSES ORDER A2: FINANCIAL AND PROFESSIONAL SERVICES

(Banks, building societies, estate and employment agencies).

Staff and Customer Parking: 1 space per 25 m² of gross floor area.

USE CLASSES ORDER A3: FOOD AND DRINK

(Restaurants, snack bars, cafés).

Restaurants, Snack Bars, Cafés, Roadside Restaurants¹: 1 car space per 5 m² of gross floor area.

Transport Cafés²: 2 lorry spaces per 3 seats.

NOTES:

- ¹ The term 'roadside restaurant' denotes the type of café found on trunk roads or other main roads, often attached to petrol stations.
- ² Transport cafés have a special parking requirement owing to the size of present day commercial vehicles. It is essential that all vehicles be able to enter and leave the site in forward gear.

USE CLASSES ORDER A4: PUBS AND BARS

1 space per 10 m².

USE CLASSES ORDER A5: TAKE-AWAYS

On merit.

USE CLASSES ORDER A: (SUI GENERIS)

(Including shops selling and / or displaying motor vehicles, retail warehouse clubs, launderettes, taxi and / or vehicle hire businesses, amusement centres, petrol filling stations).

Staff Parking: 7 spaces per 10 employees.

Car Sales, Motor Repair Garages: 1 space per 45 m² of display area, 1 per staff, 1 per 35 m² for motor service centre and 1 per 20 m² retail floor area at petrol filling stations plus space for requirements of servicing.

USE CLASSES ORDER B1: BUSINESS

- a) Offices not within A2
- b) Research and development, studios, laboratories, high tech
- c) Light industry

1 space per 25 m² of gross floor area
(under 2,500sq. metres).

1 space per 30 m² of gross floor area
(over 2,500 m²).

USE CLASSES ORDER B2: GENERAL INDUSTRIAL

1 space per 50 m² of gross floor area.

USE CLASSES ORDER B8: STORAGE OR DISTRIBUTION

(Storage or distribution including wholesale warehouse, distribution centres, repositories).

1 space per 100 m² of gross floor area.

USE CLASSES ORDER C1: HOTELS

(Including hotels, boarding and guest houses).

13. Parking demand at hotel premises arises not only from the staff¹ and resident guests but also from use of facilities such as bars, restaurants and function rooms² which are open to the visiting public.

Parking for Guests and Staff: 13 spaces for 10 guest bedrooms.

NOTES:

¹ Resident staff

The standard relating provision to the number of guest bedrooms includes the demand generated by staff parking, whether they be resident or otherwise. In consequence, staff dwelling units within the building need not be subject to extra residential parking requirements.

² Parking demand generated by use of bars, restaurants and function rooms by the general public

The standard quoted differs from those laid down for ordinary bars, restaurants and public rooms. It is unlikely that the peak demand from guests and staff parking will

coincide with peak demands from all three of these ancillary uses. Consequently, an allowance has been made for dual use of parking areas.

USE CLASSES ORDER C2: RESIDENTIAL INSTITUTIONS

(Including residential schools and colleges, hospitals and convalescent / nursing homes).

14. Residential schools and colleges: to be determined by individual circumstances.

Hospitals: 1 space per 4 staff plus 1 per 3 daily visitors.

Convalescent / Nursing Homes: 1 space per residential staff plus 1 per 3 bed spaces.

USE CLASSES ORDER C3: DWELLING HOUSES

(Including dwellings, small businesses at home, communal housing of elderly and handicapped).

Dwellings: Average of 1.5 spaces per dwelling across the district (up to a maximum of 2 per 3 or more bedrooms in poorly accessible areas).

15. In addition to the above, provision for short-term parking generated by service vehicles, salesmen and some visitors will need to be incorporated into residential developments.
16. The disposition of these spaces will be just as important in determining what is an adequate provision as the actual number of spaces provided. In consequence, it is not intended to lay down specific required levels of provision but that each proposal will be assessed according to the characteristics of the layout.
17. As a general guide, however, provision should not fall below 0.25 spaces per dwelling provided with 2 parking spaces.
18. Visitor parking should be marked appropriately.

USE CLASSES ORDER D1: NON RESIDENTIAL INSTITUTIONS

(Including places of worship, church halls, clinics, health centres, crèches, day nurseries, consulting rooms, museums, public halls, libraries, art galleries, exhibition halls, non residential educational training centres, assembly and leisure).

Pre-school Establishments:	1.5 spaces per 2 staff.
Primary & Secondary Schools:	1 space per 2 staff plus waiting facilities / 1.5 spaces per classroom
Non Residential Colleges:	1 space per 2 staff plus 1 space per 15 students.
Health Centres and Clinics:	1 space per 2 staff plus 2 per consulting room.
Churches:	1 space per 4 seats or 1 per 8 m ² .

19. Schools and non-residential colleges should be encouraged to develop a Travel Plan.
20. Car parks at churches usually serve both church and church hall.
21. Church halls are defined as place of public assembly, the standards for which are set out under that heading. In cases where the car park serves both church and church hall, parking provision for the church building is to be compared with provision for the church hall, and the higher figure taken. In cases where the church building combines as a hall, the church hall standard is to be taken.

USE CLASSES ORDER D2: ASSEMBLY AND LEISURE

(Including cinemas, music and concert halls, dance and sports halls, swimming baths, skating rinks, gymnasiums, other indoor and outdoor sports and leisure uses, bingo halls, casinos).

Places of Public Assembly:	1 space per 4 seats or 1 per 8 m ² of gross floor area.
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22. The standard set out above relates to buildings such as village halls and community centres. Applications for larger development such as dance halls and concert halls which serve a wider hinterland will be considered individually on their own merit should they arise.

Cinema / Conference:	1 space per 5 seats
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Leisure:	1 space per 22 m ² (over 1,000 m ²).
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23. The role of leisure facilities will need to be taken into consideration when applying the above standards. Facilities serving a wider hinterland rather

than a primarily local function will be considered individually on their own merit should they arise.

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APPENDIX 2 STANDARDS FOR CYCLE PARKING PROVISION

INTRODUCTION

1. Cycle parking standards will ensure that new developments provide adequate secure cycling parking. The provision of cycle parking to these minimum standards will assist in encouraging more people to use a bicycle for some journeys in that they will be assured of a safe and secure place to park their bicycle at the beginning and end of their journey. In this way, the provision will help towards reducing car dependency and fulfilling the other objectives of PPG13 by encouraging a more sustainable transport system.
2. In the villages most homes, whether existing or yet to be built, have appropriate areas such as garages where cycles can be kept securely and under cover, so the most important provision will be at the other end of the journey at work, school, doctors' surgery, shop or community facility.
3. In addition to the application of these minimum standards, new developments will have to comply with the following principles:
 - Cycle racks or stands should comply with the design and dimensions set out in supplementary planning guidance.
 - Cycle parking for employees should be, wherever practicable, covered and in a convenient, secure location.
 - Short stay parking, e.g. for shoppers and leisure users, should be located as near as possible to the main entrance of buildings and covered by natural surveillance or CCTV.
 - All cycle parking should be designed and located to minimise the conflict between cycles and motor vehicles.
4. The standards are set out in the form of the Town and Country Planning (Use Classes Amendment) Order 2005. There are some land use types whose transport patterns are difficult to generalise and it is not possible to establish general cycle parking standards. For these very specific uses, cycle parking provision will be approved on merit.

USE CLASSES ORDER A1: SHOPS

(Shops including retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, dry cleaners, internet cafés, sandwich bars, showrooms, domestic hire shops).

Small Shops: 1 secure cycle space per 25 m² gross floor area.

Convenience Superstores (over 1,400 m²): 1 secure cycle space per 25 m² gross floor area.

USE CLASSES ORDER A2: FINANCIAL AND PROFESSIONAL SERVICES

(Banks, building societies, estate and employment agencies).

1 secure cycle space per 30 m² gross floor area.

USE CLASSES ORDER A3: FOOD AND DRINK

(Restaurants, snack bars, cafés).

1 secure cycle space per 10 m² gross floor area.

USE CLASSES ORDER A4: PUBS AND BARS

1 secure cycle space per 20 m² gross floor area.

USE CLASSES ORDER A5: TAKE-AWAYS

On merit.

USE CLASSES ORDER A: (SUI GENERIS)

(Including shops selling and / or displaying motor vehicles, retail warehouse clubs, laundrettes, taxi and / or vehicle hire businesses, amusement centres, petrol filling stations).

On merit.

USE CLASSES ORDER B1: BUSINESS

- a) Offices not within A2
- b) Research and development, studios, laboratories, high tech
- c) Light industry

1 secure cycle space per 30 m² gross floor area.

USE CLASSES ORDER B2: GENERAL INDUSTRIAL

1 secure cycle space per 40 m² gross floor area.

USE CLASSES ORDER B8: STORAGE OR DISTRIBUTION

(Storage or distribution including wholesale warehouse, distribution centres, repositories).

On merit.

USE CLASSES ORDER C1: HOTELS

(Including hotels, boarding and guest houses).

1 secure cycle space per 2 members of staff working at the same time.

USE CLASSES ORDER C2: RESIDENTIAL INSTITUTIONS

(Including residential schools and colleges, hospitals and convalescent / nursing homes).

1 secure cycle space per 2 members of staff working at the same time. Hospitals will be determined according to the needs of each proposal.

USE CLASSES ORDER C3: DWELLING HOUSES

(Including dwellings, small businesses at home, communal housing of elderly and handicapped).

Residential Dwellings: 1 secure cycle space to be provided, within the curtilage where possible.

5. For residential purposes cycle parking should be within a covered, lockable enclosure. For individual houses this could be in the form of a shed or garage, and account should be had for this in their design. For flats either individual lockers or cycle stands within a lockable, covered enclosure are required.

USE CLASSES ORDER D1: NON RESIDENTIAL INSTITUTIONS

(Including places of worship, church halls, clinics, health centres, crèches, day nurseries, consulting rooms, museums, public halls, libraries, art galleries, exhibition halls, non residential educational training centres, assembly and leisure).

Clinics and Surgeries:	2 secure cycle spaces per consulting room.
Educational Establishments:	Secure cycle parking at a rate of 30% for pupils over 5 years of age and at a rate of 60% for pupils over 12 years of age. In any university development, the rate shall be 100% of secure cycle parking provision for the number of students using the building at any one time.
Churches and Other Places of Assembly:	1 secure cycle space per 15 m ² of gross floor area.
Crèches and Nurseries	1 secure cycle space per 2 members of staff working at the same time.

USE CLASSES ORDER D2: ASSEMBLY AND LEISURE

(Including cinemas, music and concert halls, dance and sports halls, swimming baths, skating rinks, gymnasiums, other indoor and outdoor sports and leisure uses, bingo halls, casinos).

Sports / Recreational Facilities:	1 secure cycle space per 25 m ² of net floor area and for every 15 seats provided for spectators.
Cinemas:	1 secure cycle space per 3 seats.

X. MONITORING

OBJECTIVES

M/a To ensure appropriate mechanisms are in place to monitor the efficient and timely delivery of the development control policies.

PLAN MONITOR MANAGE

POLICY ST/8 Plan Monitor Manage

Compliance with policies and allocations in the Local Development Framework (LDF) will be continuously monitored throughout the plan period. If, through monitoring, it appears that policies and allocations are not being met, the following mechanisms will be triggered:

1. Review of housing and employment land supply and allocations;
2. Action to bring forward sites for development, wherever possible in partnership with landowners and developers;
3. Action to bring forward development on previously developed land;
4. Action to secure the timely provision of infrastructure;
5. Review of relevant parts of the LDF.

If land supply significantly exceeds estimated take-up rates, applications may be refused, until the plan is reviewed.

4.1 Monitoring provides information on the performance of policy, the delivery of development and impacts on the environment. Monitoring will help the local planning authority assess whether its plans remain sound or whether adjustments need to be made to continue to meet the plan's objectives. The presence of clear mechanisms for implementation and monitoring forms part of the test of soundness of the Local Development Framework.

4.2 In order to assess the effectiveness of the policies in the delivery of development and protection of the environment, it is important that continuous monitoring and review of policies in the LDF is undertaken. Monitoring and review will take place on an annual basis. If, as a result of monitoring and review, it appears that development is not coming forward in a sustainable or timely manner, the District Council will be proactive in using its powers to respond to changing circumstances, for example, through the

use of Compulsory Purchase Orders to unlock sites, or through the review of land allocations or policies in the LDF.

- 4.3 Policy P5/2 of the Structure Plan requires a minimum of 37% of new dwellings in South Cambridgeshire to be built on previously developed land between 1999 and 2016. Achieving this will depend particularly on the rate and phasing of development at Cambridge East and the new town of Northstowe. The Plan Monitor Manage approach will be used to guide the phasing of development and performance against the previously developed land target. Where monitoring shows that sites are not coming forward as anticipated, other sites will be brought forward in the programme, having particular regard to the priority for previously developed land.

MONITORING INDICATORS

- 4.4 Every local planning authority now has to produce an Annual Monitoring Report (AMR) for submission to the Secretary of State. This forms part of the overall package of documents making up the Local Development Framework for each district.
- 4.5 A set of indicators has been developed specifically for monitoring the LDF, building on guidance in the ODPM publication *Annual Monitoring Reports: A Good Practice Guide*. These comprise the following types of indicator:
- **Output Indicators:**
 - **Core Output Indicators:** these are indicators that all local authorities must monitor and they are listed in the Good Practice Guide. The Core Indicators address a number of key planning variables which fall under the topic areas of Business Development, Housing, Transport, Local Services, Minerals, Waste, Flood Protection, Biodiversity and Renewable Energy. The Core Indicators that local authorities are required to monitor are based on the existing regional Core Output Indicators that regional planning bodies are required to monitor. This reflects the need for compatibility to exist between the annual monitoring reports of the regional planning body and the LDF annual monitoring reports of the local authorities within that region.
 - **Local Indicators:** these address the outputs of policies which are not covered by the local development framework Core Indicators. Local Indicators provide scope for addressing issues which are of particular local importance; the Local Indicators therefore reflect local circumstances and issues that prevail in South Cambridgeshire.

- Significant Effects Indicators: these measure the significant effects of the plan or programme. Significant Effects Indicators are drawn from the Sustainability Appraisal Scoping Report. Whereas output indicators are intended to measure the direct effect of a policy in terms of the extent to which it has achieved its objective, Significant Effects Indicators provide a more holistic view of the impact of a policy by allowing the examination of any unintended positive and negative effects of the policy.
- Contextual Indicators: these describe the wider social, environmental and economic background against which local development framework policy operates.

4.6 Indicators have been developed through the LDF Monitoring Strategy 2005. Indicators relating to the Development Control Policies DPD are included at Table 1 at the end of this chapter.

Table 1: Core and Local Output Indicators

Strategic Objectives ST/a and ST/b, and Strategic Objectives ST/e-ST/k, are addressed in this table. Strategic Objectives ST/d and ST/e, which respectively relate to Northstowe and to the developments at Cambridge East and Cambridge Southern Fringe, are addressed in Tables 1a, 1b, and 1c.

ST/a: To provide an adequate and continuous supply of land for housing and employment, to meet strategic requirements, in sustainable locations.

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against target</u>
CO1a	Amount of land developed for employment by type: (i) B1 (ii) B2 (iii) B8	Core	ET/a, ET/b, ET/c, ET/d, ET/e, ET/f	EM3 Promotion of Cluster EM4 Development in Established Employment Areas in the Countryside EM5 New Employment Development	14 hectares per annum.	Cambridgeshire County Council Annual Monitoring Survey	Completed gross internal floorspace (sq.m)	

ST/a (continued): To provide an adequate and continuous supply of land for housing and employment, to meet strategic requirements, in sustainable locations.

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against target</u>
CO1b	Amount of land developed for employment, by type, which is in development areas defined in the LDF (Northstowe, Cambridge Southern Fringe and Cambridge East): (i) B1 (ii) B2 (iii) B8	Core	<u>ET/a, ET/b, ET/c, ET/d, ET/e, ET/f</u>	EM3 Promotion of Clusters EM4 Development in Established Employment Areas in the Countryside, EM5 New Employment Development	<u>See indicators relating to Strategic Objectives ST/d and ST/e, which address development in each of the major development areas at Northstowe, Cambridge East and Cambridge Southern Fringe.</u>	<u>Cambridgeshire County Council Annual Monitoring Survey</u>	<u>Completed gross internal floorspace (sq m)</u>	

ST/a (continued): To provide an adequate and continuous supply of land for housing and employment, to meet strategic requirements, in sustainable locations.

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against target</u>
CO1c	Percentage of CO1a, by type, which is on previously developed land	Core	ET/c	EM5 New Employment Development, ST2 Reusing PDL and Buildings	Maximise the proportion of employment developed on previously developed land	Cambridgeshire County Council Annual Monitoring Survey		

ST/a (continued): To provide an adequate and continuous supply of land for housing and employment, to meet strategic requirements, in sustainable locations.

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against target</u>
CO1d	<u>Employment Land Supply by type with full planning permission and with outline planning permission</u>	<u>Core</u>	<u>ET/a, ET/b, ET/c, ET/d, ET/e, ET/f</u>	<u>EM3 Promotion of Cluster</u> <u>EM4 Development in Established Employment Areas in the Countryside</u> <u>EM5 New Employment Development</u>	<u>Ensure sufficient provision of a range of suitable employment land, to respond to the Cambridgeshire Structure Plan 2003 guidelines.</u>	<u>Cambridgeshire County Council Annual Monitoring Survey</u>	<u>hectares</u>	

ST/a (continued): To provide an adequate and continuous supply of land for housing and employment, to meet strategic requirements, in sustainable locations.

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against target</u>
CO1f	Amount of Employment land lost to residential development: (i) in the district as a whole (ii) Within Village Frameworks	Core	ET/a, HG/a, HG/b	ET7 Loss of Rural Employment to non-employment uses	Minimise losses of employment land to residential development, subject to the criteria set out in EM7.	South Cambs Development Control database (DEVCON)		

ST/a (continued): To provide an adequate and continuous supply of land for housing and employment, to meet strategic requirements, in sustainable locations.

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against target</u>
CO2a	CO2a Housing Trajectory = <i><u>For further details on the data requirements for the housing trajectory, see the housing trajectory section of the Monitoring Strategy.</u></i>	<u>Core</u>	<u>HG/a HG/b</u>	<u>ST1 Housing Provision</u>	<p><u>a) The annualised level of housing completions approximates as closely as possible to the Strategic requirement.</u></p> <p><u>b) The cumulative level of completions approximates as closely as possible to the Strategic requirement of 20,000 dwellings over the LDF period.</u></p>	<u>Cambridgeshire County Council Annual Monitoring Survey</u>		

ST/a (continued): To provide an adequate and continuous supply of land for housing and employment, to meet strategic requirements, in sustainable locations.

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
CO2d	Affordable Housing Completions	Core	HG/a	HG3 Affordable Housing HG4 Affordable Housing Subsidy HG5 Exceptions sites for Affordable Housing	Approximately 50% of all housing completions to be affordable on all sites of two or more dwellings.	South Cambs DC: DEVCON Development Control Monitoring System		

ST/a (continued): To provide an adequate and continuous supply of land for housing and employment, to meet strategic requirements, in sustainable locations.

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
<u>LOA2</u>	<u>Mix of Affordable Housing</u>	<u>Local</u>	<u>HG/a</u>	<u>HG3 Affordable Housing</u> <u>HG4 Affordable Housing Subsidy</u> <u>HG5 Exceptions sites for Affordable Housing</u>	<u>1) Approximately 30% social rented and 2) approximately 20% intermediate housing including Key Worker Housing, giving a total of 50% affordable housing.</u>	<u>South Cambs DC: DEVCON Development Control Monitoring System</u>		

ST/a (continued): To provide an adequate and continuous supply of land for housing and employment, to meet strategic requirements, in sustainable locations.

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
<u>LOA3</u>	<u>Number of Rural Exceptions sites for affordable housing coming forward for affordable housing and number of dwellings on those sites</u>	<u>Local</u>	<u>HG/a</u>	<u>HG5 Exceptions sites for Affordable Housing</u>	<u>No specific target - direction of change in indicator dependent on suitability of sites that come forward</u>	<u>South Cambs DC: DEVCON Development Control Monitoring System</u>		

ST/a (continued): To provide an adequate and continuous supply of land for housing and employment, to meet strategic requirements, in sustainable locations.

Indicator number	Indicator	Type of Indicator	Related Chapter Objectives	Related Draft LDF Policies	Targets	Data Source	Data	Performance against Target
CO4a Office Development	CO4a Amount of completed office (B1), retail and leisure development. <i>Core Indicator CO4a is split into three separate indicators for office, retail and leisure development respectively. The retail and leisure elements of the indicator are considered to relate more closely to Strategic Objective ST/b, and are therefore included in the table for that strategic objective.</i>	Core	ET/a, ET/b, ET/c, ET/d, ET/e, ET/f	ET5 New Employment Development	<i>No specific target for B1 office development - it will be necessary to ensure that the housing-jobs balance in the Cambridge sub-region is maintained.</i>	Cambridgeshire County Council		

ST/a (continued): To provide an adequate and continuous supply of land for housing and employment, to meet strategic requirements, in sustainable locations.

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
<u>LOA4</u>	<u>LOA4 Number of gypsies and travelling showpeople living on sites without planning permission</u>	<u>Local</u>	<u>HG/a</u>	<u>No specific policies but will be addressed in Gypsies and Travelling Showpeople Development Plan Document.</u>	<u>To meet the identified housing needs of gypsies and travelling showpeople and to minimise numbers living on sites without planning permission</u>	<u>South Cambs DC: DEVCON Development Control Monitoring System.</u>		

ST/a (continued): To provide an adequate and continuous supply of land for housing and employment, to meet strategic requirements, in sustainable locations.

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
CO2b	CO2b Percentage of new and converted dwellings on PDL	Core	HG/b	ST2 Re-using PDL and Buildings	At least 37% of all dwellings (new and converted) on Previously Developed Land.	Cambridgeshire County Council Annual Monitoring Survey		

ST/a (continued): To provide an adequate and continuous supply of land for housing and employment, to meet strategic requirements, in sustainable locations.

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
<u>LOA1</u>	<u>LOA1 Market housing mix</u>	<u>Local</u>	<u>HG/a</u>	<u>HG10 Housing Mix and Design</u>	<u>1) At least 50% of homes with 1 or 2 bedrooms</u> <u>2) Approximately 25% of home with 3 bedrooms</u> <u>3) Approximately 25% of homes with 4 or more bedrooms</u>	<u>South Cambs DC: DEVCON Development Control Monitoring System</u> <u>Cambridgeshire County Council Annual Monitoring Survey</u>		

ST/b: To locate development where it will provide the opportunity for people to satisfy their day-to-day needs for employment, shopping, education, recreation, and other services locally or in locations which minimise the need to travel and where there are modes of transport available (or the provision of new services can be guaranteed through the planning process) in addition to the motor car.

Indicator number	Indicator	Type of Indicator	Related Chapter Objectives	Related Draft LDF Policies	Targets	Data Source	Data	Performance against Target
CO2c	CO2c Percentage of new dwellings completed at: (1) less than 30 dph; (2) 30 dph or greater and less than 50 dph, and (3) 50 dph or greater	Core	HG/b	HG1 Housing Density	All housing schemes to be at least 30 dwellings per hectare and 40 dwellings per hectare within 200 metres of a bus stop.	Cambridgeshire County Council Monitoring		

ST/b (continued): To locate development where it will provide the opportunity for people to satisfy their day-to-day needs for employment, shopping, education, recreation, and other services locally or in locations which minimise the need to travel and where there are modes of transport available (or the provision of new services can be guaranteed through the planning process) in addition to the motor car.

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
<u>CO3a</u>	<u>Co3a Percentage of non-residential development complying with car-parking standards set out in LDF</u>	<u>Core</u>	<u>TR/c, TR/g, TR/f</u>	<u>TR2 Cycle and Parking Standards</u>	<u>All developments to comply with car and cycle-parking standards set out in LDF Core Strategy.</u>	<u>South Cambs DC: DEVCON Development Control Monitoring System</u> <u>Cambridgeshire County Council Annual Monitoring Survey</u>		

ST/b (continued): To locate development where it will provide the opportunity for people to satisfy their day-to-day needs for employment, shopping, education, recreation, and other services locally or in locations which minimise the need to travel and where there are modes of transport available (or the provision of new services can be guaranteed through the planning process) in addition to the motor car.

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
CO3b	CO3b Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre.	Core	TR/a, TR/b, TR/d, TR/e, TR/j.	TR1 Planning for more Sustainable Travel	Maximise the percentage of developments within 30 minutes transport time of listed services and facilities.	South Cambridgeshire District Council		

ST/b (continued): To locate development where it will provide the opportunity for people to satisfy their day-to-day needs for employment, shopping, education, recreation, and other services locally or in locations which minimise the need to travel and where there are modes of transport available (or the provision of new services can be guaranteed through the planning process) in addition to the motor car.

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
CO4a Retail	CO4a Amount of completed office (B1), retail and leisure development. (i) Amount of retail floorspace built in A1,A2 and A3 use classes (ii) Amount of retail floorspace committed in A1, A2 and A3 use classes.	Core	SF/a, SF/b, SF/c	SF2 Retail hierarchy, SF3 Applications for new retail development, SF4 Retail Developments on land allocated for other uses, SF5 Retailing in Villages, SF/6 Retailing in the Countryside	<u>To encourage the provision and retention of village services and facilities consistent with the scale and function of existing centres, and to ensure that Cambridge continues as the main sub-regional comparison shopping centre for South Cambridgeshire.</u>	Cambridgeshire County Council Monitoring		

ST/b (continued): To locate development where it will provide the opportunity for people to satisfy their day-to-day needs for employment, shopping, education, recreation, and other services locally or in locations which minimise the need to travel and where there are modes of transport available (or the provision of new services can be guaranteed through the planning process) in addition to the motor car.

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
<u>CO4a Leisure</u>	<u>CO4a Amount of completed office (B1), retail and leisure development. Type and size of new leisure facilities in D2 Use Class built in the District.</u>	<u>Core</u>	<u>SF/e, SF/f</u>	<u>DP/4 Infrastructure and New Developments</u>	<u>To provide new leisure developments at locations consistent with the settlement hierarchy.</u>	<u>Cambridgeshire County Council Monitoring</u>		

ST/b (continued): To locate development where it will provide the opportunity for people to satisfy their day-to-day needs for employment, shopping, education, recreation, and other services locally or in locations which minimise the need to travel and where there are modes of transport available (or the provision of new services can be guaranteed through the planning process) in addition to the motor car.

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
<u>LOB1</u>	<p><u>LOB1</u> <u>(a)Gains or losses of open space/outdoor recreation land resulting from new developments</u></p> <p><u>(b)Percentage of planning permissions meeting standards set out in SF13</u></p>	<u>Local</u>	<u>SF/e, SF/g, SF/h</u>	<p><u>SF12 Outdoor Playspace, Informal Open Space, and New Developments,</u></p> <p><u>SF13 Open Space Standards</u></p>	<u>Ensure that new developments provide open space in accordance with the standards set out in Policy SF13</u>	<u>South Cambs DC: DEVCON Development Control Monitoring System</u>		

ST/c: To create new and distinctive sustainable communities on the edge of Cambridge connected to the rest of the City by high quality public transport and other non-car modes of transport which will enhance the special character of the City and its setting.

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
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SEE ANNEX 1 CAMBRIDGE EAST MONITORING STRATEGY, TABLE 1b CAMBRIDGE EAST CORE AND LOCAL OUTPUT INDICATORS AND TABLE 1c CAMBRIDGE SOUTHERN FRINGE CORE AND LOCAL OUTPUT INDICATORS

ST/d To create a sustainable small new town close to but separate from the villages of Longstanton and Oakington connected to Cambridge by a high quality rapid transit system along the route of the disused St Ives railway. The new town will make best use of previously developed land.

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
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SEE TABLE 1a NORTHSTOWE CORE AND LOCAL OUTPUT INDICATORS

ST/e To protect the varied character of the villages of South Cambridgeshire by ensuring that the scale and location of development in each village is in keeping with its size and character and that the buildings and open spaces which create their character are maintained and where possible enhanced.

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
<u>LOE1</u>	<p><u>LOE1</u> (a) Average size of housing developments in Rural Centres, Minor Rural Centres, Group Villages and Infill Villages</p> <p>(b) largest development coming forward in Rural Centres, Minor Rural Centres, Group Villages and Infill Villages</p> <p>(c) Total dwellings built by village category</p>	<u>Local</u>	<u>HG/a, HG/b, CH/c</u>	<p><u>ST3 Rural Centres,</u></p> <p><u>ST4 Minor Rural Centres,</u></p> <p><u>ST5 Group Villages,</u></p> <p><u>ST6 Infill Villages</u></p>	<p><u>Rural Centres:</u> <u>None;</u></p> <p><u>Minor Rural Centres: Maximum development size of 25 dwellings;</u></p> <p><u>Group Villages: maximum development size of 8 dwellings (or exceptionally up to 15 dwellings);</u></p> <p><u>Infill Villages: Maximum development size of 2 dwellings (or exceptionally up to 8 dwellings)</u></p>	South Cambs DC: DEVCON Development Control Monitoring System		

ST/e To protect the varied character of the villages of South Cambridgeshire by ensuring that the scale and location of development in each village is in keeping with its size and character and that the buildings and open spaces which create their character are maintained and where possible enhanced.

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
<u>LOE2</u>	<u>Amount of land designated as</u> <u>a) Protected Village Amenity Areas and</u> <u>b) adjacent to an Important Countryside Frontage</u> <u>lost to development each year</u>	<u>Local</u>	<u>HG/a, HG/b, CH/c</u>	<u>CH6 Protected Village Amenity Areas,</u> <u>CH7 Important Countryside Frontages</u>	<u>Minimise the loss of land in Protected Village Amenity Areas and adjacent to Important Countryside Frontage lost to development each year.</u>			

ST/f To provide and enable provision of enhanced infrastructure to meet the needs of the expanded population.

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
<u>LOF1</u>	<u>LOF1 Investment secured for infrastructure and community facilities through developer contributions</u>	<u>Local</u>	<u>DP/b, DP/a, SF/12, SF/13</u>	<u>DP4 Infrastructure and new developments</u>	<u>Secure appropriate provision of infrastructure for all new developments.</u>	<u>South Cambridgeshire District Council</u>		

ST/g To ensure development addresses climate change mitigation and adaptation issues including the need to ensure new developments are 'climate proofed'.

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
<u>LOG1</u>	<u>Amount of new development completed: - on previously-undeveloped functional flood-plain land, and - in flood risk areas, without agreed flood defence measures</u>	<u>Local</u>	<u>NE/a, NE/d, NE/g, NE/h, NE/l, DP/c</u>	<u>NE 11 Water and Drainage Infrastructure, NE13 Flood Risk</u>	<u>No new completed development to be at risk from flooding.</u>	<u>South Cambridgeshire District Council</u>		

ST/g To ensure development addresses climate change mitigation and adaptation issues including the need to ensure new developments are 'climate proofed'.

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
CO9	Renewable Energy Capacity installed by type	Core	NE/a, NE/d, NE/g, NE/h, NE/l, DP/c	NE2 Renewable Energy	Maximise overall provision of renewable energy capacity.	DTI/OFGEM		

ST/g To ensure development addresses climate change mitigation and adaptation issues including the need to ensure new developments are 'climate proofed'.

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
<u>LOG2</u>	<u>Proportion of development proposals greater than 1000 metres² or 10 dwellings including renewable energy technology providing at least 10% of their predicted energy requirements.</u>	<u>Local</u>	<u>NE/a, NE/d, NE/g, NE/h, NE/l, DP/c</u>	<u>NE3 Renewable Energy technologies in new development</u>	<u>All development proposals greater than 1000m² or 10 dwellings will include technology for renewable energy to provide at least 10% of their predicted energy requirements.</u>	<u>South Cambridgeshire District Council</u>		

ST/h To support the Cambridge Area's position as a world leader in research and technology based industries, higher education and research, particularly through the development and expansion of clusters.

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
<u>LOH1</u>	<u>Amount of land committed for "employment cluster" development in the District in the following sectors: 1) <u>Biotechnology and biomedical</u> 2) <u>Computer services</u> 3) <u>Electronic engineering</u> 4) <u>Information technology/telecommunications</u> 5) <u>Medicine</u> 6) <u>Research and Development</u> 7) <u>Other locally-driven high-technology clusters as they emerge</u></u>	<u>Core</u>	<u>ET/a</u>	<u>ET3 Promotion of Clusters</u>	<u>Maximise land committed for "employment cluster" development subject to employment land supply requirements.</u>	<u>Cambridgeshire County Council</u>		

ST/i To ensure that any new development results in appropriate provision for the protection and enhancement of native biodiversity in order to contribute towards biodiversity gain, whilst having regard to the site's current biodiversity value. Opportunities for increased access to the countryside and enjoyment of biodiversity should be viewed as integral requirements of new development.

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
<u>CO8</u>	<u>Change in areas and populations of biodiversity importance, including:</u> <u>(i) change in priority habitats and species (by type); and</u> <u>(ii) change in areas designated for the intrinsic environmental value including sites of international, national, regional or sub-regional significance.</u>	<u>Core</u>	<u>NE/c</u>	<u>NE6 Biodiversity,</u> <u>NE7 Sites of Biodiversity Importance</u>		<u>English Nature</u>		

ST/i To ensure that any new development results in appropriate provision for the protection and enhancement of native biodiversity in order to contribute towards biodiversity gain, whilst having regard to the site's current biodiversity value. Opportunities for increased access to the countryside and enjoyment of biodiversity should be viewed as integral requirements of new development.

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
<u>LO11</u>	<u>Amount of new development completed within, or likely to adversely affect, internationally or nationally important nature conservation areas: RAMSAR sites, SPAs, SACs, NNRs, SSSIs</u>	<u>Local</u>	<u>NE/c</u>	<u>NE6 Biodiversity, NE7 Sites of Biodiversity Importance</u>	<u>No new development completed within, or adversely affecting, internationally or nationally important nature conservation areas</u>	<u>English Nature</u>		

ST/j To ensure that the district's built and natural heritage is protected and that new development protects and enhances cherished townscape assets of local urban design, cultural, and conservation importance, and character of the landscape.

Indicator number	Indicator	Type of Indicator	Related Chapter Objectives	Related Draft LDF Policies	Targets	Data Source	Data	Performance against Target
LOJ1	Number of listed buildings and buildings at risk	Local	CH/a, CH/b, CH/c, CH/d, CH/e	CH/3 Listed Buildings, CH/4 Development within the curtilage or setting of a Listed Building	Decrease the number of buildings at risk.	English Heritage	51 listed buildings at risk	52 in 2004. The number of listed buildings at risk is on a steady downward trend. The target is therefore

ST/k To locate development where it will ensure maximum use of previously developed land and minimise loss of countryside and the best and most versatile agricultural land.

Indicator number	Indicator	Type of Indicator	Related Chapter Objectives	Related Draft LDF Policies	Targets	Data Source	Data	Performance against Target
CO2b <i>This indicator is also included under the table for Strategic Objective A.</i>	Percentage of new and converted dwellings on PDL	Core	DP/c	ST2 Re-using PDL and buildings	At least 37% of all dwellings (new and converted) on Previously Developed Land.	South Cambs DC: DEVCON Development Control Monitoring System		

ST/k To locate development where it will ensure maximum use of previously developed land and minimise loss of countryside and the best and most versatile agricultural land.

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
CO1c	Percentage of Core Indicator CO1a, by type, which is on previously developed land	Core	DP/c	ST2 Re-using PDL and buildings	Maximise the proportion of employment land developed on previously developed land.	South Cambs DC: DEVCON Development Control Monitoring System		

ST/k To locate development where it will ensure maximum use of previously developed land and minimise loss of countryside and the best and most versatile agricultural land.

<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>	<u>Data</u>	<u>Performance against Target</u>
<u>LOK1</u>	<u>Amount of inappropriate development in the Green Belt by type</u>	<u>Local</u>	<u>DP/c</u>	<u>GB1 Green Belt Boundaries, GB2 Development in the Green Belt</u>	<u>No inappropriate development to take place in the Green Belt.</u>	<u>South Cambs DC: DEVCON Development Control Monitoring System</u>		

Maps of Proposed Changes

 Proposed Green Belt (Nov 2005)
 Proposed Green Belt (June 2005). These areas were proposed to be added to the Green Belt in the Pre-Submission Draft LDF, they are no longer proposed to be added to the Green Belt.

Proposed amendments to the Green Belt at Cottenham
November 2005
 Cottenham
 Map 1 of 1
 Scale 1:5000

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Proposed Established Employment Area in the Countryside Nov 2005



Proposed Established Employment Area in the Countryside June 2005

Proposed amendments to the Established Employment Area in the Countryside at Duxford November 2005

Duxford

Map 1 of 1

Scale 1:5000

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Additional Allocation (Nov 2005)

Proposed additional Allocation at Hauxton November 2005

Hauxton
Map 1 of 1
Scale 1:5000

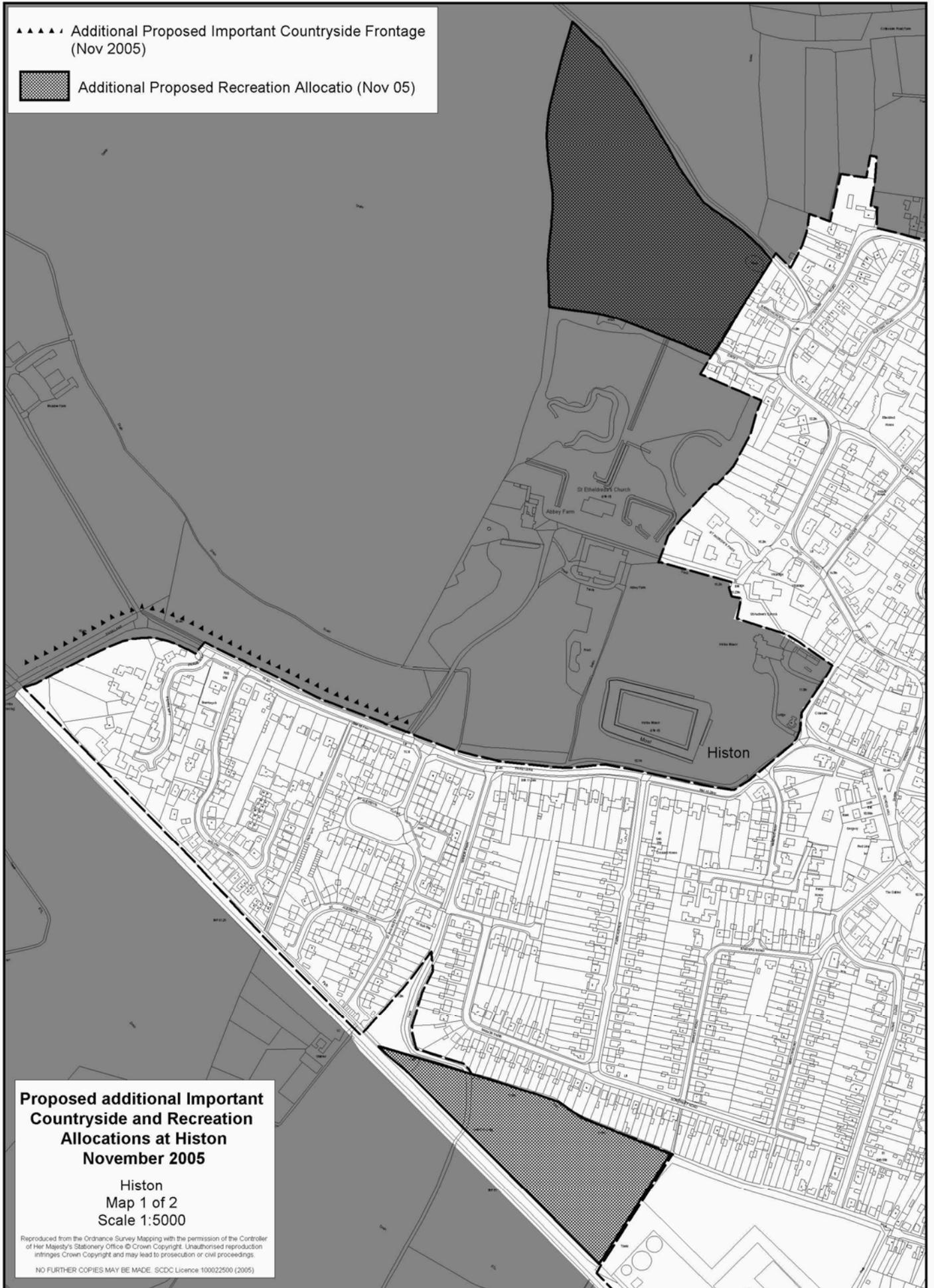
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▲▲▲▲▲ Additional Proposed Important Countryside Frontage
(Nov 2005)



Additional Proposed Recreation Allocatio (Nov 05)



**Proposed additional Important
Countryside and Recreation
Allocations at Histon
November 2005**

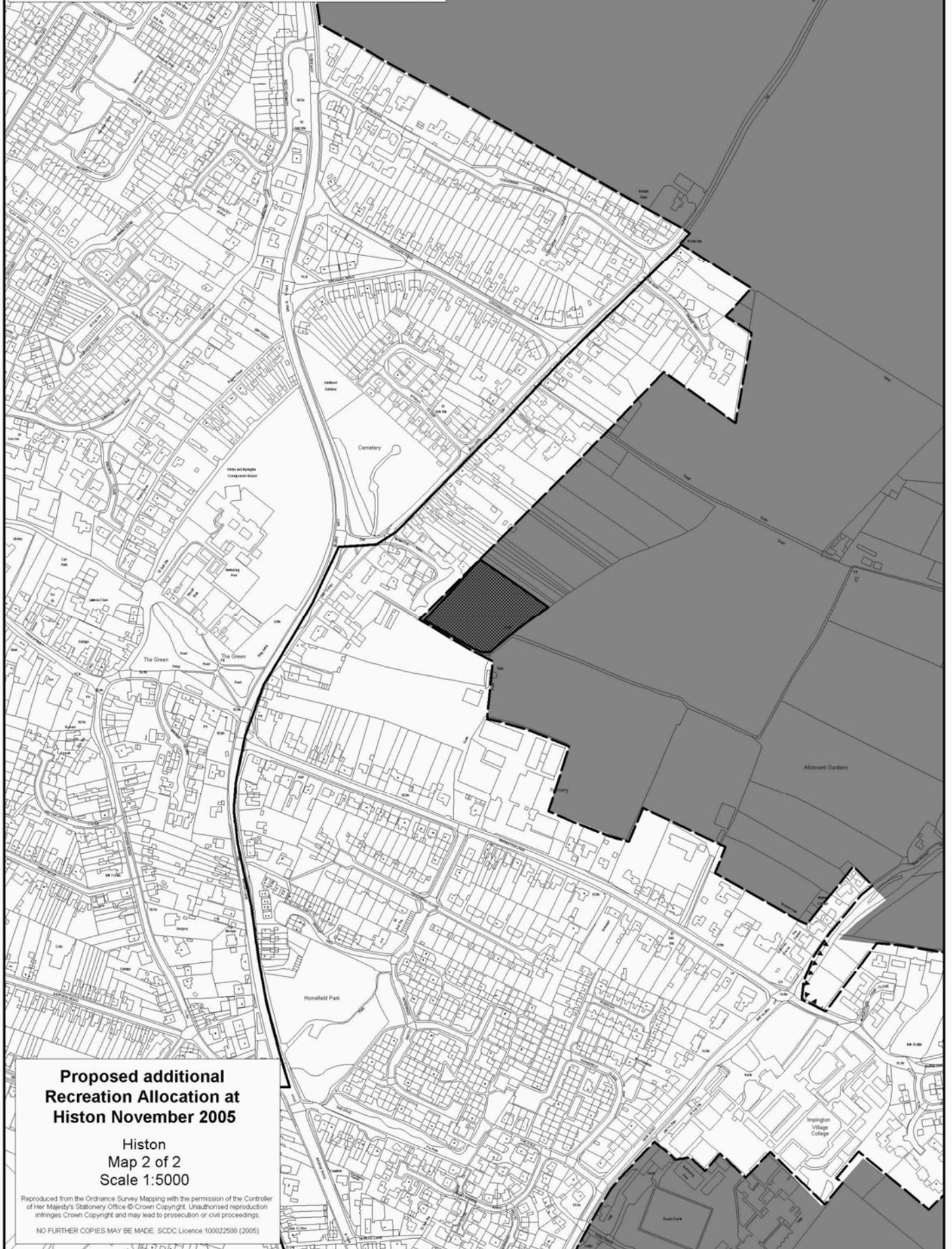
Histon
Map 1 of 2
Scale 1:5000

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Additional Proposed Recreation Allocatio (Nov 05)



**Proposed additional
Recreation Allocation at
Histon November 2005**

Histon
Map 2 of 2
Scale 1:5000

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Additional Proposed Recreation Allocatio (Nov 05)

Impington
Village
College



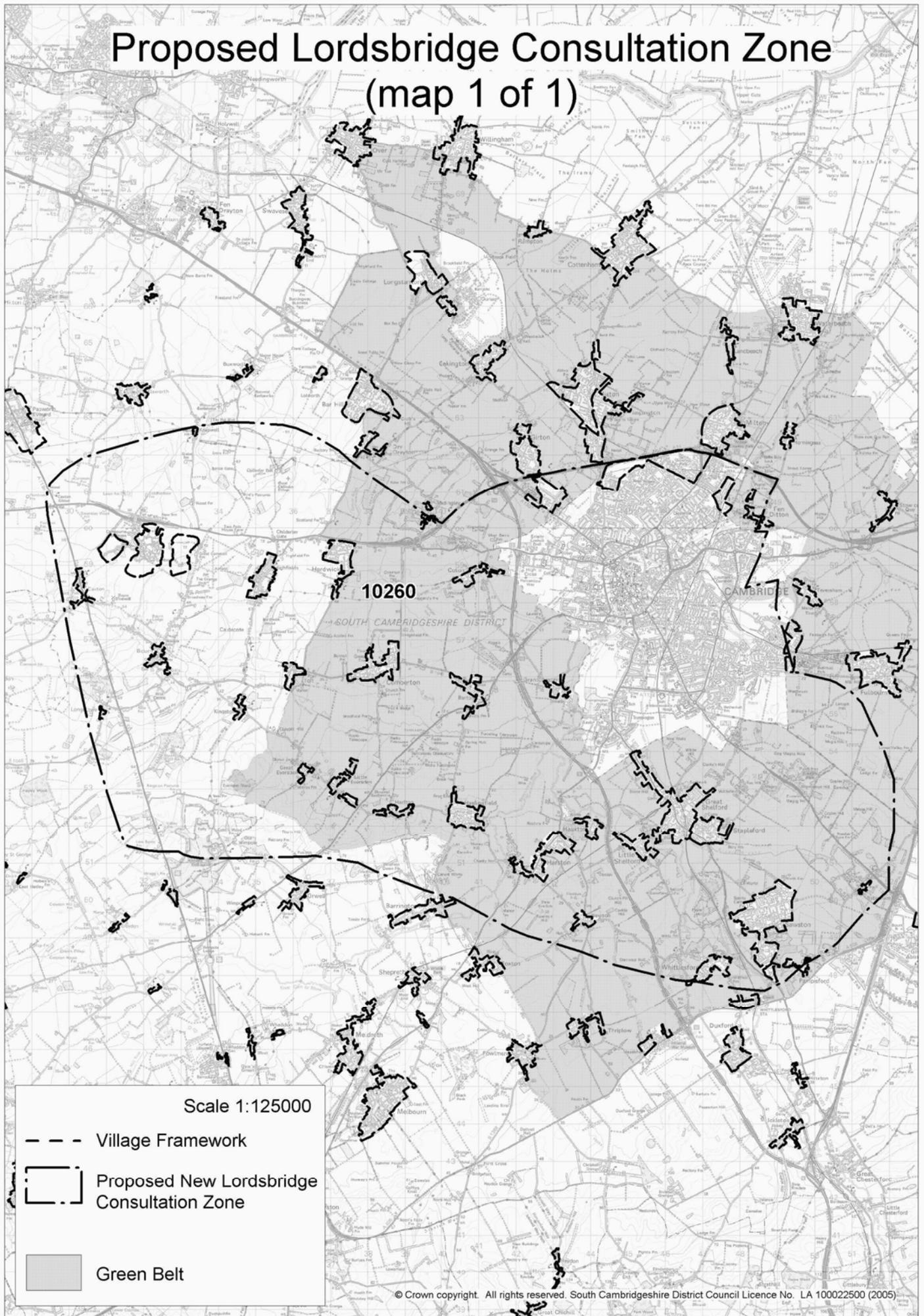
**Proposed additional
Recreation Allocation at
Impington November 2005**

Impington
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Scale 1:5000

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Proposed Lordsbridge Consultation Zone (map 1 of 1)



Scale 1:125000

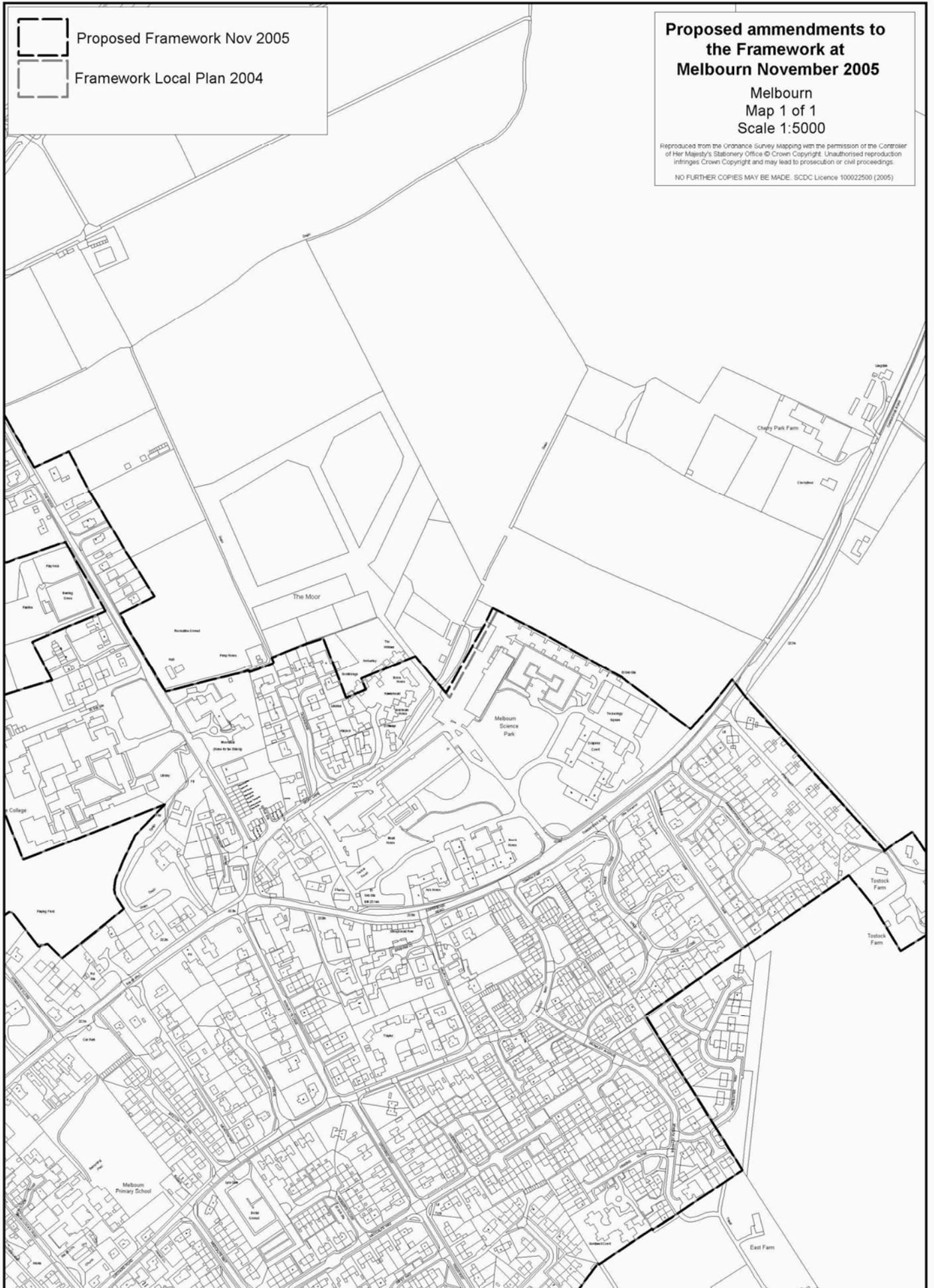
- Village Framework
- ▭ Proposed New Lordsbridge Consultation Zone
- Green Belt

Proposed Framework Nov 2005
Framework Local Plan 2004

Proposed amendments to the Framework at Melbourn November 2005

Melbourn
Map 1 of 1
Scale 1:5000

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 Proposed Green Belt (Nov 2005)
 Proposed Green Belt (June 2005). These areas were proposed to be added to the Green Belt in the Pre-Submission Draft LDF, they are no longer proposed to be added to the Green Belt.
 ▲▲▲▲ Additional Proposed Important Countryside Frontage (Nov 2005)

Proposed amendments to the Green Belt at Over November 2005

Over
Map 1 of 1
Scale 1:5000

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 Proposed Green Belt (Nov 2005)
 Proposed Green Belt (June 2005). These areas were proposed to be added to the Green Belt in the Pre-Submission Draft LDF, they are no longer proposed to be added to the Green Belt.

Proposed amendments to the Green Belt at Rampton November 2005

Rampton
 Map 1 of 1
 Scale 1:5000

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Proposed Green Belt (Nov 2005)

Proposed Green Belt (June 2005). These areas were proposed to be added to the Green Belt in the Pre-Submission Draft LDF, they are no longer proposed to be added to the Green Belt.

Proposed amendments to the Green Belt at Sawston Spicers November 2005

Sawston Spicers
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Scale 1:5000

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 Proposed Green Belt (Nov 2005)
 Proposed Green Belt (June 2005). These areas were proposed to be added to the Green Belt in the Pre-Submission Draft LDF, they are no longer proposed to be added to the Green Belt.
 Proposed Framework Nov 2005
 Framework Local Plan 2004

Proposed amendments to the Green Belt and Framework at Willingham November 2005

Willingham
 Map 1 of 2
 Scale 1:5000

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-  Proposed Green Belt (Nov 2005)
-  Proposed Green Belt (June 2005). These areas were proposed to be added to the Green Belt in the Pre-Submission Draft LDF, they are no longer proposed to be added to the Green Belt.
-  Proposed Framework Nov 2005
-  Framework Local Plan 2004

Proposed amendments to the Green Belt and Framework at Willingham November 2005

Willingham
Map 2 of 2
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