

## Appendix 1

### CHANGES MADE TO THE DRAFT SPDS FOLLOWING THE CONSULTATION PROCESS

#### Affordable Housing Supplementary Planning Document

- Amend para 1.9 as follows:
  1. Revise last sentence to read: "The policies are set out in Appendix 1 for convenience."
  2. Move the policies under paragraph 1.9 into new Appendix 1.
  3. Renumber all appendices accordingly.
  4. Add to the end of new Appendix 1 the following policies:
    - Northstowe AAP, Policy NS/7 (6)
    - Cambridge East AAP, Policy CE/7 (5) - (10)
    - Cambridge Southern Fringe AAP, Policy CSF/7 (5)
    - North West Cambridge AAP, Policies NW6 and NW7
- Add the following to the end of the 5th sentence of paragraph 1.10:

"..., ie. , funded and delivered by gypsies and travellers themselves on allocated land, or provided as affordable housing with a subsidy and usually by RSLs."
- Add new sentence to the end of para 2.2 to read: "The Area Action Plans for the major developments at Northstowe, Cambridge East and Cambridge Southern Fringe, and the Site Specific Policies DPD policy allocating NIAB Extra, include an additional caveat making clear that these are major and complex developments, which have a wide variety of requirements covering infrastructure and services, and a balance may need to be struck between competing requirements, in the light of economic viability. For North West Cambridge AAP this specific additional caveat on viability is not added given the special nature of the development and the importance of addressing university needs, although the usual reference to viability is included."
- Add new penultimate sentence to paragraph 3.6 to read:

"The policy for the major developments reflects that they are major and complex developments which have a wide variety of requirements covering infrastructure and services and recognising that a balance may need to be struck between competing requirements in the light of economic viability."
- Delete paragraphs 3.13 to 3.15 to read:

3.13 The district wide targets for tenure mix in new affordable housing is 70% social rent and 30% intermediate housing. They are the appropriate targets because they:

  - conform to the needs identified in the Strategic Housing Market Assessment for at least the first 5 years covered by the study (SHMA May 2008- Source Chapter 30 Table 6);
  - respond to the greatest amount of need (rented housing) but still produce balanced sustainable developments;

are close to the Council's current practice which has shown itself to be viable and deliverable.

3.14 In sites which form part of the urban extensions to Cambridge, the starting point for negotiations will be amended to 75% rent and 25% intermediate housing. They are the appropriate targets because they:

- are consistent with the targets contained in Cambridge City Council's Affordable Housing Supplementary Planning Document
- are extensions to Cambridge and the targets for Cambridge are the most appropriate to apply to the whole urban extension, including parts within South Cambridgeshire.
- mean that even in the largest developments the amount of rented housing will not exceed the amount shown to be sustainable in the largest local settlement, Cambridge City, in the recent past. It therefore follows a "precautionary approach", building on local circumstances.

3.15 The targets will be the starting point for negotiations on individual sites. Long term developments on major sites will have a review mechanism for the mix incorporated into the S106 Agreements.

- Amend para 3.18 to read:  
"In determining the tenure mix on individual sites, a balance will be struck between new affordable housing contributing towards meeting unmet current needs, meeting newly arising needs, and at the same time forming sustainable mixed and balanced communities."
- Revise second sentence of para 3.26 to read:  
"The North West Cambridge Area Action Plan, prepared jointly with Cambridge City Council indicates that small groups or clusters may be between 6 and 25 dwellings, and in flatted schemes no more than 12 affordable dwellings should have access from a common stairwell or lift."
- Add text to the end of paragraph 4.23 to read:  
"Mortgagee n Possession clauses will only be used in S106s when a Registered Social Landlord is involved with the project."
- Add the following definition to the Glossary: Residual Land Value  
- The residual valuation is the value of the site once the cost of the development and the developers return for risk and profit have been subtracted from the value of the development. In other words, the residual land value is the amount the developer should bid/pay for the land.
- Revise paragraph 5.9 first sentence to read:  
"...including required contributions to local services and infrastructure, the provision of affordable housing and a reasonable profit margin to the developer."
- Revise 2nd sentence of paragraph 5.14 to read:  
"Where evidence of exceptional circumstances is provided that threaten the delivery of the scheme, the Council will consider negotiating a different tenure mix or for the provision of a lower proportion of affordable homes or for ...."
- Add the following to the end of the second sentence of paragraph 6.7:  
"...and be reasonably accessible to village services and facilities."

## **District Design Guide: High Quality and Sustainable Development in South Cambridgeshire Supplementary Planning Document**

- Restructure and reorder the document into three parts, removing duplications as follows:
  - Part I Local Context (Chapters 1 & 2)
  - Part II Design Principles (Chapters 4 - 11 but with revisions)
  - Part III Procedures and Applications (Chapter 19)

(Part III from the consultation draft SPD will be subsumed into a restructured Part II, incorporating a number of revisions to the order of the text and removal of duplication across chapters.)

Ensure all illustrations are clearly annotated.

- The clarity and accuracy of the text has been reviewed and improvements made to Chapters 2 and 3 and other parts of the document.
- Incorporate policy references within the relevant chapter(s).
- Include more illustrations, with clear annotations.
- Add a new paragraph after 1.15 to read:

"The SPD is divided into three sections:

\* Part I Local Context - describes the characteristics of South Cambridgeshire and how these should influence the design of new development.

\* Part II Design Principles and Criteria - covers general approaches to design, appreciating and responding to context, different locations, types and scales of development, and the elements of design. It also outlines how design should deal with environmental sustainability, biodiversity and environmental health issues, and national legislation and standards.

\* Part III Procedures and Applications - describes the documentation, such as site appraisals, concept diagrams and design and access statements, that is likely to be needed to show the design process and explain and support proposals and planning applications.

The SPD includes a number of Appendices, including useful contacts, addresses, and reference material, as well as further detail on a number of issues covered within the SPD."

- Reword paragraph 2.10 as follows:

"In Palaeolithic and Mesolithic times the area was occupied by hunter-gatherers, when much of the area that was later to become fen was then above sea level, so could also support the more transient societies in a heavily wooded landscape. It was the rise in sea level that accompanied the melting ice-cap at the end of the last Ice Age that led to periodic flooding and the development of

the fenland areas. In Neolithic times communities became more settled as an agrarian based society started to develop. These early communities especially established themselves on the chalk grasslands around the Icknield Way, along the river valleys and fenland edge, and on the lighter soils associated with the Greensand. The development of these communities continued through the Bronze Age and into the Iron Age, by when farming had become so well developed that huge tracts of land were covered by ditched fields and enclosed homesteads, especially in areas of gravel subsoil, but also in the heavier clay areas where developments in agricultural technology produced ploughs capable of working the heavier soils."

- Clarify the annotations to the photograph at paragraphs 3.11, 3.16, 3.23, 3.31, 3.36 and 3.38.
- Change text to 10th bullet of paragraph 3.14 to read:  
"Avoid the use of standardised and intrusive urban materials, street furniture, lighting and signage as part of traffic calming measures wherever appropriate."
- Correct the typographical error in paragraphs 3.19, 3.53 & 13.3.
- Change text to 3.21 to read:  
"Avoid the use of standardised and intrusive urban materials, street furniture, lighting and signage as part of traffic calming measures wherever appropriate."
- Change text to 3.24 to note that many of the villages have a strong, linear form, as follows:  
"Many of the villages have a strong, linear form with rows of cottages and a few, larger farmsteads facing roads and paths."
- Change bullet point 7 of 3.28 as follows:  
"Avoid unnecessary straightening and widening of narrow country lanes and the use of standardised and intrusive urban materials, street furniture, lighting and signage as part of traffic calming measures wherever appropriate."
- Change 4th bullet of 3.35 to read:  
"Ensure buildings are positioned to reflect local patterns such as mostly continuous frontages running along the back edge of pavements with only occasional gaps, giving glimpses of countryside beyond."
- Urban materials - change 7th bullet point of 3.35 to read:  
"Avoid the use of standardised and intrusive urban materials, street furniture, lighting and signage as part of traffic calming measures wherever appropriate."
- Urban materials - change last bullet of 3.42 to read:  
"Avoid the use of standardised and intrusive urban materials, street furniture, lighting and signage as part of traffic calming measures wherever appropriate."
- Change text to caption (3.77) to note door is internal.
- Change "highest" to "high" in paragraph 3.93.

- Insert the word "chimney" before "stack" in paragraph 3.94.
- Amend 1st sentence of paragraph 3.99 to read:  
"The Listed Buildings SPD (Chapter 15, pages- 123-130) highlights specific types of buildings and structures within South Cambridgeshire."
- Amend last sentence of paragraph 3.104 to read:  
"Vents or slats in a farm building indicate that it housed animals or stored produce."
- The first sentence of paragraph 3.108 is revised to clarify this point, as follows:  
"Parish churches were centres of the village and historically the building and churchyard could be used for a range of community and other activities."
- Amend first sentence of paragraph 3.114 to read:  
"The size of a building is important but this is most often read and measured in relation to other buildings or features."
- Amend paragraph 3.117 to read:  
"Different proportions also give a building (or building element) a greater or lesser vertical or horizontal emphasis. Buildings with strong horizontal proportions can be seen as hugging the ground while those with strong vertical proportions take the eye up to the sky. The elements and details of a building can reinforce or play against these overall emphases. For instance, the walls of many traditional buildings have a horizontal emphasis but the windows can often have a vertical emphasis."
- Replace "plans" with "floor plans" in 3.118.
- Replace "sits" with "are positioned" in paragraph 3.134.
- Incorporate Chapter 4 into the beginning of Chapter 11.
- Chapter 5 has been re-written, combining text from Chapters 5 and 11, to provide more up-to-date reference to biodiversity conservation being consistent with the Biodiversity SPD, and drawing attention to other guidance.
- First Paragraph on Basic Design Criteria (Part II) - add the word "major" before "new development" in the first line of the second paragraph to aid clarity.
- Review the structure of the SPD, particularly Chapters 6 and 8, to remove duplications and improve its readability.
- Add the words "and sizes" after "forms" to paragraph 6.2.
- Reformat paragraph 6.8 with bullets as follows:  
"6.8 It is important that new developments are designed and constructed in a manner that minimises the demand on natural resources:  
\* by minimising travelling, through the provision of mixed use developments and

the provision of good and efficient public transport facilities, footpath and cycle networks;

\* by designing developments that respect the existing landscape and existing biodiversity and enhances them through the implementation of the proposals;

\* by designing to avoid putting development at risk from flooding and ensuring the discharge of surface and rain water is by means of sustainable drainage systems to prevent creating flood risk for others;

\* by constructing with robust materials, to ensure the long term durability of the development;

\* by designing buildings in a manner that readily allows for their future conversion or adaptation;

\* designing and constructing buildings in a manner that minimises their energy consumption for heating, cooling and lighting; minimises the demand for potable water; and does not result in air, noise and light pollution; and designing developments that are not only valid today but remain so, in the face of changing climatic conditions, for at least 60 years for commercial buildings and 100 years for all other buildings."

- Add to the end of Paragraph 6.10 ", to ensure robust high quality designs appropriate to the intended uses are attained."
- In paragraph 6.13, amend the last sentence to read:  
"The following is a guide to how design theory will be assessed in designs submitted to the Council and how design language will be used when providing comments on design considerations will be referred back to designers."
- Add "intentional or" before "accidental" on the 3rd line of paragraph 6.15.
- In line 3 of paragraph 6.17 delete "or well defined spaces"
- In line 3 of paragraph 6.22 substitute "boring" with "monotonous".
- Add a new sentence to the end of paragraph 6.12 as follows:  
"Good architects and designers who possess a strong and controlled command of the use of the design elements, may, intentionally break the following 'rules of grammar' to create strong individualistic design solutions."
- In line 4 of paragraph 6.23 substitute "boring" with "monotonous".
- Add a new section on Green Infrastructure after paragraph 6.11.
- In line 6 of paragraph 7.2 after "... form of buildings, with" add "the built form broken down to appear as a composition of forms, rather than one large form and utilising"....
- To the heading "Challenges for Modern Development" before paragraph 7.13 add the words "in Villages".
- In line 4 of paragraph 7.13 change "an" to "a" and add "piecemeal".

- In line 4 of paragraph 7.15 delete the word "proportions".
- In line 4 of paragraph 7.18 after "...church," add "that is".
- Delete the first sentence of paragraph 7.20 and insert the text of paragraph 7.24 at the beginning of paragraph 7.20 to read:  
"Each village has a defined village framework shown on the Local Development Framework DF Proposals Map, outside of which there is a presumption against development. Certain villages have also prepared their own Village Design Statements and, where available, these should always be consulted. The Local Development Framework also outlines Conservation Areas, and a number of these are described in full detail in Conservation Area Appraisals. These Appraisals also contain summaries of Listed Buildings. The Council keeps a register of Listed Buildings and lists and descriptions are available at English Heritage's Images of England website ([www.imagesofengland.org.uk](http://www.imagesofengland.org.uk)). The grade of listing defines the special attributes of the building and setting, and a full analysis of the special characteristics of the Listed Building and its setting will inform the extent and type of new development possible."
- At the end of the first sentence of paragraph 7.27, add the word "building" before "...group"; and at the beginning of the second sentence change "They" to "The" and add the word "extensions". In line 6 add "they" after "extensions" and change "relate" to "relating".
- Add the text of paragraph 7.29 onto the end of paragraph 7.28.
- Add the text of paragraph 7.33 onto the end of paragraph 7.32.
- In line 3 of paragraph 7.37 change "employment" to "non-residential".
- Add a new paragraph after paragraph 8.5, with supplementary illustrations, to read:  
"The Urban Task Force report, Towards an Urban Renaissance, illustrates preferred walking distances to facilities from homes, see diagram. Barton et al. develop this work in, Shaping Neighbourhoods A Guide for Health, Sustainability and Vitality, where they identify illustrative catchment populations for various facilities, together with the catchment radius required to support those facilities at different residential densities, see table."
- Amend 4th sentence of paragraph 7.40 to read "Llewelyn-Davies (2000) states "to create a strong community focus, a shop, bus stop and primary school will usually be considered a bare minimum."
- Amend line 1 of paragraph 7.46 to include "retail" before "industrial".
- In line 4 of paragraph 7.47 add "surface" before "car parking".
- Amend first sentence of paragraph 7.51 to read:  
"All large residential areas should include a mix of sizes, types and tenures of property, within neighbourhoods, to cater for all stages in the life of households,

from single young people through to residential care facilities, so that whatever their needs, residential opportunities exist for people without having to leave the neighbourhood, if they so wish, in accordance with the principles of 'Lifetime Homes'."

- Review the structure of the SPD, particularly Chapters 6, 7 and 8, to remove duplications and improve its readability.
- Make additions to the last sentence of paragraph 8.2 to read: "A key structuring principle should be the provision of a direct, safe and convenient movement pattern on foot, bicycle or public transport". And add another sentence to read "Movement patterns for private motorcars may be less direct to discourage their use; therefore some routes may not allow a through movement for motorcars."
- Add a new paragraph, with supplementary illustrations, after paragraph 8.5 to read:  
"The Urban Task Force report, Towards an Urban Renaissance, illustrates preferred walking distances to facilities from homes, see diagram. Barton et al. develop this work in, Shaping Neighbourhoods A Guide for Health, Sustainability and Vitality, where they identify illustrative catchment populations for various facilities, together with the catchment radius required to support those facilities at different residential densities, see table."
- Delete the words "(typical minimum dimensions for frontage development plus courtyard is 30m width x 50m depth)?" in the second column of the fifth row of Table 8.2.
- Replace the drawings after 8.24 with more suitable images.
- In the 11th bullet point of paragraph 8.49 delete the word "standard" in line 4 and substitute the word "types" with "designs" in line 5.
- In line 5 of paragraph 8.51 add "where possible" before "block their views".  
  
Add a drawing illustrating vertical daylight angles.
- Add "Protecting" to the beginning of paragraph 8.52.
- Amend paragraph 8.53 to read:  
"To prevent the overlooking of habitable rooms to the rear of residential properties and rear private gardens, it is preferable that a minimum distance of 15m is provided between the windows and the property boundary. For two storey residential properties, a minimum distance of 25m should be provided between rear or side building faces containing habitable rooms; which should be increased to 30m, for 3 storey residential properties. Where the opposing alignment of facing windows is significantly offset, these distances may be slightly reduced. Where blank walls are proposed opposite the windows to habitable rooms, this distance can be reduced further, with a minimum of 12m between the wall and any neighbouring windows that are directly opposite."



- Amend the diagram after paragraph 8.53, together with its explanatory text, to state 25m.
- Add "potential" before hiding places in the last bullet point of paragraph 8.57.
- Delete "Places, Streets, and Movement: A Companion Guide to Design bulletin 32" and insert "Manual for Streets" from paragraph 8.58.
- In the last bullet point in the 'Don't' column for 'Routes', add "high" before "fenced" and add "/walled/hedged" after fenced in Table 8.3.
- Delete "is the fabric that binds the public space together" and replace it with "forms the structure of the public realm" in the first sentence of paragraph 8.64.
- Replace "architects and urban designers" with "all those involved" in paragraph 8.65.
- Add to the end of paragraph 8.68 "Reference should be made to the Council's "Open Space in New Developments Supplementary Planning Document"."
- At the beginning of the 4th sentence of paragraph 8.69 add "The Urban Design Compendium recommends that".
- To the end of paragraph 8.68 add "Sport England's publication 'Active Design', promotes the concept of integrating opportunities for sport and physical activity into master plans through good design."
- Add the Sport England document to the list of references in Appendix 2.
- Ensure the document relates to the Landscape in New Developments SPD, without any contradiction.
- In line 1 of paragraph 8.90 delete "is" and replace it with ", from the design perspective, can be considered as".
- Delete column 3 of Table 8.5.
- In line 5 of paragraph 8.94 delete the words "for full planning permission".
- In line 3 of paragraph 8.113 replace "porous" with "permeable"
- To the end of the paragraph 8.114 add "Reference should also be made to the need to consider design implications of providing adequate cycle parking as part of new developments."
- To the end of the paragraph 8.117 add "Reference should be made to English Partnerships' Car Parking What Works Where, especially to the golden rules on p18."

- Amend paragraph 9.1 to read:  
"Safe and secure provision should be provided for the storage of the waste and recycling materials collection receptacles (Council or Private Contractor), for all residential (domestic) and non-residential buildings (commercial) uses, without creating a nuisance or being unsightly for the occupants or the general streetscape."
- Add sentence to the end of paragraph 9.3 to include meaning of RECAP abbreviation, as follows:  
"The RECAP Guide was originally published by the RECAP Partnership in 2008 and adopted as SCDC policy in 2008. It has been recently revised by the County Council together with Peterborough City Council as a draft Supplementary Planning Document (SPD) and will be subject to public consultation in February/March 2010 and likely adoption in mid to late 2010."
- Amend paragraph 9.2 deleting the words "such temporary".
- Clarification required - Amend paragraph 9.3 to read:  
"Access for refuse, delivery and emergency vehicles is best provided by means of permeable grid layout, but where dead ends are unavoidable, turning heads must be provided. Development layouts and the provision of operational waste and recycling provision must accord with Building Regulation H6 and the requirements of the RECAP Waste Management Design Guide 2007 (RECAP Guide) and the Cambridgeshire Design Guide for Streets & Public Realm. The RECAP Guide was originally published by the RECAP Partnership in 2008 and adopted as SCDC policy in 2008. It has been recently revised by the County Council together with Peterborough City Council as a draft Supplementary Planning Document and will be subject to public consultation in February/March 2010 and likely adoption in mid to late 2010."
- Delete paragraph 9.4.
- Add a new sentence / footnote to end of paragraph 9.11 to read:  
"NB: the above detailed capacities are indicative and may need adjusting subject to local and national requirements / priorities and the final version of any adopted County Council SPD on Waste Management Design Guide".
- Clarification required- Amend paragraph 9.12 to read:  
"The Cambridgeshire Design Guide for Streets & Public Realm (Cambridge Horizons 2007), complements national design guidance, such as the Government's Manual for Streets to promote the highest possible standards in all new developments, large and small. The purpose of the Design Guide for Streets & Public Realm is to set out the key principles and aspirations that should underpin the detailed discussions about and requirements for the design of streets and public spaces that take place on a site-by-site basis. The aim is to integrate street design with the RECAP Guide so that there are adequate street widths and access arrangements to accommodate refuse / recycling vehicles so that suitably located waste / recycling collection points can be reached and serviced."

The Environment Services Team within Health and Environmental Services can provide further information and advice."

- Clarification required. Amend paragraph 9.80 to read:  
"Notwithstanding PPS25 there are additional requirements that may fall on developers in connection with the South Cambridgeshire's Awarded Watercourses system. In addition to the warded drains / watercourses, it should be noted that the Environment Agency, Internal Drainage Boards and other landowners / bodies have responsibility for other watercourses. These will also need to be given careful consideration by developers in order to mitigate any potential adverse impact such as flooding."

Add sentence to paragraph 9.78 as follows:

"Reference should be made to South Cambridgeshire Strategic Flood Risk Assessment 2005 (SCDC SFRA 2005). The Assessment provides a detailed and robust assessment of the extent and nature of the risk of flooding to specific growth areas within South Cambridgeshire and its implications for land use planning. It enables South Cambridgeshire to better meet the obligations created by Planning Policy Guidance Note 25: Development and Flood Risk. SCDC SFRA 2005 can be downloaded from:

<http://www.scambs.gov.uk/Environment/Planning/DistrictPlanning/LocalDevelopmentFramework/Archive/FloodRisk.htm>."

- Reference to Policy NE/1 included in paragraph 11.26.
- Add reference in paragraph 11.40 to the Development Control Policies DPD as source of Policy NE/3.
- Add text to paragraph 11.40 to refer to higher standards in some Area Action Plans as follows:  
"Some areas of the district have higher standards (see the relevant Area Action Plans for details)."
- Add text to paragraph 11.53 to refer to higher standards in some Area Action Plans, as follows:  
"Some areas of the district have higher standards (see the relevant Area Action Plans for details)."
- Paragraph 11.68 is to be deleted to remove duplication with paragraph 11.66. Amend the 2nd sentence of paragraph 11.66 as follows:  
"Where basins and ponds are to be incorporated, they should be designed to appear as natural as possible, (with contours designed to blend into the landscape, and with different margin depths and shelves to maximise opportunities for the enhancement of biodiversity) or form part of a wider landscape design strategy that may introduce alternative forms into the landscape depending upon the context."
- Text relocated to para 11.55 (delivery options under water conservation measures).

- Amend 1st sentence of paragraph 11.90 to read:  
"Policy HG/2 in the Development Control Policies DPD requires a proportion of new dwellings to be designed to incorporate the Joseph Rowntree Foundation's Lifetime Homes standards."
- Amend paragraph 11.91 to read:  
"In addition to these items, the design and layout of new housing should also make provision for the secure storage of bicycles and discrete space for wheelie bins / waste / recycling receptacles in accordance with the RECAP Waste Management Design Guide. Further information on the provision wheelie bins and or waste / recycling provision is provided in Chapter 9 -Environmental Health - Waste / Refuse and Recycling-Operational."
- Further discussions may take place in the Quarterly Monitoring meetings.
- Chapter 5 has been re-written to provide more up-to-date reference to biodiversity conservation being consistent with the Biodiversity SPD, and drawing attention to other guidance.
- Replace the first two sentences of paragraph 14.5 with the following text:  
"Policy ET/7 in the Development Control Policies DPD states that conversion of rural buildings to employment uses will be permitted subject to specified criteria being met including that the buildings are in keeping with their surroundings and that their existing characters are retained. Policy HG/8 says that conversion of rural buildings to residential use will only be accepted in exceptional circumstances and subject to specified considerations and criteria including that the buildings are in keeping with their surroundings and that their existing characters are retained."
- Table 19.1: In the second column in the 'Risk of Flooding' row add:  
  - \*Check the Council's Strategic Flood Risk Assessment
  - \*Check with the Council's Drainage Manager
  - \*Check with the Inland Drainage Board
  - \*Check with landowners"
- Table 19.1: Amend the second sentence in the third column of the 'Archaeology' row to read:  
"To determine the likelihood of items of interest or features of significance being damaged or destroyed discovered during the course of development."
- Amend the text to ensure no conflict with the Landscape and Developments SPD.
- Delete the word "statements" from the heading before paragraph 19.20.  
  
In the first sentence of paragraph 19.21 delete "The Landscape Design Statement should" and add "Information required will typically".  
  
Delete sub-paragraphs 1 to 7 of paragraph 19.21 and replace with the following:  
"- Survey and appraisal

- Landform
  - Details of utilities
  - Significant landscape features; including significant trees, hedgerows, or other areas of significant vegetation (for further information see the Trees and Development Sites SPD)
  - Visual qualities context
  - Special designations e.g. SSSIs."
- Amend paragraph 19.20 to read:  
"This should be read in the context of the Council's Landscape in New Developments SPD, where full details of the documentation required are set out. For small schemes information could be included in drawings, but most large schemes will include a series of drawings with supporting written information."
- Delete paragraph 19.22 and replace with:  
"Design proposals will typically include:  
\*Treatment to site boundaries  
\*Access and circulation  
\*Areas of hard and soft landscaping  
\*Significant features such as landscape structures or public art  
\*Consideration of sustainability including haul roads  
\*Details of proposed management."
- Delete paragraphs 19.23 and 19.24 and replace with:  
"19.23 Design proposals will include:  
\*Plant lists with details of species  
\*Specifications for hard surfaces, walls, railings and other hard materials  
\*Details of biodiversity enhancement  
\*Informal and formal open space, including sports provision  
\*Public access and rights of way."
- All references to "landscaping" changed to "landscape".
- Amend paragraph 19.29 to read:  
"All planning applications should be accompanied by a completed RECAP Waste Management Design Guide ToolKit to allow the effective evaluation of the waste management requirements for a development. Further information on the RECAP Guide is provided in Chapter 9-Environmental Health-Waste / Refuse and Recycling-Operational."
- Change contact details in Appendix 1.
- Add reference in Appendix 2 to emerging County Council Draft Supplementary Document - Waste Management Design Guide and RECAP Partnership Waste Management Design Guide 2008.
- Chapter 5 has been re-written, combining text from Chapters 5 and 11, to provide more up-to-date reference to biodiversity conservation being consistent with the Biodiversity SPD, and drawing attention to other guidance.

- Amend any references to Environment Circular 01/97 and refer to ODPM Circular 05/05: Planning Obligations.
- Insert two additional notes in Table 2 of section 5.0 in Appendix 6: SCDC Outdoor and indoor noise level standards / criteria for Noise Sensitive Development-Residential.
- Insert an appropriately worded sentence into section 6.0 of Appendix 6.
- Amend 3rd paragraph in section 8.2 of Appendix 6 to read:

"If achieving internal noise levels rely on keeping openable windows closed, then external windows will need to be sealed shut and not openable, unless background and rapid ventilation (purging) and cooling can be provided by alternative means, for example during hot summer days / nights, without the need to open external windows.

Add a new paragraph after, to read:

"It should be noted that this approach will only be considered when the external noise causing the potential adverse impact is an anonymous noise such as road traffic. Such a compromise will not be permitted when the external noise is dominated by industrial, trade or business type uses, as this may result in statutory noise nuisance legal enforcement action been taken against the noise maker, an unacceptable situation for all."

- Insert an additional sentence in section 7.3 of Appendix 6 as follows:  
"It should be noted that BS4142 and in particular the use of an overall broadband dB(A) rating level may not adequately assess the impact of acoustic features such as tonal, low frequency noise and impulsive noise. Consideration may also need to be given to any adverse increase in background octave and third-octave band noise frequency spectrums due to a specific noise source."
- Amend 1st paragraph in section 10.0 in Appendix 6 to mention other likely sources of vibration as follows:  
"Significant vibration within SCDC (apart from temporary construction works) is most likely to be generated by surface trains running on railway tracks throughout the district. Additional sources could include industrial premises with specific processes / equipment such as presses and guillotines generating ground borne vibration at nearby sensitive premises. Ideally, track form and wheel/rail interface would be in the optimum condition to minimise vibration generation. Road traffic is unlikely to generate any significant vibration where the road-wearing surface is in reasonable repair. A vibration assessment should be undertaken where surface railways, are within 75m to 100m of a proposed development site. The Environmental Protection Section within Health & Environmental Services can advise and give guidance on particular sites."
- Insert an additional paragraph at end of section 7.1 of Appendix 6 as follows:  
"Notwithstanding that the fact that the purposes of the standard is to protect amenity and limit cumulative creeping background noise levels, it is acknowledged that in exceptional circumstances and in particular where

residential may be a long distance away from the application site, the 3dB limit increase at the boundary of premises subject to the application could be relaxed to an alternative appropriate position / distance in agreement with LPA or as an agreed boundary noise limit. This will depend on local circumstances, the character of the area and when it can be justified by the applicant."

- Insert wording in section 12.0 of Appendix 6 to include reference to Code for Sustainable Homes as follows:  
"It should be noted that The Code for Sustainable Homes includes sound insulation under the Health and Wellbeing category. There is an opportunity to be awarded an extra 4 credits for achieving higher standards of sound insulation than required by Approved Document E -Resistance to the Passage of Sound of the Building Regulations."

### **Landscape in New Developments Supplementary Planning Document**

- Add reference to PPG17 in paragraph 1.3.

- Text added after 3.81:

#### **GREEN INFRASTRUCTURE**

Green Infrastructure describes a network of public open spaces, routes, wildlife habitats, landscapes and historic sites. It includes a wide range of elements such as rivers and watercourses, country parks, historic landscapes, archaeological sites and rights of way, and combines a range of functions.

Green Infrastructure provides an essential environmental foundation and support system to a high quality natural, historic and built environment. It is key to creating places that are attractive, healthy and give a good quality of life, and delivers a range of other social, economic and environmental benefits.

Green infrastructure plays an important role as part of both existing and new communities at county, district and neighbourhood scales.

Within new developments, Green Infrastructure should be a fundamental part of the design and planning process from the start, and be fully integrated with the development and its setting. In existing communities it should manage, protect, enhance and add to existing green spaces and other environmental and historic resources. Green Infrastructure within both new and existing developments should provide links to wider green infrastructure networks.

The provision of Green Infrastructure is supported at national and regional, levels and is in PPS 12: Creating strong, safe and prosperous new communities through spatial planning Natural England's Green Infrastructure Guidance (2009) and CABI's Green to Green (2009). Green infrastructure is also included in the East of England Plan (May 2008).

At a local level Green Infrastructure elements and approaches are supported and described in Local Development Documents such as Area Action Plans, the Development Control Policies DPD and Site Specific Policies DPD, as well as a number of Supplementary Planning Documents eg, Landscape, Biodiversity.

In 2006 Cambridgeshire Horizons and partners (including South Cambridgeshire District Council) produced the first Green Infrastructure Strategy for the Cambridge Sub-Region. This Strategy and its results have been reviewed and a new strategy is currently being prepared which will cover the whole of Cambridgeshire. Other planned work will identify the costs of green infrastructure and mechanisms for funding including through development.

The District Council strongly supports the planning, delivery and management of green infrastructure as an essential part of new development and crucial to its success. Cambourne and Trumpington Meadows are examples of the successful provision of green infrastructure as part of new developments and their settings. They show how it can deliver a number of specific objectives including sustainable drainage and flood management as well as creating attractive places and encouraging people to walk, cycle and enjoy their surroundings.

- Paragraph 1.3 amended to read:  
"These planning documents promote sustainable well designed and high quality landscapes that are fully considered at the outset and integrated into each development."
- Text amended at paragraph 1.7, bullet point 1 to read:  
"Assist applicants' understanding the role of a landscape scheme to both the actual site and to the wider landscape as part of a high quality design."
- Text amended at paragraph 1.7, bullet point 3 to read:  
"To guide applicants through the planning process by informing them of what landscape information is required to accompany their planning applications."
- All References to 'landscaping' replaced with 'landscape'.
- Text amended at paragraph 1.8 to read:  
"The key objectives arising from these policies are summarised as follows:"
- Combine third and fourth bullet points to read:  
"To conserve and enhance biodiversity, and achieve a net increase."
- Text amended at paragraph 1.8, bullet point 7 to read:  
"The major development locations are also required to identify early provision of landscaping and biodiversity features."
- Text amended at 2.4 (d):  
'To add maturity to developments - The retention of existing landscape features such as established trees and hedgerows, combined with a high standard of new planting and materials can add character and maturity to a new development.'
- Text amended at 2.4 (g):  
'for example by providing space for Sustainable Drainage Systems, reducing replanting or maintenance requirements.'



- Add two new paragraphs after 3.64 to read as follows:

#### Allotments

Demand for allotments is growing, and large-scale housing applications often require space for allotments as part of the social infrastructure provision. Allotments can not only provide food for the household, but also benefit the community by encouraging physical exercise, healthy eating, and community interaction.

In addition to the traditional allotment plot, a well thought out landscape scheme can offer a number of opportunities for residents to grow their own food in even the smallest developments. These can include:

- \* Roof gardens and green walls

- \* Raised beds and container areas

- \* Opportunities to grow food in schools, hospitals and care homes

- \* Temporary allotments on land parcels awaiting development - This is of particular relevance to major schemes where land in the later stages of a development may lie unused for several years.

- Text amended at 2.4 (i):  
'To provide a 'feel good factor' - Many of the benefits outlined above can combine to greatly enhance everyday life, and can have a positive effect on health. They will also enhance the desirability of the development.'
- Text amended at 2.4 (c):  
'To reduce the visual impact of development -The landscape scheme can help to integrate the development into the local landscape, and can provide visual screening, softening and mitigation of negative visual effects.'
- Text amended at 2.4 (d):  
'To add maturity to developments - The retention of existing landscape features such as established trees and hedgerows, combined with a high standard of new planting and materials can add character and maturity to a new development.'
- Text amended at 2.4 to read:  
'A well-designed and executed landscape scheme can become an on-going asset to the community, contributing in a wide variety of ways.'
- Text amended at 2.7  
'It is important that the scheme should sit well within its locality.'
- Text amended at 2.8:  
'The Landscape Character of an area can greatly influence the design of the scheme. A more detailed description of Landscape Character is included below at Chapter 3 and Appendix 2.'

- Text amended at 2.9:  
'Whatever the scale of the landscape scheme it should be of a sufficient size to function correctly, and be robust, safe and pleasant to use. Trees and plants should have sufficient space to grow without overcrowding or the need for excessive maintenance. The scheme should complement the adjacent landscapes and land uses.'
- Text amended at 3.1:  
'Some examples of when a landscape scheme may be required as part of the planning application are described below:'
- Text amended at 3.2:  
'Even the most basic of landscape schemes will benefit greatly from time and thought to both the practical points - does the scheme conflict with planning policy? or How large will the specified trees grow?'
- Text amended at 3.3 (g):  
'Hard landscaping - paving, street furniture, walling and fencing materials.'
- Text amended at 3.3 (k):  
'Staff issues - appointing professional services such as a landscape architect and landscape contractor.'
- Replace paragraphs 4.26-4.29 with the following:

#### MAINTENANCE SPECIFICATION & LANDSCAPE MANAGEMENT PLAN

4.26 Proposals for maintenance and landscape management may be included on the design details drawings, or more usually as part of a written landscape Specification, together with a supporting plan.

4.27 For public spaces the applicant is normally responsible for maintenance of the landscape for a minimum of one year after the scheme is completed, but in many cases this will be extended to five years. For very large Landscape schemes - for new communities or for establishment of major green spaces - a maintenance period of ten or more years may be required.

4.28 The maintenance specification will typically include a description of the work to be carried out, the standards required, the frequency of maintenance visits and the quantities of the landscape to be maintained

4.29 Typical landscape maintenance issues will include:

- \* Watering to establish new planting, trees and grass areas, and maintain good growth.
- \* Weeding of planting areas and topping up mulches - a good choice of plant material and a high standard of implementation will assist here. Application of herbicides should be kept to a minimum.
- \* Formative pruning of trees, cutting back and pruning of shrubs and herbaceous plants according to species.
- \* Thinning of planted areas to allow unrestricted growth.

- \* Replacement of dead or failing trees, plants and grass areas.
- \* Mowing of lawns, informal grass and meadow areas.
- \* Adjusting ties, stakes and guards and replacement as necessary.
- \* Maintenance of special landscape features such as Sustainable Drainage Systems, ponds or boardwalks.
- \* Maintenance of hard surfaces including patching or re-roiling (e.g. hoggin or gravel areas) as re-pointing of block or stone areas.
- \* Maintenance of street furniture, fencing and landscape lighting.
- \* Litter collection.

4.30 On larger or more complex schemes, particularly if implementation of the proposals covers a considerable period of time (for example a major housing development or the creation of a country park) the applicant should provide a Landscape Management Plan. This will describe the long-term goals of the landscape scheme and how these will be achieved, in addition to the regular maintenance tasks.

4.31 Typically the landscape Management plan will cover the following areas:

- \* Describing the overall vision for the scheme.
- \* Securing long term management of the landscape to enhance and sustain the character of the development and its setting.
- \* Identifying the time frames required for each stage of the management programme - for example the Establishment period (say years 1-5), Maturation period (years 6-15) and long term mature period (Year 16 onwards) - and the essential tasks required within each.
- \* To identify and describe 'one off' or occasional works which nevertheless may involve considerable expertise and expense - the dredging of a lake or major works to veteran trees for example.
- \* To ensure through proactive management that foreseeable risks to the users of the landscape are maintained at reasonable, low levels.
- \* To monitor the progress of the scheme, which may also include amending and priorities and targets as the landscape matures over time.

- New text added after 3.3 (j):  
'Landscape management objectives'
- Paragraph 3.4 (p) amended:  
'Compliance with relevant national standards, for example BS 5837 2005 Trees in Relation to Construction.'
- Text amended at 3.11 - 3.12  
Reference to BS 5837 2005 removed at 3.11

Text added after 3.11:

"For further information regarding tree and habitat surveys see the 'Trees and Development Sites SPD', paragraphs 3.10, 3.11 and Chapter 4, and the 'Biodiversity SPD', paragraphs 3.7 and 3.16."

- Text amended at 3.12:  
'The concept plan will be supported by additional written material, for example as part of Design and Access Statement.'
- Review compatibility with the Design Guide SPD.
- Text amended at 3.13 - 'Landscape management' added.
- Text amended at 3.20:  
Replace 'local character' with 'the local landscape character'
- The image will be amended and referenced.
- Text strengthened with reference to SUDS at 3.77.  
"The applicant must ensure that sufficient space is made available within the landscape scheme, both at a domestic level (provision of water butts, green roofs or soakaways) and for larger scale development (for example permeable car parks, swales and attenuation ponds)."

Also links to SUDS documents:

SUDS are covered at 3.74 - 3.78 and Appendix 2 which has links to the Cambridge City Council 'Design and Adoption Guide for Sustainable Drainage Systems' (which references PPS25 and the F&WMB at page 22), the Anglian Water 'Guidance on the use of Sustainable Drainage Systems (SUDS) and an Overview of the Adoption Policy' and the SCDC Biodiversity SPD.

- Text amended at 3.42 - 'The National Plant Specification' added.
- Text at 3.42 amended:  
'CABE' deleted, 'National Building Specification' added.
- Further Photographs and sketches included in Appendix 2. Text strengthened with reference to SUDS at 3.77.  
'The applicant must ensure that sufficient space is made available within the landscape scheme, both at a domestic level (provision of water butts, green roofs or soakaways) and for larger scale development (for example permeable car parks, swales and attenuation ponds). The scheme should also include areas for statutory maintenance of the drainage system. Although for large projects, the land take required for SUDS can be considerable, many schemes can also offer an efficient multi-use of space by combining the drainage function with public open space, wildlife areas or transport routes.'
- Link to Anglian Water adoption policy added at Appendix 2.
- Text amended at 4.1 to differentiate between 'Site Survey' and 'Appraisal Plan.'  
'The Site Survey and the Appraisal Plan form the first stage of the landscape design process, and information provided at this stage can make a significant difference to the eventual success of the landscape scheme.'

- Text amended at 4.4, bullet point 3:  
'see 'Trees and Development Sites' SPD. See Appendix 1 for details.'
- Text at 4.4 moved to precede bullet points.
- Text amended at 4.5:  
'The site survey and appraisal plan inform the next element of the landscape submission, the Landscape Concept Plan.'
- Text amended at 4.11:  
'The Detailed Layout of the scheme will normally follow the concept plan, either as a condition of the Outline approval or as a Reserved Matters application. Unless circumstances have altered, the detailed designs should be based on the design principles of the concept plan.'
- Text amended at 4.20:  
'Due to the level of detail and technical information, all detailed design information should be clearly labelled. Full botanical names should be used for plant species wherever possible. If lack of space makes extensive use of abbreviations or symbols necessary, the applicant should consider supplying the information at a larger scale or spread over more than one drawing.'