

District Design Guide: High Quality and Sustainable Development in South Cambridgeshire

Supplementary Planning Document

Public Participation Report

CHAPTER 1 INTRODUCTION TO THE SUPPLEMENTARY PLANNING DOCUMENT

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<p>26455 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]</p>	<p>Comment</p>	<p>The structure of the document would benefit from a slight restructure</p> <p>Part I Geology, Topography & Historical Context Part II Basic Design Criteria Part III Major Developments Part IV Smaller Scale Developments</p> <p>All images and Photos require image reference and Labelling</p>	<p>Agree, the SPD would benefit from a slight restructure, as follows:</p> <ul style="list-style-type: none"> - Part I Local Context (Chapters 1 & 2) - Part II Design Principles (Chapters 4 - 11 but with revisions) - Part III Procedures and Applications (Chapter 19) <p>(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.)</p> <p>Agree all illustrations should be clearly annotated.</p>	<p>Restructure and reorder the document into three parts, removing duplications as follows:</p> <ul style="list-style-type: none"> - Part I Local Context (Chapters 1 & 2) - Part II Design Principles (Chapters 4 - 11 but with revisions) - Part III Procedures and Applications (Chapter 19) <p>(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.)</p> <p>Ensure all illustrations are clearly annotated.</p>
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<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
<i>1.1</i>				
26374 - East of England Regional Assembly (Paul Bryant) [6829]	Comment	<p>The stated purpose of this SPD is to ensure the delivery of sensitively and appropriately designed, sustainable developments. It sets out design principles based on recognised good practice and explains the key requirements that the Council will be taking into consideration when considering planning proposals. The areas covered by this SPD are both broad and comprehensive, ranging from consideration of landscape and historic built forms, environmental health issues, building and disability regulations, and environmental sustainability. This SPD is consistent with regional policy, in particular, policies SS1, ENV1, ENV6 and ENV7.</p> <p>The Regional Planning Panel Standing Committee considered a report at its meeting on 6 November 2009 before endorsing the recommendation that the District Design Guide Supplementary Planning Document is in general conformity with the East of England Plan.</p>	Noted	No change
<i>1.2</i>				
26434 - Great Shelford Parish Council (Mrs Wenda Burbidge) [1887]	Support	<p>This is a well laid out, comprehensive and well detailed document which will be useful to all users of the planning system. It is a considerable improvement on the original design guide and will be useful to us as a Parish council as we will be able to use the information provided to back up our decisions on planning applications. We will also be able to refer neighbours to it so they are able to understand aspects such as overlooking and therefore hope paper copies, when it is approved, will be available in our local library.</p> <p>We congratulate the authors on the work that has gone into it.</p>	Support noted. The Council has recently contacted all the local libraries to understand whether there is public demand to view paper copies of planning policy documents in the libraries and whether they would be willing to have copies of them. Note - the documents are currently made available to view at libraries on CD-Rom and on the Council's website: www.scamb.gov.uk/ldf .	No change
26213 - Cottenham Parish Council (Mrs Julie Groves) [692]	Support	<p>Cottenham Parish Council supports this document. The draft DDG introduces geology, morphology and topography, then outlines sustainable policy (ref DCPDPD 2007), documents current/past architectural trends and village morphology. Then details best practice, mitigation and guidelines with reference to the Disability Act, Environmental Health and Sustainability. All written in all a very positive and comprehensive draft, with which one has no quibbles.</p>	Support noted	No change

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<i>1.3</i> 26397 - Papworth Hospital NHS Foundation Trust (Mr Ken Brewer) [2513]	Object	In general the SPD is considered to be unduly prescriptive. While the provision of advice to ensure the delivery of sensitively and appropriately designed proposals is supported, the 'wordiness' of the document make it more difficult to use. We would also suggest that much of its content is already covered adequately in a number of other documents. We would suggest that part 1 of the SPD could be deleted or provided as an appendix	Part 1 of the document leads on to later parts as well as including design context and principles. The document is lengthy but has a wide scope and brings together a number of important subjects which should influence design. Covering these subjects and approaches in one place is an advantage. It is proposed to restructure the SPD (see response to Representation 26455).	The clarity and accuracy of the text has been reviewed and improvements made to Chapters 2 and 3 and other parts of the document.
<i>1.5</i> 26238 - Cambridge City Council (Mrs Emma Davies) [6069]	Support	We strongly support the creation of this document to encourage the delivery of sensitively and appropriately designed, sustainable developments within the district.	Support noted	No change
<i>1.8</i> 26243 - Cambridge City Council (Mrs Emma Davies) [6069]	Comment	As the document is a design guide, it should aim to illustrate best practice principles in a visual form rather than with text. The document could also usefully contain illustrations of what constitutes good and bad design, with captions illustrating which is which. Not only will the inclusion of more illustrations help to reduce the size of the document, but illustrations can provide essential clarification of spatial issues that people may find difficult to understand. Equally illustrations can inspire developers to conquer challenges of modern development, rather than leaving them stuck for creative solutions.	Agree, more illustrations should be included.	Include more illustrations, with clear annotations.
26492 - Cambridgeshire County Council (Mrs Wendy Hague)	Comment	The County Council welcomes the environmental sustainability principles and requirements set out in Chapter 11 of the Design Guide. However it is suggested that it would be helpful to include references to the policies relating to water and energy efficiency in the Development Control Policies DPD as well as those in the adopted Area Action Plans where specific environmental sustainability standards or targets are identified (para	The introduction to the SPD includes two overarching policies on sustainability and design from the Development Control Policies Development Plan Document which apply district-wide, including in the major development areas covered by Area Action Plans (unless they include their own location-specific policies). The introduction provides a broad overview and introduction to the whole Design SPD. Rather than provide a long list of policies in the introduction, it would be more appropriate for the chapters which cover topics in more detail to include	Incorporate policy references within the relevant chapter(s).

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
26214 - Cottenham Parish Council (Mrs Julie Groves) [692]	Support	<p>This document is rather wordy, perhaps by repetition they aim to re-enforce the message. However it is comprehensive in both general principles and the details required.</p> <p>There is nothing controversial providing one agrees that development should enhance the landscape and environment. The effect on wildlife, biodiversity, and SuDs is covered.</p> <p>It explains why a landscape scheme is needed, how to construct and present a scheme and details required drawings.</p> <p>A useful, but brief, section goes into aspects of the different Cambridgeshire landscapes in order to inform applicants of what they need to fit in with.</p> <p>There are some photographs showing good and bad landscaping but it would benefit from an appendix giving more of these.</p>	Support noted	No change
26403 - Mr Steve Terry [12785]	Support	<p>Overall this is a welcome document and will hopefully raise the quality of design in the district.</p> <p>Part 1 provides a very useful contextual framework to development in the villages. However, the photographs should identify whether or not the illustrations are good or bad examples.</p>	Support noted. Agree the illustrations should be clearly annotated.	Ensure all illustrations are clearly annotated.

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26241 - Cambridge City Council
(Mrs Emma Davies) [6069]

Comment We are concerned that the document is overly long and that this may hamper the accessibility and usability of the document. It is felt that some of the detail could be removed, particularly where this is taken from other supporting documents. The document could also usefully contain a 'users guide' up front, so that readers can direct themselves easily to the sections that are relevant

The document is lengthy but has a wide scope and brings together a number of important subjects which should influence design. Covering these subjects and approaches in one place is an advantage.

Chapter 1 will introduce the layout of the document and how it should be used.

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.

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
26377 - Natural England (Ms Janet Nuttall) [6952]	Support	Natural England supports the overall concept and objectives of this SPD to ensure delivery of sensitively and appropriately designed, sustainable developments and setting out important design principles based on recognised good practice. We also welcome the aim to help applicants achieve an attractive, sustainable, well designed, high quality environment that integrates housing, employment and community uses, together with infrastructure and green areas in conjunction with the	Support noted	No change
<i>1.10</i>				
26140 - Mrs Katherine Heydon [2799]	Support	FOR: strongly support policy DP/1 Sustainable Development. COMMENT: in entirety, with particular regards to sustainability, drainage, housing density, flood/climate change mitigation and travel policy.	Support noted	No change
25582 - Anglian Water Services Limited (Mrs Amie Lill) [10900]	Support	Thank you for giving Anglian Water the opportunity to comment on this consultation. We support the criteria listed that applicants are expected to take account of, in particular the importance of incorporating water conservation measures into developments, the adaptation to the impacts of climate change and the use of Sustainable Urban Drainage Systems (SUDs).	Support noted	No change
26381 - Natural England (Ms Janet Nuttall) [6952]	Support	We welcome the section on Sustainable Urban Drainage Systems under Chapter 1, including the reference to opportunities for biodiversity enhancement. We would welcome a general reference to the multi-functional uses of SUDS, such as the provision of green infrastructure for public access, as well as biodiversity.	The introduction to the SPD includes copies of two overarching policies on sustainability and design from the Development Control Policies Development Plan Document which apply district-wide. These are adopted policies, therefore it is not possible to amend their text. There is already a reference in paragraphs 11.61 and 11.66 to the incorporation of open space and maximizing opportunities for the enhancement of biodiversity, but it would be useful to elaborate in paragraph 11.66.	No change

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<p><i>1.11</i></p> <p>26437 - Bassingbourn cum Kneesworth Parish Council (Mr Mike Hallett) [12769]</p>	Object	Policy DP/2 Design of New Development does not adequately address the conservation of the built heritage of the area. We consider that the text of policy DP/2 paragraph 1.b. should be expanded to read "Conserve or enhance important built heritage and environmental assets of the site;"	The introduction to the SPD includes copies of two overarching policies on sustainability and design from the Development Control Policies Development Plan Document which apply district-wide (Policies DP/1 and DP/2). These are adopted policies, therefore it is not possible to amend their text. There are a number of other policies in the adopted Development Plan Documents that address conservation issues (and the other topics covered by the SPD) in more detail, but have not been replicated in the SPD. The Council has already adopted separate SPDs on Listed buildings and Conservation Areas, which do not need to be replicated within the Design SPD.	No change
<p>26142 - Mrs Katherine Heydon [2799]</p>	Support	<p>Policy DP/2 Design of New Development.</p> <p>FOR: a), COMMENT: strongly support the use of the word 'enhance' which allows for evolved and modern architecture in addition to historical or pastiche design.</p> <p>FOR: c), COMMENT: strongly support the use of 'variety and interest' to encourage a diverse/varied streetscene and mixed-housing styles.</p> <p>FOR: e), COMMENT: strongly support 'permeable', interconnected routes of roads, cycleways, bridleways and footpaths.</p> <p>FOR: g), COMMENT: strongly support a 'mix of housing types including smaller homes'.</p>	Support noted	No change

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
<i>CHAPTER 2 THE DESIGN CONTEXT</i>				
<i>2.5</i>				
26456 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]	Comment	Figure 2.1 would benefit from some reference points on the plan e.g. significant settlements, major transport links and rivers.	Noted but not considered necessary.	No change
<i>2.8</i>				
26457 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]	Comment	Figure 2.2 would benefit from some reference points on the plan e.g. significant settlements, major transport links and rivers.	Noted but not considered necessary.	No change

Representations***2.10 - Prehistoric***

26493 - Cambridgeshire County Council (Mrs Wendy Hague)

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Comment The section on historical development makes reference to a focus for prehistoric settlement on lighter soils, particularly the gravel terraces. However it is important to note that, research fieldwork over the past decade has demonstrated a denser level of settlement throughout the district in the prehistoric periods. An example of which is the fieldwork undertaken in conjunction with the Cambourne development and the A428 road improvements which demonstrate that large tracts of the claylands, previously considered unviable to sustain settlement prior to the Roman period, were in fact intensively utilised from at least the Iron Age (para 2.10).

Council's Assessment

Accepted

Action

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."

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26378 - Natural England (Ms Janet Nuttall) [6952]	Support	We welcome the use of Landscape Character Assessment as a basis for identifying key characteristics to be preserved and/or enhanced. We particularly support the implementation of suitable design principles including retention, creation and enhancement of green areas and implementation of appropriate planting schemes. These are likely to be multi-functional and provide a range of benefits including public access, enhancement of biodiversity and even benefiting climate	Support noted	No change
<i>3.11</i>				
26458 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]	Comment	Paragraph 3.11 Labels around the photo should connect to those elements of the photo they are identifying.	Accepted	Clarify the annotations to the photograph at paragraph 3.11.
<i>3.13</i>				
26459 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]	Comment	Paragraph 3.13 Trees and Hedgerows Mixed woodland Reference should be made to the status of this woodland is it typically, natural semi-natural ancient etc.	Reference requested would give a greater degree of detail than is appropriate here.	No change
<i>3.14 - Design Principles</i>				
26460 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]	Comment	Paragraph 3.14 Design Principals 9th bullet: "Ensure large barns are sited and designed to minimise their bulk and impact on the wider landscape, normally relating them to existing groups of farm buildings. Prominent ridgeline sites should be avoided." As this is referring to agricultural buildings and planning permission is often not required this point seems problematic as it would be difficult to ensure this is abided to. A farmers guide to the planning system gives guidance in appendix B on permitted development rights and agricultural buildings. Link below: http://www.communities.gov.uk/documents/planningandbuilding/pdf/143516.pdf	The text is appropriate for design principles which apply more widely than development which requires planning permission.	No change

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26461 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]

Comment 10th Bullet:
"Avoid the use of standardised and intrusive urban materials,..."

The use of materials, street furniture, lighting and signage as part of the traffic calming measures, will often be dictated by the County highways authority if these are to be adopted and signage would typically need to conform to current regulations if these signs were implemented it would result in there invalidity upon the public highway making them unenforceable. Therefore, the use of non standardised materials is often not acceptable.

Amend bullet -

"Where possible development... should avoid the use of standardised and intrusive urban materials, street furniture, lighting and signage as part of traffic calming measures."

Accepted.

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."

3.15 - Landscape Character

26462 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]

Comment The descriptions within this paragraph give two distinct different character areas and should be separated into two separate areas e.g.

"i. This character area is a broad scale landscape of large fields, low trimmed hedgerows and few trees. Certain high points have small beech copses which form strong focal points, and there are occasional shelterbelts around settlements.

ii. The eastern part of the area is cut through by the valleys of the rivers Granta and Rhee, which have an intimate character of small grazing meadow and wet woodlands, with lines of willows along the rivers. Some historic parkland within these valleys also adds to their distinctive character."

The character areas were taken from a Countryside Commission landscape character assessment and are

No change

3.16

26463 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]

Comment Paragraph 3.16
Labels around the photo should connect to those elements of the photo they are identifying.

Accepted.

Clarify the annotations to the photograph at paragraph 3.16.

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3.19 26435 - Great Shelford Parish Council (Mrs Wenda Burbidge) [1887]	Comment	Clay bat has only one 't' (paras 3.19, 3.53 & 13.3).	Accepted.	Correct the typographical error in paragraphs 3.19, 3.53 & 13.3.
3.21 - Design Principles 26465 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]	Comment	14 bullet: "Ensure new agricultural buildings" As this is referring to agricultural buildings and planning permission is often not required this point seems problematic as it would be difficult to ensure this is abided to. A farmers guide to the planning system gives guidance in appendix B on permitted development rights and agricultural buildings. Link below: http://www.communities.gov.uk/documents/planningandbuilding/pdf/143516.pdf	The text is appropriate for design principles which apply more widely than development which requires planning permission.	No change
26464 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]	Comment	Paragraph 3.21 13th Bullet: "Avoid the use of standardised and intrusive urban materials, street furniture, lighting and signage as part of traffic calming measures." The use of materials, street furniture, lighting and signage as part of the traffic calming measures, will often be dictated by the County highways authority if these are to be adopted and signage would typically need to conform to current regulations (The Traffic Signs Regulations & General Directions Act 2002) if these signs were implemented it would result in there invalidity upon the public highway making them unenforceable. Therefore, the use of non standardised materials is often not acceptable.	Accepted.	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."

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
3.22 - Landscape Character				
26466 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]	Comment	<p>Paragraph 3.22 "...Occasional medium to large sized ancient woodlands provide a distinctive feature and church spires are key landmarks..."</p> <p>The reference to large sized ancient woodlands is misleading and should be rephrased to woodland blocks, which is a more accurate description:</p> <p>"...Occasional medium to large sized ancient woodland blocks provide a distinctive feature and church spires are key landmarks..."</p>	Don't accept that the existing text is misleading or that the proposed change is a meaningful improvement.	No change
3.23				
26467 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]	Comment	<p>Paragraph 3.23 Labels around the photo should connect to those elements of the photo they are identifying.</p>	Accepted.	Clarify the annotations to the photograph at paragraph 3.23.
3.24 - Settlement Character				
26468 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]	Comment	<p>Paragraph 3.24 The images illustrating typical character do not typify the strong linear form which is identified within the paragraph above suggest different images are used.</p>	The plans do not illustrate a strong, linear form.	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
3.25				
26469 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]	Comment	<p>Paragraph 3.25 4th bullet... buildings are typically arranged in a loose knit pattern. This is contrary to the description given in paragraph 3.25 which describes a strong linear form with rows of cottages and a few larger farmsteads facing roads and paths.</p>	There is not necessarily a contradiction between linear forms and loose knit patterns.	No change

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<i>3.28 - Design Principles</i>				
26471 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]	Comment	<p>Paragraph 3.28 Bullet 8 mentions agricultural buildings</p> <p>As this is referring to agricultural buildings and planning permission is often not required this point seems problematic as it would be difficult to ensure this is abided to. A farmers guide to the planning system gives guidance in appendix B on permitted development rights and agricultural buildings. Link below:</p>	The text is appropriate for design principles which apply more widely than development which requires planning permission.	No change
26470 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]	Comment	<p>Paragraph 3.28 Bullets 7</p> <p>Bullet 7 mentions standardised urban material .</p> <p>The use of materials, street furniture, lighting and signage as part of the traffic calming measures, will often be dictated by the County highways authority if these are to be adopted and signage would typically need to conform to current regulations (The Traffic Signs Regulations & General Directions Act 2002) if these signs were implemented it would result in there invalidity upon the public highway making them unenforceable. Therefore, the use of non standardised materials is often not acceptable.</p>	Accepted	<p>Change bullet point 7 of 3.28 as follows:</p> <p>"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."</p>
<i>3.31 - Settlement Character</i>				
26472 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]	Comment	<p>Paragraph 3.31 Illustration of Gamlingay</p> <p>"Gamlingay - Crossroads location - Continuous frontages - Houses and cottages mostly on back edge of pavement"</p> <p>The above statements do not completely correspond with the illustration and should therefore be rephrased to state:</p> <p>"Gamlingay - Crossroads location - Continuous frontages along Church Street - Houses and cottages mostly on back edge of pavement"</p>	Accept point and highlight that principle applies especially to Church Street and parts of Mill Street.	Clarify the annotations to the photograph at paragraph 3.31.

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<i>3.35 - Design Principles</i>				
26473 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]	Comment	<p>Paragraph 3.35 4th Bullet</p> <p>"Ensure buildings normally face the back edge of the pavements and are arranged to form mostly continuous frontages, with only occasional gaps, giving glimpses of countryside beyond."</p> <p>This statement is only applicable for development along Church Street and elements of Mill Street and is not applicable to the majority of the rest of the settlement.</p>	Accept point and note that this is one of the local patterns that should be followed.	<p>Change 4th bullet of 3.35 to read:</p> <p>"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</p>
26474 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]	Comment	<p>Bullets 7 & 8</p> <p>See comments for Paragraph 3.14 re standardised urban material and agricultural buildings.</p>	<p>Urban materials - accept point</p> <p>Agricultural buildings - the text is appropriate for design principles which apply more widely than development which requires planning permission.</p>	<p>Urban materials - change 7th bullet point of 3.35 to read:</p> <p>"Avoid the use of standardised and intrusive urban materials, street furniture, lighting and signage as part of traffic calming measures wherever appropriate."</p> <p>Agricultural buildings - no change.</p>
<i>3.36 - Landscape Character</i>				
26475 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]	Comment	<p>Paragraph 3.36</p> <p>Labels around the photo should connect to those elements of the photo they are identifying.</p>	Accepted	Clarify the annotations to the photograph at paragraph 3.36.
<i>3.38 - Settlement Character</i>				
26532 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]	Comment	<p>Paragraph 3.38</p> <p>Illustration</p> <p>"Willingham - Continuous frontages at back of pavement"</p> <p>The layout of this settlement does not entirely support the above statement</p>	Accept point and note that there are groups of buildings on or close to the back of the pavements in the village core.	Clarify the annotations to the illustration at paragraph 3.38.

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3.42 - Design Principles

26534 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]

Comment Paragraph 3.42
Bullets 8 & 9 See comments for Paragraph 3.14 Re use of standardised urban material and agricultural buildings.

Urban materials - accept point
Agricultural buildings - the text is appropriate for design principles which apply more widely than development which requires planning permission.

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."

Agricultural buildings - no change.

3.69

26535 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]

Comment Paragraph 3.69
The use of the phrase 'vernacular buildings' is a very broad heading Is this the correct term as it is appearing after a statement regarding mid 17th and 18th century windows.

It might also be useful if such statements appeared in chronological order to avoid any confusion and provide a description of what is meant by vernacular buildings for example "the way in which ordinary building (typical dwellings) were or are locally constructed, prior to the importation of different building techniques and styles."

The vernacular reference is appropriate here in relation to side-hung or sliding sash windows.

No Change

3.77 - Doors

26536 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]

Comment Paragraph 3.77
Left hand image gives an example of a planked door however, this is an internal door and should be replaced with a photo of an external door to be consistent with other examples.

There is more emphasis on external doors in this section but it is valid to include internal doors here.

Change text to caption (3.77) to note door is internal.

3.93

26537 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]

Comment Paragraph 3.93
"The earliest buildings have simple rectangular forms with single room depth plans. A few highest status buildings have aisles to increase the internal volume and later more commonly cross-wings are incorporated..."

Change highest to high

Accepted.

Change "highest" to "high" in paragraph 3.93.

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3.94 26538 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]	Comment	Paragraph 3.94 "Many traditional cottages follow a 'baffle entry' form, in which there is a central chimney stack (usually with two fireplaces back to back) and the main entry..." Insert chimney for clarification	Accepted.	Insert the word "chimney" before "stack" in paragraph 3.94.
3.95 26539 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]	Comment	Paragraph 3.95 Would benefit from a diagram illustrating Double Pile Plan Form	Change is desirable but not essential.	No change made given time constraints.
3.99 26541 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]	Comment	Paragraph 3.99 "The Listed Buildings SPD (Chapter 15, pages 119 - 126) highlights specific building types within South Cambridgeshire. These include farm buildings including barns, granaries, stables, dovecotes, and cart and stock sheds. The importance of food processing, as well as agriculture, to the district is reflected by mills and maltings. Traditional crafts and industries are represented by smithies and tanneries. Bake houses and wash houses, schools and war memorials are also included." Chapter 15, pages 119-126 is incorrect in the adopted SPD and should be changed to 123-130 War memorials are not building types and are memorials, whilst they appear in the Listed Buildings SPD this differentiation should be noted within this SPD.	Accepted.	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."
3.104 26542 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]	Comment	Paragraph 3.104 "...The presence of vents and slats in a farm building gives an indication that animals were kept in it." This is a misleading statement as vents are also found in barns that were used for crop storage to enable air to circulate thus reducing the chances of crops rotting whilst stored.	Accepted.	Amend last sentence of paragraph 3.104 to read: "Vents or slats in a farm building indicate that it housed animals or stored produce."

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
<i>3.108</i> 26543 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]	Comment	<p>Paragraph 3.108 "Parish churches were centres of the village with the building and churchyard used for a range of community and other activities."</p> <p>This statement says that churches and churchyards were traditionally used for a range of community activities. Is there evidence for this because as consecrated ground non religious uses would be very limited? Is this being confused with church halls which were introduced to cater for these other non-religious uses?</p>	Historically, parish churches were used for a range of activities.	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."
<i>3.114</i> 26545 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]	Comment	<p>Paragraph 3.114 "The sheer size of a building is important but this is most often read and measured in relation to , other buildings or features. The relative size of buildings and their parts is called scale."</p> <p>Delete: sheer Insert: its surroundings</p>	Accepted.	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."
<i>3.117</i> 26546 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]	Comment	<p>Paragraph 3.117 "Different proportions also give a building (or building element) a stronger or weaker 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."</p> <p>Insert strong before horizontal proportions and vertical proportions as all building have horizontal and vertical proportions and this statement is about the emphasis or quality of these proportions.</p>	Accepted.	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."

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
3.118 26548 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]	Comment	Paragraph 3.118 "The proportions of the plans footprint of buildings (the relationship of length to depth) and the proportions of cross sections (height to depth) are important..." Replace plans with footprint to avoid confusion	Clarification would be beneficial.	Replace "plans" with "floor plans" in 3.118.
3.134 26549 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]	Comment	Paragraph 3.134 "The way buildings sit are positioned on plots makes a significant difference to their settings and the way they are perceived and to sense of space and character..." Replace: sits with are positioned	Accept	Replace "sits" with "are positioned" in paragraph 3.134.
CHAPTER 4 ENVIRONMENTAL SUSTAINABILITY				
CHAPTER 4 ENVIRONMENTAL SUSTAINABILITY				
26550 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]	Comment	Chapter 4 Remove this Chapter and put information at the front of the Chapter 11 as it is covered in detail.	Noted and agreed	Incorporate Chapter 4 into the beginning of Chapter 11.
26246 - Cambridge City Council (Mrs Emma Davies) [6069]	Comment	Chapters 4 and 11 could usefully be merged so that all sustainability matters are dealt with in one section.	Noted and agreed	Incorporate Chapter 4 into the beginning of Chapter 11.
26404 - Mr Steve Terry [12785]	Comment	Chapter 4. Chapter 11 should be part of Chapter 4 to group all sustainability matters together.	Noted and agreed	Incorporate Chapter 4 into the beginning of Chapter 11.
4.3 26155 - Mrs Katherine Heydon [2799]	Support	4.3 Environmental Sustainability Refers to the Local Area Agreement target (per person) as the very achievable CO2 target as 9 tonnes of CO2/per person/per annum by 2011 (down from the average of 10.2 CO2/per person/year in 2006), and down to 6-7 CO2 tonnes/person/year by 2020 and 2 CO2/tonnes/person/year by 2050. These targets seem lenient in timescale (to reach the 2 CO2/tonnes/person/year), but are in accordance with permitted targets; and the goal sends a positive message.	Noted.	No change.

*Representations**Nature Summary of Main Issue**Council's Assessment**Action***CHAPTER 5 BIODIVERSITY****CHAPTER 5 BIODIVERSITY**

26552 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117] Comment Chapter 5
Remove as this makes no reference to the subject matter of this SPD and would be better incorporated into Chapter 11 in the biodiversity and ecology section 11.95

26379 - Natural England (Ms Janet Nuttall) [6952] Object Chapter 5 does not make any reference to the range of statutorily and non-statutorily protected sites of nature conservation importance and the requirements, as detailed under PPS9 to protect these from development. Suitable design can often have an important role to play here in ensuring that impacts to sites, and species, are minimised and enhancements maximised. We appreciate reference to Biodiversity SPD, however, since specific reference to importance of the UK Biodiversity Action Plan then the guide should spell out the hierarchy of statutory designations across district, legal protection and how biodiversity will be addressed through development design. We appreciate that the section on Biodiversity and Ecology under Chapter 11 addresses this issue to some extent.

The Biodiversity chapter has been re-written to make it align better with the purpose of the Design Guide. Where information is contained within the Biodiversity SPD or other documents it has been referred to.

The text has been amended to refer to the system of legally protected species and designated sites (under UK and European law). The document is still not considered the right place to go into extensive detail about the different sites and species as it is partially covered in the Biodiversity SPD and other detailed guidance (such as can be found on the Natural England website of which details are provided). To address the issues of protected species and sites would require an entire chapter on its own and is not the purpose of this design guide. NE acknowledge that some consideration had been given to this point in the previous chapter 11 which has now be integrated with Chapter 5 to provide a more detailed focus on biodiversity within the Design Guide (rather than it being spread across the document).
Geological conservation is not being included within the document at present due to lack of expertise within the authority at present. Appropriate protection is afforded through PPS9.
Table 11.1 has been brought forward and retained to illustrate how biodiversity can be addressed within various development types (such as the referred to extensions and conversions).
Ramsar sites have not been referred to as no such sites are believed to exist with the district.

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.

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Representations

26380 - Natural England (Ms Janet Nuttall) [6952]

Nature Summary of Main Issue

Object Similarly, designated sites of geological importance, including Sites of Special Scientific Interest, should be referred to within the document; perhaps Chapter 5 should be entitled Biodiversity and Geology, or similar.

Council's Assessment

The text has been amended to refer to the system of legally protected species and designated sites (under UK and European law). The document is still not considered the right place to go into extensive detail about the different sites and species as it is partially covered in the Biodiversity SPD and other detailed guidance (such as can be found on the Natural England website of which details are provided). To address the issues of protected species and sites would require an entire chapter on its own and is not the purpose of this design guide. NE acknowledge that some consideration had been given to this point in the previous chapter 11 which has now be integrated with Chapter 5 to provide a more detailed focus on biodiversity within the Design Guide (rather than it being spread across the document).

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Action

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Representations

Nature Summary of Main Issue

Council's Assessment

Action

PART II BASIC DESIGN CRITERIA

PART II BASIC DESIGN CRITERIA

26553 - Gallagher Estates and the
HCA (Mr Andy Lawson) [10117]

Comment

First Paragraph

This statement about South Cambridgeshire states that it consists of villages within open countryside, rather than towns and large urban contexts.

This needs to be rephrased either to only refer to the rural area of South Cambridgeshire or restarted to state that it predominantly consist of villages in open countryside, rather than towns and large urban contexts as it includes the proposed town of Northstowe and immediate surroundings of the city of Cambridge.

Third Paragraph

The design of new development need to create viable and vibrant spaces

Should this not be places?

The reader would benefit from a breakdown of the structure of this section of the guidance as the use of chapters and sections is confusing.

Northstowe and other major developments are addressed in the second paragraph.

In this context spaces is correct.

A guide to the structure of the document should be added.

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.

A new paragraph will be added after paragraph 1.15 (in response to rep 26241) to guide the structure of the SPD.

*Representations**Nature Summary of Main Issue**Council's Assessment**Action***CHAPTER 6 URBAN DESIGN****CHAPTER 6 URBAN DESIGN**

26247 - Cambridge City Council (Mrs Emma Davies) [6069]	Comment	This chapter could usefully be merged with chapter 8.	This is a valid comment.	Review the structure of the SPD, particularly Chapters 6 and 8, to remove duplications and improve its readability.
26405 - Mr Steve Terry [12785]	Comment	Chapter 6. The inclusion of a section on design theory is a welcome addition to the SPD. However, the information in this chapter should be included in the current chapter 8 to more closely relate the theory to the application. More illustrations would aid the readability of this section.	First pointed, noted and welcomed. Inclusion of Chapter 6 in Chapter 8 is a valid comment. The request for more illustrations is a valid comment.	Review the structure of the SPD, particularly Chapters 6 and 8, to remove duplications and improve its readability. More illustrations will be provided.
6.2				
26555 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]	Comment	Paragraph 6.2 "Urban design principles apply to all forms and scales of development." Insert: and scales	To use the word scales may be confusing as it used elsewhere in the context of scale and proportion. The addition of the word sizes would attain the same request for clarity.	Add the words "and sizes" after "forms" to paragraph 6.2.
6.3				
26556 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]	Comment	Paragraph 6.3 "...The residents and workers of, and visitors to, the new development must have ready and convenient access to existing facilities and services; with any new facilities and services, provided as part of the development supporting and integrating with those already existing..." Delete: existing as they could access new facilities contained within a new development.	New developments will not provided the full range of facilities that people will require access to, therefore people will still require convenient access to existing facilities. The text as written remains valid.	No change

Representations

Nature Summary of Main Issue

Council's Assessment

Action

6.8

Representations

26562 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]

Nature Summary of Main Issue

Comment This text is difficult to follow. Suggest reformatting through the use of bullets as follows:

"It is important that new developments are designed and constructed in a manner that minimises the demand on natural resources;

- by minimising travelling,footpath and cycle networks;

- by designing developmentsthe proposals;

- by designing to avoidcreating flood risk for others;

- by constructing with robustdevelopment;

- by designing buildings or adaptation;

- designing and constructing; and designing developments that are not only valid..."

Council's Assessment

Valid comment to aid clarity.

Action

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."

Representations***Nature Summary of Main Issue******Council's Assessment******Action******6.12***

26565 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117] Comment Paragraph 6.12
The statement on design theory is purely concerned with the aesthetics/ visual qualities but should be expanded as design should not be purely visual but consider issues such as use.

This is a valid comment, but this section is about the theory of aesthetics. The suggested addition could be appropriately made in Paragraph 6.10.

Add to the end of Paragraph 6.10 ", to ensure robust high quality designs appropriate to the intended uses are attained."

Design Elements

26567 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117] Comment Design Elements
It should be noted though these terms are in standard use within urban design, slight variations in terminology may also often used/ interchanged to represent these elements.

This section would benefit from an illustrative representation of each of these points to assist lay

It is noted that there are some slight variations in the use of terminology. As stated in paragraph 6.13 this section is intended to set out how design comments will be provided to developers and their architects. It would be appropriate to state in paragraph 6.13 to incorporate a reference to design language.

The request for illustrations is valid.

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."

Provide illustrations.

6.15 - Line

26406 - Mr Steve Terry [12785] Object 6.15. Line may be implied intentionally as well as accidentally; in line 3 add "intentional or" before accidental repetition.

Valid comment.

Add "intentional or" before "accidental" on the 3rd line of paragraph 6.15.

6.17 - Form or Mass

26407 - Mr Steve Terry [12785] Object 6.17. In line 3 delete "or well defined spaces" as these are not positive forms, but are negative forms.

Valid comment, amend accordingly.

In line 3 of paragraph 6.17 delete "or well defined spaces"

Representations***Nature Summary of Main Issue******Council's Assessment******Action******6.22 - Pattern***

26571 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]

Comment Paragraph 6.22
"This is the use of the design elements, point, line, shape, texture, tone and colour, to create the visual design, to create an integrated whole. Too much of the same element can become boring , but the use of too much over use of variety can confuse the unity of the design."

Suggested changes: Too much use to The over use boring to monotonous
It should be noted the deliberate use of variety in a design can be used to challenge people's perceptions of a place and be a deliberate design ploy.

The first point is a subtle change in meaning. It is considered that the wording as existing is preferable and should be retained.

The second point is a valid comment suggesting a more appropriate word.

The third point is valid, but is a general point in relation to all the design elements. Add a comment relating to deliberate design ploys to paragraph 6.13.

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."

6.23 - Rhythm

26572 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]

Comment Paragraph 6.23
"This is the frequency of the repetition of a feature at regular intervals to create an intentional series, at regular intervals, which breaks a design down into sub-sections, e.g. a row of windows, pillars, or trees. Too many of the same repetition can become boring , whilst an inconsistent rhythm can destroy any form of unity."

Change: become boring to lead to monotony
Add: challenges and

Valid comment, amend accordingly.

In line 4 of paragraph 6.23 substitute "boring" with "monotonous".

Representations***Nature Summary of Main Issue******Council's Assessment******Action******CHAPTER 7 LOCATION AND CONTEXT******CHAPTER 7 LOCATION AND CONTEXT***

26383 - Natural England (Ms Janet Nuttall) [6952] Comment The guide should refer to the Cambridgeshire Green Infrastructure Strategy and demonstrate its commitment and support to individual projects where relevant. This strategy is currently being reviewed.

Valid comment.

Add a new section on Green Infrastructure after paragraph

7.2

26408 - Mr Steve Terry [12785] Object 7.2. In line 6 after "... form of buildings, with" add a reference to broking down the form to appear as a composition of forms, rather than one large one.

Valid comment, for clarity make addition as suggested.

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

7.13 - Changes for Modern Development

26410 - Mr Steve Terry [12785] Object 7.13. For clarity in line 4 change "an" to "a" and add "piecemeal".

Valid comment. For clarity amend as suggested.

In line 4 of paragraph 7.13 change "an" to "a" and add "piecemeal".

26409 - Mr Steve Terry [12785] Object For clarity add to the title "Challenges for Modern Development" the words "in the Villages".

Valid comment, amend as suggested to increase clarity.

To the heading "Challenges for Modern Development" before paragraph 7.13 add the words "in Villages".

7.15

26411 - Mr Steve Terry [12785] Object 7.15. "Proportions" is listed twice in the last sentence.

Valid comment. Delete the second reference to

In line 4 of paragraph 7.15 delete the word "proportions".

7.18

26412 - Mr Steve Terry [12785] Object 7.18. For clarity in line 4 add "that is" before generally.

Valid comment. Amend as suggested for clarity.

In line 4 of paragraph 7.18 after "...church," add "that is".

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
<p><i>7.20</i> 26413 - Mr Steve Terry [12785]</p>	Object	7.20. and 7.24 are repetitious and could be combined into one paragraph.	Valid comment. Combine paragraphs to remove	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). 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."
<p><i>7.27</i> 26414 - Mr Steve Terry [12785]</p>	Object	7.27. What group is being referred to at the end of the first sentence? The grammar needs correcting in the last sentence.	Valid comments. For clarity amend as suggested.	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".

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
<p>7.28 26415 - Mr Steve Terry [12785]</p>	Object	7.28 and 7.29 should be combined into one paragraph.	Valid comment. Amend as suggested.	Add the text of paragraph 7.29 onto the end of paragraph 7.28.
<p>7.32 26416 - Mr Steve Terry [12785]</p>	Object	7.32 and 7.33 should be combined into one paragraph.	Valid comment. Amend as suggested.	Add the text of paragraph 7.33 onto the end of paragraph 7.32.
<p>7.37 26167 - Mrs Katherine Heydon [2799]</p>	Support	7.37 refers to mixed use in terms of business and residential property distribution and the benefit of maintaining a diurnal activity. Strongly support in terms of both good usage of available resources - such as on street parking, but also in terms of a crime mitigation measure by keeping an area	Comment of support noted. This applies to residential, business and other uses, so change to residential and non-residential.	In line 3 of paragraph 7.37 change "employment" to "non-residential".
<p>7.38 26170 - Mrs Katherine Heydon [2799]</p>	Support	Strongly support 7.38 and 7.39 which outline consequences/sustainability of local small scale business related to 7.37 above.	Support noted	No change
<p>7.39 26172 - Mrs Katherine Heydon [2799]</p>	Support	Strongly support 7.38 and 7.39 which outline consequences/sustainability of local small scale business related to 7.37 above.	Support noted	No change

Representations**Nature Summary of Main Issue****Council's Assessment****Action****7.40**

26417 - Mr Steve Terry [12785]

Comment 7.40. Please expand/clarify the minimum facilities for a community focus.

Valid comment. Paragraph 8.5 begins to address this issue so it would be better locate this additional information after that.

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."

26446 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]

Object The statement that 'the bare minimum to create a community focus is a shop, bus stop and primary school' is not supported. The form and need for a community focus depends upon the nature and scale of the development/ community. Depending on the nature of the retail offer it may or may not act as a focus of a community and specifically identifying 3 forms of facility as the 'bare minimum' is far too simplistic. Equally, other facilities such as a well designed piece of open space can also act as a focus of a community. The sentence "The bare minimum to create a community focus is a shop, bus stop and primary school" should be deleted.

The sentiment is accepted, that this is a more complex issue. However the statement is made in the Urban Design Compendium on page 42. The statement should therefore be properly referenced and quoted for clarity. Expansion should be provided on the desired range of neighbourhood facilities.

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."

Add paragraph after 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."

7.46

26418 - Mr Steve Terry [12785]

Object 7.46. Add retail premises to the list of blank 'boxes'.

Valid comment. Make addition as suggested.

Amend line 1 of paragraph 7.46 to include "retail" before "industrial".

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
<i>7.47</i> 26419 - Mr Steve Terry [12785]	Object	7.47. Add the word "surface" before "car Parking" in line	Valid comment. Amend as suggested.	In line 4 of paragraph 7.47 add "surface" before "car parking".
<i>7.51</i> 26447 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]	Object	Paragraph 7.51 could imply that whatever the mix of housing it all should be built to 'Lifetime Homes' standard. However this is often unfeasible due to the type of housing, (flats) or due to locality. The SPD appears to be introducing new planning policy which properly should be introduced and formally consulted on through a formal revision to the appropriate Development Plan Document. This paragraph should be rephrased or the reference to 'Lifetime Homes' removed.	Amend to remove the potential misunderstanding this representation identifies.	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'."
26173 - Mrs Katherine Heydon [2799]	Support	7.51 Housing Types and Mix Strongly support mixed sizes (varied style - detached, 'condo', terraced, flats, semi-detached etc.) of housing dispersed throughout development sites. Also strongly support the integration of 'affordable' housing 'to meet identified local needs' throughout building development sites - rather than the alternative of segregated social housing or affordable/social housing in distinct or separate plots.	Comment noted, support welcomed.	No change
<i>7.55</i> 26351 - Mrs Katherine Heydon [2799]	Object	7.55 Districts/Neighbourhoods/Communities I would strongly support a specific reference to the integration of affordable and social rented housing to meet identified local needs.	Comment noted and support welcomed.	No change
26174 - Mrs Katherine Heydon [2799]	Support	7.55 Districts/Neighbourhoods/Communities Strongly support a mix of 'tenures' - freehold, leasehold and social rented.	Comment noted and support welcomed.	No change

Representations***Nature Summary of Main Issue******Council's Assessment******Action***

7.56

26175 - Mrs Katherine Heydon
[2799]

Support

7.56 Districts/Neighbourhoods/Communities
Strongly support the use of higher density housing nearer village centres/transportation hubs. A higher density of people living in close proximity to transportation 'nodes' or hubs, allows for a greater number of people to encourage usage and provision of a workable public transport hub, retention/provision of shops and facilities.

Comment noted and support welcomed.

No change

*Representations**Nature Summary of Main Issue**Council's Assessment**Action***CHAPTER 8 THE ELEMENTS OF URBAN FORM****CHAPTER 8 THE ELEMENTS OF URBAN FORM**

26420 - Mr Steve Terry [12785]	Comment	Chapter 8. There is some duplication arising from pertinent issues being addressed in different sections from differing perspectives. The comments are all pertinent where they occur, but could there be any repackaging to remove apparent duplication?	Valid comment.	Review the structure of the SPD, particularly Chapters 6, 7 and 8, to remove duplications and improve its readability.
8.2				
26448 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]	Object	Gallagher Longstanton Ltd and the Homes and Communities Agency object to statement that a permeable network will not contain cul-de-sacs. Although these may not enable motorised vehicles through them, they may contain footpath or cycle ways and therefore be permeable. Cul-de-sacs can be utilized when the aim is to minimise the use of the car by creating more torturous routes for car users whilst maintaining direct routes for non-motorised users. The paragraph should be amended to read "The development must create an effective network of streets and buildings that achieve a permeable network and encourage cycling and walking. A permeable network is one that is easy to navigate and easily accessible by means of interconnected routes. It will not contain no-through-routes for non motorized users as these..."	The comment on creating less direct routes for private cars is valid and should be addressed.	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."
26177 - Mrs Katherine Heydon [2799]	Support	8.2 Creating a Sense of Place Strongly support a 'permeable network' of streets that encourages walking and cycling. Permeable routes encourage exploring the local neighbourhood by foot and cycle. Safer, permeable, direct routes provide an incentive for commuter behaviour (for instance the Guided Bus Cycleway between Histon and CRC), leisure exploration, investigation of local sights, walks, parks, facilities, and small local shops and provisions.	Comment noted and support welcomed.	No change

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
<p><i>8.5</i></p> <p>26421 - Mr Steve Terry [12785]</p>	Comment	8.5. Add recommended population figures to supplement walking distances.	Valid comment. Add as recommended to improve clarity.	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."
<p><i>Table 8.1</i></p> <p>26178 - Mrs Katherine Heydon [2799]</p>	Support	Table 8.1 Urban Structure Strongly support the over-looking of public spaces from buildings and windows. Encourages safety, the perception of safety and reduces crime and consequently encourages the usage of the public space.	Comment noted and support welcomed.	No change
<p><i>Table 8.2</i></p> <p>26422 - Mr Steve Terry [12785]</p>	Comment	Table 8.2. Limited road frontage and space in depth: is there uncertainty about the 30m x 50m dimensions?	Valid comment. It is not necessary to state the minimum dimension, as it is for the designer to assess each	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
<p><i>8.24</i></p> <p>26573 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]</p>	Comment	Paragraph 8.24 Images need to be at the same scale if they are intended to be comparable.	Valid comment. Change the drawings.	Replace the drawings after 8.24 with more suitable images.

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
8.41 26423 - Mr Steve Terry [12785]	Comment	8.41. Name the successful examples of contemporary design.	Valid comment. Insufficient examples have been identified to include in the document at this time.	No change.
8.49 26424 - Mr Steve Terry [12785]	Object	8.49. Remove the reference to developers' standard house types. More specific designs are required not standard house types.	Valid comment. Delete as suggested.	In the 11th bullet point of paragraph 8.49 delete the word "standard" in line 4 and substitute the word "types" with "designs" in
8.51 26425 - Mr Steve Terry [12785]	Object	8.51. Insert "where possible" before "block their views". Add a drawing illustrating the vertical daylight drawing alongside the horizontal drawing.	Valid comments. Amend text and add drawing as suggested.	In line 5 of paragraph 8.51 add "where possible" before "block their views". Add a drawing illustrating vertical daylight angles.
8.52 26426 - Mr Steve Terry [12785]	Object	8.52. Add "protecting" at the beginning of the sentence.	Valid comment. Add as suggested.	Add "Protecting" to the beginning of paragraph 8.52.

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
<p><i>8.53</i></p> <p>26427 - Mr Steve Terry [12785]</p>	Comment	8.53. The text refers to a 20m distance between windows to habitable rooms, whilst the drawing refers to 18m. Be consistent.	Valid comment. The drawing is incorrect and the text contains a typographical error as 20m should read 25m. This distance relates to 2 storey residential properties and should be increased to 30m for 3 storey residential properties. Amend the text and drawings accordingly.	<p>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."</p> <p>Amend the diagram after paragraph 8.53, together with its explanatory text, to state 25m.</p>
<p><i>8.57</i></p> <p>26428 - Mr Steve Terry [12785]</p>	Object	8.57. Add "potential" before "hiding places" in the last bullet point.	Valid comment amend as suggested.	Add "potential" before hiding places in the last bullet point of paragraph 8.57.
<p>26179 - Mrs Katherine Heydon [2799]</p>	Support	8.57 Community Safety Strongly support 'natural surveillance' of public and semi public spaces. Deters crime and increased perception of safety. Encourages use of the space.	Comment noted and support welcome.	No change

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
<p>8.58 26429 - Mr Steve Terry [12785]</p>	Object	8.58. Delete the reference to "Places, Streets, and Movement" and replace it with "Manual for Streets".	Valid comment amend as suggested.	Delete "Places, Streets, and Movement: A Companion Guide to Design bulletin 32" and insert "Manual for Streets" from paragraph 8.58
<p>Table 8.3 26430 - Mr Steve Terry [12785]</p>	Object	Table 8.3. Last bullet point in don't column for routes, add "high" before "fenced" and add "/walled/hedged" after fenced. Last bullet point in don't column for structure, is "monoculture" relevant?	Valid comment, amend as suggested.	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.
<p>8.64 26574 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]</p>	Comment	It would more appropriate to say that the network of streets, squares, parks and greens are the principal elements of the public realm, not what binds them. This sentence should be amended to read, "The network of streets, squares, parks and greens, form the principal elements of the public realm. These places need to	Valid comment about "binds the public space together". They are, however, more than the principle elements.	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.
<p>8.65 26575 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]</p>	Comment	Architects and designers are not the only professions involved in this process so the sentence should be amended to: "Creating high quality public and private spaces requires designers, developers, engineers and town planners to develop places that suit the needs and activities..."	Valid comment.	Replace "architects and urban designers" with "all those involved" in paragraph 8.65.
<p>8.68 26577 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]</p>	Comment	Paragraph 8.68 This paragraph could also make reference to the Open Space in New Developments SPD.	Valid comment, add a reference as suggested.	Add to the end of paragraph 8.68 "Reference should be made to the Council's "Open Space in New Developments Supplementary Planning Document"."

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
8.69 26449 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]	Object	By requiring all residents to have some form of park space within a 400 metre walking distance of their home the SPD appears to be introducing new planning policy. The last sentence of paragraph 8.69 should be deleted.	This is recommended in the "Urban Design Compendium"; clarify the origin of this recommendation.	At the beginning of the 4th sentence of paragraph 8.69 add "The Urban Design Compendium recommends that".
8.82 26183 - Mrs Katherine Heydon [2799]	Support	8.82 Forms, Materials and Details Support the use of local materials - where advantageous in energy production calculations/economically viable in cost benefit terms - to reduce the energy required for transportation of building materials. Strongly support the policy for low grade, relatively ubiquitous building materials.	Comment noted and support welcomed.	No change
<i>Public Realm and Landscape Framework</i>				
26433 - Sport England East (Mr Phillip Raiswell) [4720]	Comment	We are disappointed that there is no reference to the need for urban design to promote opportunities for people to take part in sport and physical activity. This principle cuts across many agendas, including sport itself, but also health, well-being and sustainable development and transport. Sport England published 'Active Design' in 2007, which promoted the concept of integrating opportunities for sport and physical activity into master plans/development briefs etc through good design. In your document the principles of Active Design could be incorporated into the section on Public Realm Design.	Valid comments. Include a reference to the document as suggested	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
26249 - Cambridge City Council (Mrs Emma Davies) [6069]	Object	The document could also be included within the Appendix Given the importance of the public realm and landscape to creating successful places, we would strongly recommend that this section is simplified and clarified. In addition, we are a little concerned as to how the Design Guide SPD will sit alongside the Landscape in new Developments SPD. It is felt that there is no need to repeat information in two separate documents, and that it might be easier for the Landscape in New Developments SPD to form a section within the Design Guide SPD to avoid repetition and the potential for conflicting advice.	Valid comment. Ensure the document relates to the Landscape in New Developments SPD, without any contradiction.	Ensure the document relates to the Landscape in New Developments SPD, without any

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
8.90 26578 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]	Comment	Paragraph 8.90 "Everything in the public realm is landscaping; all hard and soft landscaping, relationship to the countryside, streets, and squares, open space, parks and water movement corridors..." This definition requires a reference	This is not a quote, so cannot be referenced. The representation implies a misreading of the intention of the text, which could be amended to clarify	In line 1 of paragraph 8.90 delete "is" and replace it with ", from the design perspective, can be considered as".
26251 - Cambridge City Council (Mrs Emma Davies) [6069]	Object	The statement "Everything in the public realm is landscaping" is not correct. The distinction needs to be made between public realm and landscape in the modern context. Essentially, public realm is the hardscape and landscape is the softscape. These elements must be considered together and inform the detailed design of spaces within a site.	The proposed distinction is one that has been used in the past. Such a distinction created a division of responsibilities for hard and soft landscaping, resulting in the two not forming a cohesive whole. The purpose of the paragraph is to promote integration and overcome the fragmentary approach to designing the public realm. The recommendation is not accepted as it would dilute the intention.	No change
Table 8.5 26431 - Mr Steve Terry [12785]	Comment	Table 8.5. No examples are listed.	Valid comment. The examples column is not necessary, remove it.	Delete column 3 of Table 8.5.
8.94 26580 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]	Comment	This statement appears to be confusing the different types of planning applications as a full planning application will not have reserved matters, but may have conditions. Reserved matters will be relevant to outline planning applications.	Valid comment. Clarify the statement by removing the reference to full planning permission.	In line 5 of paragraph 8.94 delete the words "for full planning permission".
8.100 26186 - Mrs Katherine Heydon [2799]	Support	8.100 Private Gardens and Amenity Spaces Strongly support the use of a holistic, integrated approach to building, open space and landscape design.	Comment noted and welcomed.	No change
8.101 26188 - Mrs Katherine Heydon [2799]	Support	8.101 Private Gardens and Amenity Spaces Strongly support the need for every home to have access to a 'private or communal amenity space'.	Comment noted and welcomed	No change

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
<i>8.102</i>				
26450 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]	Comment	The statement "Incorporate a private sitting out area positioned close to internal living accommodation" in the second bullet point is overly prescriptive. The design of a private garden should be flexible and allow home owners to personalise their gardens as these are private spaces. This is adequately expressed in bullet 6 'Enable flexibility of use and personalisation. Bullet 2 should therefore be deleted.	The private space should allow flexibility of use, as different people will wish to use the space in different ways to satisfy their particular requirements. However there is general desire for many people to sit close to the house; and if such an area is located close to the main internal living space this offers the opportunity to use the external space as an extension of the internal space. There is therefore a valid point in retaining the bullet point.	No change
26190 - Mrs Katherine Heydon [2799]	Support	8.102 Private Gardens and Amenity Spaces Strongly support the need for gardens to be of a functional size to allow sunlight and usage - both for leisure and vegetable cropping.	Comment noted and welcomed.	No change
<i>8.104</i>				
26191 - Mrs Katherine Heydon [2799]	Support	8.104 Private Gardens and Amenity Spaces Strongly support that balconies should be of sufficient size to allow outdoor dining.	The comment is noted and the support welcomed.	No change
<i>8.113</i>				
26581 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]	Comment	Change Porous to Permeable which is the correct term. Porous describes the material's properties to absorb moisture. Porous hard landscaping materials can often be problematic as they can be damaged through freeze thaw effect and are typically susceptible to staining.	Valid comment, amend as suggested	In line 3 of paragraph 8.113 replace "porous" with "permeable"
26192 - Mrs Katherine Heydon [2799]	Support	8.113 Paving Strongly support the use of 'porous paving materials' 'where possible' 'to maximise surface water percolation' and 'minimise run-off'.	Comment noted and support welcomed.	No change
<i>8.114</i>				
26494 - Cambridgeshire County Council (Mrs Wendy Hague)	Comment	Reference should also be made to the need to consider design implications of providing adequate cycle parking as part of new developments. (para 8.114).	Valid comment, amend as suggested.	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."

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
8.115 26193 - Mrs Katherine Heydon [2799]	Comment	<p>8.115 Parking</p> <p>In balance one has a neutral view on 'parked cars' should be located 'beneath' or 'at the side or rear' of buildings. The balance being made up of the 'for' and 'against' conflicts below:</p> <p>Against: On-street parking encourages a natural measure of traffic calming in lieu of, in my opinion, more unsightly street furniture; as such on-street parking should be facilitated and not 'designed out' of a development.</p> <p>For: However often 'on-street' parked cars are positioned on cycle paths or footpaths which cause potential accidents/NMU issues limiting the positive traffic-calming impact of on-street car parking.</p>	Comments noted.	No change
8.117 26432 - Mr Steve Terry [12785]	Comment	8.117. Refer to the English Partnerships document Car parking What Works Where.	Valid comment, add a reference to the publication.	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."
26194 - Mrs Katherine Heydon [2799]	Support	8.117 Parking Strongly support the overlooking of communal parking areas and the use of (low wattage, detector/timed) lighting provision.	Comment noted and support welcomed.	No change
8.119 26195 - Mrs Katherine Heydon [2799]	Support	<p>8.119 Public Art</p> <p>Strongly support the integration of public art in the design purpose.</p> <p>Particularly favour where art has a functional quality as well as an aesthetic provision.</p>	Comment noted and support welcomed.	No change
8.123 26196 - Mrs Katherine Heydon [2799]	Support	8.123 Public Art Strongly support the use of work by local, Cambridgeshire-based, artists for local Public Art. Particularly support where art is of a high standard and an	Comment noted and support welcomed.	No change

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
<p>8.138 26436 - Great Shelford Parish Council (Mrs Wenda Burbidge) [1887]</p>	Comment	In section 8.138 photovoltaic panels also ought to be mentioned as they are likely to be more common once the cost of them makes them more economic.	Solar panels is a term that includes both solar hot water and photovoltaic panels.	No change
<p>8.139 26197 - Mrs Katherine Heydon [2799]</p>	Support	<p>8.139 Solar Panels Strongly support the incorporation of solar panels into the roof design when incorporated in a new build.</p> <p>Support the use of solar panels where economically viable in terms of cost of the solar panel in relation to energy generation and savings associated with the installation over the lifespan of the product.</p>	Comment noted and support welcomed.	No change

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
CHAPTER 9 ENVIRONMENTAL HEALTH				
CHAPTER 9 ENVIRONMENTAL HEALTH				
26384 - Natural England (Ms Janet Nuttall) [6952]	Support	We support the objectives and principles of this design guide in relation to minimising impacts on air quality, noise and waste and in seeking to incorporate water and energy conservation measures as far as possible.	Support noted.	No change
9.1				
26495 - Cambridgeshire County Council (Mrs Wendy Hague)	Object	The text should be amended to make it clear that the requirement for storage of waste and recycling materials applies equally to residential developments as well as non-residential development and that these requirements are set out in the RECAP Waste Management Design Guide (para 9.1).	Agree and necessary to detail what RECAP abbreviation stands for in RECAP Waste Management Design Guide in paragraph 9.3.	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

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
<p>9.2 26496 - Cambridgeshire County Council (Mrs Wendy Hague)</p>	Comment	It is unclear why the storage of waste materials is described as only being temporary given that the RECAP Waste Management Design Guide refers to a requirement for permanent (and where necessary) temporary waste storage facilities being required within developments (para 9.2).	Agree this an oversight / typo error.	Amend paragraph 9.2 deleting the words "such temporary".
<p>9.3 26497 - Cambridgeshire County Council (Mrs Wendy Hague)</p>	Comment	The County Council welcomes the reference to development layouts being considered in the context of the RECAP Waste Management Design Guide and the Cambridgeshire Design Guide for Streets & Public Realm. For clarity it should be made clear that the RECAP Waste Management Design Guide which was originally published by the RECAP Partnership in 2008 has been recently revised by the County Council together with Peterborough City Council as a Supplementary Planning Document and will be subject to public consultation in February/March 2010 (para 9.3).	Valid comment.	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."

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
9.4				
26451 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]	Object	The requirement for all developments to store rainwater and store grey water for use the specific ways noted in this paragraph is unduly onerous and introduces a statement of detailed policy. The paragraph should be amended to read "...all developments should aim to collect and store rainwater and grey water for reuse. Any	Comment noted. On reviewing this section it is concluded that this paragraph is out of context and is already adequately addressed in paragraph 11.56 of Chapter 11 Environmental Sustainability- Sustainable Urban Drainage- Incorporate Water Conservation Measures -Water Saving Hierarchy.	Delete paragraph 9.4
26198 - Mrs Katherine Heydon [2799]	Support	9.4 Waste collection and recycling Strongly support the use of grey-water recycling measures in new builds.	Support noted but note this paragraph is out of context and is already adequately addressed in paragraph 11.56 of Chapter 11 Environmental Sustainability- Sustainable Urban Drainage- Incorporate Water Conservation Measures -Water Saving Hierarchy.	Delete paragraph 9.4
9.5				
26498 - Cambridgeshire County Council (Mrs Wendy Hague)	Comment	For clarity it is suggested that the text in this paragraph should appear after paragraph 9.11 as it relates to the content of the Draft SPD (para 9.5).	Comment noted. However, 9.5 should remain due to amendments to paragraph 9.3 but additional reference to County Council draft SPD should be made at the end of paragraph 9.11.	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
9.9				
26499 - Cambridgeshire County Council (Mrs Wendy Hague)	Support	The County Council welcomes the reference made to a completed RECAP Waste Management Design Toolkit forming part of the submission requirements for planning applications (para 9.9).	Comment noted and support welcomed.	No change
9.11				
26199 - Mrs Katherine Heydon [2799]	Support	9.11 Waste collection and recycling Support the requirement for an 'internal storage capacity' in new build kitchens to facilitate waste recycling	Comment noted and support welcomed.	No change

Representations***Nature Summary of Main Issue******Council's Assessment******Action******9.12***

26583 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]

Comment The Manual for Streets is not national design guidance for waste and recycling and the reference should be removed and replaced with more appropriate guidance.

Valid comment. Manual for Streets is not national design guidance for waste and recycling. Clarification required.

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."

Representations***9.80***

26443 - Middle Level Commissioners (Mr Graham Moore) [6194]

Nature Summary of Main Issue

Object In addition to your Council's Award Drains there are many other important protected watercourses including Main River, I.D.B. drains which provide water level and flood risk management and the adverse impacts upon which should also be considered by potential developers when required. Contravention of the Land Drainage Act is a criminal offence which could lead to enforcement action being taken against the perpetrator.

Council's Assessment

Valid comment and reference should be made to SCDC's Strategic Flood Risk Assessment 2005.

Action

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>."

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
CHAPTER 11 ENVIRONMENTAL SUSTAINABILITY				
11.5				
25579 - Anglian Water Services Limited (Mrs Amie Lill) [10900]	Support	Thank you for giving Anglian Water the opportunity to comment on this consultation. We support the criteria listed that applicants are expected to take account of, in particular the importance of incorporating water conservation measures into developments, the adaptation to the impacts of climate change and the use of Sustainable Urban Drainage Systems (SUDs).	Support noted.	No change
Reduce Carbon Dioxide Emissions				
26500 - Cambridgeshire County Council (Mrs Wendy Hague)	Comment	It would be helpful if the Design Guide referred to the requirements of policy NE/1: Energy Efficiency of the Development Control Policies DPD particularly in relation to the requirement to reduce carbon emissions emitted per year in comparison to existing Building Control standards by 10%. It would be helpful to refer to policy NW24 of the Cambridge North West Area Action Plan as the Code for Sustainable Homes standards set out in this policy include minimum energy efficiency standards. There are also similar requirements under the BREEAM assessment which would apply to non-residential development.	Noted and agreed.	Reference to Policy NE/1 included in paragraph 11.26.
11.40				
26200 - Mrs Katherine Heydon [2799]	Comment	11.40 on page 160 appears to re-iterate and enhance policy NE/3 from the DCPDPD, without acknowledging the source document (reference below): July 2007 Development Control Policies DPD page 75 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.	Noted	Add reference in paragraph 11.40 to the Development Control Policies DPD as source of Policy NE/3.

Representations***Nature Summary of Main Issue******Council's Assessment******Action***

26501 - Cambridgeshire County Council (Mrs Wendy Hague)

Comment It would be helpful to include reference to policy NW24 of the Cambridge North West Area Action Plan which include a requirement to reduce carbon dioxide emissions by 20% through the use of on-site renewable energy generation.

Similarly the Northstowe AAP includes target of 20% of predicted needs from renewable energy subject to wider

Agree, there are higher standards in some of the Area Action Plans which should be recognised in the SPD.

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)."

Incorporating Water Conservation Measures

25580 - Anglian Water Services Limited (Mrs Amie Lill) [10900]

Support Thank you for giving Anglian Water the opportunity to comment on this consultation.

We support the requirement to incorporate water conservation measures into the design of developments. This is key to meeting the requirements set out in the code for sustainable homes and in meeting the high growth demand in the east of England.

Support noted

No change

11.53

26502 - Cambridgeshire County Council (Mrs Wendy Hague)

Comment It would be helpful to include reference to the policies NS/21, CE/22 and CSF/19 of the Northstowe, Cambridge East and Cambridge Southern Fringe Area Action Plans which include a requirement to reduce mains water use as part of these developments as being essential requirements.

Similarly it would be helpful to refer to policy NW24 of the Cambridge North West Area Action Plan as the Code for Sustainable Homes standards set out in this policy include minimum water efficiency standards. There are also similar requirements under the BREEAM assessment which would apply to non-residential development (para 11.53).

Agree, there are higher standards in some of the Area Action Plans which should be recognised in the SPD.

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)."

Use Sustainable Drainage Systems

25581 - Anglian Water Services Limited (Mrs Amie Lill) [10900]

Support We are pleased to see references made to the use of sustainable urban drainage systems (SUDS) which follows Anglian Water's policy of surface water separation and onsite surface water management and attenuation.

Support noted.

No change

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
<i>11.68</i>				
26503 - Cambridgeshire County Council (Mrs Wendy Hague)	Object	This paragraph duplicates the text in the second sentence of paragraph 11.66. It is therefore suggested that it should be deleted for clarity. (para 11.68).	Noted and agreed	Paragraph 11.68 deleted.
26452 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]	Object	The naturalistic appearance of ponds and basins is not always desirable as they may deliberately be alien to their surroundings forming for example part a piece of land art as part of a public art strategy within a development. Paragraph 11.68 should be amended as follows:"Where basins and ponds are to be incorporated, they should either be designed to appear as natural as possible (with contours designed to blend into the landscape, and with different margin depths and shelves to maximize opportunities for the enhancement of biodiversity) or form part of a wider landscape design strategy that may introduce alternative or alien forms into the landscape."	Noted.	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."
<i>11.76</i>				
26584 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]	Comment	Delete 9th bullet. The use of drought-resistant planting (xeriscaping) is not an element of managing flood risk but an element of water conservation and inconsistent with the first phrase.	Noted and agreed.	Text relocated to para 11.55 (delivery options under water conservation measures)
<i>11.86</i>				
26504 - Cambridgeshire County Council (Mrs Wendy Hague)	Support	The County Council welcomes the reference made to the requirement for applicants to prepare a Resource Re-use and Recovery Scheme in relation to construction and demolition waste (para 11.86).	Support noted.	No change

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
11.90 26505 - Cambridgeshire County Council (Mrs Wendy Hague)	Comment	It is suggested that this paragraph should be amended to make it clear that Policy HG/2 of the Development Control Policies DPD requires that a proportion of new dwellings should meet Lifetime Home standards (para 11.90).	Agreed.	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."
11.91 26506 - Cambridgeshire County Council (Mrs Wendy Hague)	Comment	It should be noted that the RECAP Waste Management Design Guide includes guidance on the design and location of waste storage associated with individual dwellings (para 11.91).	Comment noted.	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."
11.93 26507 - Cambridgeshire County Council (Mrs Wendy Hague)	Comment	It is noted that the intention is to include Building for Life Assessments in the District Council's Annual Monitoring Report. The County Council would welcome further discussions in relation to this issue (para 11.92).	In July 2008 the Government published a new set of Core Output Indicators that District Councils must report on in their Annual Monitoring Report (Regional Spatial Strategies and Local Development Framework Core Output Indicators - Update 2/2008). The revised list includes a requirement that the level of quality in new housing development be monitored for all housing sites of at least 10 dwellings that have been completed (Indicator H6 Housing Quality - Building for Life Assessments).	Further discussions may take place in the Quarterly Monitoring meetings.

Representations**Nature Summary of Main Issue****Council's Assessment****Action****Table 11.1**

26508 - Cambridgeshire County Council (Mrs Wendy Hague)

Comment It is unclear why this table refers to Biodiversity impacts only in the context of smaller developments given that ecological assessments as well as mitigation measures would also be relevant for development at a larger scale (Table 11.1).

The guidance on biodiversity covers all types of development and the need, for example, for ecological assessments appropriate to the size and scale of development. Table 11.1 gives helpful guidance for smaller scale development but this does not suggest that biodiversity considerations do not apply to larger developments.

No change.

PART III SMALLER SCALE DEVELOPMENTS**PART III SMALLER SCALE DEVELOPMENTS**

26382 - Natural England (Ms Janet Nuttall) [6952]

Comment Your authority may wish to consider reference to protected species under the relevant sections within Part III, including Conversions, Extensions and Listed Buildings i.e. cross-reference with the Biodiversity and Ecology section of Chapter 11 and Table 19.1 in Chapter 19. It may be useful (within Table 19.1?) to include the link to Natural England's standing advice on protected species
http://www.naturalengland.org.uk/regions/east_of_england/

The text has been amended to refer to the system of legally protected species and designated sites (under UK and European law). The document is still not considered the right place to go into extensive detail about the different sites and species as it is partially covered in the Biodiversity SPD and other detailed guidance (such as can be found on the Natural England website of which details are provided). To address the issues of protected species and sites would require an entire chapter on its own and is not the purpose of this design guide. NE acknowledge that some consideration had been given to this point in the previous chapter 11 which has now been integrated with Chapter 5 to provide a more detailed focus on biodiversity within the Design Guide (rather than it being spread across the document).
Geological conservation is not being included within the document at present due to lack of expertise within the authority at present. Appropriate protection is afforded through PPS9.
Table 11.1 has been brought forward and retained to illustrate how biodiversity can be addressed within various development types (such as the referred to extensions and conversions).
Ramsar sites have not been referred to as no such sites are believed to exist with the district.

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.

*Representations**Nature Summary of Main Issue**Council's Assessment**Action***CHAPTER 14 CONVERSIONS****CHAPTER 14 CONVERSIONS**

26398 - Papworth Hospital NHS
Foundation Trust (Mr Ken Brewer)
[2513]

Object

Chapter 14 as presently worded creates some ambiguity as to the appropriateness of converting buildings which may not have architectural or historic value but from other perspectives such as economic or age make it beneficial to retain and convert and not replace. The emphasis of this chapter should be amended accordingly.

Agree, this could be clearer.

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."

Representations***Nature Summary of Main Issue******Council's Assessment******Action******CHAPTER 19 DESIGN DOCUMENTATION******Table 19.1***

26442 - Middle Level Commissioners (Mr Graham Moore) [6194]	<p>Comment The wording of this section is misleading and factually incorrect. Flooding is not restricted to low lying areas or areas shown on the Environment Agency Flood Map, which only shows the extent of flooding as a result of the failure or overtopping of its watercourses. Other causes of flooding include the lack of capacity within a drainage system, poor maintenance of systems, high levels of ground water, overland flows and poor ground infiltration. PPS25 and the Pitt Report require that ALL sources of flooding should be considered. Therefore this section should also refer to your Council's SFRA and Drainage Manager together with the local IDBs and other operating authorities, including landowners, who influence water level/flood risk management in the area.</p>	Valid comment, amend as suggested.	<p>Table 19.1: In the second column in the 'Risk of Flooding' row add:</p> <p>***Check the Council's Strategic Flood Risk Assessment *Check with the Council's Drainage Manager *Check with the Inland Drainage Board</p>
26510 - Cambridgeshire County Council (Mrs Wendy Hague)	<p>Object It is suggested that the text of the second sentence relating to archaeology should be amended as follows "To determine the likelihood of items of interest or features of significance being damaged or destroyed during the course of development" (Archaeology).</p>	Valid comments, amend as suggested.	<p>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."</p>
<i>Landscape Design Statements</i> 26253 - Cambridge City Council (Mrs Emma Davies) [6069]	<p>Comment The City Council has made comments to the Landscape in New Developments SPD regarding the documentation required in relation to landscape design. Consistency with both SPDs is critical to avoid confusion.</p>	Valid comment. Amend the text to ensure no conflict with the Landscape and Developments SPD.	Amend the text to ensure no conflict with the Landscape and Developments SPD.

Representations***Nature Summary of Main Issue******Council's Assessment******Action******19.21***

26453 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]

Object

The phrase 'Landscape Design Statements' does not appear to be used in the Consultation Draft Landscape in New Developments SPD. Instead paragraph 3.11 (and elsewhere) in that document refers instead to 'Landscape Concept Plan'. These may or may not be intended to be the same document but the titling and content of documents that the local authority is expecting to receive from applicants must be consistent between SPDs and as clearly defined as possible.

Valid comment. Delete the word "statements" from the heading before paragraph 19.20.

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."

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
<p><i>19.22</i></p> <p>26454 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]</p>	Object	The description of what Landscape Design Details should contain appears to be set out in paragraph 19.22ff. This does not appear to be consistent with paragraph 4.14ff of the Consultation Draft Landscape in New Developments SPD. The content that the local authority is expecting to receive must be consistent between SPDs and as clearly defined as possible.	Valid comment. Refer to the Landscape in New Developments SPD and provide a short summary in this document.	<p>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."</p> <p>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."</p> <p>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,</p>

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
<p><i>19.23</i></p> <p>26244 - Cambridge City Council (Mrs Emma Davies) [6069]</p>	Object	All references to 'landscaping' within the draft SPD should be substituted with 'landscape' as this is more appropriate terminology. In addition, all references to 'theme' when talking about landscape should be substituted with 'character' to avoid misinterpretation.	Valid comment, amend as recommended.	All references to "landscaping" changed to "landscape".
<p><i>19.29</i></p> <p>26509 - Cambridgeshire County Council (Mrs Wendy Hague)</p>	Support	The County Council welcomes the reference made to a completed RECAP Waste Management Design Toolkit forming part of the submission requirements for planning applications. For clarity it should be made clear that the toolkit appears in the RECAP Waste Management Design and that it is entitled "RECAP Waste Management Design Toolkit" rather than the "Management Design Toolkit" (para 19.29).	Valid comment.	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."

APPENDIX 1 CONTACT DETAILS AND USEFUL ADDRESSES

APPENDIX 1 CONTACT DETAILS AND USEFUL ADDRESSES

26511 - Cambridgeshire County Council (Mrs Wendy Hague)	Comment	<p>Following reorganisation of the County Council the Environment & Transport Directorate has been replaced by Environment Services therefore the text should be amended to this effect. (Cambridgeshire County Council, Environment & Transport Directorate)</p> <p>The County Council's Historic Environment Team formerly known as the County Archaeology Office should be identified as the point of contact for archaeological planning advice and the Historic Environment Record which is the comprehensive source of information on archaeological sites and finds in the county of Cambridgeshire (Archaeology).</p>	Accepted	Change contact details in Appendix 1.
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Representations***Nature Summary of Main Issue******Council's Assessment******Action******APPENDIX 2 REFERENCES AND FURTHER READING******APPENDIX 2 REFERENCES AND FURTHER READING***

26512 - Cambridgeshire County Council (Mrs Wendy Hague)	Comment	Reference should be made to the RECAP Design Guide Draft SPD as well as the earlier version of the Design Guide which was published by the RECAP Partnership in 2008 (Urban Design).
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Comment noted.

Add reference in Appendix 2 to emerging County Council Draft Supplementary Document - Waste Management Design Guide and RECAP Partnership Waste Management Design Guide 2008.

APPENDIX 3 BIODIVERSITY GUIDANCE***APPENDIX 3 BIODIVERSITY GUIDANCE***

26385 - Natural England (Ms Janet Nuttall) [6952]	Object	Appendix 3: Biodiversity Guidance - Ramsar sites should be included as a statutory site within this table. Under UK planning policy Ramsar sites are afforded the same degree of protection as SPAs and SACs are given under the Conservation (Natural Habitats &c.) Regulations
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The text has been deleted from this chapter and merged with chapter 5 to refer to the system of legally protected species and designated sites (under UK and European law). The document is still not considered the right place to go into extensive detail about the different sites and species as it is partially covered in the Biodiversity SPD and other detailed guidance (such as can be found on the Natural England website of which details are provided). To address the issues of protected species and sites would require an entire chapter on its own and is not the purpose of this design guide. NE acknowledge that some consideration had been given to this point in the previous chapter 11 which has now be integrated with Chapter 5 to provide a more detailed focus on biodiversity within the Design Guide (rather than it being spread across the document).

Geological conservation is not being included within the document at present due to lack of expertise within the authority at present. Appropriate protection is afforded through PPS9.

Table 11.1 has been brought forward and retained to illustrate how biodiversity can be addressed within various development types (such as the referred to extensions and conversions).

Ramsar sites have not been referred to as no such sites are believed to exist with the district.

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.

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
<i>APPENDIX 4 AIR QUALITY: SUPPLEMENTARY DESIGN GUIDE</i>				
<i>APPENDIX 4 AIR QUALITY: SUPPLEMENTARY DESIGN GUIDE</i>				
26586 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]	Comment	Design Appendix Page 237 The reference should be to Circular 05/05	Valid comment.	Amend any references to Environment Circular 01/97 and refer to ODPM Circular 05/05: Planning Obligations.
26513 - Cambridgeshire County Council (Mrs Wendy Hague)	Object	Department of the Environment Circular 01/97 was replaced by ODPM Circular 05/05: Planning Obligations in 2005 therefore this quote should be replaced with suitable text from the current circular (S106 Obligations).	Valid comment.	Amend any references to Environment Circular 01/97 and refer to ODPM Circular 05/05: Planning Obligations.

Representations***Nature Summary of Main Issue******Council's Assessment******Action******APPENDIX 6 NOISE - DETAILED DESIGN GUIDANCE******APPENDIX 6 NOISE - DETAILED DESIGN GUIDANCE***

26649 - Cambridge City Council
(Mr Selwyn Anderson) [12787]

Comment 10.0: Vibration: *disagree that significant vibration is only likely to be from trains. It is more likely to be trains but additional sources could include industrial premises with equipment such as presses and guillotines generating peak particle velocities that could disturb as opposed to averaged VDVs-additional guidance.

Agree.

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

Representations***Nature Summary of Main Issue******Council's Assessment******Action***

26648 - Cambridge City Council
(Mr Selwyn Anderson) [12787]

Comment 8.2: Ventilation requirements and Noise Insulation of Noise Sensitive Premises:
*agree with requirements and particularly important for westerly and south facing facades. Option to have openable windows with mechaical ventilation should not be considered if it may give rise to statutory noise nuisance from nearby industrial trade or business premises - difficult balance.

Important consideration.

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 appropriately worded sentence into section 6.0 of Appendix 6.

26645 - Cambridge City Council
(Mr Selwyn Anderson) [12787]

Comment Section 6.0: Noise sensitive residential development on a site dominated by an existing industrial type noise source only: *the use of BS4142 assessment to put sites in respective NECs A to D: wording should say equivalent NEC category? significance of absolute verses relative standards should be clarified further. The mitigation needs to be acceptable to ensure a statutory noise nuisance would not be caused by the industrial, trade or business premises which may have a negative economic impact-difficult balance.

Important observation.

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
26438 - Cambridge City Council (Mr Selwyn Anderson) [12787]	Comment	Section 4.0 : Noise Sensitive Development proposed in a noisy environment *this section should make it clear that NECs are only applicable for new residential where a transport type noise is dominant as opposed to dominant industrial noise and use of BS 4142.	Not valid. Already addressed in section 6.0: Noise sensitive residential development on a site dominated by an existing industrial type noise source only: BS 4142 assessment of acceptability.	No change.
26644 - Cambridge City Council (Mr Selwyn Anderson) [12787]	Comment	Section 5.0: SCDC Outdoor and indoor noise level standards / criteria for Noise Sensitive Development: Table 2: Noise standards : *should include additional notes for 1. equivalent noise levels externally that would indicate when a noise insulation scheme may be necessary for a habitable room and 2. emerging WHO document Night Noise Guidelines for Europe 2009 sets out night time external noise levels.	Valid.	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
26647 - Cambridge City Council (Mr Selwyn Anderson) [12787]	Comment	7.3 Demonstrating Compliance with The Noise Standard for Noisy Development *reference should be made to the fact that an overall dB(A) noise indicator alone may underestimate the true impact of tonal low frequency and impulsive noise- may need octave or third octave noise frequency	Valid comment.	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."
26650 - Cambridge City Council (Mr Selwyn Anderson) [12787]	Comment	11.0: Sound Insulation: Inside and Between Residential Dwellings *agree but reference could be made to Code for Sustainable Homes and that extra points can be awarded for achieving higher standards of sound insulation than required by Part E Technical Guidance of the Building Regulations : opportunity.	Agree.	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."

Representations

26646 - Cambridge City Council
(Mr Selwyn Anderson) [12787]

Nature Summary of Main Issue

Comment Section 7.1 Noise Generating Development
Environmental Noise Standard / Criterion
*standard proposed acceptable in principle but requires
further clarification : is it the specific BS 4142 rating level
that must meet the background to minimise the 3dB max
increase? It should be noted that in exceptional
circumstances and in particluar where residential may be
a long distance away as in SCDC and when it can be
justified the 3dB limit could be relaxed from the
boundary of premises subject to the application to a
position in agreement with LPA or agreed boundary level
condition.

Council's Assessment

Valid comment.

Action

Insert an additional paragraph at
end of section 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."