

CHANGES MADE TO THE DRAFT FEN DRAYTON FORMER LAND SETTLEMENT ASSOCIATION ESTATE SPD FOLLOWING THE CONSULTATION PROCESS

- Amend the first bullet point following paragraph 1.6 to read:

"PPS1: Delivering Sustainable Development - Planning can help facilitate and promote sustainable inclusive developments by ensuring that all new developments are designed to a high quality, make efficient use of resources, and protect and enhance the physical environment and character of the countryside and existing communities."

- Amend the second bullet point following paragraph 1.6 to read:

"Supplement to PPS1: Planning and Climate Change - Development should contribute to reducing carbon emissions and stabilising climate change, and be well adapted to cope with the expected effects of climate change, which include increased flooding, rising sea levels and more extreme weather events."

- Amend the fifth bullet point following paragraph 1.6 to read:

"PPG13: Transport - Planning and transport should be integrated at a national, regional and local level as planning has a key role in effectively delivering transport policies. By guiding the location, scale, design and mix of land uses in any new development, planning can help: reduce the need to travel; reduce the length of journeys; and make it safer and easier for people to use more sustainable forms of transport e.g. walking, cycling and public transport."

- Delete the first sentence of paragraph 4.22 and amend the second sentence of paragraph 4.22 to read:

"The Government has previously consulted on a revised definition of zero carbon that includes the option of investment in off-site 'allowable solutions' for tackling any remaining carbon emissions that cannot be offset on site."

- Delete the third, fourth and fifth sentences of paragraph 4.25.

- Add the first sentence of paragraph 4.29 to the end of paragraph 4.28, and delete the remainder of paragraph 4.29.

- Move paragraphs 4.23-4.29 to follow paragraph 4.19.

- Add a new paragraph after paragraph 4.21 that reads:

"At the time of preparing this SPD, the definition of zero carbon for new dwellings included in the CfSH correlates with that set out above; however, there is not a definition of zero carbon for new non-residential buildings included in the BREEAM non-residential standard. The Government is however in the process of preparing a revised zero carbon definition that could extend to include both new dwellings and new non-

residential buildings; therefore during the lifetime of Policy SP/11, it is likely that the definition of zero carbon (or carbon neutral) will be changed."

- Add a new paragraph after paragraph 4.22 that reads:

"Therefore for purposes of Policy SP/11, the Council will use the definition of zero carbon (or carbon neutral) as included in the CfSH or BREEAM non-residential standard at the time that any planning permission is granted. Until a zero carbon definition for non-residential buildings is included in the BREEAM non-residential standard or in a new Code for Sustainable Buildings, the Council will adopt the definition of zero carbon as set out in this SPD (see paragraph 4.23)."

- Delete paragraph 1.7.

- Add the following sentence to the end of paragraph 2.31:

"A 'carbon footprint' is expressed as the number of tonnes of carbon dioxide equivalent (or CO₂e) emitted per year."

- Delete the first sentence of paragraph 2.32. Amend the remainder of the paragraph to read:

"The residents of South Cambridgeshire have one of the highest emissions of carbon dioxide (or CO₂) in the eastern region. This has been calculated as approximately 9.3 tonnes of CO₂ per resident per annum, of which approximately one quarter comes from the use of gas, electricity and other fuels in our homes (typically for heating, washing, lighting and running appliances). This data is taken from the National Indicator 186 dataset published by the Department for Energy & Climate Change. The provision of new dwellings, or other buildings, that have been designed and constructed to produce zero carbon emissions is therefore an important step towards the goal of returning to 'one-planet' living."

- Amend the first sentence of paragraph 5.2 to read:

"When preparing a planning application, applicants are advised to consider the guidance in this SPD and also that included in the Core Strategy, Development Control Policies DPD, District Design Guide SPD and any other relevant SPDs depending on their proposed development. Applicants may wish to discuss their proposals with the Council prior to submitting a planning application."

- Amend figure e(i) to include only the road and boundary vegetation.

- Amend paragraph 3.20 to read:

"Park Lane is a private road accessed from within the village development framework of Fen Drayton. Daintree's Farm and 54 Park Lane are the only properties on Park Lane that are within the policy area as these are the only properties along Park Lane that were part of the original LSA estate. The original access to these properties was through the former LSA estate from Springhill Road or Cootes Lane. The policy area boundary on the Adopted Proposals Map (published in January 2010) runs through the

dwelling at Daintree's Farm and excludes the cow byre located to the east of the dwelling. For the purposes of determining planning applications, the cow byre and dwelling at Daintree's Farm are considered to be included within the policy area."

- Replace figure j with a new photograph of a piggery and delete the street names from the annotations for figures h - m.

- Amend the first sentence of paragraph 3.25 to read:

"Existing public transport from Fen Drayton provides some access to services and facilities located in Cambridge, St Ives and Bar Hill."

- Amend the first two sentences of paragraph 3.28 to read:

"The Guided Busway will provide a frequent public transport service between Huntingdon and Cambridge, with a request stop at Fen Drayton Lakes. The Fen Drayton Lakes stop is approximately 1.5 km from the closest existing residents within the policy area (Daintree's Farm) and approximately 3.2 km from the furthest existing residents within the policy area (White Gates)."

- Add a new paragraph after paragraph 3.28 that reads:

"Planning Policy Guidance note 13: Transport states that short journeys of under 5 km have the potential to be undertaken by bicycle, especially if they form part of a longer journey by public transport, and that shorter journeys of under 2 km have the potential to be undertaken on foot. Both the Fen Drayton Lakes Guided Busway stop and the Rookery Place bus stop in Fenstanton are within 5 km of the policy area, and therefore allow for the possibility for the journey to the bus stop to be undertaken by bicycle. The majority of the policy area is within 2 km of the Rookery Place bus stop in Fenstanton, and therefore the journey to the bus stop could be undertaken on foot."

- Amend the table below paragraph 3.25 to include details of the Citi 5 service, and amend the final sentence of paragraph 3.25 to read:

"The bus timetables for Fen Drayton in January 2011 can be summarised as follows:"

- Amend the table below paragraph 3.26 to include details of the Citi 5 service, and amend the final sentence of paragraph 3.26 to read:

"The bus timetables for Fenstanton in January 2011 can be summarised as follows:"

- Amend Appendices 2 and 3 to record the outside toilet at 8 Mill Road as an eligible building.
- Amend Appendices 2 and 3 to record the agricultural building at Sandfield as an eligible building.
- Amend Appendices 2 and 3 to record the buildings at White Gates as non-eligible.

- Amend Appendices 2 and 3 to record the piggery on land adjacent to 34 Cootes Lane as an eligible building.

- Amend Appendices 2 and 3 to record the piggery at 34 Cootes Lane as an eligible building.

- Amend the second sentence of paragraph 4.10 to read:

"Other buildings not considered to be agricultural are non-agricultural workshops, kennels, offices, garden sheds, domestic garages and studios where the building was originally constructed for any such purposes or has been formally changed to this use through the implementation of a planning permission."

- Add the following sentence to the end of paragraph 4.10:

"The implementation of a planning permission extinguishes the previous use of the building."

- Delete paragraph 4.11.

- Amend paragraph 4.12 to read:

"Where any original agricultural buildings have been legitimately replaced with newer agricultural buildings in existence at the qualifying date, either under permitted development rights or through a planning permission, these will be treated as eligible buildings if they are no longer needed for agricultural purposes. Where a replacement building is unauthorised either because it is not permitted development or because it has not been granted planning permission, the building will not be treated as an eligible building."

- In paragraph 4.13, make bold the following words: "no longer needed for agricultural purposes".

- Amend the first sentence of paragraph 4.15 to read:

"To help provide as much certainty as possible as to which buildings can be deemed to be eligible buildings, the SPD identifies in Appendices 2 and 3 those buildings that are eligible, non-eligible and not surveyed."

- Delete the remainder of paragraph 4.15 and the final sentence of paragraph 4.16.

- Combine paragraphs 4.15 and 4.16, and move the combined paragraph to follow 4.12.

- Amend paragraph 4.8 to read:

"Policy SP/11 specifically excludes glasshouses, this is due to glasshouses being considered as temporary structures but also due to their significant footprint. To allow the redevelopment of glasshouses would result in significant changes to character of the area and would not be consistent with the former LSA estate being designated as

countryside in planning terms."

- Amend the first sentence of paragraph 4.10 to read:

"Therefore for the purposes of Policy SP/11, piggeries and any associated extensions, general purpose agricultural buildings, agricultural workshops, packing sheds, boiler houses and pump houses will be treated as agricultural buildings, whereas stables, field shelters and tack rooms constructed for the keeping of horses will not be treated as agricultural buildings."

- Amend Appendices 2 and 3 to include all pump houses and boiler houses.
- Delete the second and third sentences of paragraph 4.13. Replace the fourth sentence of paragraph 4.13 with the following words:

"Where it is satisfactorily demonstrated that an eligible building is no longer required for agricultural purposes, and the associated planning permission for its reuse or redevelopment has been implemented, a later planning application for a new agricultural building on the same smallholding will not normally be permitted for a period of 10 years from the date of the first occupation of the new building."

- Delete paragraph 4.14 and its associated table.
- Amend the final sentence of paragraph 3.30 to read:

"In the preparation of this SPD, the Council visited 51 former LSA smallholdings between May 2010 and February 2011, and the number, use and size of buildings were recorded."

- Amend the final sentence of paragraph 3.31 to read:

"The Council was unable to survey 4 former LSA smallholdings."

- Insert the following title above paragraph 5.17:

"USE OF THE LAND"

- Add a new paragraph after paragraph 5.18 that reads:

"Any remaining land within the former LSA estate can either be utilised for any activities that support the principles of sustainable living (where accompanying buildings are not required) or for any other countryside uses. Examples include the use of land for:

* food production or the keeping of animals, either for individual consumption or resale locally;

* land share schemes [e.g. www.landshare.net]; or

* renewable energy technologies e.g. photovoltaic panels."

- Move paragraph 5.19 to follow paragraph 5.3.

- Amend the first sentence of paragraph 5.1 to read:

"The development and design principles set out in this chapter provide a framework against which any development proposals (for individual or groups of buildings) will be judged."

- Insert the following sentence after the first sentence of paragraph 5.1:

"Each planning application submitted will be assessed on its individual merits."

- Amend the first sentence of paragraph 5.3 to read:

"When submitting a planning application, applicants should provide information in their Design & Access Statement on how the development and design principles set out in this chapter have been considered, including clearly setting out how the design of the development responds to its context and setting."

- Insert the following title above paragraph 5.13:

"Cootes Lane, Middleton Way and Mill Road"

- Insert the following title and paragraph below paragraph 5.16:

"Oaktree Road and Springhill Road"

The character of Oaktree Road and Springhill Road is very different to the character of Cootes Lane, Middleton Way and Mill Road due to the smaller plot sizes, greater spacing between the dwellings and the absence of glasshouses and large horticultural buildings. Along these two roads, the plot sizes do not allow development to be sufficiently set back from the existing building line and therefore infill development along the road frontage will be permitted subject to any new buildings being designed to respect the architectural design, massing, scale, rhythm and style of the existing buildings. The orientation of these two roads allows any new buildings to follow the existing building orientation and also achieve maximum solar gain. It is likely that the siting of the existing piggeries will be the most appropriate location for any new buildings."

- Amend the paragraph 5.10 to read:

"Policy SP/11 does not allow for any increased footprint within the policy area and therefore it would not be appropriate to allow additional footprint within the policy area without it being subject to scrutiny through the planning application process. Any new dwellings permitted under Policy SP/11 will be subject to a condition removing their permitted development rights to: enlarge, improve or alter the dwelling (Class A); and provide or alter a building or enclosure within the curtilage of the dwelling for a purpose incidental to the enjoyment of the dwelling (Class E). Planning permission will therefore be required for any development that falls within Classes A and E of Part 1 of Schedule 2 of the General Permitted Development Order. Any planning application submitted will be assessed on its individual merits, with the key objective being to minimise any impact

on the countryside."

- Move the amended paragraph 5.10 to follow paragraph 5.4.
- Delete the second and third sentences of paragraph 5.11. Combine paragraphs 5.11 and 5.12.

- Amend the second sentence of paragraph 5.14 to read:

"Buildings set back from the road frontages have the potential to be suitably orientated to achieve the required sustainability standards without disrupting the predominant building line, to share access with the existing dwellings if appropriate, and to reduce the costs and practical issues associated with conventional service provision."

- Delete the final sentence of paragraph 5.15.
- Amend the second sentence of paragraph 5.16 to read:

"This location away from the existing dwellings and associated buildings would allow any new buildings the flexibility to be suitably oriented to achieve the required sustainability standards."

- Amend the third bullet point following paragraph 5.48 to read:

"consideration of the internal layout and position of windows, doors and roof lights to make best use of higher temperatures and daylight - to maximise solar gain, circulation rooms (e.g. living rooms and kitchens) incorporating tall windows should be located along the south facing elevation whilst operational rooms (e.g. bathrooms and utility spaces) with small windows should be located along the northern elevation;"

- Amend the first sentence of paragraph 5.13 to read:

"Along the existing Cootes Lane, Middleton Way and Mill Road frontages, infill between the existing dwellings with contemporary sustainable buildings would not be appropriate as the existing rural street scene (defined by the scale, massing and rhythm of the existing dwellings) would be altered and the character of the area would become urbanised."

- Add the following sentence to the end of paragraph 5.14:

"To protect the rural character created by the existing building line, any new buildings should be set back a minimum of 10 metres from the rear of the existing dwellings."

- Add the following sentence after the fifth sentence of paragraph 3.16:

"The dwellings are of a similar style, scale, mass and rhythm to those on Mill Road."

- Amend the first sentence of paragraph 5.15 to read:

"The creation of a new building line along the undeveloped western side of Middleton

Way would change the existing rural street scene and should be avoided."

- Add the following sentence to the end of paragraph 5.15:

"Where it can be demonstrated that there will be no harm to the character of the road, any development proposals for the western side of Middleton Way should ensure that any new buildings are set back at least 14 metres from the edge of the road (which is the same distance as the existing dwellings along the eastern side of the road are set back from the road edge) and follow the same scale, massing and rhythm as the existing dwellings on the eastern side of the road."

- Delete the final sentence of paragraph 5.17, and amend the remainder of the paragraph to read:

"To promote the principles of sustainable living which includes allowing any new residents to grow their own produce, each new dwelling should have a dedicated garden area and a separate dedicated area of land that could be used as an allotment of at least 250 sqm. All planning applications must clearly define each of these areas. The District Design Guide SPD sets out the required private amenity space for all types of dwellings; for example, dwellings in rural areas with three or more bedrooms should have a private garden space of at least 80 sqm. The traditional allotment size is approximately 250 sqm, and although they tend to vary in size depending on the size of the site and demand for allotments, this is considered an appropriate standard to use in this SPD consistent with its objectives to maximise opportunities for sustainable living."

- Add a new paragraph after paragraph 5.17 that reads:

"It is recognised that an allotment of 250 sqm may be unmanageable for some occupants, therefore on all planning permissions for new dwellings permitted under Policy SP/11, a condition will be attached that will allow the dual use of the allotment area as either an allotment or garden without the need for planning permission to change the use. The condition is necessary as otherwise planning permission would be required to legitimately change the use of the land from allotment (agricultural) to garden (residential). For planning purposes, the dual use area will not form part of the residential curtilage; i.e. the residential curtilage will include only the dwelling and its garden and will exclude the dual use allotment / garden area."

- Amend the final sentence of paragraph 5.18 to read:

"The existing dwelling should retain a dedicated garden area in accordance with the private amenity space guidelines set out in the District Design Guide SPD and where there is sufficient space, a separate dedicated allotment area."

- Add a new paragraph after paragraph 5.24 that reads:

"The Council will accept development proposals that involve combining of the footprint of the existing house and any eligible footprint, provided that the resulting dwelling achieves CfSH Level 5. The Council will accept this less comprehensive carbon reduction standard, as the demolition of the existing dwelling will achieve a reduction in carbon emissions that should be recognised. Development proposals involving the use

of eligible footprint to extend or upgrade the existing dwelling will not be permitted as they cannot achieve the sustainability levels required by Policy SP/11."

- Amend 5.22 to read:

"It is recognised that achieving CfSH Level 6 is a challenging target for an individual new dwelling and also that the focus in Policy SP/11 entirely on the new sustainable buildings will leave the existing dwellings in stark contrast to the new sustainable buildings in terms of their energy efficiency and carbon emissions. Therefore in certain circumstances, where there is agreement between the Council and the applicant and as an alternative to achieving CfSH Level 6 on a proposed new dwelling, the Council will consider development proposals for a less comprehensive carbon reduction standard on the new dwelling provided that the proposals include retrofitting of energy efficiency solutions and/or renewable energy micro-generation technologies to the existing dwelling. This alternative can only be applied where an existing dwelling is included in the proposed development. For each existing dwelling a maximum of one new CfSH Level 5 dwelling can be proposed."

- Amend the third sentence of paragraph 5.24 to read:

"As an indicative guide, the cost of the improvement measures to the existing dwelling should be equivalent to around 10% or more of the total cost of materials, equipment and construction of the new CfSH Level 5 dwelling."

- Amend the final sentence of paragraph 5.38 to read:

"Information guides on greywater recycling and rainwater harvesting are available from the Environment Agency (see Chapter 6 for further details)."

- Add the following sentence to the end of paragraph 5.38:

"Further details on the practicalities of using greywater recycling and rainwater harvesting are included in the Cambridge Water Cycle Strategy (Phase 2), which is due to be published in Spring 2011."

- Add the Cambridge Water Cycle Strategy to the 'Further Information and Guidance' section of Chapter 6.

- Amend the second sentence of paragraph 5.48 to read:

"However, the physical location of the former LSA estate at Fen Drayton and its existing sustainable transport choices make this policy requirement more difficult to implement in this location than in other locations with good quality public transport."

- Delete the third and fourth sentences of paragraph 5.48.

- Add the following sentence to the end of paragraph 5.48:

"All development proposals should consider the requirements of Policies TR/1, TR/2,

TR/3 and TR/4, as well as the guidance set out in this SPD."

- Combine paragraphs 5.49 and 5.50, and amend to read:

"Measures to restrict car use, such as restrictions on parking or the number of trips, would not be reasonable in this location. Therefore to meet the requirements of Policy SP/11, any new developments should facilitate and promote opportunities that would allow the new occupants to reduce their car use and increase their use of sustainable forms of transport. This could be achieved by:

- * designing the car parking so that it does not dominate the appearance of the site;
- * providing secure cycle parking;
- * providing a dedicated space to allow home-working regularly or intermittently;
- * initiating car sharing schemes that allow residents to share car journeys to / from work and other locations;
- * developing car and cycle club schemes that allow residents to hire a pool car or bicycle;
- * creating or upgrading pedestrian and cyclist friendly routes to encourage walking and cycling within the development and to nearby locations; and
- * developing or improving community transport schemes and public transport services."

- Insert the following paragraph below paragraph 5.50:

"Where an individual development cannot provide opportunities for the promotion of sustainable transport on site, financial contributions for the provision of offsite opportunities will be sought. Due to the importance of transport within the concept of sustainable living, the Council will prioritise contributions for improving sustainable transport infrastructure."

- Amend paragraph 5.54 to read:

"All planning applications for development proposals within the policy area will be considered against Policy SP/11 together with the additional advice and guidance set out in this SPD. All development proposals will also be required to meet the criteria set out in other relevant policies of the Local Development Framework, such as Policies DP/3 (development criteria) and DP/4 (infrastructure and new developments) which require all development proposals to make proper provision to meet their needs and prevent unacceptable adverse impacts. To achieve this, it may be necessary to provide infrastructure such as affordable housing, educational facilities, community facilities, public open space, routes for pedestrians, cyclists or equestrians, or public and community transport; or a financial contribution towards off-site provision of such infrastructure. Development viability will be a material consideration when the Council assesses the implications of all relevant policies."

- Amend the first sentence of paragraph 5.56 to read:

"Although not a requirement in achieving planning permission, what will raise any development proposals submitted under Policy SP/11 to a higher 'experimental' and 'groundbreaking' level are opportunities to achieve personal behaviour change and include wider interaction with the local community."

- Delete the final sentence of paragraph 5.56.
- Amend Appendices 2 and 3 to record building 62, building 63 and the pump house at 40a Middleton Way as eligible buildings.
- Amend Appendices 2 and 3 to record the additional non-eligible buildings surveyed at 40a Middleton Way.
- Amend Appendices 2 and 3 to record the piggery and pump house / outhouse on land adjacent to 42 Middleton Way as eligible buildings.
- Amend Appendices 2 and 3 to record the extension to the piggery on land adjacent to 42 Middleton Way as a non-eligible building.
- Amend Appendices 2 and 3 to record the extensions to the piggery, pump house and boiler house at 43 Middleton Way as eligible buildings and correct the dimensions and footprint of building 50.
- Amend Appendices 2 and 3 to record building 47 as an eligible building.
- Amend Appendices 2 and 3 to record the boiler house at 45 Middleton Way as an eligible building.
- Amend Appendices 2 and 3 to record buildings 83 and 86 as eligible buildings.
- Amend Appendices 2 and 3 to record building 90 as an eligible building.
- Amend Appendices 2 and 3 to reflect the revised measurements for buildings 92 and 93.
- Amend Appendices 2 and 3 to record the boiler house at 33 Cootes Lane as an eligible building.
- Amend Appendices 2 and 3 to record building 101 as an eligible building.
- Amend Appendices 2 and 3 to record building 106 as an eligible building.