



Appendix E

South Cambridgeshire Local Development Framework Submission Draft

Core Strategy Development Plan Document

Special Council 15 November 2005

CONTENTS – to be updated for Submission

INDEX OF POLICIES – to be updated for Submission

1. INTRODUCTION TO THE SOUTH CAMBRIDGESHIRE LDF

(Note: This chapter will be updated for submission)

WHAT IS A LOCAL DEVELOPMENT FRAMEWORK?

- 1.1 The Local Development Framework (LDF) for South Cambridgeshire will replace the existing Local Plan which was adopted in February 2004. It is being prepared under the new government legislation for development plans. The LDF sets out policies and proposals for the development and use of land in the District for the period to 2016. It includes a vision for the future of South Cambridgeshire and objectives and targets, which developments must meet to secure that vision. Once adopted, planning applications and other decisions will be made in accordance with it.
- 1.2 The Local Development Framework:
- Takes account of national, regional and strategic planning policies;
 - Identifies sites for, and requirements of, major development;
 - Provides the framework of policies for assessing all planning applications;
 - Enables infrastructure and service providers to bring forward their services when needed by new development;
 - Enables the public to be fully involved in developing local policies and proposals.
- 1.3 The Local Development Framework will form part of the Development Plan for South Cambridgeshire. The Development Plan is made up of those plans which have been statutorily adopted and which cover the District. The other parts of the Development Plan are currently:
- The Cambridgeshire & Peterborough Structure Plan (2003)
 - The Cambridgeshire & Peterborough Waste Local Plan (2003)
 - The Cambridgeshire Aggregates (Minerals) Local Plan (1991)
- These are all 'saved plans' under the new plan making system.
- 1.4 The East of England Regional Spatial Strategy (RSS14) will replace the Cambridgeshire and Peterborough Structure Plan when it is published in its final form by the Secretary of State (expected to be mid 2006). A number of policies will be 'saved', and remain valid until at least 28th September 2007,
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under the transitional provisions of the Planning and Compulsory Purchase Act 2004. The RSS identifies specific Structure Plan policies that remain saved even once it is adopted.

FORM AND STATUS

- 1.5 The LDF for South Cambridgeshire will be made up of a number of Local Development Documents (LDDs):
- Statutory plans (Development Plan Documents or DPDs) which carry the full weight of the development plan:
 - A Core Strategy, Development Control Policies and Site Specific Policies, which apply across the whole of South Cambridgeshire.
 - A number of Area Action Plans which detail proposals for each of the major development areas in the District.
 - Supplementary Planning Documents (SPDs) which, although not statutory, have been consulted upon and will be taken into account (as a material planning consideration) when determining planning applications.
- 1.6 The composition of the Local Development Framework as a series of documents allows it to be kept up to date, as those parts of the plan that require review or replacement can be changed without requiring a review of the entire plan. However, it is important that the documents that make up the Local Development Framework are read alongside each other, for example, the Area Action Plans set out locationally specific issues, whilst the Core Strategy provides district-wide policy.
- 1.7 Details of the Local Development Framework can be found in the South Cambridgeshire Local Development Scheme (LDS). The LDS sets out how the Council will move from the previous development plan system to the new development plan system. It lists current planning policy and guidance documents applicable to development proposals in South Cambridgeshire, and which new local development documents are to be produced and when. It will be reviewed annually to keep it up to date except where it needs to be updated more urgently.
- 1.8 The documents being prepared in an initial tranche are:
- Core Strategy [Development Plan Document \(DPD\)](#),
 - [Development Control Policies DPD](#)
 - [Site Specific Policies DPD](#)

- Cambridge East Area Action Plan (AAP) (being prepared jointly with Cambridge City Council)
- Cambridge Southern Fringe AAP
- Northstowe AAP
- [Proposals Map – illustrates the site specific elements of the above DPDs](#)

CONTEXT

- 1.9 South Cambridgeshire is located centrally in the East of England region at the crossroads of the M11 / A14 roads and with direct rail access to London and to Stansted Airport. It is a largely rural district which surrounds the city of Cambridge and comprises over 100 villages, none currently larger than 8,000 persons. It is surrounded by a ring of market towns just beyond its borders, which are generally 10–15 miles from Cambridge. Together, Cambridge, South Cambridgeshire and the Market Towns form the Cambridge Sub-Region. South Cambridgeshire has long been a fast growing district and in 2003 had a population of over 130,000 persons (bigger than Cambridge itself) and has become home to many of the clusters of high technology research and development in the Cambridge Sub-Region.
- 1.10 The regional context is set out in the Regional Planning Guidance for East Anglia (RPG6), which was approved in November 2000. It aims to focus a higher proportion of Cambridgeshire's growth into the Cambridge Sub-Region and proposes a sequential approach to planning development – with much of the development concentrated into and on the edge of Cambridge (subject to a review of the Cambridge Green Belt), including development in South Cambridgeshire, and into a new town beyond the outer boundary of the Green Belt.
- 1.11 The LDF will enable the step change in growth required in the Regional Spatial Strategy and Structure Plan, particularly in the rate of housing development. South Cambridgeshire will be experiencing an almost 40% increase in housing development between 1999 and 2016. In the past much of the housing development in the Cambridge area has been directed to the villages and towns beyond the city. Whilst there has been employment growth elsewhere, Cambridge has remained the dominant centre of employment. As demand has outstripped the supply of housing close to Cambridge, people have located further from Cambridge increasing commuter flows through the District. Most of the new development in the District (on sites not yet committed) will take place on the edge of
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Cambridge and in a new town near to Longstanton and Oakington, named Northstowe.

1.12 The national context is set out in Planning Policy Statements (the replacement to Planning Policy Guidance Notes), Circulars and other advice from Government. Whilst some of those national policies will require local interpretation, a great number do not. The Local Development Framework will not repeat that advice which must also be taken into account in determining planning applications.

1.13 RPG6 informs the strategy in the Cambridgeshire and Peterborough Structure Plan 2003. This will be the last of its kind and will be superseded by a new Regional Spatial Strategy (RSS14). Until it is superseded, the LDF must be in conformity with the Structure Plan. The housing requirement set out in the Structure Plan is detailed in the Core Strategy.

COMMUNITY STRATEGY

1.14 The Local Development Framework will be a key mechanism for delivering the South Cambridgeshire Community Strategy. All local authorities are required by the Local Government Act 2000 to "prepare a community strategy for promoting the economic, environmental and social well-being of their areas and contributing to the achievement of sustainable development in the UK." A Community Strategy has been prepared for South Cambridgeshire to meet the following three objectives:

- Allow communities to articulate their aspirations, needs and priorities;
- Co-ordinate the actions of the Council, and of the public, voluntary, community and private sector organisations that operate locally;
- Focus and shape existing and future activity of those organisations so that they effectively meet community needs and aspirations.

1.15 The Community Strategy has four key components:

- A long-term vision for the area focusing on the outcomes that are to be achieved;
- An action plan identifying shorter-term priorities and activities that will contribute to the achievement of long-term outcomes;
- A shared commitment to implement the action plan and proposals for doing so;
- Arrangements for monitoring the implementation of the action plan and for periodically reviewing the community strategy.

- 1.16 The Strategy is the result of a partnership between the district and county councils, working with the health services, the police, parish councils, the business and voluntary sector. These groups have come together in the South Cambridgeshire Strategic Partnership to produce the Community Strategy. The Strategic Partnership will continue to develop a joint approach to the important issues, whenever possible, and will oversee the delivery of the Strategy. The Local Development Framework will be important in securing those parts of the Community Strategy which involve the development or use of land and buildings.

1.16A The Community Strategy's vision is split into 6 aims as set out below:

1. ACTIVE, SAFE AND HEALTHY COMMUNITIES where residents can play a full part in community life, with a structure of thriving voluntary and community organisations.
2. BUILDING SUCCESSFUL NEW COMMUNITIES where large scale developments have created attractive places with their own identity, supported by a range of quality services.
3. A PROSPEROUS DISTRICT where jobs, skills and learning are developed and sustained to benefit everyone.
4. GOOD ACCESS TO SERVICES for all sections of the community, including older people, children and families, through better transport links and improved local services.
5. QUALITY HOMES FOR ALL with new affordable homes developed to meet local needs and assistance provided for those needing help.
6. A HIGH QUALITY ENVIRONMENT with better access to a more bio-diverse countryside, which is protected and improved, and sustainable measures implemented, minimising waste and tackling climate change.

- 1.16B The Community Strategy is reviewed regularly and includes actions for the following 3 year period which focus on meeting key aspects of the vision taking priority at the time and reflecting potential opportunities. Some of these will relate to district wide policies contained in the LDF, including issues such as affordable housing. Others will relate to the major developments in the district, which are addressed in planning terms in Area Action Plans, and which are a key priority for many of the stakeholders and service providers involved in the Local Strategic Partnership.

RELATIONSHIP WITH OTHER PLANS AND STRATEGIES

1.16C The Council has consulted all key stakeholders at three stages in the preparation of the DPDs and it is for them to advise the Council how their own strategies affect the South Cambs LDF. Where such information has been received, this has been taken into account in preparing the DPDs. Where organisations did not advise the Council of their delivery plans, it will be for Cambridgeshire Horizons, as the delivery vehicle for the Cambridge Sub Region, to draw together the delivery plans for all aspects of the major developments as part of the negotiations on the planning obligations agreements.

CORNERSTONE OF SUSTAINABILITY

- 1.17 The LDF aims to improve the overall quality of life for residents of South Cambridgeshire in a way which will also benefit future generations. Taking a sustainable approach to economic, social and environmental issues will be at the heart of the plan and will be closely related to the national strategy for sustainable development which has four objectives:
1. Social progress which recognises the needs of everyone;
 2. Effective protection and enhancement of the environment;
 3. Prudent use of natural resources; and
 4. Maintenance of high and stable levels of economic growth and employment.
- 1.18 European Directive 2001/42/EC requires an 'environmental assessment' of plans and programmes prepared by public authorities that are likely to have a significant effect upon the environment. This process is commonly known as 'strategic environmental assessment' (SEA), and covers relevant plans and programmes whose formal preparation begins after 21 July 2004. Among the documents to which this requirement will apply are land use plans that cover a wide area, such as the LDF.
- 1.19 The Planning and Compulsory Purchase Act 2004 requires a Sustainability Appraisal (SA) of all emerging Development Plan Documents and Supplementary Planning Documents. As the draft guidance explaining this requirement makes clear, SA and SEA are similar processes that involve a comparable series of steps. If there is a difference between them, it lies in the fact that SEA focuses on environmental effects whereas SA is concerned with the full range of environmental, social and economic matters.

- 1.20 A Sustainability Appraisal Scoping Report has been prepared, and been the subject of public participation. This highlights economic, social and environmental issues relevant to the area, and objectives to test the LDF against. A Sustainability Report, incorporating an 'Environmental Report' has been prepared to accompany the LDF.

COMMUNITY INVOLVEMENT

- 1.21 South Cambridgeshire District Council will prepare a Statement of Community Involvement. Production is proposed to begin ~~mid-2006~~early 2007. Consistent with Government guidance it will set out how the District Council intends to involve the community in the preparation of Local Development Documents. In the meantime, the plan will be tested against the minimum requirements of the Town & Country Planning (Local Government) (England) Regulations 2004, although the Council has already gone beyond these minimum standards during the plan preparation process to this point.
- 1.22 Consultation with the community on the future planning of South Cambridgeshire began at the end of 2001 with the publication of an Issues Report seeking views on 60 issues covering strategy, the future of the Green Belt, housing, employment, shopping, transport, sports, open space and recreation, environment and conservation, environmental standards and the proposed new town. 3,019 response forms were received by the District Council and were taken into account in preparing the Preferred Options Reports.
- 1.23 During Autumn 2003, a number of workshops took place which included representatives of the communities most affected by the major development proposals for the Cambridge Southern Fringe and the new town of Northstowe. The outcome of those workshops were taken into account in the preparation of the Preferred Options Reports.
- 1.24 A further workshop was held in January 2005 jointly with Cambridge City Council, on the Cambridge East proposals as part of the production process to assist the Councils in deciding the policy approaches for the Area Action Plan.

STATUTORY BODIES CONSULTATION

- 1.25 The Council carried out an initial consultation with statutory bodies, as required under the new system of plan making, to ensure that it was aware at an early stage of any programmes and plans that would affect the LDF. This took place between 14th April and 12th May 2004 under 'jumping the gun' procedures. The responses received were taken into account in the preparation of the Preferred Options Reports.
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THE PREFERRED OPTIONS REPORTS

- 1.26 Public participation on preferred options gave people the opportunity to comment on how the local planning authority should approach the preparation of a particular development plan document. The Preferred Options Reports focused on key issues for the DPDs and issues where there were choices to be made on the policy direction. They did not cover all issues to be included in the LDF. For example, there are a number of issues that are consistent with the Structure Plan and PPGs / PPSs, or have been tested historically and have worked well in past Development Plans, and are rolled forward. The Preferred Options Reports were published in October 2004 and were subject to a six-week long public participation period, during which over 5,500 representations were received.
- 1.27 The representations to the Preferred Options Reports were considered at a series of meetings of Council between January and March 2005. The decisions made at these Council meetings have guided the preparation of pre-submission public participation Draft LDF documents. In addition, revisions to Government guidance published after the preferred options reports were prepared have been taken into account in drafting of the Development Plan Documents.

PRE-SUBMISSION PUBLIC PARTICIPATION

- 1.28 The pre-submission draft LDF consists of the following documents:
- Core Strategy, Development Control Policies and Site Specific Policies Development Plan Documents (DPDs)
 - Cambridge East Area Action Plan (AAP) (being prepared jointly with Cambridge City Council)
 - Cambridge Southern Fringe AAP
 - Northstowe AAP
- 1.29 In addition to the Draft LDF documents, the following supporting documents have also been produced, and support the LDF documents:
- Urban Capacity Study;
 - Recreation Study: Audit and Assessment of Need for Outdoor Play Space; and Informal Open Space in South Cambridgeshire;
 - Strategic Flood Risk Assessment;

- Rural Centres Preferred Options Report;
- Housing Needs Survey;
- Research into Key Worker and Affordable Housing in the Cambridge Area;
- Final Sustainability Appraisal, incorporating the 'Environmental Report' and Sustainability Scoping Report.

THE PUBLIC PARTICIPATION PROCESS

- 1.30 As part of the pre-submission public participation process, the LDF is now being published for public consultation, providing the opportunity for individuals and organisations to consider the policies and proposals that are put forward.
- 1.31 Representations in support or objecting to the documents are invited during a six-week period running from 17th June to 29th July 2005.
- 1.32 Wherever possible, representations should be made on the Council's website (www.scambs.gov.uk) via the interactive form. This will help to speed up the process of registering representations.
- 1.33 Alternatively representations may be made in writing using the appropriate form and sent to the Council as follows:
- Director of Development Services
South Cambridgeshire District Council
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB3 6EA
- 1.34 The Council must receive representations by noon on 29th July 2005. In addition to the interactive form, copies of the form are available to download from the website, from the District Council's offices at Cambourne and in Cambridge, and from public libraries in the District.
- 1.35 The representations received will be considered by the Council and taken into account in finalising the draft Development Plan Documents that will be submitted to the Secretary of State in early 2006. At that time there will be a formal 6-week period during which representations can be made on the submitted documents.
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- 1.36 The new legislation also allows for a further six-week consultation on any alternative sites put forward by objectors. There will then be an Independent Examination, conducted by an Inspector appointed by the Planning Inspectorate to consider the “soundness” of the plan and objections received during both of the consultation periods, i.e. on the draft plan and objection sites. This independent Inspector will subsequently produce a report which may include changes to the plan to meet objections and other matters. These changes will be binding on the Council who could then proceed to statutory adoption.

2. STRATEGY

THE STRATEGIC VISION FOR SOUTH CAMBRIDGESHIRE

- 2.1 *The vision for South Cambridgeshire is that it will contribute to satisfying the development needs of the Cambridge Sub-Region rather than those generated by pressures to the south while preserving and enhancing its rich built and natural heritage and distinctive character. The District will plan for enhanced infrastructure to meet the needs of the expanded population. It will continue to provide an attractive rural hinterland and setting for the historic City of Cambridge. Those parts closer to Cambridge will be protected by a Green Belt. It will prosper in its own right as a rural district that makes up the largest part of the Cambridge Sub-Region. It will continue to develop as part of the home of the largest cluster of research and development activity in Europe whilst maintaining and where possible improving the character, environment, economy and social fabric of its villages and countryside.*
- 2.2 *Much of the high level of development needed to support the cluster and improve the balance between homes and jobs in the sub-region, which must take place in South Cambridgeshire, will be focussed into urban extensions to the built-up area of Cambridge and in a small new town north west of the City. The objective is that these locations will become successful, vibrant, healthy new communities. As part of a sequential policy of encouraging a more sustainable pattern of living, only limited development will take place within villages in the District, with most of that limited development focussed into those larger, more sustainable, Rural Centres where modest growth will bring about improvements in the relative sustainability of individual villages or groups of villages and the recycling of previously developed land. All villages will be kept separate from one another and from Cambridge, Northstowe and the Market Towns. The emphasis will be on providing quality homes for all, including affordable housing to meet local needs, to ensure the creation of sustainable and balanced communities.*

OBJECTIVES

- ST/a To provide an adequate and continuous supply of land for housing and employment, to meet strategic requirements, in sustainable locations.**
- ST/b To locate development where it will provide the opportunity for people to satisfy their day-to-day needs for employment, shopping, education, recreation, and other services locally or in locations which minimise the need to travel and where there are modes of transport available (or the provision of**
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new services can be guaranteed through the planning process) in addition to the car.

- ST/c To create new and distinctive sustainable communities on the edge of Cambridge connected to the rest of the City by high quality public transport and other non-car modes of transport which will enhance the special character of the City and its setting.
- ST/d To create a sustainable small new town close to but separate from the villages of Longstanton and Oakington connected to Cambridge by a high quality rapid transit system along the route of the disused St Ives railway. The new town will make best use of previously developed land.
- ST/e To protect the varied character of the villages of South Cambridgeshire by ensuring that the scale and location of development in each village is in keeping with its size, character and function and that the buildings and open spaces which create their character are maintained and where possible enhanced.
- ST/f To provide and enable provision of enhanced infrastructure to meet the needs of the expanded population.
- ST/g To ensure development addresses sustainability issues, including climate change mitigation and adaptation issues including the need to ensure new developments are 'climate proofed', maximising recycling and reuse of resources, and reduce waste and pollution.
- ST/h To support the Cambridge Area's position as a world leader in research and technology based industries, higher education and research, particularly through the development and expansion of clusters.
- ST/i To ensure that any new development results in appropriate provision for the protection and enhancement of native biodiversity in order to contribute towards biodiversity gain, whilst having regard to the site's current biodiversity value. Opportunities for increased access to the countryside and enjoyment of biodiversity should be viewed as integral requirements of new development.
- ST/j To ensure that the district's built and natural heritage is protected and that new development protects and enhances cherished townscape assets of local urban design, cultural, and conservation importance, and character of the landscape.

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

HOUSING PROVISION

- 2.3 The Structure Plan 2003 sets a target of 20,000 additional homes to be built in South Cambridgeshire between 1999 and 2016. The Structure Plan takes a sequential approach to locating development to meet the needs of the Cambridge Sub-Region which focuses development on the City and will require a review of the Cambridge Green Belt which was first established in 1965, last reviewed in 1992 and rolled forward into the South Cambridgeshire Local Plan 2004. Taking a sequential approach to development means that if more development can be located in and on the edge of Cambridge than the Structure Plan envisaged then the amount of development in villages will be correspondingly lower.

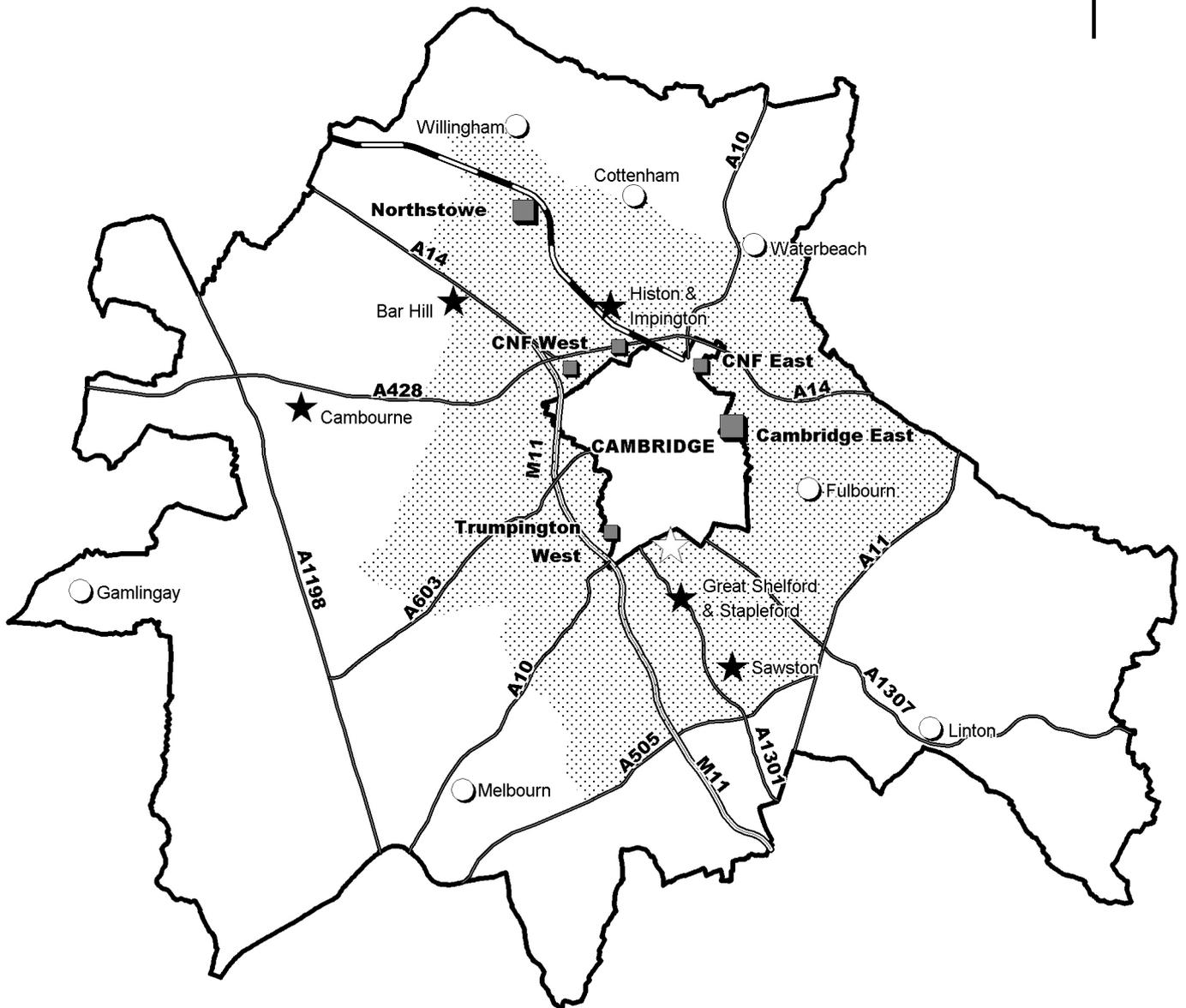
POLICY ST/1 Housing Provision

The District Council will make provision for approximately 20,000 new homes in South Cambridgeshire during the period 1999-2016. This will include approximately 4,400 homes on the edge of Cambridge, 6,000 homes at the new town of Northstowe and 9,600 in the rural area in Rural Centres and other villages.

- 2.4 As a major part of the Cambridge Sub-region, the pressures for housing development in South Cambridgeshire remain strong and must be carefully managed to ensure that the qualities and characteristics that attract people to the area in the first place are not damaged. The Strategy is one of concentrating development on Cambridge through a number of urban extensions to the City and at the new town of Northstowe north west of Cambridge. These major developments are addressed in a series of Area Action Plans. The strategy also allows for limited development to meet local needs in Rural Centres and other villages. The development strategy is illustrated on the Key Diagram.
- 2.5 The Local Development Framework aims to ensure that enough land is genuinely available to provide a realistic prospect of meeting the Structure Plan 2003 housing guideline of approximately 20,000 new homes in South Cambridgeshire during the period 1999-2016.
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South Cambridgeshire Local Development Framework Key Diagram



Key

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|--|--|--|
|  Major Development Site |  Green Belt |  Rapid Transport Route |
|  Rural Centre |  Motorway |  Countryside Enhancement Strategy |
|  Minor Rural Centre |  "A" road | |

POLICY ST/2 Re-Using Previously Developed Land and Buildings

Between 1999 and 2016 at least 37% of new dwellings will either be located on previously developed land or utilise existing buildings.

- 2.6 Making efficient use of land, including through re-use of previously developed land, is central to the approach to delivering sustainable development detailed in PPS1. The target of 37% was established in the Structure Plan. It is lower than the national target, reflecting the nature of the District and the growth that must be accommodated. Previously developed land is defined in PPG3: Housing Annex C.

POLICY ST/x Edge of Cambridge

The following sites are included within urban frameworks:

- 1. Land at Cherry Hinton**
- 2. Cambridge Northern Fringe**
- 3. Cambridge Airport / North works**
- 4. Land West of Trumpington Road**

Development and redevelopment without any limit on individual scheme size will be permitted within the urban framework provided adequate services, facilities and infrastructure are available or can be made available as a result of the development.

xx Urban frameworks are drawn around those parts of Cambridge City where the built-up area falls within South Cambridgeshire District Council's administrative area. At present, this comprises land at Cherry Hinton, Cambridge Northern Fringe and Cambridge Airport/North Works, but will also cover areas on the fringes of the City where new development is planned in accordance with the development strategy outlined above.

xx Since the urban area of Cambridge is the most sustainable location for development within the strategic hierarchy, there is no constraint on the amount of development or redevelopment of land for housing within the urban frameworks provided that the development is compatible with adjoining land uses and accords with policies in the Development Principles chapter.

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

URBAN EXTENSIONS TO CAMBRIDGE

- 2.7 A total of 4,400 homes will be developed on the edge of Cambridge in South Cambridgeshire by 2016 as follows:

**FIGURE 1:
Housing Land Supply in Urban Extensions to Cambridge to 2016
(within South Cambridgeshire)**

Structure Plan guideline for 1999-2016	4,400
Components of supply:	
1. Edge of Cambridge on land within the built-up area or land not included in the Green Belt defined in 2004	2,400
a. CNF(W) Arbury Camp - south of the A14 trunk road in Impington Parish	900
b. CNF(E) Chesterton Sidings – next to the city sewage treatment works in Milton Parish	600
c. Cambridge East – Marshall's North Works and adjoining land not included in the Green Belt - north of Newmarket Road in Fen Ditton Parish	300 400 <u>350</u> ⁴
d. Cambridge East – Marshall's South Works – south of Newmarket Road in Fen Ditton Parish ¹	0
e. Cambridge Southern Fringe – Monsanto – at Trumpington in the Haslingfield Parish	30
TOTAL	1830 <u>1880</u> ⁴
Shortfall	70 170 <u>520</u> ⁴
2. Edge of Cambridge on land to be removed from the Green Belt	2,000
a. Cambridge East – adjoining Marshall's North Works, north of Newmarket Road in Fen Ditton Parish	1200 <u>1400</u> ⁴
b. Cambridge East – Airport – south of Newmarket Road in Teversham Parish ¹	0
c. Cambridge East – North of Cherry Hinton	250 <u>300</u> ⁴
d. Cambridge Southern Fringe – Monsanto – at Trumpington in Haslingfield Parish	600
e. NW Cambridge – Huntingdon Road to Madingley Road ²	0
TOTAL	2050

Surplus	25502300 ¹ 50-550300 ⁴
TOTAL	3880- 44804180 ⁴
Overall:	
Shortfall ³	520220
Surplus	80

NOTES:

- ¹ Assumes implementation post 2016
 - ² Pending the preparation of the NW Cambridge AAP, it is not possible to determine the level of housing development that may come forward by 2016.
 - ³ Any potential shortfall will be considered in the context of:
 - (a) Progress on all the major development sites;
 - (b) Performance in Cambridge City under plan monitor manage, as the Structure Plan brackets together housing figures for these stages in the sequence for South Cambridgeshire and Cambridge City Council.
- ⁴ Mid range estimate

Cambridge Northern Fringe (west) – Arbury Camp

- 2.8 To the **NORTH** of the City, a housing-led mixed-use development on the Cambridge Northern Fringe (West) at Arbury Camp, previously allocated in South Cambridgeshire Local Plan 2004. This land will be brought forward for development at the earliest opportunity. See policy SP/2 in the Site Specific chapter.
- 2.9 This proposal is the subject of a separate Masterplan to be produced jointly with Cambridge City Council.

Cambridge Northern Fringe (east) – Chesterton Sidings

- 2.10 To the **NORTH** of the City, a high density housing-led mixed-use development is proposed around a new railway station and transport interchange at Chesterton Sidings, previously safeguarded in South Cambridgeshire Local Plan 2004. Together with the adjoining Cambridge Sewage Treatment works which lies within Cambridge City, Chesterton Sidings is one of the largest 'brownfield' development sites in Cambridge. This land will be brought forward for development at the earliest opportunity and provision will be made for phased development to allow early

development of the redundant Chesterton Sidings. See policy SP/3 in the Site Specific chapter.

- 2.11 This proposal is the subject of a separate Masterplan, produced jointly with Cambridge City Council.

Cambridge East – Cambridge Airport, north of Cherry Hinton, and north of Newmarket Road

- 2.12 To the **EAST** of the City, the Structure Plan proposes that Cambridge Airport and the associated Aerospace Engineering business, and Marshall's Specialist Vehicles be relocated in order to make the land available which, together with land also to be released from the Green Belt to the north of Newmarket Road and north of Cherry Hinton, will provide for a major housing-led mixed-use development. The new urban quarter straddles the boundary with Cambridge City.
- 2.13 A revised Green Belt will ensure that the expanded City does not extend beyond the current alignment of Airport Way, that the City will not coalesce with Fen Ditton and Teversham villages and that the Green Belt will retain a 'green corridor' which will extend across the current Airport site between Teversham and Coldham's Common. Development of the Airport site will cross the City and South Cambridgeshire district boundary. Associated countryside recreation, access and landscape improvements will be made in South Cambridgeshire east of Airport Way.
- 2.14 Whilst most of Cambridge East will be developed later in the plan period and beyond, a first phase of development north of Newmarket Road can take place before relocation of the Airport. Involving Green Belt release, together with the redevelopment of much of the Marshall's North Works, it will provide a housing-led mixed-use development. A revised Green Belt will ensure that the expanded City does not coalesce with Fen Ditton village. Associated countryside recreation, access and landscape improvements within the Green Belt will be made in South Cambridgeshire as far north and east as the A14 (eastwards from the disused railway line to the Stow-Cum-Quy interchange).
- 2.15 This proposal is the subject of a separate Area Action Plan, prepared jointly with Cambridge City Council.

Cambridge Southern Fringe - south and west of Addenbrooke's Hospital, east and south-east of Trumpington, and Monsanto

- 2.16 To the **SOUTH** of the City, two areas of land either side of the mainline railway are to be removed from the Green Belt within the administrative area of Cambridge to facilitate both the expansion of Addenbrooke's Hospital as a regional hospital and a centre for excellence for associated

bio-medical research and development, and a housing-led mixed-use development on the eastern side of Trumpington (bounded by Hobson's Brook) and at the Bell School off Babraham Road. Development will be accessed via a new road from Hauxton Road to Addenbrooke's Hospital. A revised Green Belt will ensure that the expanded City does not coalesce with nearby villages. Associated countryside recreation, access and landscape improvements within the Green Belt will be made in South Cambridgeshire as far south as Haverhill Road.

- 2.17 Although not identified in the Structure Plan, the Monsanto site (formerly the Plant Breeding Institute around the Trumpington Park & Ride site and Waitrose Supermarket) is proposed for mainly housing development, with associated services and facilities. The opportunity exists for making early use of this previously developed site on the edge of Cambridge for primarily housing development to help redress the current housing / jobs imbalance. This site could be served by a road from the A1309 Hauxton Road.
- 2.18 These proposals are the subject of policies in the Cambridge City Local Plan and an Area Action Plan in South Cambridgeshire.

Cambridge North West - between Huntingdon Road and Histon Road, and between Huntingdon Road and Maddingley Road

- 2.19 To the **NORTH WEST** of the City, land is to be removed from the Green Belt within the administrative area of Cambridge for a new housing-led mixed-use development between Huntingdon Road and Histon Road. A revised Green Belt will ensure that the expanded City does not coalesce with Girton or Histon villages. Associated countryside recreation, access and landscape improvements within the Green Belt will be made in South Cambridgeshire as far north as the A14 trunk road, in accordance with the policy in the Site Specific Policies DPD.

Cambridge North West - between Huntingdon Road and Maddingley Road

- 2.20 Land will also be removed from the Green Belt **NORTH WEST** of the City between Huntingdon Road and Maddingley Road which crosses the City and South Cambridgeshire district boundary. A revised Green Belt will ensure that the expanded City does not coalesce with Girton village. ~~That part of this land which is removed from the Green Belt will be reserved predominantly for development for Colleges and other University-related uses including housing for University employees but Land at north west Cambridge is only being released from the Green Belt to provide for the long term development needs of Cambridge University. The Structure Plan makes clear it will not be available only be brought forward for development until when the University can show a clear need for the land to be released. The Council considers that in the interests of careful husbandry of this area~~

where land is being released from the Green Belt on an exceptional basis in view of the particular needs of the University, this includes the test that there is no other suitable University or College land or building available elsewhere in the City.

- 2.21 This proposal is the subject of a separate Area Action Plan, prepared jointly with Cambridge City Council.

NEW TOWN OF NORTHSTOWE

- 2.22 To the **NORTH WEST** of Cambridge beyond the current Green Belt, separate from but close to the villages of Longstanton and Oakington, a small new town of 8,000 homes will be built, of which 6,000 homes will be provided by 2016. Located east of Longstanton village and north of Oakington village, it will be developed adjoining a new Rapid Transit route on the line of the former St Ives railway line and make best use of the previously developed land at Oakington Airfield. The new town will include a town centre serving the town and the nearby villages, and a strategic level of new employment principally allowing for the continued growth of the high technology research & development sector. Associated countryside recreation, access and landscape improvements will be provided around the new town.
- 2.23 This proposal is the subject of a separate Area Action Plan.

FIGURE 2: Housing Land Supply in New Town of Northstowe to 2016

Structure Plan guideline for 1999-2016	6,000
New town of Northstowe (ultimate size 8,000)	6,000
TOTAL	6,000

RURAL SETTLEMENT POLICY

- 2.24 Cambridgeshire Structure Plan Policy P9/1 requires up to 9,600 dwellings to be completed between 1999 and 2016 in Rural Centres and other villages.
- 2.25 A substantial proportion of this requirement has already been accounted for, through housing completions since 1999, current commitments (dwellings with outline or full planning permission), and housing allocations from the Local Plan 2004.
- 2.26 A small number of outstanding allocations from Local Plan 2004 are carried forward, where planning permission has not yet been granted. These allocations were tested through the 2004 Local Plan in the context of the

sustainability criteria in PPG3 and are anticipated to come forward for development by 2006. This interim housing supply is important in securing a continuous supply of land in the early part of the plan period, and to allow an adequate lead in period for the major strategic sites.

- 2.27 The Urban Capacity Study 2005 analyses the number of windfalls likely to come forward within South Cambridgeshire Villages based on the rural settlement policies in the plan.

FIGURE 3: Housing Land Supply in the Rural Area

Structure Plan guideline for 1999-2016	9,600
Components of supply:	
1. Completions to end March 2004 ⁴⁵ (1999 to 2001 = 1608, 2002 to 2005 = 2650)	3,7214,258
2. Unimplemented planning permissions at end March 2004-2005 (3,4723,277 discounted by 10% non-implementation allowance)	3,4253280
3. Forecast windfalls 2004-2005 – 2016 (from Urban Capacity Study 2005), updated to reflect position at March 2005)	1,8751,273
4. Rural Housing Allocations	837
Outstanding requirement to be identified at end March 2004-2005	493 789
<u>Housing Land Supply to be Identified</u>	<u>789</u>
<u>Components of supply:</u>	
1. <u>Additional development at Cambourne (Increased density within existing footprint)</u>	<u>700</u>
2. <u>Rural Settlement Housing Allocations</u>	<u>459</u>
3. <u>Bayer Cropscience site</u>	<u>250</u>
<u>Total Provision</u>	<u>1,409</u>
<u>Surplus</u>	<u>283620</u>

- 2.28 Figure 3 indicates that the outstanding housing requirement for the period April 2004⁴⁵ to March 2016 is 493-778 in the rural area of South Cambridgeshire. This is to be met by selected allocations from Local Plan 2004, and additional site at Bayer Cropscience in Hauxton, and at Cambourne which are included in the Site Specific Policies DPD.

2.28A A small number of outstanding allocations from Local Plan 2004 are carried forward, where planning permission has not yet been granted, where they are within Rural Centres or Minor Rural Centres and there are clear indications they will come forward. These allocations were tested through the 2004 Local Plan in the context of the sustainability criteria in PPG3. This interim housing supply is important in securing a continuous supply of land in the early part of the plan period, and to allow an adequate lead in period for the major strategic sites. Other allocations in Group villages have not been rolled forward.

2.28B The Bayer Cropscience site near Hauxton offers a specific opportunity to utilise a large brownfield site where previous uses have ceased for mixed uses located near to the edge of Cambridge. The site comprises an intensively developed industrial site, including manufacturing and warehousing. Its redevelopment will enable visual improvement of this prominent site. It is capable of being developed with good links to the Trumpington West development, and Trumpington Park & Ride, as well as the village of Hauxton itself. The site also offers opportunities for improved access to the River Cam.

2.29 Policy P1/1 of the Cambridgeshire Structure Plan allows for a limited amount of the overall development provision to be within identified Rural Centres where it can contribute to the specified social and economic need of those communities or to groups of communities. In particular, the Rural Centre of Cambourne is still evolving and there remain a number of areas to come forward for development in accordance with the Masterplan. However, development within the remainder of the developable area should be to a slightly higher density than originally planned given changes in government guidance requiring a minimum housing density of 30 dwellings per hectare. Initial indications show this is likely to bring forward a level of development in the order of 700 dwellings, adequate to meet the remainder of the district's housing requirement.

RURAL CENTRES

POLICY ST/3 Rural Centres

The following villages are identified as Rural Centres:

- **Bar Hill**
- **Cambourne**
- **Great Shelford and Stapleford**
- **Histon and Impington**
- **Sawston**

Development and redevelopment without any limit on individual scheme size will be permitted within the village frameworks of Rural

Centres provided that adequate services, facilities and infrastructure are available or can be made available as a result of the development.

- 2.30 Rural Centres are the larger more sustainable villages which generally have a population of at least 3,000 and have good access to a secondary school (either within the village or accessible by good public transport, unless there are similar community facilities available within the village), employment opportunities (at least a ratio of 1 job for every village resident economically active), contain a primary school, food shops (including a small supermarket), post office, surgery and have good public transport services to Cambridge or a market town (the minimum requirement is good public transport).
- 2.31 As development at Cambourne will meet the remaining housing requirement, there are no new housing allocations at other Rural Centres. Future development will comprise development and redevelopment within the village frameworks. Since the Rural Centres comprise the most sustainable villages in South Cambridgeshire there is no strategic constraint on the amount of development or redevelopment of land for housing that can come forward within the village frameworks provided that the proposals are in accordance with the policies in the Plan.

MINOR RURAL CENTRES

POLICY ST/4 Minor Rural Centres

The following villages are selected as Minor Rural Centres:

- **Bar Hill**
- **Cottenham**
- **Fulbourn**
- **Gamlingay**
- **Linton**
- **Melbourn**
- **Waterbeach**
- **Willingham**

Residential development and redevelopment up to a maximum scheme size of 25 dwellings will be permitted within the village frameworks of Minor Rural Centres.

Where development of a larger scale (9 – 25 dwellings) would place a material burden on the existing village services and facilities the District Council will use its powers under Section 46-106 of the Planning and Compulsory Purchase Town and Country Planning Act 2004-1990 to secure financial contributions at an appropriate level

towards their development or improvement. Further guidance will be provided in a Supplementary Planning Document.

- 2.32 Villages that perform less well against the criteria set out in the Structure Plan than those identified as Rural Centres, but which nevertheless perform a role in terms of providing services and facilities for a rural hinterland, are designated as Minor Rural Centres. Those villages which perform this role, but are situated close to Cambridge and Northstowe have been discounted as the larger town centres will be more effective at serving the immediate rural area.
- 2.33 Within Minor Rural Centres there is scope in principle for larger scale windfall development within the village framework. This would allow larger villages with a reasonable level of services to provide services and facilities for surrounding smaller villages, to achieve more development. However, the overall scale of development should be restricted in recognition of their more limited services. A maximum scheme size of 25 dwellings is used as an appropriate figure to define the upper limit of a small estate development.
- 2.34 However, in order to ensure that residential development is not promoted in unsustainable locations, the acceptability of developments above group scale in Minor Rural Centres is dependent on existing facilities and services being improved. The areas in which a particular village performs less well against the Structure Plan criteria should be improved as part of any development over 8 dwellings. Developer contributions will be sought to obtain the necessary improvements.

GROUP VILLAGES

POLICY ST/5 Group Villages

The following villages are selected as Group Villages:

Balsham	Fen Drayton	Longstanton
Barrington	Fowlmere	Meldreth
Barton	Foxton	Milton
Bassingbourn	Girton	Oakington
Bourn	Great Abington	Orwell
Castle Camps	Great Wilbraham	Over
Comberton	Guilden Morden	Papworth Everard
Coton	Hardwick	Steeple Morden
Dry Drayton	Harston	Swavesey
Duxford	Haslingfield	Teversham
Elsworth	Hauxton	Thriplow
Eltisley	Highfields Caldecote	Whittlesford

Fen Ditton

Little Abington

Residential development and redevelopment up to a maximum scheme size of 8 dwellings will be permitted within the village frameworks of Group Villages.

Development may exceptionally consist of up to 15 dwellings where this would make the best use of a single ~~redundant~~ brownfield site.

- 2.35 Group villages are generally less sustainable locations for new development than Rural Centres and Minor Rural Centres, having fewer services and facilities allowing only some of the basic day-to-day requirements of their residents to be met without the need to travel outside the village. All Group Villages have at least a primary school and limited development will help maintain remaining services and facilities and provide for affordable housing to meet local needs.

INFILL VILLAGES

POLICY ST/6 Infill Villages

The following villages are selected as Infill-Only Villages:

Abington Pigotts	Heydon	Newton
Arrington	Hildersham	Pampisford
Babraham	Hinxton	Papworth St Agnes
Bartlow	Horningsea	Rampton
Boxworth	Horseheath	Shepreth
Carlton	Ickleton	Shingay-cum-Wendy
Caxton	Kingston	Shudy Camps
Childerley	Knapwell	Six Mile Bottom
Conington	Kneesworth	Stow-cum-Quy
Croxton	Landbeach	Tadlow
Croydon	Litlington	Toft
East Hatley	Little Chishill	Weston Colville
Grantchester	Little Eversden	Weston Green
Graveley	Little Gransden	West Wickham
Great Chishill	Little Shelford	West Wratting
Great Eversden	Little Wilbraham	Whaddon
Harlton	Lolworth	Wimpole
Hatley St George	Longstowe	
Heathfield	Madingley	

Residential development and redevelopment within the village frameworks of these villages will be restricted to not more than 2 dwellings comprising:

1. A gap in an otherwise built-up frontage to an existing road, provided that it is not sufficiently large to accommodate more than two dwellings on similar curtilages to those adjoining; or
2. The redevelopment or sub-division of an existing residential curtilage; or
3. The sub-division of an existing dwelling; or
4. The conversion or redevelopment of a non-residential building where this would not result in a loss of local employment.

In very exceptional circumstances a slightly larger development (not more than 8 dwellings) may be permitted where this would lead to the sustainable recycling of a brownfield site bringing positive overall benefit to the village

- 2.36 Infill-Only Villages are generally amongst the smallest in South Cambridgeshire. These villages have a poor range of services and facilities and it is often necessary for local residents to travel outside the village for most of their daily needs. These villages generally lack any food shops, have no primary school and may not have a permanent post office or a village hall or meeting place. Development on any scale would be unsustainable in these villages, as it will generate a disproportionate number of additional journeys outside the village.

PHASING OF HOUSING LAND

POLICY ST/7 Phasing of Housing Land

~~Major developments on the edge of Cambridge and at the new town of Northstowe will be phased to ensure a continuous supply of housing land throughout the plan period, to minimise the duration of the disruption of the development process and to concentrate resources on a limited number of sites at any point in time to best deliver sustainable developments. Details of phasing will be set out in Area Action Plans and associated Supplementary Planning Documents. In other locations, allocations and previously developed land can be brought forward at any time.~~

- 2.37 ~~It is important to ensure that there is a continuous supply of housing land over the plan period. Developments on allocations carried forward from Local Plan 2004 should come forward at an early date to meet needs to 2006. This interim housing supply is important in securing a continuous~~

~~supply of land in the early part of the plan period, and to allow an adequate lead in period for the major strategic sites.~~

- ~~2.38 — The major strategic sites will be developed to a phasing programme. This will help to ensure a continuous supply of land for housing throughout the plan period. It will also help to concentrate resources in a limited number of locations at any point in time, for example in terms of infrastructure provision such as roads and schools. This will ensure that major developments can be implemented effectively, bringing forward the necessary supporting infrastructure swiftly and therefore minimising inconvenience to existing and new residents.~~
- ~~2.39 — A Supplementary Planning Document on phasing will take account of various matters including land availability, the provision of infrastructure, completion rates and the balance between brownfield and greenfield completions.~~

EMPLOYMENT PROVISION

- 2.40 The Local Development Framework must ensure sufficient provision of a range of suitable employment land, to respond to the Cambridgeshire Structure Plan 2003 guidelines. Land must be available, capable of being developed, and provide a variety of sites to meet differing needs. Sites must also be consistent with the development principles detailed earlier in this document.
- 2.41 Commercial land take-up between mid 1991 and March 2002 averaged 10.7 hectares per year. The Structure Plan foresees the annual rate increasing to 14 hectares, giving a total estimated land take-up of 196 hectares 2002 to 2016. In South Cambridgeshire, these estimates were based on low density business and research park developments which are wasteful of land and will not be appropriate within Northstowe and Cambridge's urban extensions where a higher density of development will mean that a lower amount of land will provide an equivalent number of jobs

FIGURE 4: Employment Land Supply

Components of Supply:

1. Completions 1999 - 2002	35.23 ha.
2. Completions 2002 to 200 5 ⁴	26.52 <u>28.17</u> ha.
3. Planning permissions end March 200 5 ⁴	114.37 <u>101.66</u> ha. ⁴
4. Village Employment Land Allocations end March 200 5 ⁴	43.53 <u>37.9</u> ha. ²

TOTAL	191.69
	<u>172.96</u> ha.

NOTES:

¹ ~~This figure includes 30 ha. at Hinxton Hall, of which 21 ha. will be landscaped and strictly speaking is not available for business development.~~

² ~~Includes 5.63 ha. for Cambridge Northern Fringe West, estimated from floor area.~~
Source: Cambridgeshire County Council Research & Monitoring Team ~~February~~
~~September~~ 2005

- 2.42 Completions since 1999 together with employment land allocations, and existing commitments, provide sufficient land supply at previous take up rates for the period up to 2016. However an increased rate is projected to provide for the Strategic Employment Locations at the major developments detailed in Structure Plan Policy P2/3, based on an additional 50 hectares of employment land. These sites play an important role because of their size and ability to attract prestige development, supporting the development of clusters and the continuation of the Cambridge Phenomenon. Their location relative to strategic housing allocations provides an opportunity to bring people and jobs closer together, reducing the need to travel, thus improving the sustainability of the new developments. It is also likely that some of the provision will come forward post 2016, providing employment land in the longer term.
- 2.43 Area Action Plans for Northstowe and urban extensions of Cambridge will detail employment land provision. The crucial factor in these strategic locations is providing sufficient jobs, as opposed to land, and higher density employment will result in less land being required on these sites.
- 2.44 The village employment allocations form a relatively minor element of the employment land supply. The sites have been previously allocated in the South Cambridgeshire Local Plan. They have been reviewed to ensure they meet the development principles, and are still considered appropriate in policy terms, and are likely to be developed during the plan period.
- 2.45 When considering employment planning applications, land supply across the District must be considered. Existing employment planning permissions will be reviewed if they are required to be renewed. They will be considered against current government guidance and development plan policies.

RETAIL

POLICY SF/2 Retail Hierarchy

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

The hierarchy of centres in South Cambridgeshire is as follows:

5. New town of Northstowe;
6. Cambridge East;
1. Rural Centres;
4. Other villages (Minor Rural Centres, Group Villages and Infill Villages).

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

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

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

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

- 7.2 Planning Policy Guidance Note 6 advises that development plans should establish a range of centres from City Centres, through town centres to district centres, local centres and village centres. Structure Plan Policy P3/2 requires that shopping proposals should be of a scale appropriate to the size of the centre and its catchment area. Policy E9 of Draft Regional Spatial Strategy sets out the regional structure of retail centres. Although it uses a different terminology, it is not incompatible with policy SF/2.
- 7.3 There is no further need for major sub-regional shopping provision in the Cambridge Sub-Region in the period to 2016, other than approximately 30,000 m² of shopping development within the central area of Cambridge City which has been granted planning permission. Major sub-regional shopping provision is considered to be any proposal of more than 1,400 m² convenience floor area or in excess of 10,000 m² comparison shopping floor area, or which together with other nearby development or proposals will exceed these thresholds.
- 7.4 In view of the provisions of Structure Plan Policy P9/10, it is unlikely that proposals for major sub-regional shopping provision will receive planning permission in South Cambridgeshire. Exceptionally, in Northstowe, there will be a need for convenience and comparison floor area provision of a scale in excess of these thresholds, which ensures that the settlement is sustainable. However, the District Council does not intend that Northstowe should perform a sub-regional shopping role that has a significant impact on the role of Cambridge. Further guidance on proposals for convenience and comparison retail in Northstowe is contained in the Northstowe Area Action Plan.
- 7.5 There will also be a need for shopping provision in the urban extensions to Cambridge. Further guidance on proposals for convenience and comparison retail in the urban extensions is contained in the relevant Area Action Plans.

3. PHASING AND DELIVERY

OBJECTIVES

P/a To ensure appropriate mechanisms are in place to secure the efficient and timely delivery of the development strategy.

P/b To set out phasing policies for the delivery of housing in the district.

P/c To consider the rate and timing of delivery of housing and associated development in the district.

DELIVERY MECHANISMS

- 3.1 The new plan making system has an increased emphasis on demonstrating how the policies of the plan will be delivered, particularly housing. The Core Strategy has been prepared in consultation with stakeholders at three stages of consultation. The Council is also involved in the preparation of other key strategies and plans such as its Community Strategy and strategies being prepared by others such as the Cambridgeshire Long Term Transport Strategy and Local Transport Plan. Cambridgeshire Horizons is leading on a number of sub regional strategies in which the Council is involved, looking at issues such as formal sports, and green infrastructure.
- 3.2 Cambridgeshire Horizons key focus is on the delivery of the development strategy for the Cambridge area. As such, it is assisting the local authority with mechanisms to ensure prompt and efficient delivery of the major developments. There is a recognised urgency to ensure that plans are in place to increase the rate of housing development and in particular to bring forward the major developments to meet the needs of the Cambridge Area. Various partnership working arrangements have been in place for the major developments since around the time of the adoption of the Structure Plan for the majority of the major developments. These include Member Reference Groups, officer Steering Groups and topic groups to facilitate further partnership working with the main stakeholders on key issues such as community facilities and drainage. This approach will help the landowners/developers to develop the plans and strategies required by the various policies of the Local Development Framework, with full and early input from the local authorities and key stakeholders to seek to ensure they are capable of being approved and delivered.
- 3.3 Cambridgeshire Horizons will have a key role in helping to draw together the identified requirements of the major developments as work on planning applications progress and in facilitating discussions on planning obligation agreements. This independent input will assist partnership working

between the local authority and the landowners/developers and ensure a realistic approach to negotiations.

PHASING OF HOUSING LAND

POLICY ST/7 Phasing of Housing Land

Major developments on the edge of Cambridge and the new town of Northstowe will be phased to ensure a continuous supply of housing land throughout the plan period, to minimise the duration of the disruption of the development process and to concentrate resources on a limited number of sites at any point in time to best deliver sustainable developments. Details of phasing will be set out in Area Action Plans and associated Supplementary Planning Documents. In other locations, allocations and previously developed land can be brought forward at any time.

3.4 It is important to ensure that there is a continuous supply of housing land over the plan period. Developments on allocations carried forward from Local Plan 2004 and windfalls in the rural area should come forward at an early date to meet needs to 2006. This interim housing supply is important in securing a continuous supply of land in the early part of the plan period, and to allow an adequate lead in period for the major strategic sites.

3.5 The major strategic sites will be developed to a phasing programme. This will help to ensure a continuous supply of land for housing throughout the plan period. It will also help to concentrate resources in a limited number of locations at any point in time, for example in terms of infrastructure provision such as roads and schools. This will ensure that major developments can be implemented effectively, bringing forward the necessary supporting infrastructure swiftly and therefore minimising inconvenience to existing and new residents.

3.6 A Supplementary Planning Document on phasing will take account of various matters including land availability, the provision of infrastructure, completion rates and the balance between brownfield and greenfield completions.

DELIVERING THE DEVELOPMENT STRATEGY

3.7 As part of the increased emphasis on demonstrating how the policies of plans will be delivered, particularly housing, Planning Policy Statement 12 requires that all plans involving housing include a housing trajectory. This attempts to estimate the start date for housing being delivered on the

ground and the build rate per year to test how reasonable it is to rely on polices to deliver the identified housing requirement.

3.8 In the case of this plan, the 'saved' policies of the Cambridgeshire Structure Plan 2003 provide the detailed housing guidelines for South Cambridgeshire. The statutory requirement is for the district's plans to be in general conformity with RSS6 rather than the Structure Plan. Under the new plan making system it is the RSS and the district LDFs that form the development plan. In practice for South Cambridgeshire District Council, the Structure Plan is still a key material consideration for plan making. The policies of the Structure Plan are 'saved' under transitional arrangements and the plan is in general conformity with the current Regional Spatial Strategy in RSS6. Draft RSS14 broadly carries forward the approach of RSS6 and the Structure Plan as they apply to the Cambridge Sub Region. At the time of writing, there is no evidence that the draft RSS14 is proposing divergent emerging policies on the development strategy for the sub region relative to those set out in the current RSS and the 2003 Structure Plan. It is therefore entirely appropriate and consistent for the Core Strategy to meet the policy requirements of the Structure Plan, whilst being in general conformity with RSS6.

3.9 In preparing the housing trajectory for South Cambridgeshire, the Council has had regard to a number of factors:

- The anticipated date of adoption of the Core Strategy and Area Action Plans, before which no planning permissions could be granted for development for new allocations
- Landowners stated intentions in terms of submitting planning applications
- Reasonable build rates for development, agreed with landowners/developers, based on current expectations of the housing market and the capacity and intensions of the house building industry.

3.10 However, all these assumptions must be heavily caveated that in the event of any changes, the housing trajectory will not reflect actual delivery. Many of these factors are beyond the control of the local planning authority or the development industry. The role of monitoring will be important in assessing the actual performance in terms of delivery of this and other parts of the development strategy. A monitoring strategy is set out in Chapter 4.

Insert housing trajectory

|

4. MONITORING

OBJECTIVES

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

PLAN MONITOR MANAGE

POLICY ST/8 Plan Monitor Manage

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

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

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

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

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

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

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

MONITORING INDICATORS

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

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

4.6 The Core Strategy indicators developed through the LDF Monitoring Strategy 2005 are included at Table x at the end of this chapter.

HOUSING TRAJECTORY

4.7 A housing trajectory for the Core Strategy is included in Chapter 3 Phasing and Delivery which sets out a policy based assessment of the potential start date and build rate for the housing allocations for the period up to 2016. This draws together the housing trajectories from the Area Action Plans for the major developments of Northstowe, Cambridge East and Cambridge Southern Fringe, and includes projections for the rural allocations and anticipated windfalls. A separate housing trajectory will be prepared as one of the Core Indicators that districts are required to monitor in their Annual Monitoring Reports, as set out in Table x.

4.8 The role of the housing trajectory is to integrate the “plan, monitor, manage” approach to housing delivery by showing past performance and estimating future performance. The housing trajectory will illustrate this information in a graphical form. The AMR housing trajectory for South Cambridgeshire will compare the levels of actual and projected completions over the period of the plan with the housing trajectory contained in the Core Strategy.

RESPONDING TO DELIVERY ISSUES

4.9 In the event that the AMR identifies delivery issues in relation to the development strategy, where key policy targets are not being met, these would need to be assessed as part of the AMR process and a decision reached on whether any change was required to the Core Strategy, other parts of the LDF, or through other mechanisms.

4.10 A key aspect of monitoring the Core Strategy will be the number of homes being built. The number of homes coming forward in the district, at the highest stages in the development sequence, that is within the built up area of Cambridge or on the edge of Cambridge through Green Belt review, will

need to be assessed in the AMR together with the position in Cambridge City, as the Structure Plan brackets those stages in the sequence together. If there is a significant shortfall or surplus in the provision in those stages of the sequence, it may be necessary to review the housing policies of both Councils for site at these higher order stages in the sequence, to seek to make the necessary adjustment in build rates or provide elsewhere.

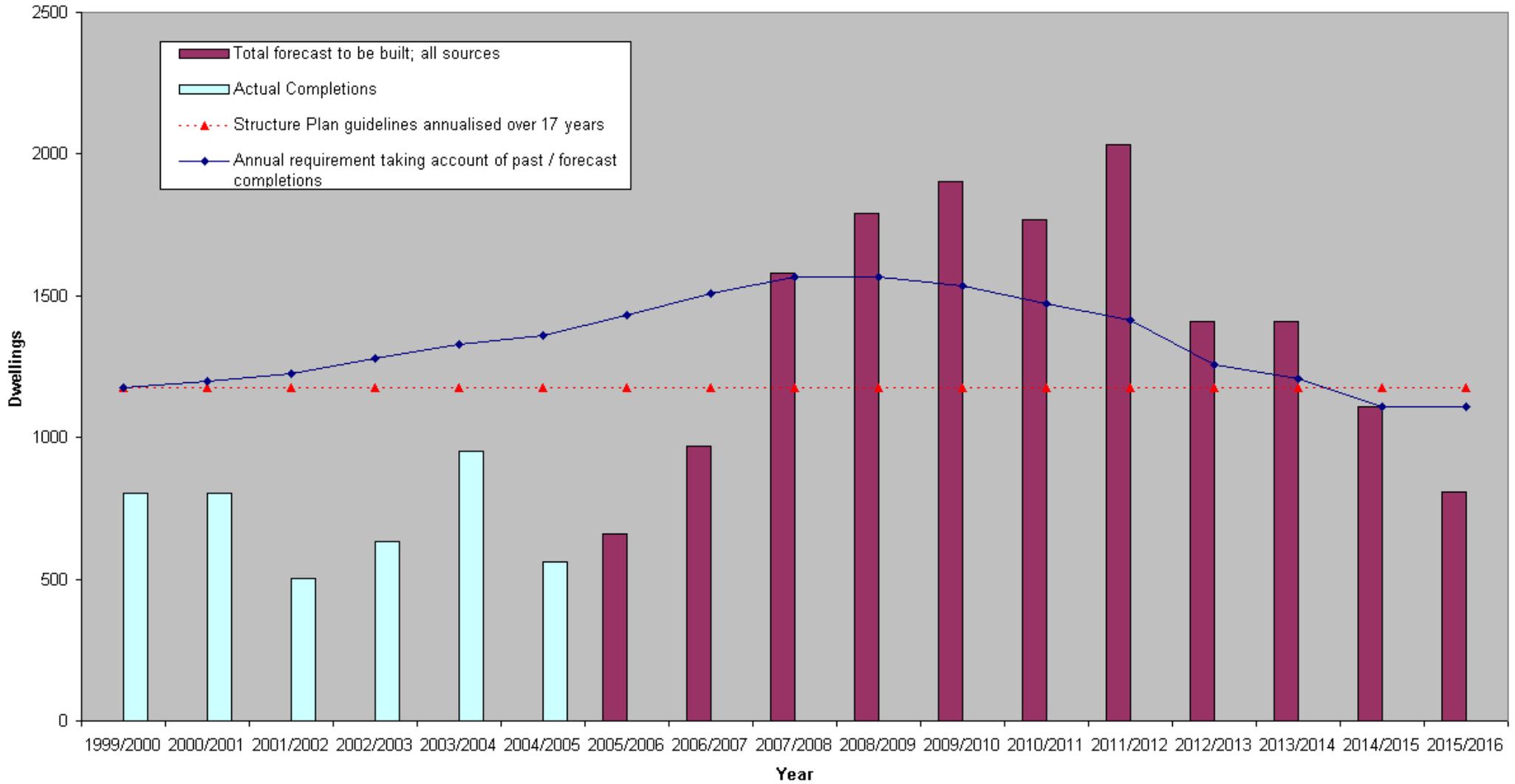
4.11 Whilst it is not anticipated, if the situation were to arise where this could not meet the housing needs of the area, there would be a need to review the development strategy for the Cambridge Sub Region to identify the next most sustainable location for the shortfall in development. This is in the context of a Structure Plan hierarchy which has the new town of Northstowe next in the locational sequence for development, followed by sites within, and then on the edge of, market towns. Villages are at the bottom of the sequence and there should be no automatic assumption that any shortfall within or on the edge of Cambridge should be made up in villages in South Cambridgeshire.

Housing Trajectory for South Cambridgeshire: 1999-2016

	Period 1999 - 2016		COMPLETIONS					PROJECTIONS										Total up to 2016	
	1999/2000	2000/2001	2001/2002	2002/2003	2003/2004	2004/2005	2005/2006	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016		
Completions	Actual Completions	804	804	504	634	953	559	-	-	-	-	-	-	-	-	-	-	-	4258
Edge of Cambridge	Cambridge East* ¹	-	-	-	-	-	-	0	0	0	100	150	300	400	400	400	300	0	2050
	Cambridge Southern Fringe	-	-	-	-	-	-	0	0	0	100	150	200	180	0	0	0	0	630
	Cambridge Northern Fringe	-	-	-	-	-	-	0	225	225	225	225	0	200	200	200	0	0	1500
Northstowe	Northstowe* ²	-	-	-	-	-	-	0	0	200	550	650	650	650	650	650	650	650	5300
Rural Development	Rural Allocations in villages	-	-	-	-	-	-	0	122	179	94	64	0	0	0	0	0	0	459
	Rural Brownfield Allocation: Bayer Cropscience	-	-	-	-	-	-	0	0	0	40	70	70	70	0	0	0	0	250
	Rural Allocations Cambourne extra density* ³	-	-	-	-	-	-	0	0	140	140	140	140	140	0	0	0	0	700
Existing Permissions	Existing permissions: excluding Cambourne* ⁴	-	-	-	-	-	-	530	471	410	205	74	16	0	0	0	0	0	1706
	Existing Permissions: Cambourne only	-	-	-	-	-	-	131	130	367	237	237	236	236	0	0	0	0	1574
Windfalls	Windfalls* ⁵	-	-	-	-	-	-	0	20	61	102	142	158	158	158	158	158	158	1273
	Total forecast to be built; all sources	-	-	-	-	-	-	661	968	1582	1793	1902	1770	2034	1408	1408	1108	808	19700
	Annual requirement taking account of past / forecast completions	1176	1200	1226	1278	1327	1358	1431	1508	1568	1566	1534	1473	1413	1258	1208	1108	1108	300
	Structure Plan guidelines annualised over 17 years	1176	1176	1176	1176	1176	1176	1176	1176	1176	1176	1176	1176	1176	1176	1176	1176	1176	20000

- Notes:
- *¹ Whilst this figure does not include any houses on the Airport site itself, the developers are of the opinion that development could start on this site in 2014/2015
 - *² Gallagher Estates indicates that it is possible that 5300 dwellings may be completed by 2016 rather than the policy target of 6000 dwellings. However, every effort will be made to deliver the full target
 - *³ These figures include the extra 700 dwellings that can be built in Cambourne through increasing the density to 30dph across the village
 - *⁴ These figures exclude Cambourne. Where sites from Local Plan 2004 now have planning permission, detailed work has been done to assess when they are likely to come forward and all are anticipated to be completed by 2016. All remaining existing permissions have been discounted by 10% to allow for sites that may not come forward.
 - *⁵ These figures are based upon the latest Urban Capacity Study data. The windfall figures are weighted towards the end of the plan period to take into account those windfall sites that are included within the existing permissions figure
 - *⁶ For the period 1999-2001, data is only available for the two year period; this figure has been split evenly across the two years in the table.

South Cambridgeshire Housing Trajectory - Period 1999-2016



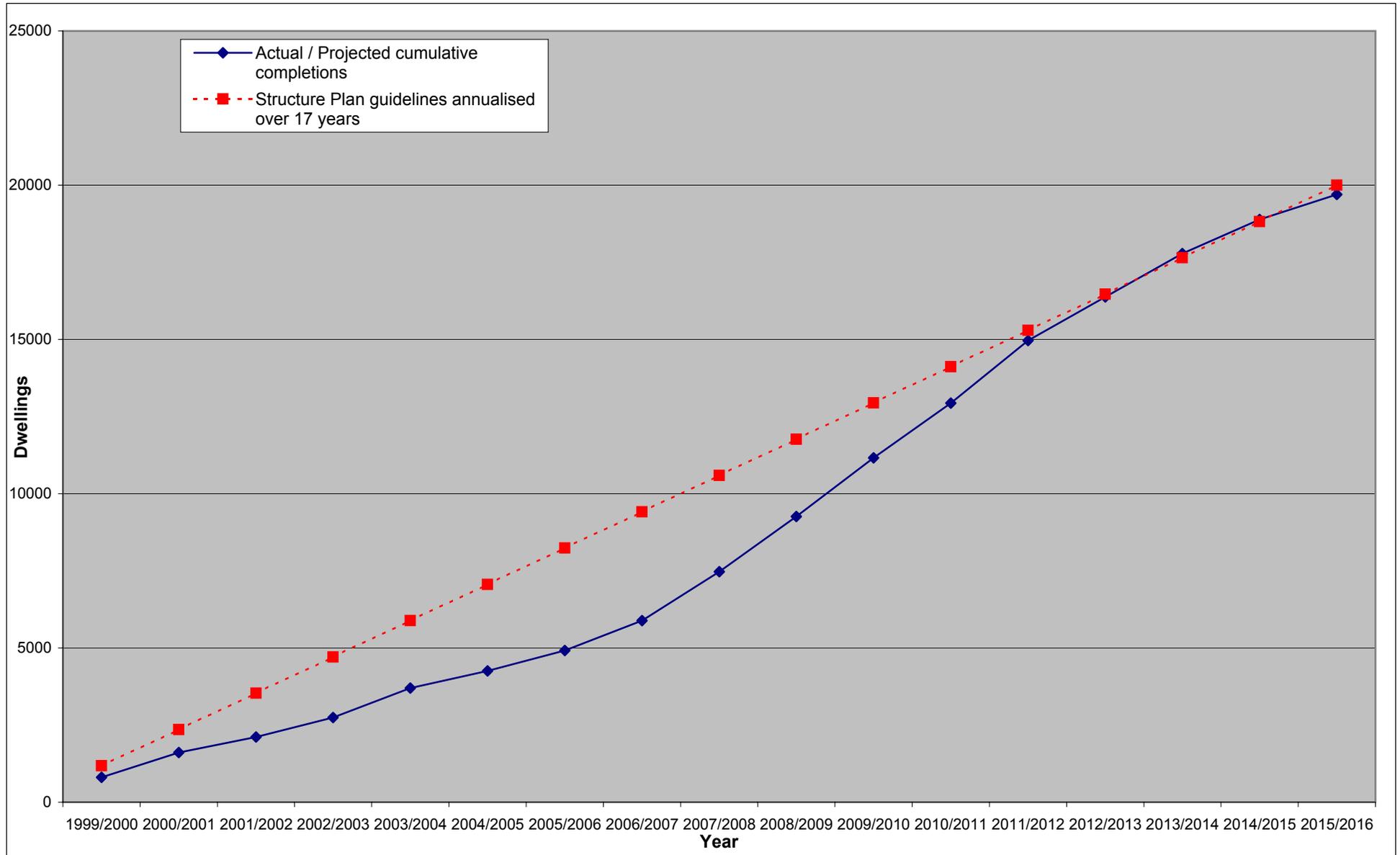


Table 1: Core and Local Output Indicators

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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CO9	Renewable Energy Capacity installed by type	Core	NE/a, NE/d, NE/g, NE/h, NE/l, DP/c	NE2 Renewable Energy	Maximise overall provision of renewable energy capacity.	DTI/OFGEM		

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

GLOSSARY OF TERMS

AAP	Area Action Plan	Provides a statutory planning framework for an area of change
AH	Affordable Housing	A wide variety of types and tenures of housing where the common feature is that it is subsidised in some way to make it affordable to those who cannot afford a home on the open market
AOD	Above Ordnance Datum	The Ordnance Datum is the mean sea level at Newlyn in Cornwall calculated between 1915 and 1921, taken as a reference point for the height data on Ordnance Survey maps.
B1(c)	Use Class B1(c)	Light Industry
B2	Use Class B2	General Industry
B8	Use Class B8	Wholesale warehouse, distribution centres and repositories
BAP	Biodiversity Action Plan	Encouraging a wide range of fauna and flora in a locality
BIS	Bus Information Strategy	Part of the Local Transport Plan
	Cambridgeshire and Peterborough Structure Plan	Statutory plan that sets out broad development requirements in the County to 2016 (Prepared by the County Council)
	Car Pooling	Shared use of a car(s) by a group of people
	<u>Climate Proofing</u>	<u>Climate proofing aims to ensure buildings and associated infrastructure are capable of enduring the future impacts of climate change</u>
CHP	Combined Heat and Power	Using waste heat from power stations to heat nearby houses
	Country Park	An area of countryside which is landscaped and managed for informal recreation and includes some visitor facilities such as car parking, toilets and an interpretation centre
CPZ	Controlled Parking Zone	An area in which special parking controls are applied
	Community Strategy	Strategy for promoting the economic, environmental and social well-being of the area and contributing to the achievement of District Wide sustainable development
CS	Core Strategy	An element of planning policy within the LDF
CSR	Cambridge Sub-Region	Comprises Cambridge, South Cambridgeshire and the Market Towns
DPD	Development Plan Document	Statutory document having been through Independent Examination
dph	Dwellings per hectare	At least 30 in most circumstances, as required by PPG3: Housing, RPG 6 and Structure Plan
EA	Environment Agency	
EEDA	East of England Development Agency	

EERA	East of England Regional Assembly	
EIA	Environmental Impact Assessment	Considers the potential environmental effects of land use change, enabling decisions on land use change to be taken with full knowledge of the likely environmental consequences
EiP	Examination in Public	Inquiry led by an independent Planning Inspector into proposals for and objections to LDDs
GADG	Growth Area Delivery Grant	Infrastructure funding
GHG	Greenhouse Gases	Carbon Dioxide and other emissions, causing global warming
GO-East	Government Office for the Eastern Region	
GPDO	General Permitted Development Order	Provides permitted development rights which allow certain types of development to proceed without the need for a planning application
GQPT	<u>Good Quality Public Transport</u>	<u>A bus or train at least every 30 minutes</u>
	<u>Good local public transport service</u>	<u>Minimum service frequencies of every 30 minutes during the day, hourly in the evenings and on Saturdays. Every 2 hours or better on Sundays.</u>
	Green Corridor	Areas of open land which penetrate into an urban area for amenity and recreation
	Green Separation	The area of open land required to keep apart two separate communities and maintain their individual identities
	Greywater	The mildly polluted wastewater from shower / bath, washbasin and washing machine
HNS	Housing Needs Survey	Assessment of housing needs across the whole district
HQPT	High Quality Public Transport	Generally service frequencies of at least a 10 minutes peak / 20 minutes inter-peak. Weekday evening frequencies of ½ hourly until 11pm, Saturday ½ hourly 7am - 6pm, then hourly and Sunday hourly 8am - 11pm. Also provides high quality buses, information and infrastructure.
	Infrastructure Partnership	Responsible for co-ordination of the delivery of housing and infrastructure across the Cambridge Sub-Region
	Key Worker Housing	Discounted market housing targeted at specific groups, including teachers, nurses and others whose role relates to the care and comfort of the community or sustaining the local economy, and who are unable to meet their housing needs on the open market.
LAP	Local Area for Play	
LAPC	Local Authority Pollution Control	

LAPPC	Local Authority Pollution Prevention and Control	
LCA	Landscape Character Assessment	Assessment of the landscapes, wildlife and natural features into distinct character areas
LDD	Local Development Document	Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs)
LDF	Local Development Framework	A "folder" containing LDDs, LDS, SCI etc.
LDS	Local Development Scheme	Sets out the LDDs to be produced over the next 3 years
LEAP	Local Equipped Area for Play	
LPA	Local Planning Authority	e.g. South Cambridgeshire District Council
LSP	Local Strategic Partnership	Public service providers, local communities, voluntary, public and private sectors co-ordinate improvements in public services to achieve sustainable economic, social and physical regeneration
LTP	Local Transport Plan	Sets out transport strategy for Cambridgeshire
	Masterplan	Strategic & Local Master Plans
MOD	Ministry of Defence	
MUGA	Multi-Use Games Area	
NEAP	Neighbourhood Equipped Area for Play	
NNR	National Nature Reserve	Protect the important areas of wildlife habitat and geological formations
PENs	Previously Established New Settlements	e.g. Bar Hill
	Parish Plan	A vision of how a town or village should be, addressing social, economic or environmental issues
PPC	Pollution Prevention Control	
PPG	Planning Policy Guidance	National planning guidance
PPS	Planning Policy Statement	New form of national planning guidance replacing PPGs
PV	Photovoltaic Energy	Solar energy from photovoltaic cells
PVAA	Protected Village Amenity Area	Open land protected for its contribution to the character of the village
RPG	Regional Planning Guidance	Planning guidance for the region (See RSS)
RSS	Regional Spatial Strategy	New name for RPG
RTBI	Real Time Bus Information	A display in the bus shelter showing how long until the next bus arrives
RWH	Rainwater Harvesting	Using rainwater for flushing toilets, etc.
SA	Sustainability Appraisal	An appraisal against sustainability criteria of proposals for LDDs by independent consultants
SAP	Standard Assessment Procedure	Assessment procedure for energy rating of dwellings
SCI	Statement of Community Involvement	Shows how the wider community and stakeholders are to be involved in the process of producing a LDF

	Sustainable Development	Development that meets the needs of the present, without compromising the ability of future generations to meet their own needs
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SEA	Strategic Environmental Assessment	Integration of environmental considerations into the preparation and adoption of plans, promoting sustainable development
	Section 106 and Section 46 (S46 is the new name for S106 in the new Planning Act)	Planning agreements that secure contributions (in cash or in kind) to the infrastructure and services necessary to facilitate proposed developments
SIP	Space for Imaginative Play	
SOS	Strategic Open Space	Public Open Space of more than local significance such as Country Parks
SPD	Supplementary Planning Document	Informal policy which has been the subject of public participation (the new name for SPG)
SPG	Supplementary Planning Guidance	See SPD
SSSI	Site of Special Scientific Interest	Designated site of national importance to wildlife and/or geology
STW	Sewage Treatment Works	
SUDS	Sustainable Urban Drainage Systems	May take the form of swales, lagoons, permeable paving, green roofs and sensitively re-engineered channels or reed beds
TA	Transport Assessment	Assessment of the expected additional traffic generation (all modes) for new development
TP	Travel Plan	Plan setting out a series of measures to encourage the use of modes other than the private car
UCS	Urban Capacity Study	Assessment of vacant land within built-up areas which could be developed
VDS	Village Design Statement	Produced by communities to show what kind of development they want as part of their settlement