APPENDIX 1
APPENDIX 2
1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

   (Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

   - OS Site Redline Boundary 092-205 Rev. No. B
   - Site Layout 092-200 Rev. No K
   - Proposed Grain Handling 15-203-12d V4
   - Proposed Revised Building A 15-203-34w V4
   - Proposed Revised Building B 15-203-35
   - Proposed Building D 15-203-36 V4
   - Landscape and Visual Impact Appraisal December 2017, Proposed Grain Store Site Layout 092-200 Rev K,

   (Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)

3. No development shall above slab level take place until details of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

   (Reason - To ensure the appearance of the development is satisfactory in accordance with Policy HQ/1 of the adopted South Cambridgeshire Local Plan 2018.)
4. The access layout as shown on approved plan 1709-17-PL01 shall be fully constructed and completed to the satisfaction of the Local Planning Authority before site is occupied for proposed use.

(Reason - In the interests of highway safety in accordance with Policy TI/2 of the adopted South Cambridgeshire Local Plan 2018.)

5. The proposed access hereby approved shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway and shall be constructed using a bound material, for the first fifteen metres from the boundary of the adopted public highway into the site, to prevent debris spreading onto the adopted public highway.

(Reason - In the interests of highway safety in accordance with Policy TI/2 of the adopted South Cambridgeshire Local Plan 2018.)

6. Prior to occupation full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment) schedules of plants, noting species, plant sizes and proposed numbers/densities and implementation programme.

(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies NH/4 and NH/8 of the adopted South Cambridgeshire Local Plan 2018.)

7. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
8. Prior to the occupation of the development a landscape management plan covering a minimum of 5 years, including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas shall be submitted to and approved in writing by the Local Planning Authority.

(Reason - To ensure that the landscape of the development becomes well established and is satisfactorily managed and maintained in the long term in the interests of the visual amenity of the area and in accordance with Policy NH/8 of the adopted South Cambridgeshire Local Plan 2018.)

9. Prior to occupation of any part of the development a plan indicating the positions, design, materials and type of boundary treatment to be erected shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the development is occupied in accordance with the approved details and shall thereafter be retained.

(Reason - To ensure that the appearance of the site does not detract from the character of the green belt in accordance with Policies NH/8 and HC/1 of the adopted South Cambridgeshire Local Plan 2018.)

10. No external lighting shall be used on the site until a lighting scheme, to include details of any external lighting of the site such as street lighting, floodlighting, security lighting, has been submitted to and approved in writing by the Local Planning Authority. This information shall include a layout plan with beam orientation, full isolux contour maps and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles, angle of glare) and shall assess artificial light impact in accordance with the Institute of Lighting Engineers (2005) ‘Guidance Notes for the Reduction of obtrusive Light’. The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details.

(Reason - To minimise the effects of light pollution on the surrounding area in accordance with Policy SC/9 of the adopted South Cambridgeshire Local Plan 2018.)
11. No removal of hedgerows, trees or shrubs, brambles, ivy and other climbing plants or works to or demolition of buildings or structures that may be used by breeding birds shall take place between 1st March and the 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

(Reason - To avoid causing harm to nesting birds in accordance with their protection under the Wildlife and Countryside Act 1981 and in accordance with Policy NH/4 of the adopted South Cambridgeshire Local Plan 2018.)

12. Prior to the commencement of the development a scheme of biodiversity enhancement shall be submitted and agreed by to the local planning authority in writing. The approved scheme shall be fully implemented within an agreed timescale unless otherwise agreed in writing.

(Reason - To achieve biodiversity enhancement on the site in accordance with adopted Policy NH/4 of the adopted South Cambridgeshire Local Plan 2018.)

13. No building hereby permitted shall be occupied until details of the maintenance and management of a surface water drainage scheme have been submitted to and approved in writing by the local planning authority. The management and maintenance plan shall include: details of land ownership; maintenance responsibilities; a description of system; the identification of individual assets, services and access requirements; details of routine and periodic maintenance activities. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details for the lifetime of the development.

(Reason - To ensure a satisfactory method of surface water drainage and management to prevent the increased risk of flooding in accordance with Policy CC/8 of the adopted South Cambridgeshire Local Plan 2018.)

14. No demolition/development shall take place until a written scheme of archaeological investigation (WSI) has been submitted to and approved in writing by the local planning authority. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI which shall include:
• the statement of significance and research objectives;

• the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

• the programme for post-excavation assessment and subsequent analysis, publication & dissemination, and deposition of resulting material.

• a timetable for the investigation of the details of the agreed scheme.

The works agreed in the WSI shall then be carried out in accordance with the agreed timetable and shall be fully completed in accordance with the agreed details.

(Reason - To secure the provision of archaeological excavation and the subsequent recording of the remains in accordance with Policy NH/14 of the adopted South Cambridgeshire Local Plan 2018.)

15. No deliveries shall be received or dispatched, laden or unladen from the site outside the hours of 07:30hrs to 17:00hrs each day.

(Reason - To ensure a satisfactory level of amenity for the locality, especially for people living and/or working nearby in accordance with Policy SC/10 of the adopted South Cambridgeshire Local Plan 2018.)

16. Collections and deliveries to the application site not exceed more than 85 collections/deliveries per week with no more than 20 deliveries or collections on any one day.

(Reason - To ensure a satisfactory level of amenity for the locality, especially for people living and/or working nearby in accordance with Policy SC/10 of the adopted South Cambridgeshire Local Plan 2018.)

17. Any forklift trucks that are used on the site shall be fitted with white noise reversing alarms which shall be operational at all times of use.

(Reason - To ensure a satisfactory level of amenity for the locality, especially for people living and/or working nearby in accordance with Policy SC/10 of the adopted South Cambridgeshire Local Plan 2018.)
18. The Grain Dryers hereby permitted shall be limited to use on only 20 days per calendar year and shall not to be operated between the hours of 23:00 and 07:00.

(Reason - To ensure a satisfactory level of amenity for the locality, especially for people living and/or working nearby in accordance with Policy SC/10 of the adopted South Cambridgeshire Local Plan 2018.)

19. No construction site machinery or plant shall be operated, and no construction related deliveries taken at or despatched from the site except between the hours of 0800-1800 Monday to Friday, 0800-1300 Saturday and not at any time on Sundays or Bank or Public holidays.

(Reason - To ensure a satisfactory level of amenity for the locality, especially for people living and/or working nearby in accordance with Policies SC/10 and CC/6 of the adopted South Cambridgeshire Local Plan 2018.)
APPENDIX 5
Cambridgeshire between the proportion of development at new settlements and that at villages which sees a much higher proportion at new settlements than the previous strategy: 23% compared with 18%. This leaves the lowest percentage at the least sustainable stage in the sequence with only 23% of planned development identified at villages.

Vision and Objectives

2.25 The Local Plan contains policies and proposals which will shape the future direction of change in South Cambridgeshire over the years to 2031. The planning decisions that will be made in accordance with the Local Plan will affect the future well-being of people living and working in the district as well as others who visit and invest in South Cambridgeshire. This future direction is captured in the Council’s vision, which has been drawn upon as the vision for the Local Plan.

Policy S1: Vision

South Cambridgeshire will continue to be the best place to live, work and study in the country. Our district will demonstrate impressive and sustainable economic growth. Our residents will have a superb quality of life in an exceptionally beautiful, rural and green environment.

2.26 Reflecting the vision, are a set of more specific objectives for the Local Plan. In developing the objectives the Council has been guided by views gathered on what is important to local stakeholders.

Policy S2: Objectives of the Local Plan

The vision for the Local Plan will be secured through the achievement of 6 key objectives:

a. To support economic growth by supporting South Cambridgeshire’s position as a world leader in research and technology-based industries, research, and education; and supporting the rural economy.

b. To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.

c. To provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type, size, tenure and cost.

d. To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.

(continued)
e. To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure.

f. To maximise potential for journeys to be undertaken by sustainable modes of transport including walking, cycling, bus and train.

2.27 South Cambridgeshire is a prosperous area with high levels of economic activity and low levels of unemployment. Its 350 square miles of countryside provide a high quality setting for its 105 settlements. In recent decades the district has experienced significant growth, reflecting the success of the local economy and the need for new homes. These high levels of growth have managed to balance development with maintaining a high quality social, built and natural environment which is valued locally and has ensured that South Cambridgeshire regularly performs well in national quality of life surveys. Public consultation in updating the Local Plan showed strong support for supporting economic growth, but a degree of nervousness amongst the residents of the district believing that continuing high levels of growth would put the environment and living standards at risk. This then is a clear challenge for the way in which the vision and objectives are implemented through policies and proposals in the Local Plan and decisions on planning applications to provide an appropriate balance between supporting the economy, providing for housing needs and protecting the environment.

Sustainable Development

Policy S/3: Presumption in Favour of Sustainable Development

1. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals that accord with the Local Plan and Neighbourhood Plans can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area unless material considerations indicate otherwise.

2. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

(continued)
2.28 The National Planning Policy Framework (NPPF, 2012) states that the purpose of planning is to help achieve sustainable development, and the NPPF (2012) has at its heart a presumption in favour of sustainable development, which it says should be seen as a golden thread running through both plan making and decision taking. For South Cambridgeshire, sustainable development means supporting the economic success of the Cambridge area, maintaining the setting of Cambridge as a compact historic city, and providing for development needs in a way that maintains the high quality of life enjoyed by residents that makes it such an attractive place to live, work and study, and locates new homes close to services and employment or on high quality public transport routes. The Local Plan has a number of chapters covering the full range of planning policy issues, which together contribute to the achievement of the three dimensions of sustainability: an economic role, a social role and an environmental role.

Cambridge Green Belt

Policy S4: Cambridge Green Belt

A Green Belt will be maintained around Cambridge that will define the extent of the urban area. The detailed boundaries of the Green Belt in South Cambridgeshire are defined on the Policies Map, which includes some minor revisions to the inner boundary of the Green Belt around Cambridge and to the boundaries around some inset villages. New development in the Green Belt will only be approved in accordance with Green Belt policy in the National Planning Policy Framework.

2.29 The Government attaches great importance to Green Belts, and this is set out in the NPPF(2012). The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open and a specific function of some Green Belts, such as the one around Cambridge, is to preserve the setting and special character of historic towns. Cambridge has had a Green Belt since the 1965 Development Plan, which includes about 25% of South Cambridgeshire. A review of the Green Belt was undertaken in the 1980s resulting in the Cambridge Green Belt Local Plan 1992. A further and more strategically significant review was started in the Regional Planning Guidance for East Anglia (RPG6) with locations for Green Belt release identified in the Cambridgeshire and Peterborough Structure Plan 2003 and detailed boundary changes made in the Cambridge Local Plan 2006 and the South Cambridgeshire Local Development Framework 2007-2010.
2.30 The Cambridge Green Belt surrounds Cambridge and is relatively small in extent, extending around 3 to 5 miles from the edge of the City and incorporates many of South Cambridgeshire’s larger and most sustainable villages. The established purposes of the Cambridge Green Belt are to:

- Preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre;
- Maintain and enhance the quality of its setting; and
- Prevent communities in the environs of Cambridge from merging into one another and with the city.

2.31 A number of factors define the special character of Cambridge and its setting, which include:

- Key views of Cambridge from the surrounding countryside;
- A soft green edge to the city;
- A distinctive urban edge;
- Green corridors penetrating into the city;
- Designated sites and other features contributing positively to the character of the landscape setting;
- The distribution, physical separation, setting, scale and character of Green Belt villages; and
- A landscape that retains a strong rural character.

2.32 The NPPF (2012) is clear that where Green Belts are defined, they should only be altered in exceptional circumstances when preparing a Local Plan. When reviewing Green Belt boundaries, Councils are required to take account of the need to promote sustainable development and consider the consequences for sustainable development of channeling development towards urban areas within Green Belts, to villages inset within the Green Belt and to locations beyond the Green Belt.

2.33 The Inner Green Belt Review 2012, undertaken jointly with Cambridge City Council, examined the Green Belt in detail and found a number of small areas on the edge of Cambridge that are not considered of long term importance to Green Belt purposes. Given the level of need for homes and jobs, it is considered that exceptional circumstances exist to justify their release. These comprise a site between Huntington Road and Histon Road as an extension to the housing allocation carried forward from the Local Development Framework (Policy SS/2) and a site on Fulbourn Road as an extension to the Peterhouse Technology Park (Policy E/3). The independent Inner Green Belt Review 2015 for both Councils reached similar conclusions about the importance of land on the edge of Cambridge for Cambridge Green Belt purposes.

2.34 In addition, land is released from the Green Belt at Sawston, Impington and Comberton (Policy H/1) to meet the overall need for housing and to provide a flexible and responsive package of sites that will best meet identified needs.
Development Frameworks

Policy S/7: Development Frameworks

1. Development and redevelopment of unallocated land and buildings within development frameworks (as shown on the Policies Map) will be permitted provided that:
   a. Development is of a scale, density and character appropriate to the location, and is consistent with other policies in the Local Plan; and
   b. Retention of the site in its present state does not form an essential part of the local character, and development would protect and enhance local features of green space, landscape, ecological or historic importance; and
   c. There is the necessary infrastructure capacity to support the development.

2. Outside development frameworks, only allocations within Neighbourhood Plans that have come into force and development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside or where supported by other policies in this plan will be permitted.

2.49 Within settlements, policies in the plan generally support development and redevelopment of previously developed land subject to a range of policies which seek to ensure the development is sustainable.

2.50 The development frameworks define where policies for the built-up areas of settlements give way to policies for the countryside. This is necessary to ensure that the countryside is protected from gradual encroachment on the edges of villages and to help guard against incremental growth in unsustainable locations. In the countryside development is generally restricted to uses that need to be located there. The plan includes some flexibility for reusing existing buildings, and for development which supports the rural economy.

2.51 Frameworks have been defined to take into account the present extent of the built-up area, and planned development. Buildings associated with countryside uses (e.g. farm buildings, houses subject to agricultural occupancy conditions or affordable housing schemes permitted under the rural exceptions policy) are not normally included within the framework. Frameworks have not been defined around small clusters of houses or areas of scattered development where such buildings are isolated in open countryside or detached from the main concentration of buildings within Cambridge or a nearby village. Although it is recognised that such dwellings may be considered locally as ‘part’ of the nearest settlement in community terms, it is important in planning policy terms to limit the amount of new development that can take place in rural areas with few services and little or no public transport.
2.52 Property boundaries shown on the Ordnance Survey map have been taken into account in defining frameworks. However, since there are many large gardens on the edge of settlements, the framework boundaries sometimes cut across such gardens, especially (but not solely) if parts of those gardens relate more to the surrounding countryside than they do to the built-up areas. The 'cutting' of some gardens is regarded as a positive development control tool to limit the potential for further residential development in smaller villages with few facilities and little or no public transport. However, in such circumstances this policy will not be operated to establish a presumption against the grant of planning permission for ancillary domestic buildings in those parts of residential curtilages excluded from the framework. Where permission is required for such developments, applications will be considered on their individual merits.

Strategy for the Rural Area

2.53 The Local Plan classifies villages into four groupings, to reflecting their relative sustainability. This is an important element of the sustainable development strategy, helping to direct housing to the most sustainable locations and control the level of windfall development that takes place in the least sustainable areas of the district whilst enabling the recycling of land and delivering new homes to meet local housing needs. Villages were classified following a review of the services and facilities, education, public transport and employment available at each settlement.

2.54 A local community preparing a neighbourhood plan may wish to make allocations for community led proposals in a neighbourhood plan that lie outside of the development framework of a village. As such are parish-led proposals the Council is supportive of such developments where they have received community support which means that the proposals are capable of being included in a neighbourhood plan.

Rural Centres

Policy S/8: Rural Centres

1. The following villages are identified as Rural Centres:
   a. Cambourne
   b. Cotterham
   c. Great Shelford and Stapleford
   d. Histon and Impington
   e. Sawston

2. Development and redevelopment without any limit on individual scheme size will be permitted within the development frameworks of Rural Centres, as defined on the Policies Map, provided that adequate services, facilities and infrastructure are available or can be made available as a result of the development.
2.59 Minor Rural Centres have a lower level of services, facilities and employment than Rural Centres, but a greater level than most other villages in South Cambridgeshire, and often perform a role in terms of providing services and facilities for a small rural hinterland.

2.60 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 compared to Rural Centres. A maximum scheme size of 30 dwellings is used as a guideline figure to indicate the upper limit of housing development likely to be suitable. Development will not be permitted on sites capable of accommodating scheme sizes significantly larger than 30 dwellings in Minor Rural Centres.

2.61 Sites for new housing development have been identified as extensions to Comberton, Melbourn and Willingham and within Gamlingay and the development frameworks have been drawn to include those sites. The indicative scheme size does not apply to allocations forming part of the overall development strategy of the Local Plan.

Group Villages

**Policy S/10: Group Villages**

1. The following villages are selected as Group Villages:
   - Belswold
   - Barrington
   - Barton
   - Bourn
   - Castle Camps
   - Coton
   - Dry Drayton
   - Duxford
   - Elsworth
   - Ellisley
   - Fen Ditton
   - Fen Drayton
   - Fowlmere
   - Foxton
   - Great Abingdon
   - Great Wilbraham
   - Guilden Morden
   - Hardwick
   - Harston
   - Haslingfield
   - Hauxton
   - Highfields Caldecote
   - Little Abington
   - Longstanton
   - Meldreth
   - Oakington
   - Orwell
   - Over
   - Steeple Morden
   - Teversham
   - Thriplow
   - Whittlesford

2. Residential development and redevelopment up to an indicative maximum scheme size of 3 dwellings will be permitted within the development frameworks of Group Villages, as defined on the Policies Map.

3. Development may exceptionally consist of up to about 15 dwellings where this would make the best use of a single brownfield site.
2.62 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. Development will not be permitted on sites capable of accommodating scheme sizes significantly larger than 8 or exceptionally 15 dwellings in Group villages.

Infill Villages

Policy S/11: Infill Villages

1. The following villages are selected as Infill Villages:

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<tr>
<th>Abington Pigotts</th>
<th>Heydon</th>
<th>Newton</th>
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<tr>
<td>Arrington</td>
<td>Hildersham</td>
<td>Pampisford</td>
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<td>Babraham</td>
<td>Hinxton</td>
<td>Papworth St Agnes</td>
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<td>Bartlow</td>
<td>Horningsea</td>
<td>Rampton</td>
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<td>Boxworth</td>
<td>Horseheath</td>
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<td>Carlton</td>
<td>Ickleton</td>
<td>Shingay-cum-Wendy</td>
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<td>Caxton</td>
<td>Kingstone</td>
<td>Shudy Camps</td>
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<td>Childerley</td>
<td>Knaphill</td>
<td>Six Mile Bottom</td>
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<td>Conington</td>
<td>Kneesworth</td>
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<td>Croxton</td>
<td>Landbeach</td>
<td>Streetly End</td>
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<td>Croydon</td>
<td>Littlington</td>
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<td>East Hatley</td>
<td>Little Chishill</td>
<td>Toft</td>
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<td>Grantchester</td>
<td>Little Eversden</td>
<td>Weston Coville</td>
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<td>Graveley</td>
<td>Little Gransden</td>
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<td>Great Chishill</td>
<td>Little Shelford</td>
<td>West Wickham</td>
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<td>Great Eversden</td>
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<td>Harlton</td>
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<td>Hatley St George</td>
<td>Longstowe</td>
<td>Wimpole</td>
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<td>Heathfield</td>
<td>MacMigley</td>
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2. Residential development and redevelopment within the development frameworks of these villages, as defined on the Policies Map, will be restricted to scheme sizes of not more than 2 dwellings (indicative size) comprising:

a. 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

b. The redevelopment or sub-division of an existing residential curtilage; or

c. The sub-division of an existing dwelling;

d. The conversion or redevelopment of a non-residential building where this would not result in a loss of local employment.

(continued)
climate change as well as helping to ensure that it reduces greenhouse gas emissions. New development and refurbishment of existing buildings in the district provides an opportunity to deliver sustainable schemes and these opportunities will need to be integrated within the district’s unique built and natural heritage.

Key Facts:
- In March 2012 there were planning permissions for approximately 40MW of renewable energy from 15 wind turbines, two solar energy farms, two biomass boilers, and 22 arrays of photovoltaic panels.
- Planning permission for the first community wind turbine in the district, near Gillinghay, was approved in April 2012 and installed in 2013.
- Gas and electricity consumption in the district has fallen in the last few years however fuel poverty is affecting 13.5% of households.
- The Sustainable Parish Energy Partnership consists of 27 Parish Councils working with volunteers to help residents cut fuel bills and reduce carbon emissions.
- Environmentally friendly show homes for new developments have been opened at Camborne (February 2013) and Trumpington Meadows (August 2012).
- The district is designated an area of Water Stress and with areas subject to flood risk.

Mitigation and Adaptation to Climate Change

Policy CC/1: Mitigation and Adaptation to Climate Change

Planning permission will only be granted for proposals that demonstrate and embed the principles of climate change mitigation and adaptation into the development. Applicants must submit a Sustainability Statement to demonstrate how these principles have been embedded into the development proposal. The level of information provided in the Sustainability Statement should be proportionate to the scale and nature of the proposed development.

4.6 The National Planning Policy Framework (NPPF, 2012) requires that local planning authorities adopt proactive strategies to mitigate and adapt to climate change.

4.7 Climate change mitigation means taking action to reduce the causes of climate change, primarily through reductions in greenhouse gas emissions. Designing and constructing developments that are extremely energy efficient or make the best use of renewable energy technologies are both ways of helping to mitigate further climate change.

4.8 Climate change adaptation means ways that a development can be adapted to deal with the weather related consequences of climate change. Using water more
4.9 The principles of climate change adaptation and mitigation are embedded within the policies included in this chapter and other chapters in this plan, and therefore references are provided in the paragraphs below to the detailed policies. Further guidance on what should be included in a Sustainability Statement will be provided in the review of the District Design Guide SPD.

4.10 To mitigate climate change, proposals should demonstrate:
- high levels of energy efficiency (Building Regulations);
- use and generation of renewable and low carbon energy (Policy CC/3);
- promotion of sustainable forms of transport, such as using buses, cycling or walking, and reduction of car use (Policy HQ/1 & Transport Policies);
- recycling and waste reduction both during construction and occupation (Policy CC/6); and
- inclusion of high speed broadband to facilitate home working (Policy TI/10).

4.11 To adapt to the effects of climate change, proposals should:
- manage and conserve water resources (Policy CC/4);
- demonstrate that flood risk from all sources has been avoided or managed (Policy CC/9);
- use Sustainable Drainage Systems (SuDS) (Policy CC/8);
- use layout, building orientation, design, and materials to ensure properties are not susceptible to overheating and include open space and vegetation for shading and cooling, and to detain surface water run-off (Policy HC/1); and
- create a better linked habitat network by conserving, creating or enlarging existing habitats (Policy NH/4).

4.12 The policy requires applicants to submit a Sustainability Statement to demonstrate how the principles of climate change mitigation and adaptation have been embedded within the development proposal. The Council would recommend that in the case of larger-scale developments (100 or more dwellings or exceeding 5,000m² of other floorspace) that a BREEAM Communities assessment is undertaken as part of demonstrating how they have integrated sustainable design into the masterplanning process.

4.13 To help local authorities, businesses and other organisations to consider the impacts of climate change and appropriate adaptation, the Environment Agency has published 'Climate Ready' – a set of tools and information to help live with the changing climate, guidance on adaptation, and maps showing detailed climate change information for each river basin district (using data from the UK Climate Change Projections 2009).
Renewable and Low Carbon Energy in New Developments

Policy CC/3: Renewable and Low Carbon Energy in New Developments

1. Proposals for new dwellings and new non-residential buildings of 1,000m² or more will be required to reduce carbon emissions by a minimum of 10% (to be calculated by reference to a baseline for the anticipated carbon emissions for the property as defined by Building Regulations) through the use of on-site renewable energy and low carbon technologies.

2. This could be provided through the installation of an integrated system or site wide solutions involving the installation of a system that is not integrated within the new building. For a site wide solution, evidence must be submitted demonstrating that the installation is technically feasible and is capable of being installed.

3. For growth areas and new settlements, site wide renewable and low carbon energy solutions that maximise on-site generation from these sources will be sought, such as renewable and low carbon district heating systems.

4.17 New developments, such as housing, employment and community uses, can generate their own renewable energy by integrating smaller technologies such as solar panels into their design. This will also contribute to the achievement of national renewable energy targets. To meet the requirements of the policy, an applicant should design the development to achieve compliance with Part L of Building Regulations, and then use this as the baseline for calculating the amount of carbon emissions that should be met through the provision of renewable or low carbon energy technologies in accordance with the policy. The choice of which renewable or low carbon energy technology to use to deliver compliance with the policy rests with the applicant and should respond to the specific characteristics of the development proposed. Detailed guidance on the implementation of Policy CC/3 and the supporting documents that should be submitted to demonstrate compliance with the policy will be provided in a Supplementary Planning Document.

4.18 The Council, in partnership with three other local authorities in Cambridgeshire, commissioned a review of their existing policies that require reduction in carbon emissions from new developments through the installation of on-site renewable energy generation technologies. The ‘Review of Merton Rule policies in four local planning authorities in Cambridgeshire’ considered the effectiveness of these policies and highlighted assessment, enforcement and monitoring concerns and inconsistency in delivery of the policy. The study found that either solar thermal or photovoltaic panels or a combination of both were the most tried and tested technologies that are also low maintenance and customer friendly.
Water Efficiency

Policy CC/4: Water Efficiency

1. All new residential developments must achieve a minimum water efficiency equivalent to 110 litres per person per day.

2. Proposals for non-residential development must be accompanied by a water conservation strategy, which demonstrates a minimum water efficiency standard equivalent to the BREEAM standard for 2 credits for water use levels unless demonstrated not practicable.

4.19 The NPPF (2012) states that planning should support the transition to a low carbon future in a changing climate, and to achieve this should seek ways to radically reduce greenhouse gas emissions, actively support energy efficiency improvements and use nationally described standards when setting any local requirements for a building’s sustainability.

4.20 The Government has created a new approach for the setting of technical standards for new housing, including relating to water efficiency. The web-based planning practice guidance (PPG) states that local planning authorities have the option to set additional technical requirements exceeding the minimum standards required by Building Regulations in respect of water efficiency where there is a clear local need.

4.21 The Cambridge Water Company is in an area of water stress as designated by the Environment Agency. The average person in the UK uses 150 litres of water per day. Water is a finite resource, and abstraction can have environmental costs. Cambridge Water Company’s Resources Management Plan shows that beyond 2035, without additional resources or greater efficiency, the need for water to serve development will be greater than currently available supply. Cambridge Water Company are carrying out an enhanced programme of installing water meters to encourage reduced water use and are raising awareness of the need to save water.

4.22 Reflecting these local circumstances the policy requires higher water efficiency standards than the national Building Regulations. The efficiency measures required can be delivered at relatively low additional cost.
Construction Methods

Policy CG/8: Construction Methods

1. Development which by its nature or extent is likely to have some adverse impact on the local environment and amenity during construction and/or generate construction waste must:
   a. Carefully manage materials already on-site (including soils), or brought to the site, to reduce the amount of waste produced and maximise the reuse or recycling of materials either onsite or locally. Any construction spoil reused within the development should take account of the landscape character and avoid the creation of features alien to the topography;
   b. Ensure that constructors are considerate to neighbouring occupiers by restricting the hours of noisy operations and by locating storage compounds and using plant or machinery to avoid noise, smells, dust, visual or other adverse impacts.

2. Where practicable, construction traffic will be required to be routed to avoid roads passing through villages.

3. Any temporary haul roads must:
   c. Be agreed with the Local Planning Authority;
   d. Be located, designed and landscaped in such a way as to avoid any adverse impacts on existing residents and businesses;
   e. Have an agreed methodology for where they cross public rights of way, and
   f. Include provision for the cleaning of vehicle tyres to avoid the deposition of mud / debris on the public highway and the generation of dust.

4. Applicants must submit supporting documents with any planning application to demonstrate how their development will comply with this policy; this should include a Construction Environmental Management Plan (CEMP) or similar document and may include registration with the Considerate Constructors Scheme. The level of information provided in the supporting documents, including CEMP or similar document, should be proportionate to the scale and nature of the proposed development.

4.25 The construction process for any new development utilises a significant amount of natural resources and generates construction waste and spoil. Construction of new developments can adversely affect the amenity of surrounding occupiers and the local environment through the generation of noise, smells and dust.

4.26 A Construction Environmental Management Plan or similar document should set out the management measures which the builders will adopt and implement for the
construction of the proposed development to avoid and manage any construction effects on the environment and surrounding communities.

4.27 The 'Considerate Constructors Scheme' is a national initiative set up by the construction industry. Any construction sites and companies that register with the scheme are monitored against a Code of Considerate Practice, which includes guidelines for respecting the community by considering the impact on their neighbours, and for protecting and enhancing the environment.

**Water Quality**

**Policy CC7: Water Quality**

1. In order to protect and enhance water quality, all development proposals must demonstrate that:
   a. There are adequate water supply, sewerage and land drainage systems (including water sources, water and waste water infrastructure) to serve the whole development, or an agreement with the relevant service provider to ensure the provision of the necessary infrastructure prior to the occupation of the development. Where development is being phased, each phase must demonstrate sufficient water supply and waste water conveyance, treatment and discharge capacity;
   b. The quality of ground, surface or water bodies will not be harmed, and opportunities have been explored and taken for improvements to water quality, including renaturalisation of river morphology, and ecology;
   c. Appropriate consideration is given to sources of pollution, and appropriate Sustainable Drainage Systems (SuDS) measures incorporated to protect water quality from polluted surface water runoff.

2. Foul drainage to a public sewer should be provided wherever possible, but where it is demonstrated that it is not feasible, alternative facilities must not pose unacceptable risk to water quality or quantity.

4.28 The quality of water bodies is measured in terms of their overall 'ecological status' which is made up of their chemical, biological and physical attributes. The Local Plan needs to ensure that development does not result in a deterioration of water quality, and that opportunities are taken for enhancement to support the achievement of the Water Framework Directive standards.

4.29 In South Cambridgeshire the majority of rivers are currently of moderate or poor ecological status. Most failures are due to phosphates and man-made alterations to river and bank form. In much of the south east of the district the underlying geology is chalk, providing a significant source of groundwater which is used for the public drinking water supply. It is particularly important that the quality of this water is
protected from pollution in these areas. Groundwater Protection maps are prepared by the Environment Agency, identifying zones of greatest risk.

4.30 Anglian Water and the Cambridge Water Company are the statutory undertakers responsible for water supply, sewerage and sewage disposal. The Environment Agency is responsible for water resource management, fluvial flooding, river management, pollution control and regulating the handling and disposal of waste water. Internal Drainage Boards (IDBs) manage all drainage within their areas excluding main rivers. Those applying for planning permission should consult statutory undertakers and IDBs as they may levy an infrastructure charge. Maps showing the area covered by individual Internal Drainage Boards can be found in the Council’s Strategic Flood Risk Assessment, and in the Cambridgeshire Flood and Water Supplementary Planning Document.

4.31 South Cambridgeshire is a rural district, and not all developments will have access to a public sewer. It is essential that development provides appropriate plant that will treat effluent safely and protect the environment. A package treatment plant will be sought where practicable, and only where it is not practicable will a system incorporating septic tanks be acceptable.

**Sustainable Drainage Systems**

**Policy CC/8: Sustainable Drainage Systems**

Development proposals must incorporate appropriate sustainable surface water drainage systems (SuDS) appropriate to the nature of the site. Development proposals will be required to demonstrate that:

a. Surface water drainage schemes comply with the Sustainable Drainage Systems: Non-statutory technical standards for sustainable drainage systems and the Cambridgeshire Flood and Water Supplementary Planning Document or successor documents;
b. Opportunities have been taken to integrate sustainable drainage with the development, create amenity, enhance biodiversity, and contribute to a network of green (and blue) open space;
c. Surface water is managed close to its source and on the surface where it practicable to do so;
d. Maximum use has been made of low land take drainage measures, such as rain water recycling, green roofs, permeable surfaces and water butts;
e. Appropriate pollution control measures have been incorporated, including multiple component treatment trains; and
f. Arrangements have been established for the whole life management and maintenance of surface water drainage systems.

4.32 Well planned and well designed surface water management infrastructure is necessary for the creation and ongoing maintenance of sustainable communities. It provides a flood risk management function alongside benefits for amenity and
biodiversity and can be linked to a network of green (and blue) open spaces. It can also conserve water resources and help improve the quality of water as it passes through the system. All these aspects make a significant contribution to climate change adaptation.

4.33 The Government is committed to protecting people and property from flood risk and expects that SuDS will be provided in new developments wherever this is appropriate. However, there is still a risk that SuDS are seen as later additions to development, and do not fully realise their potential multifunctional benefits. They should be considered from the beginning of the design and masterplanning process, taking account of all opportunities and constraints, including heritage and wildlife assets.

4.34 In some areas of the district infiltration SuDS will not be practicable due to ground conditions, but there are a wide range of measures that can be implemented to find suitable solutions for all sites. Detailed guidance on developing proposals that include the use of SuDS that effectively manage water, are aesthetically pleasing, conserve, accommodate and enhance biodiversity, and provide amenity for local residents is provided in the Cambridgeshire Flood and Water Supplementary Planning Document.

Managing Flood Risk

Policy CC/9: Managing Flood Risk

1. In order to minimise flood risk, development will only be permitted where:
   a. The sequential test and exception tests established by the National Planning Policy Framework demonstrate the development is acceptable (where required).
   b. Floor levels are 300mm above the 1 in 100 year flood level plus an allowance for climate change where appropriate and where appropriate and practicable also 300mm above adjacent highway levels.
   c. Suitable flood protection/mitigation measures are incorporated as appropriate to the level and nature of flood risk, which can be satisfactorily implemented to ensure safe occupation, access and egress. Management and maintenance plans will be required, including arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime;
   d. There would be no increase to flood risk elsewhere, and opportunities to reduce flood risk elsewhere have been explored and taken (where appropriate), including limiting discharge of surface water (post development volume and peak rate) to natural greenfield rates or lower; and

(continued)
e. The destination of the discharge obeys the following priority order:
   i. Firstly, to the ground via infiltration;
   ii. Then, to a water body;
   iii. Then, to a surface water sewer;
   iv. Discharge to a foul water or combined sewer is unacceptable.

2. Site specific Flood Risk Assessments (FRAs) appropriate to the scale and nature of the development and the risks involved, and which takes account of future climate change, will be required for the following:
   f. Development proposals over 1ha in size;
   g. Any other development proposals in flood zones 2 and 3;
   h. Any other development proposals in flood zone 1 where evidence, in particular the Strategic Flood Risk Assessment or Surface Water Management Plans, indicates there are records of historic flooding or other sources of flooding, and/or a need for more detailed analysis.

3. FRAs will need to meet national standards and local guidance (including recommendations of the South Cambridgeshire and Cambridge City Strategic Flood Risk Assessment (2010) and the Phase 1 and 2 Water Cycle Strategy or successor documents).

4.35 The NPPF (2012) requires a risk based sequential approach to flood risk, to avoid high risk areas and steer development to areas at lower risk. As well as minimising risk to the development itself, development should not increase flood risk elsewhere, and opportunities should be taken to reduce risk downstream, such as by reducing run off rates.

4.36 The Environment Agency publishes a Flood Map for Planning on their website, which identifies areas with an annual likelihood of flooding greater than 1% in any year for fluvial inland flooding (equivalent to 1 flood event in 100 years). They do not take account of existing flood defences, but show where these are present.

4.37 South Cambridgeshire District Council, in partnership with Cambridge City Council, commissioned a Strategic Flood Risk Assessment, which explores the nature and extent of flood risk across the area, taking account of the anticipated impacts of climate change. In addition, Cambridgeshire County Council, now the lead local flood management authority, has prepared a Surface Water Management Plan. These should be used to support the consideration of planning applications. A flooding and water management Supplementary Planning Document will be prepared in liaison with stakeholders to assist developers and key stakeholders with the effective delivery and implementation of the policy.

4.38 The appropriate responsible bodies including The Environment Agency, Anglian Water, Internal Drainage Boards and Cambridgeshire County Council should be
consulted, as appropriate, during the initial design process for any new development or redevelopment.
Chapter 5  Delivering High Quality Places

5.1 The National Planning Policy Framework (NPPF, 2012) establishes that planning should "always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings".

5.2 South Cambridgeshire has been voted amongst the top 10 places in the country to live in a number of national surveys over recent years. The Local Plan seeks to shape development of all scales, be that small scale rural housing to major new communities, to create sustainable and successful places that protect the special qualities of the district's rural character, whilst using the opportunities presented by development to enhance the built and natural environment, and create vibrant communities.

5.3 The District Council has signed up to the Cambridgeshire Quality Charter for Growth, which is a clear policy statement of the aspiration to create new developments that offer communities a fulfilling, visually pleasing and environmentally sensitive way of life.

Key Facts:
- The district has settlements of varied and distinct local character, ranging from compact hamlets through larger villages with linear street patterns to new settlements and extensions to the urban fabric of Cambridge.
- The Council has signed up to the Cambridgeshire Quality Charter for Growth, published in 2010, which sets out core principles for the level of quality expected in new developments.
- South Cambridgeshire has adopted a District Design Guide (2010) to provide additional guidance on how developments can ensure they are sustainable and achieve a high quality of design in a way that respects the local context.

Securing High Quality Design

Policy HQ/1: Design Principles

1. All new development must be of high quality design, with a clear vision as to the positive contribution the development will make to its local and wider context. As appropriate to the scale and nature of the development, proposals must:
   a. Preserve or enhance the character of the local urban and rural area and respond to its context in the wider landscape;
   b. Conserve or enhance important natural and historic assets and their setting;

(continued)
c. Include variety and interest within a coherent, place-responsive design, which is legible and creates a positive sense of place and identity whilst also responding to the local context and respecting local distinctiveness;

d. Be compatible with its location and appropriate in terms of scale, density, mass, form, siting, design, proportion, materials, texture and colour in relation to the surrounding area;

e. Deliver a strong visual relationship between buildings that comfortably define and enclose streets, squares and public places, creating interesting vistas, skylines, focal points and appropriately scaled landmarks along routes and around spaces;

f. Achieve a permeable development with ease of movement and access for all users and abilities, with user friendly and conveniently accessible streets and other routes both within the development and linking with its surroundings and existing and proposed facilities and services, focusing on delivering attractive and safe opportunities for walking, cycling, public transport and, where appropriate, horse riding;

g. Provide safe and convenient access for all users and abilities to public buildings and spaces, including those with limited mobility or those with other impairment such as of sight or hearing;

h. Ensure that car parking is integrated into the development in a convenient, accessible manner and does not dominate the development and its surroundings or cause safety issues;

i. Provide safe, secure, convenient and accessible provision for cycle parking and storage, facilities for waste management, recycling and collection in a manner that is appropriately integrated within the overall development;

j. Provide a harmonious integrated mix of uses both within the site and with its surroundings that contributes to the creation of inclusive communities providing the facilities and services to meet the needs of the community;

k. Ensure developments deliver flexibility that allows for future changes in needs and lifestyles, and adaptation to climate change;

l. Mitigate and adapt to the impacts of climate change on development through location, form, orientation, materials and design of buildings and spaces;

m. Include high quality landscaping and public spaces that integrate the development with its surroundings, having a clear definition between public and private space which provide opportunities for recreation, social interaction as well as support healthy lifestyles, biodiversity, sustainable drainage and climate change mitigation;

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n. Protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight or development which would create unacceptable impacts such as noise, vibration, odour, emissions and dust;

o. Design-out crime and create an environment that is created for people that is and feels safe, and has a strong community focus.

2. Larger and more complex developments will be required to submit Masterplans and Design Codes to agree an overall vision and strategy for a development as a whole that demonstrates a comprehensive and inclusive approach.

5.4 The NPPF (2012) sets out a clear national policy framework for promoting good design as a key element to achieving sustainable development and emphasises the invisible link between good design and good planning (paragraphs 56-68).

5.5 All new development will have an impact on its surroundings. Development needs to be of an appropriate scale, design and materials for its location and conform to the design principles set out in the policy above. The aim must be that any development from a major urban extension to Cambridge to an extension to an existing home respects, preserves and enhances the special character of South Cambridgeshire generally and the locality specifically. Any development must also take proper care to respond to its surroundings, and create sustainable, inclusive and healthy environments where people would wish to live, work, shop, study or spend their leisure time. Well designed buildings and places contribute to the quality of life, increase economic vitality, achieve high environmental standards, reduce emissions and deliver a high quality public realm.

5.6 A fully integrated and responsive design-led approach to development is needed rather than design being approached as a simple checklist or as an optional extra. Policy HQ/1 establishes a set of fundamental design principles that should be applied to all development to ensure it contributes to social, economic and environmental sustainability and makes a positive difference to people’s lives to help provide homes, jobs and better opportunities for everyone, whilst protecting and enhancing the natural and historic environment, and conserving the countryside and open spaces that are important to everyone. Applicants will be required to demonstrate how their proposals meet the principles of sustainability, by submitting a Sustainability Statement, under Policy CC/1 in Chapter 4 Climate Change.

5.7 The Government requires Design and Access Statements to be submitted with most planning applications, intended to demonstrate how a proposal is functional, attractive and accessible to all. Comprehensive guidance on their format and content is provided in the Council’s Design & Access Statements Briefing Note.

5.6 Developments should be planned comprehensively in an integrated manner, not piecemeal. Some larger scale developments or complex sites can take a number of
years to complete and are often delivered and planned in stages. In order to ensure developments take place in a coherent and structured way, Masterplans and Design Codes should be produced to agree an overall vision and strategy for a development as a whole at the outset. Guidance on what should be covered in Masterplans and Design Codes is provided in the District Design Guide Supplementary Planning Document (SPD).

5.9 Further guidance to support Policy HQ/1 will be provided in the review of the District Design Guide SPD. Other detailed local context information can be found in Conservation Area Appraisals. Some parish councils have prepared Village Design Guides, or are considering neighbourhood plans, which also provide local context. Other useful guidance on design includes: By Design (DETR, 2000); Urban Design Compendium (Llewelyn-Davies for English Partnerships, The Housing Corporation and Urban Design Alliance); Car parking what works where (English Partnerships); RECAP Waste Management Design Guide SPD (Cambridgeshire County Council 2012).

Public Art

Policy HQ/2: Public Art and New Development

1. The Council will encourage the provision or commissioning of public art that is integrated into the design of development as a means of enhancing the quality of development proposals, in particular from:
   a. Residential developments comprising 10 or more dwellings; and
   b. Other developments where the floor area to be built is 1,000m² gross or more, including office, manufacturing, warehousing and retail developments.

2. Where development is unable to achieve an appropriate scheme on site the Council will encourage developers to make a financial contribution to support public art initiatives. Financial contributions may be pooled (up to a maximum of five), where appropriate.

3. The provision of public art must involve the local community and could be community-led and have regard to the local circumstances of the site and/or local aspirations.

4. Where public art is provided, contributions and commuted maintenance sums for up to 10 years will be required and include the cost of decommissioning where appropriate.

5.10 The provision of quality visual arts and crafts as part of new developments can bring social, cultural, environmental, educational and economic benefits, both to new development and the local community. Done well, public art that is designed to reflect and enhance its surroundings will help to raise the visual quality of
this policy. The land within the conservation area has a valuable character which should be preserved or enhanced. The predominant historic character of the open land comprises a series of paddocks with hedgerows and small copses, bounded by the tree-lined bridleway of Long Lane. Historically this is an important area and includes fields which still demonstrate remnants of the early ridge and furrow field system. Long Lane is a long established right of way and its Sylvan character is a key part of the setting of Longstanton.

Protecting and Enhancing Landscape Character

Policy NH/2: Protecting and Enhancing Landscape Character

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

6.6 The importance of the landscape is reflected in national planning guidance with the National Planning Policy Framework (NPPF, 2012) stating that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes.

6.7 The South Cambridgeshire landscape has several distinctive and readily identified characters. These have been identified by Natural England as five distinct National Character Areas:

- The Fens
- South Suffolk and North Essex Claylands
- East Anglian Chalk
- Bedfordshire and Cambridgeshire Claylands
- Bedfordshire Greensand Ridge.

6.8 Within these national areas are a number of smaller and more detailed landscapes which add to and enhance the local landscape character of the district. The East of England Landscape Typology provides further detail on the landscape character within the National Character Areas, providing a finer grain of landscape assessment based on geology, landform, natural features, landscape patterns, vegetation, settlement patterns, and historic features and development. Each typology is also assessed in terms of Historic Features, Enclosure Patterns, Settlement Patterns and Historic Development.

6.9 The district's landscape is dominated by arable farmland with dispersed woodlands and often low, trimmed hedgerows. As a result it is a predominantly open landscape, allowing long views. A mosaic of hedgerow, fields, parkland and small woodlands create variety and combine to create an often treed skyline. A greater degree of enclosure and a more detailed landscape is often associated with settlements and the many small river valleys. Early enclosures of 'ancient countrysides' give a distinctive character to some villages which are surrounded by small fields with hedgerows.
There are pressures on these landscapes as a result of changes in agricultural practice and the impact of new development for housing and employment. These distinctive landscapes help create a quality natural environment within the district which needs to be enhanced and protected for the future. There will be opportunities to enhance the landscape particularly in the growth areas around Cambridge and elsewhere in the district as these new settlements and urban fringe sites are developed in the coming years. The Cambridgeshire Green Infrastructure Strategy identifies further opportunities for landscape enhancement within the district.

To assist in retaining the distinctive nature of the South Cambridgeshire landscape the Council provides more detailed guidance about landscape character areas in the District Design Guide Supplementary Planning Document (SPD) and the Landscape in New Developments SPD to ensure that development respects both the distinctiveness of these National Character Areas and the more detailed local landscapes. Within the lifetime of the Local Plan these SPDs will be reviewed to include the more detailed East of England Landscape Typology published by Landscape East further refining the landscape character areas within the district.

### Protecting Agricultural Land

#### Policy NH/3: Protecting Agricultural Land

1. Planning permission will not be granted for development which would lead to the irreversible loss of Grades 1, 2 or 3a agricultural land unless:
   a. Land is allocated for development in the Local Plan;
   b. Sustainability considerations and the need for the development are sufficient to override the need to protect the agricultural value of the land.

2. Uses not involving substantial built development but which take agricultural land will be regarded as permanent unless restricted specifically by condition.

3. When considering proposals for the change of use or diversification of farmland, particular consideration shall be given to the potential for impact upon Priority Species and Habitats.

*Priority Species and Habitats are those that are identified within a Biodiversity Action Plan (BAP) and/or the Natural Environment and Rural Communities Act, 2006, Section 41.*

The NPPF (2012) requires plans to take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.
6.13 South Cambridgeshire has a significant resource of good quality agricultural land. Much of the best agricultural land lies around Cambridge and the larger settlements, which may be the most sustainable locations for future development. The need to identify and maintain a large supply of land for development means there is pressure for development of agricultural land. In addition, the impact of development on soils and the protection of soil quality must be considered.

6.14 Farmland is also important for biodiversity whether it is arable or pastoral. South Cambridgeshire being still a largely rural district has a large proportion of open farmland which has a variety of habitats on both high and low grade agricultural land. This provides an extensive biodiversity resource for the district. Due to the pressures of increasing land use and the past needs of intensive cultivation, the farmland of the district in places is under severe stress and this resource needs to be protected.

Biodiversity

Policy NH/4: Biodiversity

1. Development proposals where the primary objective is to conserve or enhance biodiversity will be permitted.

2. New development must aim to maintain, enhance, restore or add to biodiversity. Opportunities should be taken to achieve positive gain through the form and design of development. Measures may include creating, enhancing and managing wildlife habitats and networks, and natural landscape. The built environment should be viewed as an opportunity to fully integrate biodiversity within new development through innovation. Priority for habitat creation should be given to sites which assist in the achievement of targets in the Biodiversity Action Plans (BAPs) and aid delivery of the Cambridgeshire Green Infrastructure Strategy.

3. If significant harm to the population or conservation status of a Protected Species, Priority Species’ or Priority Habitat resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission will be refused.

4. Where there are grounds to believe that a proposal may affect a Protected Species, Priority Species or Priority Habitat, applicants will be expected to provide an adequate level of survey information and site assessment to establish the extent of a potential impact. This survey information and site assessment shall be provided prior to the determination of an application.

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5. Previously developed land (brownfield sites) will not be considered to be devoid of biodiversity. The reuse of such sites must be undertaken carefully with regard to existing features of biodiversity interest. Development proposals on such sites will be expected to include measures that maintain and enhance important features and appropriately incorporate them within any development of the site.

6. Planning permission will be refused for development resulting in the loss, deterioration or fragmentation of irreplaceable habitats, such as ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss.

7. Climate change poses a serious threat to biodiversity and initiatives to reduce its impact need to be considered.

*Priority Species and Habitats are those that are identified within a Biodiversity Action Plan (BAP) and for the Natural Environment and Rural Communities Act, 2006, Section 41.*

6.15 National legislation and planning guidance place a duty on local authorities to consider biodiversity through their Local Plans. The Council is committed to the protection and enhancement of biodiversity and will work with partners to ensure a proactive approach to protection, enhancement and management of biodiversity identified in national and local strategies and plans such as Biodiversity Action Plans (BAPs) and the Cambridgeshire Green Infrastructure Strategy.

6.16 Whilst the need for development will be carefully considered against its impact on biodiversity, opportunities for biodiversity enhancement and the creation of new habitats can arise through sensitively located and carefully designed developments. For example, where habitats would be fragmented by new developments, it may be possible to create green corridors to reconnect habitats and assist species’ movement and dispersal into the wider landscape thereby contributing to wider ecological networks.

6.17 BAPs provide guidance on targets and actions for habitats and species conservation. Further guidance on sites, species and habitats are set out in the Council’s Biodiversity SPD. This also contains guidance for developers of how biodiversity should be considered in the development process.

6.18 It is recognised that climate change poses a serious threat to biodiversity. As a means to make biodiversity more resilient to climate change applicants will be encouraged to reduce habitat fragmentation and to strengthen ecological networks to aid migration, natural dispersal and the exchange of genetic material within species.
The Green Belt

Policy NH/8: Mitigating the Impact of Development In and Adjoining the Green Belt

1. Any development proposals within the Green Belt must be located and designed so that they do not have an adverse effect on the rural character and openness of the Green Belt.

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

3. Development on the edges of settlements which are surrounded by the Green Belt must include careful landscaping and design measures of a high quality.

6.34 The NPPF (2012) gives strong protection to the Green Belt. The area of Green Belt in South Cambridgeshire comprises 23,000 hectares covering over 25% of the district. This means much of the district is affected by Green Belt policies particularly around those villages surrounding Cambridge. There are no villages within the Cambridge Green Belt, each is an ‘island’ inset within the Green Belt with its own defined development framework boundary.

6.35 Green Belt is a key designation in the district, which protects the setting and special character of Cambridge. Inappropriate development is by definition harmful to the Green Belt and will not be approved except in very special circumstances and in accordance with the approach set out in the NPPF (2012).

Redevelopment in the Green Belt

Policy NH/9: Redevelopment of Previously Developed Sites and Infilling In the Green Belt

1. Redevelopment of Previously Developed Sites and Infilling in the Green Belt will be inappropriate development except for:

   a. The re-use of buildings provided that the buildings are of permanent and substantial construction, are consistent with Policies E/17 and H/17, provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt;

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Artificial Lighting

Policy SC9: Lighting Proposals

1. Development proposals which include new external lighting will only be permitted where it can be demonstrated that:
   a. The proposed lighting scheme and levels are the minimum required for reasons of public safety, crime prevention / security, and living, working and recreational purposes;
   b. Light spillage and glare are minimised;
   c. There is no unacceptable adverse impact on the local amenity of neighbouring or nearby properties, or on the surrounding countryside;
   d. There is no dazzling or distraction to road users including cyclists, equestrians and pedestrians;
   e. Road and footway lighting meets the County Council’s adopted standards.

2. Proposed development that is adversely affected by existing artificial lighting outside the development site will not be permitted unless any significant impact can be mitigated to an acceptable level.

9.41 The NPPF (2012) states that by encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation (paragraph 125 of the NPPF, 2012).

9.42 Artificial lighting is essential for reasons of safety or security and for living, working and recreational purposes. In some cases it can also add to the amenity of the built environment by highlighting buildings and open spaces of character. However, insensitive lighting can cause light pollution (or obtrusive light), with various negative effects which can take the form of sky glow, glare and light trespass / spillage. Light spillage to residential premises can cause annoyance, disturb sleep and can have adverse health impacts.

9.43 South Cambridgeshire, as a predominantly rural area, is sensitive to light pollution through sky glow which can affect the tranquility of the countryside. Light pollution can have a negative impact upon biodiversity by affecting the normal diurnal (daily) patterns of plants, animals and insects and can be a waste of energy and resources (including carbon).

9.44 External lighting is needed for living, industrial, commercial business and transport including parking purposes and for some community and sports facilities such as floodlit sports pitches. Whilst the lighting has to be adequate for the purpose, it is important that there is no significant adverse impact on the amenity of surrounding properties.
9.45 Existing or proposed external lighting which may have an adverse impact will need to be accompanied by an assessment of impact on sensitive premises both on and off site and/or will require a light mitigation scheme or strategy as appropriate designed by a suitably qualified lighting engineer in accordance with the latest industry and/or government/national best practice guidance and relevant British Standards publications. This may require the use of planning conditions and Section 106 agreements including limiting the times when lighting is used to mitigate and minimise any unacceptable adverse impact.

9.46 Although artificial light is needed for safety and amenity, it can have negative effects if not properly selected and designed or appropriately located. The Local Plan needs to ensure development proposals avoid adverse impact on nearby uses or the surrounding countryside and deliver positive benefits to society and local communities in terms of the reduction in energy use/carbon emissions and light pollution.

Noise Pollution

**Policy SC/10: Noise Pollution**

1. Planning permission will not be granted for development which:
   a. Has an unacceptable adverse impact on the indoor and outdoor acoustic environment of existing or planned development;
   b. Has an unacceptable adverse impact on countryside areas of tranquility which are important for wildlife and countryside recreation;
   c. Would be subject to unacceptable noise levels from existing noise sources, both ambient levels and having regard to noise characteristics such as impulses whether irregular or tonal.

2. Conditions may be attached to any planning permission to ensure adequate attenuation of noise emissions or to control the noise at source. Consideration will be given to the increase in road traffic that may arise due to development and conditions of Section 106 agreements may be used to minimise such noise.

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

4. The Council will seek to ensure that noise from proposed commercial, industrial, recreational, or transport use does not cause any significant increase in the background noise level at nearby existing noise sensitive premises which includes dwellings, hospitals, residential institutions, nursing homes, hotels, guesthouses, and schools and other educational establishments.
9.47 The NPPF (2012) advises that planning policies should aim to avoid noise giving rise to significant adverse impacts on health and quality of life as a result of new development. Adverse impacts on health and quality of life should be mitigated and reduced to a minimum including through the use of conditions, while recognising that many developments will create some noise (paragraph 123 of the NPPF, 2012).

9.48 Noise including vibration can have a significant adverse impact upon environmental quality, health and quality of life including amenity. Annoyance is probably the most widespread adverse effect of noise, including speech interference and it can have an adverse impact on sleep during the sensitive night time period. Noise has also been shown to affect educational performance and achievement.

9.49 Typical sources of environmental noise within the district include transport: road, rail and air traffic; industrial; commercial and business premises; landfill operations; construction; and also sport and recreation / entertainment venues.

9.50 The NPPF (2012) affirms that the National Noise Policy Statement for England 2010 forms part of the overall framework of national planning policy, and should be a material consideration in decisions on planning applications. The Noise Policy Statement sets out the long term vision of government noise policy which is to “promote good health and a good quality of life through the effective management and control of all forms of noise within the context of government policy on sustainable development.”

9.51 In addition the Environmental Noise (England) Regulations 2006 and accompanying National Noise Action Plans have the aim of avoiding, preventing or reducing the harmful effects of environmental noise from roads, rail, aviation and industry.

9.52 There are certain parts of the district close to the M11, A14, A10 and other busy roads that experience significant levels of traffic noise which have been identified as major road priority locations for traffic noise action.

9.53 Local authorities have no specific obligations under the Noise Action Plans but are encouraged to review planning policy and practice for the management of noise from industrial / commercial sources. The plans acknowledge that the current complimentary land use planning system and pollution control regimes provide a vital contribution to the proactive management and control of the adverse effects of such noise sources that may arise as a result of development. This will ensure that measures are incorporated into development proposals which mitigate against increased population exposure to noise levels by the development.

9.54 Where necessary, the Council will require a noise impact assessment undertaken in accordance with the latest industry and or government / national best practice guidance and relevant British Standards publications, which will be expected to:
- Identify all significant sources of noise either existing or proposed,
- Assess the likely short and long term impacts of noise generated or exposure to noise;
• assess the suitability of the site for development proposed, having regard to noise impact on quality of life and health both internally and externally, and propose noise protection measures to achieve acceptable internal and external noise levels, including consideration of adequate distance separation from noise sources, site and building layout/orientation, provision and retention of acoustic barriers, acoustic insulation of buildings/noise sources, noise limits at site boundaries, restrictions on types of activity, limitations on hours of operation. Where acceptable internal noise levels cannot be met with open windows, alternative means of ventilation may be required. Noise should be mitigated at source in the hierarchy of mitigation measures.

9.55 Further guidance is included in the current District Design Guide SPD and will be included in an Environmental SPD to support the Local Plan.

9.56 The overarching objective is to ensure development is appropriate and compatible for its location. It is important that noise sensitive developments are located away from existing sources of significant noise, and that potentially noisy developments are located in areas where noise will not have an unacceptable impact on surrounding land uses or the environment, unless its impact can be mitigated by planning conditions or obligations to provide an adequate protection against noise both internally and externally. Aviation-related development proposals must also comply with Policy TI/5 in Chapter 10.

Land Contamination

Policy SC/11: Contaminated Land

Where development is proposed on contaminated land or land suspected of being impacted by contaminants the Council will require developers to include an assessment of the extent of contamination and any possible risks. Proposals will only be permitted where land is, or can be made, suitable for the proposed use.

9.57 The adoption of a contaminated land policy at a local level is supported by the NPPF (2012), which states that policies and decisions should ensure that land is suitable for its new use taking account of ground conditions and land instability. After remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990 (paragraph 120 of the NPPF 2012).

9.58 Land contamination has the potential to affect adversely public health and safety, and unless dealt with appropriately, can inhibit the reuse of otherwise suitable brownfield sites. It is important that potential contamination is identified at the earliest stage in the development process to ensure that appropriate remediation measures are identified and addressed early in the preparation of proposals for a site. Remediation should remove unacceptable risk and make a site suitable for its new use.
10.13 Chesterton Sidings includes an area of Jersey Cudwood. This is a protected species under Schedule 8 of the Wildlife and Countryside Act. Development will need to incorporate measures for protecting this species.

**Planning for Sustainable Travel**

**Policy TI/2: Planning for Sustainable Travel**

1. Development must be located and designed to reduce the need to travel, particularly by car, and promote sustainable travel appropriate to its location.

2. Planning permission will only be granted for development likely to give rise to increased travel demands, where the site has (or will attain) sufficient integration and accessibility by walking, cycling or public and community transport, including:
   a. Provision of safe, direct routes within permeable layouts that facilitate and encourage short distance trips by walking and cycling between home and nearby centres of attraction, and to bus stops or railway stations, to provide real travel choice for some or all of the journey, in accordance with Policy HQ/1;
   b. Provision of new cycle and walking routes that connect to existing networks, including the wider Rights of Way network, to strengthen connections between villages, Northstowe, Cambridge, market towns, and the wider countryside;
   c. Protection and improvement of existing cycle and walking routes, including the Rights of Way network, to ensure the effectiveness and amenity of these routes is maintained, including through maintenance, crossings, signposting and waymarking, and, where appropriate, widening and lighting;
   d. Provision of secure, accessible and convenient cycle parking in accordance with Policy TI/3;
   e. Securing appropriate improvements to public and community transport (including infrastructure requirements) in accordance with the aims of the Cambridgeshire Local Transport Plan and South Cambridgeshire Community Transport Strategy.

3. Developers will be required to demonstrate they will make adequate provision to mitigate the likely impacts (including cumulative impacts) of their proposal including environmental impacts (such as noise and pollution) and impact on amenity and health. This will be achieved through direct improvements and Section 106 contributions and/or the Community Infrastructure Levy (CIL), to address transport infrastructure in the wider area including across the district boundary.

(continued)
4. Developers of larger developments\(^1\) or where a proposal is likely to have 'significant transport implications'\(^2\) will be required to demonstrate they have maximised opportunities for sustainable travel and will make adequate provision to mitigate the likely impacts through provision of a Transport Assessment and Travel Plan. All other developments will be required to submit a Transport Statement. Where a Transport Assessment / Statement or Travel Plan is required, a Low Emissions Strategy Statement should be integrated.

5. Travel Plans must have measurable outputs, be related to the aims and objectives in the Local Transport Plan and provide monitoring and enforcement arrangements. Planning obligations may be an appropriate means of securing the provision of some or all of a Travel Plan, including the requirement for an annual monitoring and progress report. Submission of area-wide Travel Plans will be considered in appropriate situations. Outline planning applications are required to submit a framework for the preparation of a Travel Plan.

\(^1\) Larger development includes proposals of over 20 dwellings or 0.5 hectares for residential development and over 1,000m\(^2\) or 1 hectares for other development.

\(^2\) Developments with 'significant transport implications' are those:
  - In particularly congested locations and/or generating larger numbers of trips;
  - Where there are particular local travel problems;
  - That will have an adverse impact on an existing or will result in the declaration of new, Air Quality Management Area or an unacceptable adverse impact on local air quality.

10.14 The National Planning Policy Framework (NPPF, 2012) requires that plans and decisions ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised, and that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. The development strategy in Chapter 2 addresses the development needs of the district and where that development should be focused, ensuring that distances and links between homes and employment, education, health, shopping, leisure and other services and facilities, are practical. Achieving sustainable transport has been a key consideration influencing the strategy. Transport impacts of individual developments will still need to be considered at the planning application stage.

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

227
10.16 All development should strive to offer real travel choice for all people by non-car modes appropriate in scale and kind to the development. Development must be designed to promote road safety, and to create places where walking and cycling have priority over motorised traffic, so that people feel safe. Development should ensure good accessibility by walking and cycling to local facilities, services and to bus stops or railway stations. For the average person cycling has the potential to substitute for short car trips, particularly under 5 kilometres, and walking under 1km.

10.17 The measures applicable to each development proposal will vary on a case-by-case basis, according to the type and scale of development proposed, its location, and the level of existing transport infrastructure and services in the immediate area. This could also include a financial contribution for the implementation of schemes beyond the scope of an individual development to deliver.

10.18 Development must also mitigate its traffic impacts, including its environmental impacts and impacts on amenity and health. Measures designed to encourage people to make sustainable travel choices, such as car clubs, car sharing, infrastructure / facilities for electric charging plug-in points and other ultra-low emissions vehicles, provision of cycle lanes and parking, and encouraging the accelerated uptake of cleaner fuels and technologies resulting in carbon and vehicle emission reductions can assist with reducing these impacts. Well designed developments may actively help to enhance air quality, manage exposure and reduce overall emissions, therefore reducing possible health impacts. Further information on addressing air quality, including Air Quality Management Areas, noise and health impacts is contained in Chapter 9 Promoting Successful Communities.

10.19 Planning applications need to address the transport implications of the proposed development. Many schemes will require the submission of a Transport Assessment and Travel Plan to explore the transport impacts of their proposals, how they will be addressed, and how sustainable travel will be delivered in the long term. These should be agreed with the highway authority. For smaller developments with lower impacts, a simpler 'Transport Statement' is required, which should demonstrate how it will encourage travel planning activities. A Low Emissions Strategy Statement should be integrated within this work.

10.20 Information on producing Travel Plans is available on the Department for Transport website: Smarter Choices. Detailed guidance on workplace Travel Plans is available from Travel for Cambridgeshire. Area wide Travel Plans will be acceptable where appropriate, such as on business parks, which would enable businesses to coordinate their efforts and pool resources for the benefit of everyone using the business park.
Provision of Infrastructure and Services

Policy TI/8: Infrastructure and New Developments

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

2. Contributions may also be required towards the future maintenance and upkeep of facilities either in the form of initial support or in perpetuity in accordance with Government guidance.

10.39 The NPPF (2012) requires Local Plans to consider a wide variety of infrastructure needs, including transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat), health, security, community and cultural infrastructure and other local facilities.

10.40 The Council’s Infrastructure Delivery Study (IDS) (updated in 2015), produced in partnership with Cambridge City Council, explores infrastructure needs and costs, when and where infrastructure will need to be provided, the scale of funding needed to achieve this, and potential sources of funding. The IDS identifies infrastructure critical to the delivery of the Local Plan.

10.41 Infrastructure provision will be funded through a number of sources. Mainstream funding, such as the County Council’s capital programmes, service providers’ investment programmes, and Government grant will contribute to infrastructure spending. However, developer funding, such as planning obligations and CIL, are an important additional resource for locally determined priorities.

10.42 CIL is the Government’s preferred mechanism for securing developer contributions towards local and strategic infrastructure improvements and, where possible, the Council intends using CIL to fund offsite provision of facilities and services.

10.43 The provisions contained with the CIL Regulations mean that agreements under Section 106 of the Town and Country Planning Act 1990 will revert back to their original intention and mitigate site specific impacts only. In certain circumstances it may be appropriate for the Council to secure planning obligations in addition to CIL where, in accordance with CIL Regulation 122, the obligation is:
- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.
10.44 The Council will consult on and publish an infrastructure list under CIL Regulation 123 which will clearly set out those items the Council intends spending CIL receipts on. Under the CIL Regulations the Council will be unable to secure planning obligations for items of infrastructure on the Regulation 123 list thereby providing clarity to developers and land owners that no ‘double counting’ will occur (i.e. the Council will not secure a financial contribution through a section 106 agreement towards a piece of infrastructure that it could fund through CIL receipts).

10.45 Should the Council revise the Regulation 123 list, it is to ensure that these changes are clearly explained and subject to appropriate local consultation. Should the Council not introduce a CIL Charging schedule, a CIL charging schedule is later withdrawn or the CIL Regulations are later repealed the Council will produce a Planning Obligations SPD to detail the specific infrastructure requirements from new development.

10.46 Contributions may be necessary for some or all of the following:
- Affordable housing, including for Key Workers;
- Education (including nursery and pre-school care);
- Health care;
- Public open space, sport and recreation facilities (including Strategic Open Space);
- Improvements (including infrastructure) for pedestrians, cyclists, equestrians, highways and public and community transport;
- Other community facilities (e.g. community centres, youth facilities, library services social care, and the provision of emergency services);
- Landscaping and biodiversity;
- Drainage / flood prevention;
- Waste management (pursuant to the Cambridgeshire & Peterborough Minerals and Waste Development Plan);
- Arts and cultural provision;
- Community development workers and youth workers;
- Other utilities and telecommunications;
- Preservation or enhancement of the historic landscape or townscape.

10.47 There are some forms of development where contributions will not be sought as set out in planning practice guidance. These include custom and self-build housing schemes as well as starter homes.

10.48 Depending on the nature of the services and facilities, contributions may also be required to meet maintenance and/or operating costs either as lump sum or in perpetuity, provided through an obligation.

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

Waste Infrastructure

10.50 Cambridgeshire County Council is responsible for minerals and waste planning in Cambridgeshire. The Cambridgeshire and Peterborough Minerals and Waste Plan was adopted, the Core Strategy in July 2011 and Site Specific Proposals Plan in February 2012. There is also an adopted Policies Map, which shows allocated sites and areas of search for future minerals and waste facilities, and safeguarding areas for existing and future facilities.

10.51 The Site Specific Proposals Plan includes areas of search for waste recycling and recovery facilities at Cambridge Northern Fringe East, Cambridge East (the airport site and North of Newmarket Road), and Northstowe.

Education

Policy T19: Education Facilities

1. Local circumstances, including increasing pressure on provision of places, must be taken into account when assessing proposals for education facilities in order to achieve the most sustainable development. In addition, new or enhanced education facilities should:
   a. Improve the scale, range, quality and accessibility of education provision;
   b. Be appropriately located to the community they serve;
   c. Mitigate the impact of any associated residential development; and
   d. Comply with the strategic objectives of Cambridgeshire County Council, the local Children’s Services Authority, and/or the ambition of the community they serve.

2. The Council will work with the County Council to provide high quality and convenient local education services in all parts of the district, but particularly in areas of population growth.

3. Developers should engage with the Children’s Services Authority at the earliest opportunity and work co-operatively to ensure the phasing of residential development and appropriate mitigation is identified in a timely manner to ensure appropriate education provision can be secured.

4. Planning permission will be granted for new education facilities in locations accessible by walking, cycling and public transport, where this will meet an existing deficiency or support regeneration or new development.