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## **PLANNING DEVELOPMENT CONTROL POLICIES - ABRIDGED**

### **SUSTAINABLE DEVELOPMENT**

#### **POLICY DP/1 Sustainable Development**

1. Development will only be permitted where it is demonstrated that it is consistent with the principles of sustainable development, as appropriate to its location, scale and form. It should:

- a) Be consistent with the sequential approach to development, as set out in the Strategy chapter of the Core Strategy DPD;
- b) Minimise the need to travel and reduce car dependency;
- c) Make efficient and effective use of land by giving priority to the use of brownfield sites and achieve adaptable, compact forms of development through the use of higher densities;
- d) Include mixed-use development of compatible uses as appropriate to the scale and location of the development;
- e) Where practicable, use sustainable building methods and verifiably sustainable, locally sourced materials, including recycled materials, and include a Travel Plan to address the travel needs of labour during construction;
- f) Where practicable, minimise use of energy and resources;
- g) Where practicable, maximise the use of renewable energy sources;
- h) Incorporate water conservation measures;
- i) Minimise flood risk;
- j) Where practicable, use sustainable drainage systems (SuDS);
- k) Mitigate against the impacts of climate change on development through the location, form and design of buildings;
- l) Ensure no unacceptable adverse impact on land, air and water;
- m) Contribute to the creation of mixed and socially inclusive communities and provide for the health, education, recreation, community services and facilities, and social needs of all sections of the community;
- n) Where practicable, include infrastructure for modern telecommunications and information technology to facilitate home working;
- o) Conserve and wherever possible enhance biodiversity of both wildlife and the natural environment;
- p) Conserve and wherever possible enhance local landscape character;
- q) Involve community and providers of community services in the design process;
- r) Conserve and wherever possible enhance cultural heritage.

2. In criteria e, f, g, j and n it will be for any applicant or developer proposing to compromise sustainability to demonstrate the impracticability of use of sustainable methods, systems, materials and energy sources and provision of sustainable infrastructure. Additional cost will not, on its own, amount to impracticability.

3. For major developments, applicants must submit a Sustainability Statement and a Health Impact Assessment, to demonstrate that principles of sustainable development have been applied.

### **DESIGN OF NEW DEVELOPMENT**

#### **POLICY DP/2 Design of New Development**

New Development Design

1. All new development must be of high quality design and, as appropriate to the scale and nature of the development, should:

- a) Preserve or enhance the character of the local area;
- b) Conserve or enhance important environmental assets of the site;
- c) Include variety and interest within a coherent design, which is legible and provides a sense of place whilst also responding to the local context and respecting local distinctiveness;

- d) Achieve a legible development, which includes streets, squares and other public spaces with a defined sense of enclosure and interesting vistas, skylines, focal points and landmarks, with good interrelationship between buildings, routes and spaces both within the development and with the surrounding area;
- e) Achieve a permeable development for all sectors of the community and all modes of transport, including links to existing footways, cycleways, bridleways, rights of way, green spaces and roads;
- f) Be compatible with its location and appropriate in terms of scale, mass, form, siting, design, proportion, materials, texture and colour in relation to the surrounding area;
- g) In the case of residential development, provide higher residential densities, and a mix of housing types including smaller homes;
- h) Provide high quality public spaces;
- i) Provide an inclusive environment that is created for people, that is and feels safe, and that has a strong community focus;
- j) Include high quality landscaping compatible with the scale and character of the development and its surroundings.

#### Design and Access Statements

2. Design and Access Statements submitted to accompany planning applications and applications for listed building consent should be compatible with the scale and complexity of the proposal and, as appropriate should include:

- k) A full site analysis of existing features and designations;
- i). An accurate site survey including landscape features and site levels;
- m) The relationship of the site to its surroundings;
- n) Existing accesses for pedestrians, cyclists, equestrians and vehicles;
- o) Any known historic importance;
- p) Opportunities for maximising energy efficiency and addressing water and drainage issues.

3. The Access element of the Statement should demonstrate that the development will achieve an inclusive environment that can be used by everyone, regardless of age, gender or disability. It should also address how the development has taken account of the transport policies of the development plan.

### **DEVELOPMENT CRITERIA**

#### **POLICY DP/3 Development Criteria**

1. All development proposals should provide, as appropriate to the nature, scale and economic viability:
  - a) Affordable housing (in housing schemes);
  - b) Appropriate access from the highway network that does not compromise safety, enhanced public and community transport and cycling and pedestrian infrastructure;
  - c) Car parking, with provision kept to a minimum;
  - d) Safe and secure cycle parking;
  - e) Outdoor play space;
  - f) Safe and convenient access for all to public buildings and spaces, and to public transport, including those with limited mobility or those with other impairment such as of sight or hearing;
  - g) For the screened storage and collection of refuse, including recyclable materials;
  - h) A design and layout that minimises opportunities for crime;
  - i) Financial contributions towards the provision and, where appropriate, the maintenance of infrastructure, services and facilities required by the development in accordance with Policy DP/4;
2. Planning permission will not be granted where the proposed development would have an unacceptable adverse impact:
  - j) On residential amenity;
  - k) From traffic generated;
  - l) On village character;

- m) On the countryside, and landscape character;
- n) From undue environmental disturbance such as noise, lighting, vibration, odour, noxious emissions or dust;
- o) On ecological, wildlife and archaeological interests;
- p) On flooding and flood risk;
- q) On the best and most versatile agricultural land;
- r) On quality of ground or surface water;
- s) On recreation or other community facilities.

## **INFRASTRUCTURE AND NEW DEVELOPMENTS**

### **POLICY DP/4 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 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.

## **CUMULATIVE DEVELOPMENT**

### **POLICY DP/5 Cumulative Development**

1. Development will not be permitted where it:
  - a) Forms part of a larger site where there would be a requirement for infrastructure provision if developed as a whole;
  - b) Would result in a piecemeal, unsatisfactory form of development;
  - c) Would prejudice development of another site adjacent or nearby.

## **CONSTRUCTION METHODS**

### **POLICY DP/6 Construction Methods**

1. Where practicable, development which by its nature or extent is likely to have some adverse impact upon the local environment and amenity during construction and / or is likely to generate construction waste should:
  - a) Recycle construction waste;
  - b) Prepare a 'Resource Re-use and Recycling Scheme' to cover all waste arising during the construction;
  - c) Be bound by a 'Considerate Contractors Scheme' or similar arrangement, including restrictions on hours of noisy operations;
  - d) Where appropriate accommodate construction spoil within the development, taking account of the landscape character and avoiding creation of features alien to the topography;
  - e) Maximise the re-use and recycling of any suitable raw materials currently available on sites during construction, such as redundant buildings or infrastructure.
2. Any haul roads must be agreed with the Local Planning Authority and developers must employ an agreed methodology for haul roads where they cross public rights of way. They must be located, designed and landscaped (where appropriate) in such a way as to avoid any noise, smell, dust, visual or other adverse impact on residents and businesses. At any point where on-site temporary haul routes for construction traffic enter the public highway, provision should be made for the cleaning of vehicle tyres to avoid deposition of mud / debris on the public highway and the generation of dust.
3. Storage compounds, plant or machinery must be located, designed and used to avoid noise, smell, dust, visual, or other adverse impact on existing residents and businesses.
4. The impact on existing residents of developing the major sites will be minimised by requiring construction traffic for development at Northstowe, Cambridge East, Cambridge Southern Fringe,

Cambridge North West, Cambridge Northern Fringe and Cambourne to be routed to avoid roads passing through villages.

## **DEVELOPMENT FRAMEWORKS**

### **POLICY DP/7 Development Frameworks**

1. Outside urban and village frameworks, only development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside will be permitted.
2. Development and redevelopment of unallocated land and buildings within development frameworks will be permitted provided that:
  - a) Retention of the site in its present state does not form an essential part of the local character; and
  - b) Development would be sensitive to the character of the location, local features of landscape, ecological or historic importance, and the amenities of neighbours; and
  - c) There is the necessary infrastructure capacity to support the development; and
  - d) Development would not result in the loss of local employment, or a local service or facility, protected by Policies ET/6: Loss of Rural Employment to Non-Employment Uses: SF/1: Protection of Village Services and Facilities and SF/9: Protection of Existing Recreation Areas.

## **DEVELOPMENT IN THE GREEN BELT**

### **POLICY GB/1 Development in the Green Belt**

There is a presumption against inappropriate development in the Cambridge Green Belt as defined on the Proposals Map.

## **MITIGATING THE IMPACT OF DEVELOPMENT IN THE GREEN BELT**

### **POLICY GB/2 Mitigating the Impact of Development in the Green Belt**

1. Any development considered appropriate within the Green Belt must be located and designed so that it does 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.

## **MITIGATING THE IMPACT OF DEVELOPMENT ADJOINING THE GREEN BELT**

### **POLICY GB/3 Mitigating the Impact of Development Adjoining the Green Belt**

1. Where development proposals are in the vicinity of the Green Belt, account will be taken of any adverse impact on the Green Belt.
2. Development on the edges of settlements which are surrounded by the Green Belt must include careful landscaping and design measures of a high quality in order to protect the purposes of the Green Belt.

## **MAJOR DEVELOPED SITES IN THE GREEN BELT**

### **POLICY GB/4 Major Developed Sites in the Green Belt**

1. Within the Cambridge Green Belt, the following are designated as Major Developed Sites:
  - a) Babraham Hall
  - b) b. Fulbourn and Ida Darwin Hospital
  - c) c. Girton College
2. Within the boundary of Major Developed Sites, as identified on the Proposals Map, limited infilling or redevelopment may be permitted:

- d) Infilling is defined as the filling of small gaps between built development. Such infilling should have no greater impact upon the open nature of the Green Belt and should not lead to a major increase in the developed proportion of the site. The cumulative impact of infilling proposals will be taken into account.
- e) Redevelopment will be limited to that which would not result in:
  - i. A greater floor area than the existing built form;
  - ii. A greater footprint unless there are significant environmental improvements;
  - iii. The existing height of the built development being exceeded;
  - iv. There being a greater impact than the existing
- a. development on the openness of the Green Belt.

## **RECREATION IN THE GREEN BELT**

### **POLICY GB/5 Recreation in the Green Belt**

Proposals for the use of the Green Belt for increased or enhanced opportunities for access to the open countryside and which provide opportunities for outdoor sport and recreation, appropriate to the Green Belt, will be encouraged where it will not harm the objectives of the Green Belt.

## **HOUSING DENSITY**

### **POLICY HG/1 Housing Density**

Residential developments will make best use of the site by achieving average net densities of at least 30 dwellings per hectare unless there are exceptional local circumstances that require a different treatment. Higher average net densities of at least 40 dwellings per hectare should be achieved in more sustainable locations close to a good range of existing or potential services and facilities and where there is, or there is potential for, good local public transport services.

## **HOUSING MIX**

### **POLICY HG/2 Housing Mix**

1. Residential developments will contain a mix of units providing accommodation in a range of types, sizes and affordability, to meet local needs.
2. Affordable housing should be of an appropriate mix to respond to identified needs at the time of the development, in accordance with HG/3.
3. In developments of up to 10 dwellings, market properties should provide:
  - a. At least 40% of homes with 1 or 2 bedrooms; and
  - b. Approximately 25% of homes with 3 bedrooms; and
  - c. Approximately 25% of homes with 4 or more bedrooms; unless it can be demonstrated that the local circumstances of the particular settlement or location suggest a different mix would better meet local needs. In developments of more than 10 dwellings a mix of units will be sought providing a range of accommodation, including one and two bed dwellings, having regard to economic viability, the local context of the site and the need to secure a balanced community. A proportion of new dwellings should be designed to lifetime mobility standards.

## **AFFORDABLE HOUSING**

### **POLICY HG/3 Affordable Housing**

1. Proposals for housing developments will only be permitted if they provide an agreed mix of affordable housing, as defined in PPS31, to meet local needs.
2. The amount of affordable housing sought will be 40% or more of the dwellings for which planning permission may be given on all sites of two or more dwellings. The occupation of such housing will be limited to people in housing need. It must be available over the long-term.
3. Within individual developments, the proportion and type of affordable housing will be the subject of negotiation with applicants. Account will be taken of any particular costs associated with the

development (e.g. site remediation, infrastructure provision) and other viability considerations, whether there are other planning objectives which need to be given priority, and the need to ensure balanced and sustainable communities.

4. The appropriate mix in terms of housing tenures and house sizes of affordable housing within a development will be determined by local circumstances at the time of planning permission, including housing need, development costs, the availability of subsidy, and the achievement of mixed and balanced communities.
5. In order to ensure sustainable communities, affordable housing will be distributed through the development in small groups or clusters. In exceptional circumstances, on smaller sites, the Council may accept financial contributions towards an element of off-site provision.

#### **POLICY HG/4 Affordable Housing Subsidy**

In exceptional circumstances, where there is a considerable time lag between the grant of planning permission and implementation, and where it can be demonstrated at the time of development that there are insurmountable subsidy issues or there are demonstrable changes to the viability of the development, the Council may negotiate a lower proportion of built affordable housing units to be provided on site.

#### **POLICY HG/5 Exceptions Sites for Affordable Housing**

1. As an exception to the normal operation of the policies of this plan, planning permission may be granted for schemes of 100% affordable housing designed to meet identified local housing needs on small sites within or adjoining villages. The following criteria will all have to be met:
  - a) The development proposal includes secure arrangements for ensuring that all the dwellings within the scheme provide affordable housing in perpetuity for those in housing need;
  - b) The number, size, design, mix and tenure of the dwellings are all confined to, and appropriate to, the strict extent of the identified local need;
  - c) The site of the proposal is well related to the built-up area of the settlement and the scale of the scheme is appropriate to the size and character of the village;
  - d) The site is well related to facilities and services within the village;
  - e) The development does not damage the character of the village or the rural landscape.
2. In the case of sites within the Cambridge Green Belt, before planning permission is granted for such development, the District Council will have to be assured that no alternative appropriate sites can be found for the scale and type of development proposed and that the scheme fulfils all the criteria set out in the Council's policies, including those relating to the impact of new development on local surroundings.

### **HOUSING IN THE COUNTRYSIDE**

#### **POLICY HG/6 Extensions to Dwellings in the Countryside**

1. Extensions to dwellings in the countryside (i.e. outside development frameworks, as shown on the Proposals Map) will only be permitted where:
  - a) The proposed development would not create a separate dwelling or be capable of separation from the existing dwelling;
  - b) The extension does not exceed the height of the original dwelling;
  - c) The extension does not lead to a 50% increase or more in volume or gross internal floor area of the original dwelling;
  - d) The proposed extension is in scale and character with the existing dwelling and would not materially change the impact of the dwelling on its surroundings;
  - e) The dwelling is of permanent design and construction.
2. In exceptional circumstances, material considerations may justify an exception to criteria (b) and (c), for example, dwellings with a very small original footprint which do not meet modern living standards.

3. Large extensions to dwellings which are the subject of an occupancy condition are not likely to be acceptable unless it can be demonstrated that the resultant accommodation can be supported by the viability of the holding and that its value would not be such as to be out of reach of workers employed in agriculture, forestry or a rural enterprise.
4. Limited extension or alteration of existing buildings in the Green Belt is regarded as appropriate development provided the development does not result in disproportionate additions over and above the original building. Policy GB/1 enforces this matter.

### **POLICY HG/7 Replacement Dwellings in the Countryside**

1. The District Council will permit the one-for-one replacement of dwellings in the countryside subject to the requirements of the General Permitted Development Order (i.e. a maximum enlargement of 15% of volume) and the need to provide satisfactory internal layout and amenities, where:
  - a) It can be shown that the use of a dwelling has not been abandoned;
  - b) The proposed replacement dwelling is in scale with the dwelling it is intended to replace and is in character with its surroundings;
  - c) The proposed replacement dwelling would not materially increase the impact of the site on the surrounding countryside.
2. This will apply to dwellings both inside and outside the Green Belt.
3. Caravans and mobile homes are distinct from permanent dwellings since they can be removed. Given the restrictions on development in the countryside the replacement of caravans and mobile homes with permanent dwellings will be resisted outside development frameworks.

### **POLICY HG/8 Conversion of Buildings in the Countryside for Residential Use**

1. Planning permission for conversion of rural buildings for residential use will not generally be permitted. Planning permission will only exceptionally be granted where it can be demonstrated, having regard to market demand or planning considerations:
  - a) Firstly it is inappropriate for any suitable employment use; and
  - b) Secondly it is inappropriate for employment with residential conversion as a subordinate part of a scheme for business re-use.
2. Any conversion must meet the following criteria:
  - c) The buildings are structurally sound;
  - d) The buildings are not of a makeshift nature and have not been allowed to fall into such a state of dereliction and disrepair that any reconstruction would require planning permission as a new building;
  - e) The buildings are capable of re-use without materially changing their existing character or impact upon the surrounding countryside;
  - f) The form, bulk and general design of the buildings are in keeping with their surroundings;
  - g) Perform well against sustainability issues highlighted by policy DP/1.
3. Any increase in floor area will not be permitted except where it is necessary for the benefit of the design, or in order to better integrate the development with its surroundings. Future extensions of such buildings will not be permitted. Incidental uses such as car parking and storage should be accommodated within any group of buildings, or on well related land where landscaping can reduce the visual impact of the new site.
4. Development must be in scale with the rural location. Residential uses must be located close to local services and facilities, and in an accessible location with a choice of means of travel, including non-motorised modes. The cumulative impact of the conversion of a number of buildings on adjoining sites or the local area will also be considered.
5. Residential conversion permitted as a subordinate part of a scheme for business re-use, will be secured by planning condition or agreement to ensure the occupation of the dwelling remains directly related to the operation of the enterprise. The dwelling part of the unit must be interdependently linked



with the commercial part. A live-work unit should have a minimum of 40m<sup>2</sup> of definable functional workspace in addition to the residential element. Internal uses may be horizontally or vertically split. The workspace must be flexible, and capable of accommodating a range of employment uses.

### **POLICY HG/9 Dwelling to Support a Rural-based Enterprise**

1. Development of a new permanent dwelling for agricultural or forestry purposes, or for a rural-based enterprise, will only be permitted if it is demonstrated to the satisfaction of the District Council that:
  - a) There is a clear, existing functional need relating to a full-time worker or one who is primarily employed in agriculture;
  - b) It relates to a well-established agricultural unit (which has been established for at least three years, has been profitable for at least one of them, is currently financially sound, and has a clear prospect of remaining so);
  - c) There are no suitable existing buildings available in the area;
  - d) The conversion of appropriate nearby buildings would not provide suitable accommodation;
  - e) No existing dwelling serving the unit or closely connected with it has either recently been sold off or in some way separated from it.
2. Where criterion b cannot, for the time being, be met, or it relates to a new farming activity on a well established unit, development of a temporary dwelling may be permitted for up to three years where all the other criteria above are met, and there is clear evidence demonstrating:
  - f) A firm intention and ability to develop the enterprise concerned;
  - g) That the proposed enterprise has been planned on a sound financial basis;
  - h) That the functional need cannot be fulfilled by another existing building on the unit or any existing accommodation.
3. The District Council will require “Functional” and “Financial” tests to be undertaken in accordance with PPS7 to demonstrate the above criteria have been met.
4. Dwellings associated with the keeping of horses are an inappropriate form of development in the countryside. Where the future need for accommodation is anticipated, stables should be located close to an existing dwelling, or suitable building capable of conversion to such use. Dwellings connected to the keeping of horses where the scale of the business meets the test of a rural enterprise will be considered in accordance with the tests included in this policy.
5. Where a new dwelling is permitted, this will be the subject of a condition ensuring the occupation will be limited to a person solely or mainly working, or last working in the locality in agriculture, forestry or a rural-based enterprise that requires a dwelling in the countryside, or a surviving partner of such a person, and to any resident dependants.
6. The relaxation of an occupancy condition will only be permitted where it can be demonstrated that the dwelling is no longer required by the unit or those working, or last working, in the locality in agriculture, forestry or a rural-based enterprise that requires a dwelling in the countryside, or a surviving partner of such a person, and to any resident dependants. When considering applications to relax such a condition, the District Council will require evidence of the steps taken to market the dwelling with the occupancy condition.

### **LIMITATIONS ON THE OCCUPANCY OF NEW PREMISES IN SOUTH CAMBRIDGESHIRE**

#### **POLICY ET/1 Limitations on the Occupancy of New Premises in South Cambridgeshire**

1. Employment development, including change of use, will only be permitted if it is demonstrated that it falls into one or more of the following:
  - a) Offices or other development in the use class B1 (a), providing an essential service for Cambridge as a local or sub-regional centre;

- b) High technology and related industries and services, in use class B1 (b), primarily concerned with research and development, which show a special need to be located close to the universities or other established research facilities or associated services in the Cambridge Area;
  - c) Use classes D1 educational uses, and sui generis research establishments that can show a special need, to be located close to existing major establishments in related fields (such as the universities, the teaching hospital, or private research establishments), in order to share staff, equipment or data, or to undertake joint collaborative working;
  - d) Other small-scale industries, in use classes B1 (c), B2, and B8 (up to 1,850 m<sup>2</sup>), which contribute to a greater range of local employment opportunities, particularly if it takes advantage of the development of locally-based skills or expertise (large scale expansion of such firms will not be permitted).
2. The occupation of development will be controlled by condition or legal agreement, for a period of 10 years from the first date of occupation.

### **POLICY ET/2 Promotion of Clusters**

1. Development proposals in suitable locations will be permitted which support the development of clusters, in the following sectors:
  - a. Biotechnology and biomedical;
  - b. Computer services;
  - c. Electronic engineering;
  - d. Information technology / telecommunications;
  - e. Healthcare, teaching and research;
  - f. Research and development;
  - g. Other locally driven clusters as they emerge.
2. Employment land allocations especially suited for cluster development are Northstowe, and the urban extensions to Cambridge. Area Action Plans will indicate the availability and suitability of sites for cluster development, and encourage provision of a range of suitable units, including incubator units.

### **DEVELOPMENT IN ESTABLISHED EMPLOYMENT AREAS IN THE COUNTRYSIDE**

#### **POLICY ET/3 Development in Established Employment Areas in the Countryside**

1. In defined Established Employment Areas in the Countryside, redevelopment of existing buildings, and appropriate development for employment use may be permitted.
2. The following Established Employment Areas in the Countryside are defined on the Proposals Map:
  - a) Buckingway Business Park
  - b) Cambourne Business Park
  - c) Cambridge Research Park, Landbeach
  - d) Site to North of Cambridge Research Park, Landbeach
  - e) Granta Park, Great Abington
  - f) Wellcome Trust Genome Campus, Hinxton
  - g) Norman Way Industrial Estate, Over
  - h) Land at Hinxton Road, South of Duxford
  - i) Convent Drive / Pembroke Avenue site, Waterbeach
  - j) Brookfields Business Estate / Park, Twentypence Road, Cottenham
  - k) Spicers Ltd, Sawston
  - l) Daleshead Foods Ltd, Cambridge Road, Linton.
3. Permission will be refused where there would be a negative impact on surrounding countryside, or landscape character area. Developments will be subject to other policies in the document, in particular Policy ET/5 on Development for the Expansion of Firms.

## **NEW EMPLOYMENT DEVELOPMENT IN VILLAGES**

### **POLICY ET/4 New Employment Development in Villages**

Planning permission will be granted at an appropriate scale for new small-scale employment in the B1 to B8 Use Classes provided that the development would contribute to a greater range of local employment opportunities, or facilitate cluster development within village frameworks, and on previously developed sites adjoining or very close to the village frameworks of Rural Centres or Minor Rural Centres. Small-scale employment development in villages is defined as employing no more than 25 people as follows:

- a. Offices (B1a): 400m<sup>2</sup>.
- b. High tech / R & D (B1b): 725m<sup>2</sup>.
- c. Light Industry (B1c): 800m<sup>2</sup>.
- d. General Industry (B2-B7): 850m<sup>2</sup>.
- e. Warehousing (B8): 1,250m<sup>2</sup>.

## **DEVELOPMENT FOR THE EXPANSION OF FIRMS**

### **POLICY ET/5 Development for the Expansion of Firms**

1. Development for the expansion of firms will be permitted that:
  - a. Meets the tests and is regulated by Policy ET/1; or
  - b. Other existing firms for their own occupation and use.
2. Expansion will be permitted:
  - c. Within village frameworks, or previously developed sites next to or very close to village frameworks (subject to provisions of ET/4);
  - d. Within Northstowe and Cambridge East;
  - e. Within Established Employment Areas in the Countryside listed in Policy ET/3.
3. A firm or business will be considered as 'existing' if a significant element of its operation has been based in the Cambridge Area for a minimum of five years prior to the date of any planning application for development and within that time has maintained a viable business operation locally.
4. Expansion will not be permitted where it consolidates a nonconforming use<sup>1</sup>, or causes problems with traffic, noise, pollution, or other damage to the environment. It would not be permitted if it would conflict with other policies of the Plan.
5. Other than expansion of firms subject to condition or legal agreement detailed by Policy ET/1, occupation will be limited for a period of 10 years after first occupation, by condition or legal agreement to persons, firms, companies or other organisations existing in the Cambridge Area. Expansion means additions or alterations to an existing building, or physically related in terms of its siting and use, within the curtilage or immediately adjacent land.

## **LOSS OF RURAL EMPLOYMENT TO NON-EMPLOYMENT USES**

### **POLICY ET/6 Loss of Rural Employment to Non-Employment Uses**

1. The conversion, change of use or re-development of existing employment sites to non-employment uses within village frameworks should be resisted unless one of the following criteria is met:
  - a. It is demonstrated that the site is inappropriate for any employment use to continue having regard to market demand. Applications will need to be accompanied by documentary evidence that the site is not suitable or capable of being made suitable for continued employment use. Evidence would be required that the property has been adequately marketed for a period of not less than twelve months on terms that reflect the lawful use and condition of the premises; or
  - b. The overall benefit to the community of the proposal outweighs any adverse effect on employment opportunities and the range of available employment land and premises; or
  - c. The existing use is generating environmental problems such as noise, pollution, or unacceptable levels of traffic and any alternative employment use would continue to generate similar environmental problems.

## **CONVERSION OF RURAL BUILDINGS FOR EMPLOYMENT**

### **POLICY ET/7 Conversion of Rural Buildings for Employment**

1. The change of use or adaptation of buildings (without extension) in the countryside for employment use will be permitted provided the following apply:
  - a. The buildings are structurally sound;
  - b. The buildings are not makeshift in nature and are of permanent, substantial construction;
  - c. The buildings are capable of re-use without materially changing their existing character or impact upon the surrounding countryside;
  - d. The form, bulk and general design of the buildings are in keeping with their surroundings.
2. Any increase in floor area will be strictly controlled, and must be for the benefit of the design, or in order to better integrate the development with its surroundings. There will be a general presumption against future extensions of such buildings. Incidental uses such as car parking and storage should be accommodated within the group of buildings, or on well related land where landscaping can reduce the visual impact of the new site.
3. Employment generated must be in scale with the rural location. Developments resulting in significant numbers of employees or visitors must only be located near to larger settlements or accessible by public transport, cycling, or walking. The cumulative impact of the conversion of a number of buildings on adjoining sites will also be considered.

## **REPLACEMENT BUILDINGS IN THE COUNTRYSIDE**

### **POLICY ET/8 Replacement Buildings in the Countryside**

When considering proposals for replacement buildings in the countryside for employment use, any increase in floor area will be strictly controlled, and must be for the benefit of the design, or in order to better integrate the development with its surroundings.

## **FARM DIVERSIFICATION**

### **POLICY ET/9 Farm Diversification**

1. Well-conceived farm diversification schemes, where they are directly related to supporting a working farm, will be permitted if:
  - a. They are consistent in scale with their rural location;
  - b. Existing buildings are re-used where possible, and if not replaced, in accordance with Policies ET/7 and ET/8;
  - c. Any new development is part of an existing group of buildings.
2. Applications must include a Farm Business Plan, to demonstrate how the proposal will support a working farm.

## **TOURIST FACILITIES AND VISITOR ACCOMMODATION**

### **POLICY ET/10 Tourist Facilities and Visitor Accommodation**

1. Outside development frameworks, development to provide overnight visitor accommodation, holiday accommodation, public houses and restaurants will only be permitted by change of use / conversion, or through appropriate replacement of buildings not requiring large extension, or by appropriately modest extensions to existing facilities.
2. Development of holiday accommodation will be limited to shortterm holiday lets through conditions or legal agreement. Permitted development rights may be removed in the interests of amenity.

## **VILLAGE SERVICES AND FACILITIES**

### **POLICY SF/1 Protection of Village Services and Facilities**

1. Planning permission will be refused for proposals which would result in the loss of a village service, including village pubs, shops, post offices, community meeting places or health centres, where such loss would cause an unacceptable reduction in the level of community or service provision in the locality.

2. The following matters will be considered in determining the significance of the loss:
  - a. The established use of the premises and its existing and potential contribution to the social amenity of the local population;
  - b. The presence of other village services and facilities which provide an alternative with convenient access by good local public transport services, or by cycling or walking; and
  - c. The future economic viability of the use including, in appropriate cases, financial information and the results of any efforts to market the premises for a minimum of 12 months at a realistic price.

## **RETAILING**

### **POLICY SF/2 Applications for New Retail Development**

1. Other than retail developments in villages under Policy SF/4 or in AAPs, planning permission for retail development will not be granted unless the applicant has successfully demonstrated that:
  - a. A sequential approach has been adopted to site selection and the availability of suitable alternative sites;
  - b. In the case of proposals in defined centres, the development would be of a scale in accordance with that centre's position in the hierarchy, or, in the case of proposals outside defined centres, the impact of a development would not have an adverse effect on the vitality and viability of other town centres, district centres and local centres identified in development plans, and on the rural economy, including village shops;
  - c. It would be conveniently accessible by a wide range of modes of transport other than the car, including good local public transport services from a wide catchment area, and effective measures would be taken to enhance such accessibility, including that for pedestrians and cyclists.
2. In addition, in the case of proposals to develop sites in edge-of centre or out-of-centre locations (or to extend existing stores in such locations) developers will be required to demonstrate a positive need for the additional floor area before any of the above tests are applied.

### **POLICY SF/3 Retail Development on Land Allocated for Other Uses**

1. Retail development will only be permitted on land allocated for housing, employment or other uses, where it can be demonstrated that the effect of such a loss would not limit the range and quality of sites available for that particular use or the quantity of land required to meet Core Strategy requirements for housing and employment.
2. The policy will not be operated to prevent the provision of appropriate retail facilities to complement the other elements of mixed development schemes, subject to the provisions of Policies SF/2 and ST/9 of the Core Strategy DPD.

### **POLICY SF/4 Retailing in Villages**

Proposals for new shops, redevelopment or extension of existing shops, or the change of use of buildings to shops within a village framework will only be permitted where the size and attraction of the shopping development is of a scale appropriate to the function and size of village.

## **RETAILING IN THE COUNTRYSIDE**

### **POLICY SF/5 Retailing in the Countryside**

1. Planning permission for the sale of goods in the countryside will not be granted except for:
  - a. Sales from farms and nurseries of produce and / or craft goods, where the majority of goods are produced on the farm or in the locality; or
  - b. Exceptionally, the sale of convenience goods, ancillary to other uses, where proposals, either individually or cumulatively, do not have a significant adverse impact on the viability of surrounding village shops, or the vitality of rural centres or other village centres.
2. Where permission is granted, conditions may be imposed on the types of goods that may be sold.

## **PUBLIC ART**

### **POLICY SF/6 Public Art and New Development**

1. In determining planning applications the District Council will encourage the provision or commissioning of publicly accessible art, craft and design works.
2. The Public Art policy will apply to:
  - a. Residential developments comprising 10 or more dwellings; and
  - b. Other developments where the floor area to be built is 1,000 m<sup>2</sup> gross or more, including office, manufacturing, warehousing and retail developments.
3. On smaller developments, developers will be encouraged to include Public Art within their scheme as a means of enhancing the quality of their development.
4. Contributions and commuted maintenance sums for up to 10 years will be required, to include the cost of decommissioning where appropriate.

## **UNDERGROUND PIPES, WIRES, FIBRES AND CABLES**

### **POLICY SF/7 Underground Pipes, Wires, Fibres and Cables**

1. Utility companies will be strongly urged to place all pipes, fibres, wires and cables underground where this would not damage identified areas of ecological or archaeological importance or have other unacceptable environmental impacts (e.g. on the landscape or agricultural land quality). In such circumstances, careful line routing would usually be the most appropriate way to minimise the visual impacts of overhead wires and cables.
2. In view of the substantial practical, technical and cost disadvantages involved, the undergrounding of high voltage power lines (275kV and above) will only be sought in exceptional circumstances. Underground services can be damaging to the water environment and advice should be sought from the Environment Agency on any mitigation measures.

## **LORD'S BRIDGE RADIO TELESCOPE**

### **POLICY SF/8 Lord's Bridge Radio Telescope**

1. Within the 'Lord's Bridge Restricted Area' (defined on the Proposals Map), planning permission will only be granted for development that would not result in any risk of interference to the Mullard Radio Astronomy Observatory at Lord's Bridge.
2. Within the 'Lords Bridge Consultation Area 1' (defined on the Proposals Map), development proposals that could adversely affect the operation of the Mullard Radio Astronomy Observatory at Lord's Bridge will be subject to consultation with the University of Cambridge, and account will be taken of the risk of interference to the equipment being used at the Observatory. Planning permission will be refused where interference would be caused that could not be overcome by conditions or by the use of planning obligations.
3. Within the 'Lords Bridge Consultation Area 2' (defined on the Proposals Map), development proposals for telecommunications and microwave operations that could adversely affect the
4. operation of the Mullard Radio Astronomy Observatory at Lord's Bridge will be subject to consultation with the University of Cambridge, and account will be taken of the risk of interference to the equipment being used at the Observatory. Planning permission will be refused where interference would be caused that could not be overcome by conditions or by the use of planning obligations.

## **PROTECTION OF EXISTING RECREATION AREAS**

### **POLICY SF/9 Protection of Existing Recreation Areas**

Planning Permission will not be granted for proposals resulting in the loss of land or buildings providing for recreational use except where:

1. They would be replaced by an area of equivalent or better quantity and quality and in a suitable location; or
2. The proposed development includes provision for open space, sports and recreation facilities of sufficient benefit to recreation provision to outweigh the loss; or
3. An excess of provision in quantitative and qualitative terms is clearly demonstrated in all functions it can perform, taking into account potential future demand and in consultation with local people and users.

## **OUTDOOR PLAYSPACE AND NEW DEVELOPMENTS**

### **POLICY SF/10 Outdoor Play Space, Informal Open Space and New Developments**

1. All residential developments will be required to contribute towards Outdoor Playing Space (including children's play space and formal outdoor sports facilities) and Informal Open Space to meet the additional need generated by the development in accordance with the standards in Policy SF/11.
2. Only family dwellings of two or more bedrooms will be required to contribute to the provision of Children's Play Space. Sheltered dwellings and residential homes will not be required to provide Outdoor Play Space.
3. Where appropriate, provision will involve all or some types of space within the development site. However, an appropriate contribution will be required for "off-site" provision of the types
4. of space not provided on-site. This may be for new provision and / or improvements to existing facilities.
5. In developments of less than 10 homes, it is expected that only Informal Open Space will be provided on-site. Where an individual phase comprises 10 or fewer dwellings, but will form
6. part of a larger scheme exceeding that total, a proportional contribution to future on-site provision will be required.
7. Depending on the nature of provision, contributions may also be required to meet maintenance and / or operating costs either as pump priming or in perpetuity.
8. Where on-site provision is required, the Council may seek the option of a commuted capital sum to construct the facility. In these circumstances, a serviced site (as appropriate for the facility concerned) will be transferred to the Council free of charge by the developer.

## **OPEN SPACE STANDARDS**

### **POLICY SF/11 Open Space Standards**

The minimum standard for outdoor play space and informal open space is 2.8 hectares per 1,000 people, comprising:

1. Outdoor Sport<sup>1</sup> – 1.6 hectares per 1,000 people
2. Children's Playspace<sup>2</sup> – 0.8 hectares per 1,000 people
3. Informal Open Space<sup>3</sup> – 0.4 hectares per 1,000 people

#### **NOTES:**

1 Outdoor Sport – Facilities such as grass pitches for a range of sports, bowling greens, tennis courts, athletics tracks and multi-use games areas.

2 Children's Play Space – Designated areas for children and young people containing a range of facilities and an environment that has been designed to provide focused opportunities for outdoor play. Also includes informal playing space within housing areas.

3 Informal Open Space – Used by people for informal unstructured recreation such as walking, relaxing, or a focal point, ranging from formal planted areas and meeting places to wilder, more natural spaces, including green linkages.

## **THE RIVER CAM**

### **POLICY SF/12 The River Cam**

The District Council will only permit extensions to the curtilage of existing marinas or boatyards, or new marinas and boatyards if development would not have an adverse impact on the landscape and character of the River Cam corridor.

### **POLICY NE/1 Energy Efficiency**

1. Development will be required to demonstrate that it would achieve a high degree of measures to increase the energy efficiency of new and converted buildings, for example through location, layout, orientation, aspect, and external design.
2. Developers are encouraged to reduce the amount of CO<sub>2</sub>m<sup>3</sup> / year emitted by 10% compared to the minimum Building Regulation requirement when calculated by the Elemental Method in the current building regulations for a notional building of the same size and shape as that proposed, particularly for new or substantially demolished buildings.

### **POLICY NE/2 Renewable Energy**

The District Council will grant planning permission for proposals to generate energy from renewable sources, subject to proposals according with the development principles set out in Policies DP/1 to DP/3 and complying with the following criteria:

1. The proposal can be connected efficiently to existing national grid infrastructure unless it can be demonstrated that energy generation would be used on-site to meet the needs of a specific end user;
2. The proposal makes provision for the removal of the facilities and reinstatement of the site, should the facilities cease to be operational.

### **POLICY NE/3 Renewable Energy Technologies in New Development**

All development proposals greater than 1,000 m<sup>2</sup> or 10 dwellings will include technology for renewable energy to provide at least 10% of their predicted energy requirements, in accordance with Policy NE/2.

## **LANDSCAPES**

### **POLICY NE/4 Landscape Character Areas**

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

### **POLICY NE/5 Countryside Enhancement Areas**

Any development which would materially affect a Countryside Enhancement Area will be expected to mitigate its impact, or enhance the area, as part of the planning proposal.

## **BIODIVERSITY**

### **POLICY NE/6 Biodiversity**

1. New development should aim to maintain, enhance, restore or add to biodiversity. Opportunities should be taken to achieve positive gain through the form and design of development. Where appropriate, measures may include creating, enhancing and managing wildlife habitats 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 achieving targets in the Biodiversity Action Plans (BAPs).
2. The District Council will refuse development that would have an adverse significant impact on the population or conservation status of protected species or priority species or habitat<sup>1</sup> unless the impact can be adequately mitigated or compensated for by measures secured by planning conditions or obligations.
3. Where there are grounds to believe that a proposal may affect a protected species or priority species or habitat,<sup>1</sup> applicants will be expected to provide an adequate level of survey information to establish the extent of the potential impact together with possible alternatives to the development, mitigation schemes and / or compensation measures.



1. New development will have regard to the impact, either direct or indirect, of a proposal on people's opportunity to enjoy and experience nature on a site together with opportunities to improve public access to nature in addition to understanding local environmental characteristics.
4. Previously developed land will not be considered to be devoid of biodiversity. The re-use of such sites must be undertaken carefully with regard to existing features of biodiversity interest. Development proposals will be expected to include measures that maintain and enhance important features whilst incorporating them within any development of the site.
5. Exceptionally, where the economic or social benefits of a proposal outweigh harm to an important site or species, the approach will be first to avoid or minimise the harm, then to seek mitigation of the impact, and finally to secure appropriate compensation for any residual impact in order to ensure no net loss of biodiversity. Planning conditions and obligations will be used as appropriate to secure this.
6. Planning permission will not be granted for development which would have an unacceptable adverse impact on the biodiversity of the Natural Areas shown on Figure 7.1.

NOTE:

1 'Priority species or habitats' are those identified in a Biodiversity Action Plan, such as the UK, County or District Biodiversity Action Plans.

### **POLICY NE/7 Sites of Biodiversity or Geological Importance**

1. Planning permission will not be given for proposals that may have an unacceptable adverse impact, either directly or indirectly, on a Site of Biodiversity or Geological Importance.
2. In determining any planning application affecting international, national or non-statutorily protected sites the District Council will ensure that the intrinsic natural features of particular interest are safeguarded or enhanced having regard to:
  - a. The nature and quality of the site's features, including its rarity value;
  - b. The extent of any adverse impacts on the features of interest;
  - c. The likely effectiveness of any proposed mitigation with respect to the protection of the features of interest;
  - d. The need for compensatory measures in order to protect and enhance remaining features or to recreate habitats on or off the site;
  - e. The status and designation of the site.
3. Where appropriate the District Council will ensure the effective management of designated sites through the imposition of planning conditions or Section 106 agreements as appropriate.

### **WATER AND FLOODING**

#### **POLICY NE/8 Groundwater**

Development will not be permitted which poses an unacceptable risk to the quality of the underlying groundwater from the chalk aquifer to the south and east of Cambridge.

#### **POLICY NE/9 Water and Drainage Infrastructure**

Planning permission will not be granted where there is inadequate water supply, sewerage or land drainage systems (including water sources, water and sewage treatment works) available to meet the demands of the development unless there is an agreed phasing agreement between the developer and the relevant service provider to ensure the provision of the necessary infrastructure.

#### **POLICY NE/10 Foul Drainage - Alternative Drainage Systems**

1. The development of sites where drainage to a public sewer is not feasible will only be permitted if proposed alternative facilities are considered adequate and would not pose an unacceptable risk to the quality or quantity of ground or surface water, pollution of local ditches, watercourses or sites of biodiversity importance. Drainage to a public sewer should be provided wherever

possible. A package treatment plant should be provided where this is not possible. Only where it is clearly demonstrated that neither of these options is feasible will a system incorporating septic tank(s) be acceptable.

2. Where petrol, chemical or oil tanks or other facilities form part of a proposed development, the District Council will require them to be contained by bund walls of sufficient size to prevent spillage or seepage. The drainage of roads, including adoptable highways and private roads and hard surface areas used by vehicles will be required to be connected to trapped gullies and petrol / oil interceptors or suitable other methods of pollution control.

### **POLICY NE/11 Flood Risk**

In relation to flood risk, applications for planning permission will be judged against national policy (currently in PPS25).

### **WATER CONSERVATION**

#### **POLICY NE/12 Water Conservation**

Development must incorporate all practicable water conservation measures. All development proposals greater than 1,000 m<sup>2</sup> or 10 dwellings will be required to submit a Water Conservation Strategy prior to the commencement of the development to demonstrate how this is to be achieved.

### **HAZARDOUS INSTALLATIONS**

#### **POLICY NE/13 Hazardous Installations**

In considering proposals for hazardous substances consent or development in the vicinity of hazardous installations, account will be taken of the amount, type and location of hazardous substances present, and the need for special precautions to protect future users of the site and any other affected land.

### **LIGHTING**

#### **POLICY NE/14 Lighting Proposals**

1. Development proposals which include external lighting should ensure that:
  - a. The proposed lighting scheme is the minimum required for reasons of public safety and security;
  - b. There is no light spillage above the horizontal;
  - c. There is no unacceptable adverse impact on 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 District and County Councils' adopted standards.

### **NOISE**

#### **POLICY NE/15 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 tranquillity which are important for wildlife and countryside recreation; or
  - c. Would be subject to unacceptable noise levels from existing noise sources, both ambient levels and having regard to noise impulses whether irregular or tone.
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 or Section 106 agreements may be used to minimise such noise.

3. In particularly sensitive locations, business use development may be restricted to office use only (B1 (a)).
4. 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.
5. The District 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 of nearby existing noise sensitive property which includes dwellings, hospitals, residential institutions, nursing homes, hotels, guesthouses, and schools and other educational establishments.

**AIR QUALITY**  
**POLICY NE/16 Emissions**

1. Development proposals will need to have regard to any emissions arising from the proposed use and seek to minimise those emissions to control any risks arising and prevent any detriment to the local amenity by locating such development appropriately.
2. Where significant increases in emissions covered by nationally prescribed air quality objectives are proposed, the applicant will need to assess the impact on local air quality by undertaking an appropriate modelling exercise to show that the national objectives will still be achieved. Development will not be permitted where it would adversely affect air quality in an Air Quality Management Area.

**AGRICULTURAL LAND**  
**POLICY NE/17 Protecting High Quality Agricultural Land**

1. The District Council will not grant planning permission 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 Development Framework;
  - 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, such as golf courses and camping and caravan sites, will be regarded as permanent unless restricted specifically by condition.