

# **Appendix 1 Policy Glossary**

## **South Cambridgeshire Local Plan (2018)**

### **S/1 – Vision**

Policy S/1 of the Local Plan states that 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.

### **S/2 – Objectives of the Local Plan**

Policy S/2 of the Local Plan sets out how the vision for the Local Plan will be secured through the achievement of six key objectives including 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 (criterion e).

### **S/5 – Provision of New Jobs and Homes**

Policy S/5 of the Local Plan sets out that development will meet the objectively assessed needs in the district over the period 2011-2031 for:

- a. 22,000 additional jobs to support the Cambridge Cluster and provide a diverse range of local jobs;
- b. 19,500 new homes, including affordable housing.

### **S/6 – The Development Strategy to 2031**

Policy S/6 of the Local Plan sets out the Council's development strategy and a hierarchical approach to new housing in the district, with a descending order of preference given to on the edge of Cambridge, at new settlements and only limited development at Rural Centres and Minor Rural Centres.

### **SS/4 – Cambridge Northern Fringe East and Cambridge North railway station**

Policy SS/4 allocates the area for high quality mixed-use development, primarily for employment within Use Classes B1 (now Class E), B2 and B8 as well as a range supporting uses, commercial, retail, leisure and residential uses (subject to acceptable environmental conditions).

### **CC/1 – Mitigation and Adaption to Climate Change**

Policy CC/1 states that 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.

### **CC/3 – Renewable and Low Carbon Energy in New Developments**

Policy CC/3 'Renewable and Low Carbon Energy', requires that Proposals for new dwellings and new non-residential buildings of 1,000m<sup>2</sup> or more will be required to reduce carbon emissions by a minimum of 10% through the use of on-site renewable energy and low carbon technologies.

### **CC/4 – Water Efficiency**

Policy CC/4 'Water Efficiency' requires that all new residential developments must achieve as a minimum water efficiency to 110 litres pp per day and for non-residential buildings to achieve a BREEAM efficiency standard equivalence of 2 credits. Paras 152 – 158 of the NPPF are relevant.

### **CC/6 – Construction Methods**

Policy CC/6 'Construction methods' requires development to manage any adverse impacts on the local environment and amenity during construction, and to submit supporting documentation to demonstrate how their proposals comply with this policy.

### **CC/7 – Water Quality CC/8 – Sustainable Drainage Systems CC/9 – Managing Flood Risk**

Policies CC/7, CC/8 and CC/9 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk.

### **HQ/1 – Design Principles**

Policy HQ/1 'Design Principles' provides a comprehensive list of criteria by which development proposals must adhere to, requiring that 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

## **HQ/2 – Public Art and New Development**

Policy HQ/2 encourages the provision of public art as part of major developments.

## **NH/2 – Protecting and Enhancing Landscape Character**

Policy NH/2 requires that development 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.

## **NH/4 – Biodiversity**

Policy NH/4 outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat and states that proposals that harm or disturb populations and habitats should secure achievable mitigation and / or compensatory measures resulting in no net loss.

## **NH/6 – Green Infrastructure**

Policy NH/6 requires that all new developments contribute towards the enhancement of the green infrastructure network within the district.

## **NH/14 – Heritage Assets**

Policy NH/14 of the South Cambridgeshire Local Plan (2018) requires development affecting heritage assets to sustain or enhance the character and distinctiveness of those assets. Policy HQ/1 states that all new development must be compatible with its location in terms of scale, density, mass, form, siting, design, proportion, material, texture and colour in relation to the surrounding area.

## **E/1 – New Employment Provision near Cambridge – Cambridge Science Park**

Policy E/1 supports appropriate proposals for employment development and redevelopment on Cambridge Science Park, where they enable the continued development of the Cambridge Cluster of high technology research and development companies.

## **E/9 – Promotion of Clusters**

Policy E/9 allows development proposals in suitable locations to be permitted which support the development of employment clusters, drawing on the specialisms of the Cambridge area. Employment land allocations especially suited for cluster development are Northstowe, North-west Cambridge, and the new employment provision on the edge of

Cambridge (Policies E/1 and SS/4). These areas will be expected to include provision of a range of suitable units, including for start-ups, SMEs, and incubator units.

### **E/10 – Shared Social Spaces in Employment Areas**

Policy E/10 allows for appropriately scaled leisure, eating and social hub facilities to be permitted in business parks and employment areas where: a. The use is ancillary or complementary to existing or proposed B-Use Classes, and supports the functionality of the employment area; b. The use will not have unacceptably adverse effects on existing businesses or future business use of the site; c. The facility is intended primarily to meet the needs of workers in the business park, and does not attract significant levels of visitor traffic into the area.

### **SC/2: Health Impact Assessment**

Policy SC/2 seeks new development to have a positive impact on the health and wellbeing of new and existing residents. Planning applications for developments of 20 or more dwellings or 1,000m<sup>2</sup> or more floorspace will be accompanied by a Health Impact Assessment to demonstrate this.

### **SC/9 – Lighting Proposals**

Policy SC/9 requires external lighting proposal to be at the minimum level required for public safety/crime prevention. Lighting should be designed to minimise glare and spill and to ensure there is no adverse impact on amenity of surrounding occupiers or the countryside. Road and footway lighting must meet the County Councils adopted standards.

### **SC/10 – Noise Pollution**

Policy SC/9 seeks to protect against adverse impacts associated with noise. Development must not result in an adverse impact to surrounding occupiers, future users and for wildlife and countryside recreation.

### **SC/11 – Contaminated Land**

Policy SC/11 requires where contaminated land is suspected that assessment of the extent of contamination and any possible risks is provided. Proposals will only be permitted where it has been demonstrated that land is or can be made suitable for the proposed use. Conditions may be attached to any planning permission to ensure adequate attenuation of noise emissions or to control the noise at source.

## **SC/12 – Air Quality**

Policy SC/12 requires that proposals demonstrate they would not result in significant adverse impacts on health, the environment or amenity from emission to air. Where a development is a sensitive end use, that there will not be any significant adverse effects on health, the environment or amenity arising from existing poor air quality.

## **SC/14: Odour and Other Fugitive Emissions to Air**

Policy SC/14 will only permit development likely to generate malodours and emissions to air such as dust, fumes, smoke, heat, radiation, gases, steam or other forms of pollution where it can be demonstrated that it will not have significant adverse effects on health, amenity and the wider environment.

## **TI/2 – Planning for Sustainable Travel**

Policy TI/2 requires developers to demonstrate adequate provision will be made to mitigate the likely impacts of the proposed development and, for larger developments, to demonstrate they have maximised opportunities for sustainable travel, and provided a Transport Assessment and Travel Plan.

## **TI/3 – Parking Provision**

Policy TI/3 requires car parking provision should be provided through a design-led approach and cycle parking should be provided to at least the minimum standards. The Council will encourage innovative solutions to car parking, including shared spaces where the location and patterns of use permit, and incorporation of measures such as car clubs and electric charging points.

All cycle parking should be designed and located to minimise conflict between cycles, pedestrians and vehicles.

The supporting text to the policy advises that the Council will encourage innovative solutions such as shared parking areas, for example where there are a mix of day and night uses, car clubs and provision of electric charging points and that a developer must provide clear justification for the level and type of parking proposed and will need to demonstrate they have addressed highway safety issues.

## **TI/8 – Infrastructure and New Developments**

Policy TI/8 states that 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.

### **TI/10 – Broadband**

Policy TI/10 'Broadband' requires new development to contribute towards the provision of infrastructure suitable to enable the delivery of high-speed broadband services across the district.

## **National Planning Policy Framework (NPPF) (2024)**

### **Paragraph 11 the presumption in favour of sustainable development**

Paragraph 11 of the NPPF states that decisions should apply a presumption in favour of sustainable development. For decision taking this means approving development proposals that accord with an up-to-date development plan without delay subject to assessing whether any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, when assessed against the policies in the NPPF taken as a whole.

### **Paragraphs 24 and 25 making effective use of land**

Paragraphs 24 and 25 of the NPPF states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions and at criterion c) of paragraph 25, give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.

### **Paragraph 85 and 87 building a strong, competitive economy**

Paragraph 85 of the NPPF states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt.

Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.

This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.

Paragraph 87 of the NPPF states that planning policies and decisions should recognise and address the specific locational requirements of different sectors.

This includes making provision for: a) clusters or networks of knowledge and data-driven, creative or high technology industries; and for new, expanded or upgraded facilities and infrastructure that are needed to support the growth of these industries (including data centres and grid connections).

#### **Paragraph 116 Highway safety**

Paragraph 116 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

#### **Paragraphs 131, 135 and 137 well-designed, sustainable places**

Paragraphs 131, 135 and 137 of the NPPF advise that developments should aim to achieve well-designed, sustainable places that function well, are visually attractive, create a strong sense of place and optimise the potential of the site.

#### **Paragraph 136 Trees**

Paragraph 136 of the NPPF seeks for existing trees to be retained wherever possible.

#### **Paragraph 161 climate change**

Paragraph 161 of the NPPF advises that the planning system should support to transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change.

### **Paragraphs 170-181 flood risk**

Paragraphs 170 – 181 of the NPPF relate to flood risk. These advise that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. A sequential risk-based approach should also be taken to individual applications in areas known to be at risk now or in future from any form of flooding. The sequential test should be used in areas known to be at risk now or in the future.

### **Paragraph 198 Noise**

Paragraph 198 of the NPPF advises that planning decisions should aim to avoid noise giving rise to significant adverse impacts on health and quality of life resulting from new development, as well as limiting the impact of light pollution on local amenity.

### **Paragraph 199 Air Quality**

Paragraph 199 of the NPPF advises that opportunities to improve air quality should be identified, such as through traffic and travel management.

## **Other**

### **The Greater Cambridge Sustainable Design and Construction SPD (2020)**

The Councils' Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change as required by policy CC/1 of the South Cambridgeshire Local Plan / Policy 28 of the Cambridge Local Plan.

The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging at 1 per 1,000m<sup>2</sup> of floor space for fast charging points; 1 per 2 spaces for slow charging points and passive provision for the remaining spaces to provide capability for increasing provision in the future.

### **The Greater Cambridge Biodiversity SPD (2022)**

The Councils' Biodiversity SPD (2022) is in line with the Environment Act 2021 and requires that development proposals deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting.

### **South Cambridgeshire District Design Guide (2010)**

The District Design Guide 2010 advises for large business premises large buildings should be sited to avoid their mass breaking the skyline.

Where this is unavoidable their design should mitigate the problem, possibly by breaking the building down into articulated blocks and through the use of landscaping as a screen and to break up the silhouette. 'Big-box' uses should be mixed horizontally or vertically with other uses to remove or minimise the blank inactive frontages they present to their neighbours.

As many of the active uses as possible that will take place in the building e.g. cafes, offices, etc, should be located at the outer edges of the building to create active frontages. Smaller units can be constructed along the faces of the building.

### **The Community Infrastructure Levy Regulations (2010)**

The Community Infrastructure Levy Regulations (2010) have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development; and
- c) fairly and reasonably related in scale and kind to the development.