

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/3 – Presumption in Favour of Sustainable Development

Policy S/3 of the Local Plan sets out that the Council will take a positive approach when considering all development proposals in accordance with the presumption in favour of sustainable development contained in the NPPF.

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 1,000m² 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 requires all new residential developments to achieve a minimum water efficiency equivalent to 110 litres/person/day. It also requires that proposals for non-residential developments are accompanied by water conservation strategy demonstrating a minimum water efficiency standard equivalent to BREEAM standard for 2 credits for water use unless demonstrated not to be practicable.

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.

H/9 – Housing Mix

Policy H/9 requires that all new housing developments provide a wide choice, type and mix of housing to meet needs of different groups in the community. It makes housing mix recommendations applicable to both market and affordable housing schemes and also advises that a minimum of 5% of homes should be built to accessible and adaptable dwelling M4(2) standard and equally distributed between tenures.

H/12 – Residential Space Standards

Policy H/12 requires that all new residential units are designed to meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standard (2015) or its successor document.

NH/6 – Green Infrastructure

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

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.

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.

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.

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 1,000m² 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.

South Cambridgeshire District Design Guide SPD (2010)

The SCDC District Design Guide 2010 applies to a wide range of development types including new towns, urban extensions, mixed use schemes and large businesses. It sets out design approaches on how new development can respond to context and locations, the types and scale of development and elements of design. It also set out how design should deal with environmentally sustainability, biodiversity and environmental health issues and associated national legislation and standards.

Greater Cambridge Housing Strategy 2024 to 2029 (adopted June 2024)

The GCHS sets out a series of objectives and priorities that are applicable for both existing and new housing of all tenures. It covers details in respect of the type of affordable housing needed, their design and associated local policy for rent. It similarly includes advice on purpose-built 'Build to Rent' development including design, minimum covenant and tenancy rules and provision for affordable housing tenures.