Appendix 2 Policy Glossary

Cambridge Local Plan (2018)

Policy 1: The presumption in favour of sustainable development

Policy 2: Spatial strategy for the location of employment development

The provision of employment development is supported in the Cambridge Local Plan (2018). Policy 2 states that employment development will be focuses on the urban area, Areas of Major Change, Opportunity Areas and the city centre.

Policy 3: Spatial strategy for the location of residential development

The provision of extra housing within the city is supported in the Cambridge Local Plan (2018). Policy 3 states that the majority of development should be focused in and around the existing urban area of Cambridge, creating sustainable inclusive communities and enable the maximum number of people to access services locally.

Policy 3 of the Cambridge Local Plan 2018 states that the overall development strategy is to focus the majority of new residential development in and around the urban area of Cambridge, creating strong, sustainable, cohesive and inclusive mixed-use communities. The policy is supportive in principle of new housing development that will contribute towards an identified housing need. The proposal would contribute to housing supply and thus would be compliant with policy 3.

Policy 4: The Cambridge Green Belt

The extent of the Cambridge Green Belt within the administrative area of Cambridge City Council is set out on the Policies Map. New development in the Green Belt will only be approved in line with Green Belt policy in the National Planning Policy Framework (2012).

Policy 5: Strategic transport infrastructure

Development proposals must be consistent with and contribute to the implementation of the transport strategies and priorities set out in the Cambridgeshire Local Transport Plan (LTP) and the Transport Strategy for Cambridge and South Cambridgeshire (TSCSC).

Policy 8: Setting of the city

Development on the urban edge should respond to, conserves and enhance the setting, and special character of the city, promote access to the surrounding countryside/open space, where appropriate.

Policy 14: Areas of major change and opportunity areas – general principles

Development within the AOMCs and Opportunity Areas should be of the highest quality design and incorporate the principles of sustainable design and construction

Policy 19: West Cambridge Area of Major Change

Development of this area will be permitted in line with the existing planning permissions.

Policy 27: Site specific development opportunities

Sites considered suitable for development to contribute towards Cambridge's needs to 2031 are set out in the proposals schedule (Appendix B of the CLP).

Policy 28: Carbon reduction, community energy networks, sustainable design and construction, and water use

Policy 28 of the Cambridge Local Plan (Sustainable design and construction, and water use) states that all development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals. This should include climate change adaptation, carbon reduction and water management. The policy also requires non-residential buildings to include full credits for Wat 01 of BREEAM. The same policy requires new residential developments to achieve as a minimum water efficiency to 110 litres pp per day and a 44% on site reduction of regulated carbon emissions and for non-residential buildings to achieve full credits for Wat 01 of the BREEAM standard for water efficiency and the minimum requirement associated with BREEAM excellent for carbon emissions.

Policy 29: Renewable and low carbon energy generation

Policy 29 supports proposals which involve the provision of renewable and / or low carbon generation provided adverse impacts on the environment have been minimised as far as possible.

Policy 31: Integrated water management and the water cycle Policy 32: Flood risk

Policies 31 and 32 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk.

Policy 31(f) of the Local Plan requires that all flat roof is a green or brown roof, providing that it is acceptable in terms of context.

Policy 33: Contaminated land

Policy 33 permits development only where it has been demonstrated that there will be no adverse health impact to future occupiers, surrounding occupiers and the environment from ground contamination and gas migration.

Policy 34: Light pollution control

Policy 34 requires that all development proposal include details of external lighting which demonstrates it will minimise impact on residential amenity, wildlife and landscape character, prevent light spillage and be the minimum level required for public safety/crime prevention.

Policy 35: Protection of human health from noise and vibration

Policy 35 guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance. Developments must demonstrate that any adverse noise impacts can be appropriately reduced and/or mitigated.
Noise and disturbance during construction must be minimized through conditions restricting construction hours and collection hours to protect the amenity of future occupiers. These conditions are considered reasonable and necessary to impose.

Policy 36: Air quality, odour and dust

Policy 36 requires development to demonstrate that it would not adversely impact on health, amenity of the environment through polluting or malodorous emissions, or dust or smoke emissions. 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, sources of odour or other emissions to air.

Policy 37: Cambridge Airport Public Safety Zone and Air Safeguarding Zones

Applications for development within Cambridge Airport's Air Safeguarding Zones will be the subject of consultation with the operator of the airport and the Ministry of Defence.

Policy 39: Mullard Radio Astronomy Observatory, Lord's Bridge

Development proposals within the Lord's Bridge Consultation Area, covering the whole of Cambridge City Council's administrative area, which could adversely affect the operation of the Mullard Radio Astronomy Observatory will:

a. be subject to consultation with the University of Cambridge; and

b. only be granted planning permission where there is no harm to its scientific operation or where any harm can be overcome by measures secured by condition or planning obligation.

Policy 40: Development and expansion of business space

Policy 40 encourages new office, and research and development facilities in a number of identified areas in the city. Proposals elsewhere are considered on their merits. In larger employment sites, consideration should be given to shared social spaces and facilities to enhance the vitality of the site.

Policy 43: University Development

The development or redevelopment of faculty, research and administrative sites for the University of Cambridge and Anglia Ruskin University (including teaching hospital facilities) will be supported when it meets the principles set out in this policy and other planning policies.

Policy 45: Affordable housing and dwelling mix

Policy 45 requires residential development of 15 units or more to provide a minimum of 40% of affordable housing. The Local Plan states that further details on the practical implementation of this policy will be set out in an up-to-date Affordable Housing Supplementary Planning Document (SPD).

Policy 45 states developments should include a balanced mix of dwelling sizes, types, and tenures to meet projected future household needs within Cambridge. Whilst not being prescriptive, Policy 45 requires dwelling mix and tenure types to have regard to the different needs for different unit sizes of affordable and market housing, which is further detailed on Cambridge's draft Affordable Housing SPD (June 2014)

Policy 46: Development of student housing

Proposals for new student accommodation will be permitted if they meet identified needs of an existing educational institution within the city of Cambridge in providing housing for students attending full-time courses of one academic year or more.

Policy 47: Specialist housing

Planning permission will be granted for the development of specialist housing, subject to the development being:

a. supported by evidence of the demonstrable need for this form of development within Cambridge;

b. suitable for the intended occupiers in relation to the quality and type of facilities, and the provision of support and/or care;

c. accessible to local shops and services, public transport and other sustainable modes of transport, and community facilities appropriate to the needs of the intended occupiers; and

d. in a location that avoids excessive concentration of such housing within any one street or small area.

Policy 49: Provision for Gypsies and Travellers

The Council, working with neighbouring authorities, will maintain a local assessment of need for pitches for Gypsies and Travellers and plots for Travelling Showpeople. The outcome of this assessment will assist the Council in determining planning applications. The latest published evidence (2016) indicates there is no identified need for pitches or plots in Cambridge between 2016 and 2031. This local plan therefore makes no specific provision for new sites in Cambridge.

Policy 50: Residential space standards

Policy 50 requires new residential units to meet or exceed the residential space standards set out in the Government's Technical Housing Standards – nationally described space standard (2015). Policy 50 also states that all new residential units will be expected to have direct access to an area of private amenity space which should be of a shape, size and location to allow effective and practical use of the intended occupiers.

Policy 51: Accessible Homes

Policy 51 requires all new residential units to be of a size, configuration and internal layout to enable Building Regulations requirement part M4(2) accessible and adaptable dwellings to be met with 5% of affordable housing in developments of 20 or more self-contained affordable homes meeting Building Regulations requirement part M4(3) wheelchair user dwellings.

Policy 55: Responding to context

Policy 55 requires that development responds positively to its context, is well connected and integrated with its surroundings and is of an appropriate mas, scale form, materials and landscape design.

Policy 56: Creating successful places

Policy 56 requires development to be of a high quality, inclusive and accessible design. The policy states 11 criteria that development should comply within order to create successful places.

Policy 57: Designing new buildings

Policy 57 supports new buildings which are of a heigh, scale mass, form, material and detailing that has a positive impact on their setting.

Policy 59: Designing landscape and the public realm

Policy 59 requires that external spaces, landscape, public realm, and boundary treatments must be designed as an integral part of new development proposals and coordinated with adjacent sites and phases.

Policy 60: Tall buildings and the skyline in Cambridge

Policy 60 requires that any structure which breaks the existing skyline or is significantly taller that the surrounding built form is considered against a number of criteria. Further guidance is set out in Appendix F of the plan.

Policy 61: Conservation and enhancement of Cambridge's historic environment

Policy 61 of the Cambridge Local Plan (2018) aligns with the statutory provisions and NPPF advice. It seeks to ensure the conservation and enhancement of Cambridge's historic environment preserve or enhance the significance of the heritage assets in terms of scale, form and sighting. Proposals must demonstrate a clear understanding of the significance of heritage assets and their context. Clear justification must be provided for works causing harm to a heritage asset.

Policy 62: Local heritage assets

Policy 62 seeks the protection of local heritage assets and proposals would be permitted where they retain the significance, appearance, character or setting of a local heritage asset.

Policy 68: Open space and recreation provision through new development

All residential development proposals should contribute to the provision of open space and recreation sites/facilities on-site.

Policy 69: Protection of sites of biodiversity and geodiversity importance

Policy 69 requires that development does not lead to an adverse impact of loss of a site of biodiversity or geodiversity importance as identified on the Policies Map.

Policy 70: Protection of priority species and habitats

Policy 70 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.

Policy 71: Trees

Policy 71 seeks to preserve, protect and enhance existing trees and hedges that have amenity value and contribute to the quality and character of the area and provide sufficient space for trees and other vegetation to mature.

Policy 73: Community, sports and leisure facilities

Proposals for new and improved sports and leisure facilities will be supported where they improve the range, quality and access to facilities both within Cambridge and, where appropriate, in the sub-region.

Policy 74: Education facilities

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, and support regeneration or new development.

Policy 75: Healthcare facilities

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

Policy 80: Supporting sustainable access to development

Policy 80 seeks to prioritise sustainable transport.

Policy 81: Mitigating the transport impact of development

Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.

Policy 82: Parking management

Policy 82 of the Cambridge Local Plan (2018) requires development to comply with the car and cycle parking standards set out within appendix L.

In relation to cycle parking, the standards state for residential development states that one cycle space should be provided per bedroom for dwellings of up to 3 bedrooms. These spaces should be located in a purpose-built area at the front of each dwelling and be at least as convenient as car parking provision. To support the encourage sustainable transport, the provision for cargo and electric bikes should be provided on a proportionate basis.

In terms of car parking, appendix L states maximum car parking standards. Outside of the Controlled Parking Zone the maximum standard is no more than 1.5 spaces per dwelling for up to 2 bedrooms and no less than a mean of 0.5 spaces per dwelling up to a maximum of 2 spaces per dwelling for 3 or more bedrooms. Inside the Controlled Parking Zone the maximum standard is no more than one space per dwelling for any dwelling size. Car-free and car-capped development is supported provided the site is within an easily walkable and cyclable distance to a District Centre or the City Centre, has high public transport accessibility and the car-free status cab be realistically enforced by planning obligations and/or on-street controls. The Council strongly supports contributions to and provision for car clubs at new developments to help reduce the need for private car parking.

Policy 83: Aviation development
Policy 84: Telecommunications

Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy

Policy 85 states that planning permission for new developments will only be supported/permitted where there are suitable arrangements for the improvement or provision and phasing of infrastructure, services and facilities necessary to make the scheme acceptable in planning terms.

South Cambridgeshire Local Plan (2018)

S/1 – 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.

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

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.

S/4 – 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.

S/5 – Provision of New Jobs and Homes

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.

Policy S/6(4) sets out that development in the rural area will be limited, with allocations for jobs and housing focused on Rural Centres and Minor Rural Centres, and rural settlement policies providing for windfall development for different categories of village consistent with the level of local service provision and quality of public transport access to Cambridge or a market town.

S/7 – Development Frameworks

Policy S/7 of the Local Plan states that 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

The supporting text to policy S/7 sets out 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.

S/12 – Phasing, Delivery and Monitoring

Compliance with policies and allocations in the Local Plan will be continuously monitored throughout the plan period.

CC/1 – Mitigation and Adaption 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.

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 ‘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

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. 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.

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.

CC/8 – Sustainable Drainage Systems

Development proposals must incorporate appropriate sustainable surface water drainage systems (SuDS) appropriate to the nature of the site.

CC/9 – Managing Flood Risk

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.

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

Policy HQ/1 states that proposals must provide safe and convenient access for all users and abilities to public buildings and spaces, including those with limited mobility or those with impairment such as sight or hearing.

Policy HQ/1 (n), sets out that proposals must 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.

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

Local Plan 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 is it 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/5 – Sites of Biodiversity or Geological Importance

Proposed development likely to have an adverse effect on land within or adjoining a Site of Biodiversity or Geological Importance, as shown on the Policies Map (either individually or in combination with other developments), will not normally be permitted. Exceptions will only be made where the benefits of the development clearly outweigh any adverse impact.

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/7 – Ancient Woodlands and Veteran Trees

Planning permission will be refused for development resulting in the loss or deterioration of ancient woodland (as shown on the Policies Map) or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss.

NH/8 – Mitigating the Impact of Development in & adjoining the Green Belt

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.

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.

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

NH/9 – Redevelopment of Previously Developed Sites and infilling in the Green Belt

Redevelopment of Previously Developed Sites and Infilling in the Green Belt will be inappropriate development except in certain circumstances.

NH/10 – Facilities for Recreation in the Green Belt

Proposals for new buildings to provide appropriate facilities for outdoor sport and outdoor recreation will be permitted where they will not (either individually or cumulatively) harm the openness of the Green Belt and the purposes of including land within it.

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.

H/8 – Housing Density

Policy H/8 requires housing density in new settlements and urban extensions to achieve a housing density of 40 dwellings per hectare (dph) and in Rural Centres, Minor Rural Centre villages and Group Villages to achieve a density of 30dph. The policy states that density may vary where justified by the character of the locality, the scale of the development, or other local circumstances.

H/9 – Housing Mix

Policy H/9 ‘Housing Mix’ requires a wide choice, type and mix of housing to be provided to meet the needs of different groups in the community. For market housing development of 10 or more homes, H/9 provides targets as set out in the table below. H/9 states the mix of affordable homes is to be set by local housing needs evidence. Policy H/9 requires that the mix of market homes to be provided on sites of 9 or fewer homes will take account of local circumstances

Policy H/9(4) requires 5% of homes in a development to be built to the accessible and adaptable dwellings M4(2) standard, rounding down to the nearest whole property with the provision split evenly between the affordable and market homes rounding to the nearest whole number.

In terms of self and custom build plots, policy H/9 does not set criteria for how many self or custom build units are to be provided within a development. Officers have

typically secured provision equivalent to 5%. The custom build plots proposed as part of the application will be secured in the Section 106 agreement and the appropriate marketing of the plots will be undertaken in accordance with the agreed details. The proposal would therefore accord with Policy H/9(2).

H/10 – Affordable Housing

Local Plan Policy H/10 requires 40% affordable homes on development sites of 11 dwellings or more except where it can be demonstrated unviable in light of changing market conditions, individual site circumstances and development costs, in which case a revised mix of affordable house types and tenures and then a lower level of affordable housing provision may be negotiated. The NPPF paras 60 – 67 and Annex 2 Glossary are relevant.

H/12 – Residential Space Standards

Policy H/12 states that new residential units will be permitted where their gross internal floor areas meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standard (2015) or successor document.

H/21 – Gypsy and Traveller Provision at New Communities

If need is identified opportunities to deliver Gypsy and Traveller sites will be sought as part of large scale new communities and significant major development sites.

E/9 – Promotion of Clusters

Development proposals in suitable locations will be permitted which support the development of employment clusters. 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

Appropriately scaled leisure, eating and social hub facilities will be permitted in business parks and employment areas

SC/2 – Health Impact Assessment

New development will have a positive impact on the health and wellbeing of new and existing residents. Planning applications for developments of 20 or more dwellings or 1,000m2 or more floorspace will be accompanied by a Health Impact Assessment to demonstrate this.

SC/4 – Meeting Community Needs

All housing developments will include or contribute to the provision of the services and facilities necessary to meet the needs of the development.

SC/5 – Community Healthcare Facility Provision

Proposals for Community healthcare facilities will be supported within development frameworks.

SC/6 – Indoor Community Facilities

All housing developments will contribute towards the provision of indoor community facilities to meet the need generated by the development.

Developments of sufficient scale to generate the need for new on-site facilities will be required to do so, unless it can be demonstrated that there would be advantages in delivery off-site such as a more accessible location or the delivery of a larger and better facility.

SC/7 – Outdoor Play Space, Informal Open Space & New Developments

Policy SC/7 requires all housing developments to contribute towards outdoor play space (including children's play space, formal outdoor sports facilities) and informal open space in accordance with the following minimum standards.

-Outdoor sports – 1.6 ha per 1,000 people;
-Formal children's play space – 0.4 ha per 1,000 people;
-Informal children's play space – 0.4 ha per 1,000 people; and
-Informal open space – 0.4 ha per 1,000 people.
-Allotments and community orchards – 0.4 ha per 1,000 people.

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

Development likely to generate malodours and emissions to air such as dust, fumes, smoke, heat, radiation, gases, steam or other forms of pollution will only be permitted where it can be demonstrated that it will not have significant adverse effects on: a. Health; b. The amenity of existing or proposed sensitive end users; c. The wider environment.

In appropriate circumstances an odour or other emissions to air impact assessment may be required to be submitted.

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

TI/3 requires 1 cycle space per bedroom. The supporting text advises that for residential purposes cycle parking should be within a covered, lockable enclosure and that for houses this could be in the form of a shed or garage, for flats either individual lockers or cycle stands within a lockable, covered enclosure are required. All cycle parking should be designed and located to minimise conflict between cycles, pedestrians and vehicles.

TI/3 requires 2 car parking spaces per dwelling – 1 space to be allocated within the curtilage. 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/6 – Cambridge Airport Public Safety Zone

Within the Cambridge Airport Public Safety Zone, identified on the Policies Map, there is a general presumption against new development or changes of use except for a change of use which could not reasonably be expected to increase the numbers of people living, working or congregating on the land.

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/9 - Education facilities

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.

TI/10 – Broadband

New development (residential, employment and commercial) will be expected to contribute towards the provision of infrastructure suitable to enable the delivery of high speed broadband services across the district. As a minimum, suitable ducting to industry standards should be provided to the public highway that can accept fibre optic cabling or other emerging technology. Other forms of infrastructure, such as facilities supporting mobile broadband and Wi-Fi, should be included where possible and viable.

North West Cambridge Area Action Plan (2009)

NW1: Vision

North West Cambridge will create a new University quarter, which will contribute to meeting the needs of the wider city community, and which will embody best practice in environmental sustainability.

NW2: Development Principles

North West Cambridge will be planned and developed: a) as an attractive and distinctive mixed-use development well integrated with the city and connected to surrounding communities and the countryside; b) To a high level of design quality for all parts of the community to create accessible developments and neighbourhoods with their own character and legibility; c) As a balanced, viable and socially inclusive community where people can live in a healthy and safe environment; d) To a flexible design which will be energy efficient, and built to be an exemplar of sustainable living with low carbon and greenhouse gas emissions and able to accommodate the impacts of climate change; e) To avoid the necessity for noise and air quality mitigation measures that would detract from the landscape setting of Cambridge.

NW3: Implementing the Area Action Plan

A Masterplan is required to achieve the key development principles for North West Cambridge and must be submitted as part of an outline planning application.

NW4: Site and Setting

Land between Madingley Road and Huntingdon Road, comprising two areas totalling approximately 91ha, as shown on the Proposals Map, is allocated for predominantly University related uses.

NW5: Housing Supply

Approximately 3,000 dwellings will be provided (about 1,050 by 2016), with a priority on providing for University needs. An average net housing density of at least 50 dwellings per hectare will be achieved across the development as a whole. A range of densities will be provided following a design-led approach, including higher densities in and around the local centre and close to public transport stops, and with development of an appropriate scale and form where it adjoins existing housing.

NW6: Affordable Housing

Housing developments will only be permitted if they provide 50% affordable housing to meet the needs of Cambridge University and College key workers1 (as distinct from units of student accommodation), but account will be taken of any particular costs associated with the development (e.g. infrastructure provision) and other viability considerations, whether there are other planning objectives that need to be given priority, and the need to ensure balanced and sustainable communities.

NW7: Balanced and Sustainable Communities

Affordable housing will be intermingled with the market housing in small groups or clusters, whilst the student housing can be provided in a number of groups distributed across each phase of development.

NW8: Employment Uses

North West Cambridge will provide employment land for: a) Predominantly D1 educational uses, associated sui generis research establishments2 and academic research institutes where it is in the national interest or where they can show a special need to be located close to the University in order to share staff, equipment or data, and to undertake joint collaborative working; b) A mix of commercial research uses within Use Class B1(b) that can demonstrate a special need to be located close to the University.

NW9: Employment Uses in the Local Centre

Small-scale local B1 employment uses, under 300m2, will be provided within the local centre as demand requires, of an appropriate scale to a generally residential area.

NW10: Mix of Uses

Employment and academic development at North West Cambridge will constitute 100,000m2 of floorspace as follows: a Approximately 60,000m2 of higher education uses, including academic faculty development and a University Conference Centre within Use Class D1; and b. Up to 40,000m2 of University-related sui generis research institutes and commercial research uses within Use Class B1(b).

NW11: Sustainable Travel

Development and transport systems will be planned in order to reduce the need to travel and maximise the use of sustainable transport modes to encourage people to move about by foot, cycle and bus, to achieve a modal share of no more than 40% of trips to work by car.

NW12: Highway Infrastructure

Development will be subject to sufficient highway capacity being available to serve all stages of development, including on the adjacent strategic road network. Development will contribute to measures to mitigate any significant adverse traffic

impacts on the M11, A14 and the surrounding highway network, if this is shown to be necessary by transport assessments.

NW13: Vehicular Access

Vehicular access to the development area will be from Huntingdon Road and Madingley Road. The number of vehicular access points to the development area will be minimised, especially from Huntingdon Road, and there will be no access for private motor vehicles to and from Storey's Way.

NW14: Madingley Road to Huntingdon Road Link

A new route will be developed linking Madingley Road and Huntingdon Road. This road will be designed as part of the development and its design will be based on low vehicle speeds. It will give priority to provision for walking, cycling and public transport, including safe and convenient crossings for pedestrians and cyclists, in order to encourage travel by more sustainable modes.

NW15: Highway Provision

Highway provision will be funded by development, as appropriate, and the provision of key links will be timed to relate to the commencement of development, or to the first occupation, of the relevant phase of development.

NW16: Public Transport Provision

High quality public transport provision will be provided to support development.

NW17: Cycling Provision

New and improved cycle links will be provided as part of the development, including: a) Giving priority to cycling links between Huntingdon Road and Madingley Road and to the City Centre; b) Giving priority to cycling within the development, including connections to key destinations, including the local centre, bus stops, the primary schools, employment, and adjacent development; and c) Linking the development with the surrounding walking and cycling network and orbital routes including links to nearby villages and open countryside.

NW18: Walking Provision

Development will be required to provide attractive, direct and safe walking routes as part of the development.

NW19: Parking Standards

Car and cycle parking will be provided in accordance with the standards set out in Appendices 1 and 2. In applying these standards, the overall aim will be to minimise the amount of car parking and to maximise the amount of cycle parking in order to encourage the use of more sustainable modes.

NW20: Provision of Community Services and Facilities, Arts and Culture

1. The development will provide an appropriate level and type of high quality services and facilities in suitable locations to serve all phases of development. In order to identify the appropriate level, detailed assessments and strategies will be required to be prepared with key stakeholders prior to granting planning permission;
2. Where appropriate, those services and facilities delivered by the community or voluntary sector will be provided through the provision by the development of appropriate serviced land, e.g. faith, social and sporting clubs.

NW21: A Local Centre

Where appropriate, all services and facilities will be provided in a single centre at the heart of the development and adjacent to the strategic gap, well served by public transport and a cycle path network, and within reasonable walking distance of all parts of the development.

NW22: Public Art

Public art will be provided as part of the development to help generate pride in the area, increase a sense of ownership, develop cultural identity, create distinction, character and identity and contribute to quality of life. The value of public art sought within the development will be at a cost equal to 1% of the construction cost of the project. A Public Art Strategy will be required to support a planning application.

NW23: Open Space and Recreation Provision

Development will provide public open space and sports facilities in accordance with the Open Space and Recreation Standards set out in Appendix 3. Development will also provide improved linkages to the adjacent open countryside.

NW24: Climate Change and Sustainable Design and Construction

Development will be required to demonstrate that it has been designed to adapt to the predicted effects of climate change.

NW25: Surface Water Drainage

Surface water drainage for the site should be designed as far as possible as a sustainable drainage system (SuDS) to reduce overall run-off volumes leaving the site, control the rate of flow and improve water quality before it joins any water course or other receiving body.

NW26: Foul Drainage and Sewage Disposal

Development of any single phase will not result in harm in the form of untreated wastewater or increased flood risk from treated wastewater.

NW27: Management and Maintenance of Surface Water Drainage Systems

All water bodies, watercourses and sustainable drainage features required to serve the development will be maintained and managed by one or more publicly accountable bodies to ensure a comprehensive and integrated approach to surface water drainage with defined areas of responsibility.

NW28: Construction Process

Where practicable, the development will recycle construction waste, accommodate construction spoil, maximise reuse and recycling of suitable raw materials and avoid distruption to adjacent parts of the City and Girton.

NW29: Strategic Landscaping

Strategic landscaping of the development will be needed to ensure that each part of the development area is landscaped, managed and protected where practical before much of the development is started.

NW30: Phasing and Need

A Needs Statement must be submitted with any planning application to demonstrate that the University has a need for the land to be released for the specific development the subject of the application.

NW31: Infrastructure Provision

Planning permission will only be granted where there are suitable arrangements for the improvement or provision and phasing of infrastructure, services & facilities necessary to make the scheme acceptable in planning terms.

New NPPF Published (2026)

- New NPPA published 17th August 2026.
- Replaces the December 2024 NPPF with immediate effect for making decisions on planning applications.
- Intended to create a clearer, more rules- based planning system, accelerate housing delivery, support economic growth and make separate plan-making policies from decision-making policies.
- Seeks to reduce local variation from national policy.

Other

The Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, Listed Buildings. Section 72 provides that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area

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 one slow charge point for each dwelling with allocated parking, one slow charge point for every two dwellings with communal parking (at least half of all non-allocated parking spaces) and passive provision for all the remaining car parking spaces to provide capability for increasing provision in the future. Or 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.

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.

The District Design Guide (2010)

The District Design Guide 2010 advises that to prevent the overlooking of habitable rooms to the rear of residential properties and rear private gardens, it is preferable that a minimum distance of 15m is provided between the windows and the property boundary. For two storey residential properties, a minimum distance of 25m should be provided between rear or side building faces containing habitable rooms, which should be increased to 30m for 3 storey residential properties. It advises that a 12 metre separation is allowed where blank walls are proposed opposite the windows to habitable rooms.

The District Design Guide 2010 advises that each one or two-bedroom house should have private garden space of 40m2 in urban settings and 50m2 in rural settings; whilst each house with 3 bedrooms or more should have private garden space of 50m2 in urban settings and 80m2 in rural settings. Ground floor apartments should have a minimum of 10m2 private amenity space immediately outside their living accommodation, or use of a communal garden, where 25m2 is allowed for each apartment. Upper floor apartments should have use of a private balcony, of a minimum of 3m2, plus use of a communal garden, where 25m2 is allowed for each apartment.

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.