



**South  
Cambridgeshire  
District Council**

# Local Development Framework **Core Strategy**

## Development Plan Document

**Adopted January 2007**

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# Local Development Framework

## **Core Strategy**

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Adopted January 2007

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**South Cambridgeshire District Council**

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## 1. INTRODUCTION TO THE SOUTH CAMBRIDGESHIRE LDF

### WHAT IS A LOCAL DEVELOPMENT FRAMEWORK?

- 1.1 The Local Development Framework (LDF) for South Cambridgeshire will replace the existing Local Plan which was adopted in February 2004. It is being prepared under the new government legislation for development plans. The LDF comprises a number of Development Plan Documents (DPDs) that set out policies and proposals for the development and use of land in the district, the first DPDs cover the period to 2016. The LDF includes a vision for the future of South Cambridgeshire and objectives and targets, which developments must meet to secure that vision. Once adopted, planning applications and other decisions will be made in accordance with it.
- 1.2 The Local Development Framework:
- Takes account of national, regional and strategic planning policies;
  - Identifies sites for, and requirements of, major development;
  - Provides the framework of policies for assessing all planning applications;
  - Enables infrastructure and service providers to bring forward their services when needed by new development;
  - Enables the public to be fully involved in developing local policies and proposals.
- 1.3 The Local Development Framework forms part of the Development Plan for South Cambridgeshire. The Development Plan is made up of those plans which have been statutorily adopted and which cover the District. The composition of the current Development Plan is set out in the Council's Local Development Scheme. This document sets out how the Council will move from the previous to the current development plans system, and lists which Local Development Documents are to be produced and when.
- 1.4 The East of England Regional Spatial Strategy (RSS) will replace the Cambridgeshire and Peterborough Structure Plan when it is published in its final form by the Secretary of State. A number of Structure Plan policies will be 'saved', and remain valid until at least 28<sup>th</sup> September 2007, under the transitional provisions of the Planning and Compulsory Purchase Act 2004.

## CONTEXT

- 1.5 South Cambridgeshire is located centrally in the East of England region at the crossroads of the M11 / A14 roads and with direct rail access to London and to Stansted Airport. It is a largely rural district which surrounds the city of Cambridge and comprises over 100 villages, none currently larger than 8,000 persons. It is surrounded by a ring of market towns just beyond its borders, which are generally 10–15 miles from Cambridge. Together, Cambridge, South Cambridgeshire and the Market Towns form the Cambridge Sub-Region. South Cambridgeshire has long been a fast growing district and in 2003 had a population of over 130,000 persons (bigger than Cambridge itself) and has become home to many of the clusters of high technology research and development in the Cambridge Sub-Region.
- 1.6 The regional context is set out in the Regional Planning Guidance for East Anglia (RPG6), which was approved in November 2000. It aims to focus a higher proportion of Cambridgeshire's growth into the Cambridge Sub-Region and proposes a sequential approach to the planning of development, with much of the development concentrated into and on the edge of Cambridge (subject to a review of the Cambridge Green Belt), including development in South Cambridgeshire, and into a new town beyond the outer boundary of the Green Belt.
- 1.7 The LDF will enable the step change in growth required in the Regional Spatial Strategy and Structure Plan, particularly in the rate of housing development. South Cambridgeshire will be experiencing an almost 40% increase in housing development between 1999 and 2016. In the past much of the housing development in the Cambridge area has been directed to the villages and towns beyond the city. Whilst there has been employment growth elsewhere, Cambridge has remained the dominant centre of employment. As demand has outstripped the supply of housing close to Cambridge, people have located further from Cambridge increasing commuter flows through the district. Most of the new development in the district (on sites not yet committed) will take place on the edge of Cambridge and in a new town near to Longstanton and Oakington, named Northstowe.
- 1.8 The national context is set out in Planning Policy Statements (the replacement to Planning Policy Guidance Notes), Circulars and other advice from Government. Whilst some of those national policies will require local interpretation, a great number do not. The Local Development Framework will not repeat that advice which must also be taken into account in determining planning applications.

- 1.9 RPG6 informs the strategy in the Cambridgeshire and Peterborough Structure Plan 2003. This will be the last of its kind and will be superseded by a new Regional Spatial Strategy (RSS). Whilst under the terms of the new plan making system the LDF must be in general conformity with RPG6, in the circumstances of the Cambridge Area it is also appropriate and consistent for the LDF to meet the policy requirements of the Structure Plan. The housing requirement set out in the Structure Plan is detailed in the Core Strategy. The Core Strategy DPD will be reviewed when the new RSS has been approved.

### **COMMUNITY STRATEGY**

- 1.10 The Local Development Framework will be a key mechanism for delivering the South Cambridgeshire Community Strategy. All local authorities are required by the Local Government Act 2000 to "prepare a community strategy for promoting the economic, environmental and social well-being of their areas and contributing to the achievement of sustainable development in the UK."
- 1.11 The Strategy is the result of a partnership between the district and county councils, working with the health services, the police, parish councils, the business and voluntary sector. These groups have come together in the South Cambridgeshire Strategic Partnership to produce the Community Strategy. The Local Strategic Partnership will continue to develop a joint approach to the important issues, whenever possible, and will oversee the delivery of the Strategy. The Local Development Framework will be important in securing those parts of the Community Strategy which involve the development, or use of land and buildings.
- 1.12 The Community Strategy is reviewed regularly and includes actions for the following 3 year period which focus on meeting key aspects of the vision taking priority at the time and reflecting potential opportunities. Some of these will relate to district wide policies contained in the LDF, including issues such as affordable housing. Others will relate to the major developments in the district, which are addressed in planning terms in Area Action Plans, and which are a key priority for many of the stakeholders and service providers involved in the Local Strategic Partnership.

### **RELATIONSHIP WITH OTHER PLANS AND STRATEGIES**

- 1.13 The Council has consulted all key stakeholders at three stages in the preparation of the DPDs and it is for them to advise the Council how their

own strategies affect the South Cambs LDF. Where such information has been received, this has been taken into account in preparing the DPDs. Where organisations did not advise the Council of their delivery plans, it will be for Cambridgeshire Horizons, as the delivery vehicle for the Cambridge Sub-Region, to draw together the delivery plans for all aspects of the major developments as part of the negotiations on the planning obligations agreements.

## CORNERSTONE OF SUSTAINABILITY

- 1.14 The LDF aims to improve the overall quality of life for residents of South Cambridgeshire in a way which will also benefit future generations. Taking a sustainable approach to economic, social and environmental issues will be at the heart of the plan and will be closely related to the national strategy for sustainable development which has four objectives:
- Social progress which recognises the needs of everyone;
  - Effective protection and enhancement of the environment;
  - Prudent use of natural resources; and
  - Maintenance of high and stable levels of economic growth and employment.
- 1.15 European Directive 2001/42/EC requires an 'environmental assessment' of plans and programmes prepared by public authorities that are likely to have a significant effect upon the environment. This process is commonly known as 'strategic environmental assessment' (SEA), and covers relevant plans and programmes whose formal preparation begins after 21 July 2004. Among the documents to which this requirement will apply are land use plans that cover a wide area, such as the LDF.
- 1.16 The Planning and Compulsory Purchase Act 2004 requires a Sustainability Appraisal (SA) of all emerging Development Plan Documents and Supplementary Planning Documents. As the draft guidance explaining this requirement makes clear, SA and SEA are similar processes that involve a comparable series of steps. If there is a difference between them, it lies in the fact that SEA focuses on environmental effects whereas SA is concerned with the full range of environmental, social and economic matters.
- 1.17 A Sustainability Appraisal Scoping Report has been prepared, and been the subject of public participation. This highlights economic, social and

environmental issues relevant to the area, and objectives to test the LDF against. A Sustainability Report, incorporating an 'Environmental Report' has been prepared to accompany each DPD.

## COMMUNITY INVOLVEMENT

- 1.18 The Core Strategy has been prepared following a programme of consultation and public participation. Consultation with the community on the future planning of South Cambridgeshire began at the end of 2001 with the publication of an Issues Report. In April 2004 the Council carried out an initial consultation with statutory bodies, as required under the new system of plan making, to ensure that it was aware at an early stage of any programmes and plans that would affect the LDF. This was followed in October 2004 by consultation on issues and options, which gave people the opportunity to comment on how the local planning authority should approach the preparation of a particular development plan document. A Preferred Option Report (Pre-Submission Draft) of the DPD was published in June 2005 and was subject to a six-week long public participation period, allowing people to make representations to be considered by the Council.
- 1.19 The DPD was then submitted to the Secretary of State in January 2006, and made available for a further six-week consultation period. Representations received were considered at an independent Examination, conducted by Inspectors appointed by the Secretary of State to consider the soundness of the Plan. The independent Inspectors subsequently produced a report, which was binding on the Council. Further information on the plan preparation process can be found on the Council's website: [www.scambs.gov.uk](http://www.scambs.gov.uk).



## **2. STRATEGY**

### **THE STRATEGIC VISION FOR SOUTH CAMBRIDGESHIRE**

- 1. The vision for South Cambridgeshire is that it will contribute to satisfying the development needs of the Cambridge Sub-Region rather than those generated by pressures to the south, or elsewhere, while preserving and enhancing its rich built and natural heritage and distinctive character. The district will plan for enhanced infrastructure to meet the needs of the expanded population. It will continue to provide an attractive rural hinterland and setting for the historic city of Cambridge. Those parts closer to Cambridge will be protected by a Green Belt. It will prosper in its own right as a rural district that makes up the largest part of the Cambridge Sub-Region. It will continue to develop as part of the home of the largest cluster of research and development activity in Europe whilst maintaining and where possible improving the character, environment, economy and social fabric of its villages and countryside.**
  
- 2. Much of the high level of development needed to support the cluster and improve the balance between homes and jobs in the sub-region must take place in South Cambridgeshire, and will be focussed into urban extensions to the built-up area of Cambridge and in a small new town north west of the city. The objective is that these locations will become successful, vibrant, healthy new communities. As part of a sequential policy of encouraging a more sustainable pattern of living, only limited development will take place within villages in the district, with most of that limited development focussed into those larger, more sustainable, Rural Centres where modest growth will bring about improvements in the relative sustainability of individual villages or groups of villages and the recycling of previously developed land. All villages will be kept separate from one another and from Cambridge, Northstowe and the market towns. The emphasis will be on providing quality homes for all, including affordable housing to meet local needs, to ensure the creation of sustainable and balanced communities.**

### **OBJECTIVES**

- ST/a To provide an adequate and continuous supply of land for housing and employment, to meet strategic requirements, in sustainable locations.**

- ST/b** To locate development where access to day-to-day needs for employment, shopping, education, recreation, and other services is available by public transport, walking and cycling thus reducing the need to travel, particularly by private car.
- ST/c** To create new and distinctive sustainable communities on the edge of Cambridge connected to the rest of the city by high quality public transport and other non-motorised modes of transport which will enhance the special character of the city and it's setting.
- ST/d** To create a sustainable small new town close to but separate from the villages of Longstanton and Oakington connected to Cambridge by a high quality rapid transit system along the route of the disused St Ives railway. The new town will make best use of previously developed land.
- ST/e** To protect the varied character of the villages of South Cambridgeshire by ensuring that the scale and location of development in each village is in keeping with its size, character and function and that the buildings and open spaces which create their character are maintained and where possible enhanced.
- ST/f** To provide and enable provision of enhanced infrastructure to meet the needs of the expanded population.
- ST/g** To ensure development addresses sustainability issues, including climate change mitigation and adaptation issues, maximising recycling and reuse of resources, and reduce waste and pollution.
- ST/h** To support the Cambridge Area's position as a world leader in research and technology based industries, higher education and research, particularly through the development and expansion of clusters.
- ST/i** To ensure that any new development results in appropriate provision for the protection and enhancement of native biodiversity in order to contribute towards biodiversity gain, whilst having regard to the site's current biodiversity value. Opportunities for increased access to the countryside and enjoyment of biodiversity should be viewed as integral aspects of new development.



**ST/j To ensure that the district's built and natural heritage is protected and that new development protects and enhances cherished townscape assets of local urban design, cultural, and conservation importance, and character of the landscape.**

**ST/k To locate development where it will ensure maximum use of previously developed land and minimise loss of countryside and the best and most versatile agricultural land.**

## **GREEN BELT**

### **POLICY ST/1 Green Belt**

**A Green Belt will be maintained around Cambridge which will define the extent of the urban area. The detailed boundaries of the Green Belt will be established in Development Plan Documents.**

- 2.1 The Cambridge Green Belt serves a number of purposes which are derived from Government guidance (PPG2) and the Cambridgeshire and Peterborough Structure Plan. The Green Belt keeps land open and free from development over a long period, which extends beyond the plan period, in order to give assurance that its boundaries will endure.
- 2.2 The Cambridge Green Belt is relatively small in extent. It's purposes are defined as:
- To preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre;
  - To maintain and enhance the quality of its setting;
  - To prevent communities in the environs of Cambridge from merging into one another and with the city.
- 2.3 In defining the Green Belt and the policies which should be applied to it, regard will be given to the special character of Cambridge and it's setting, which include:
- Key views of Cambridge from the surrounding countryside;
  - A soft green edge to the city;
  - A distinctive urban edge;

- Green corridors penetrating into the city;
- Designated sites and other features contributing positively to the character of the landscape setting;
- The distribution, physical separation, setting, scale and character of Green Belt villages;
- A landscape which retains a strong rural character.

2.4 The Cambridge Green Belt was established in the 1965 Development Plan. A review of the Green Belt was undertaken in the 1980s resulting in the Cambridge Green Belt Local Plan 1992. A further review was undertaken in the South Cambridgeshire Local Plan 2004.

2.5 The Green Belt boundaries are now being reviewed to serve the long-term development needs of Cambridge, taking into account Regional Planning Guidance for East Anglia (RPG6), the Cambridgeshire and Peterborough Structure Plan 2003, and PPG2. The Structure Plan identifies the broad locations where major growth will take place on the edge of Cambridge as urban extensions and at the new town of Northstowe. These are indicated in very general terms in Policy ST/2 below. Revised Green Belt boundaries are required to enable the necessary development to take place. The outer boundary of the Green Belt is being reviewed to take account of the creation of the new town of Northstowe to ensure the continued separation of settlements.

## HOUSING PROVISION

2.6 The Cambridgeshire and Peterborough Structure Plan 2003 sets a target of 20,000 additional homes to be built in South Cambridgeshire between 1999 and 2016. The Structure Plan takes a sequential approach to locating development to meet the needs of the Cambridge Sub-Region which focuses development on the city and will require a review of the Cambridge Green Belt which was first established in 1965, last reviewed in 1992 and rolled forward into the South Cambridgeshire Local Plan 2004. Taking a sequential approach to development means that if more development can be located in and on the edge of Cambridge than the Structure Plan envisaged then the amount of development in villages will be correspondingly lower.

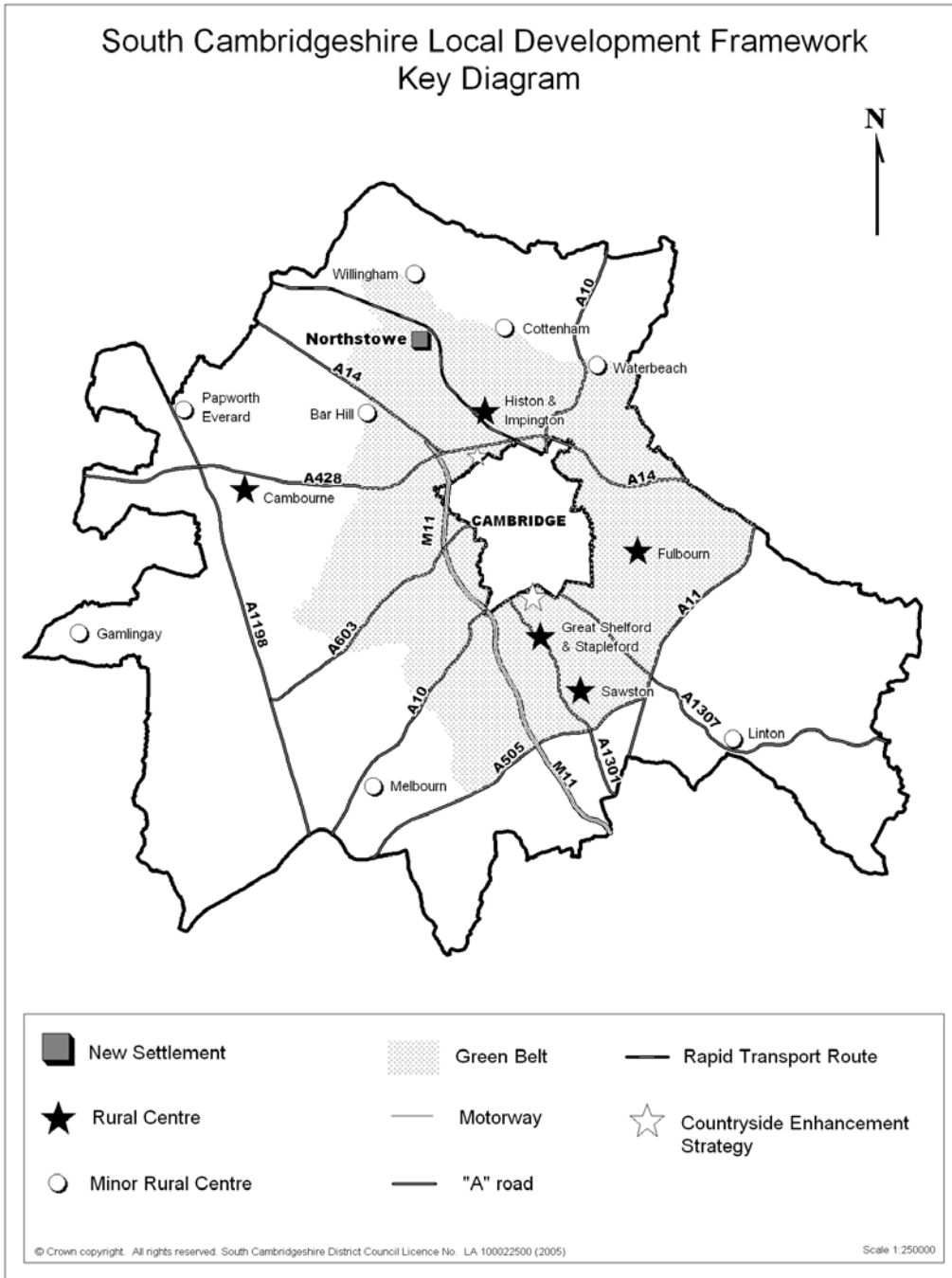
## **POLICY ST/2 Housing Provision**

**The District Council will make provision for 20,000 new homes in South Cambridgeshire during the period 1999 to 2016 in locations in the following order of preference:**

- 1. On the edge of Cambridge;**
- 2. At the new town of Northstowe;**
- 3. In the rural area in Rural Centres and other villages.**

**The provision of affordable housing, including housing for Key Workers, will be sought as part of overall housing provision.**

- 2.7 As a major part of the Cambridge Sub-Region, the pressures for housing development in South Cambridgeshire remain strong and must be carefully managed to ensure that the qualities and characteristics that attract people to the area in the first place are not damaged. The Strategy is one of concentrating development on Cambridge through a number of urban extensions to the city and at the new town of Northstowe north west of Cambridge. These major developments are addressed in a series of Area Action Plans. The strategy also allows for limited development to meet local needs in Rural Centres and other villages. The development strategy is illustrated on the Key Diagram.
- 2.8 The Local Development Framework aims to ensure that enough land is genuinely available to provide a realistic prospect of meeting the Structure Plan 2003 housing guideline of approximately 20,000 new homes in South Cambridgeshire during the period 1999 to 2016. Land so far identified has a capacity of approximately 19,000 dwellings during the plan period. Of this, about 4,180 dwellings are likely to come from urban extensions to Cambridge, 4,800 from Northstowe, and 10,050 from the rural area. The shortfall between land so far identified and the housing requirement will be made up by sites to be identified in Area Action Plans and the Site Specific Policies DPD.



### **POLICY ST/3 Re-Using Previously Developed Land and Buildings**

**Between 1999 and 2016 at least 37% of new dwellings will either be located on previously developed land or utilise existing buildings.**

- 2.9 Making efficient use of land, including through re-use of previously developed land, is central to the approach to delivering sustainable development detailed in Planning Policy Statement 1: Delivering Sustainable Development. The target of 37% was established in the Structure Plan. It is lower than the national target, reflecting the nature of the district and the growth that must be accommodated. Previously developed land is defined in Planning Policy Statement 3: Housing, Annex B.

### **NEW TOWN OF NORTHSTOWE**

- 2.10 To the **NORTH WEST** of Cambridge beyond the current Green Belt, separate from but close to the villages of Longstanton and Oakington, a small new town of up to 10,000 homes will be built, of which 4,800 homes will be provided by 2016. Located east of Longstanton village and north of Oakington village, it will be developed adjoining a new rapid transit route on the line of the former St Ives railway line and make best use of the previously developed land at Oakington Airfield. The new town will include a town centre serving the town and the nearby villages, and a strategic level of new employment principally allowing for the continued growth of the high technology research and development sector. Associated countryside recreation, access and landscape improvements will be provided around the new town.
- 2.11 This proposal is the subject of a separate Area Action Plan.

### **RURAL SETTLEMENT POLICY**

- 2.12 A substantial contribution to the dwelling requirement has already been made by the rural area, through housing completions since 1999 and current commitments (dwellings with outline or full planning permission).
- 2.13 A small number of outstanding allocations from Local Plan 2004 are carried forward, where planning permission has not yet been granted. These allocations were tested through the Local Plan 2004 in the context of the sustainability criteria in PPG3 and are anticipated to come forward for

development by 2006. This interim housing supply is important in securing a continuous supply of land in the early part of the plan period, and to allow an adequate lead in period for the major strategic sites.

- 2.14 The Urban Capacity Study 2005 analyses the number of windfalls likely to come forward within South Cambridgeshire villages based on the rural settlement policies in the plan.

**FIGURE 1: Housing Land Supply in the Rural Area**

1. Completions to end March 2006	5,088
2. Unimplemented planning permissions at end March 2006 <sup>1</sup>	3,136
3. Forecast windfalls 2006 to 2016 (from Urban Capacity Study 2005, updated to reflect position at March 2006)	984
4. Additional development at Cambourne (increased density within existing footprint)	700
5. Rural settlement housing allocations	142
<b>Total Provision</b>	<b>10,050</b>

NOTE:

- <sup>1</sup> Where sites from Local Plan 2004 now have planning permission, detailed work has been done to assess when they are likely to come forward and all are anticipated to be completed by 2016. Cambourne is also anticipated to be completed before 2016. All remaining sites with existing planning permission have been discounted by 10% to allow for sites that may not come forward.

- 2.15 A small number of outstanding allocations from Local Plan 2004 are carried forward, where planning permission has not yet been granted, where they are within Rural Centres or Minor Rural Centres and there are clear indications they will come forward. These allocations were tested through the 2004 Local Plan in the context of the sustainability criteria in PPG3. Other allocations in less sustainable villages have not been carried forward. This housing supply is important in securing a continuous supply of land in the early part of the plan period, and to allow an adequate lead in period for the major strategic sites.

- 2.16 Policy P1/1 of the Cambridgeshire and Peterborough Structure Plan allows for a limited amount of the overall development provision to be within identified Rural Centres where it can contribute to the specified social and economic need of those communities or to groups of communities. In particular, the Rural Centre of Cambourne is still evolving and there remain a number of areas to come forward for development in accordance with the Masterplan. However, development within the remainder of the

developable area should be to a slightly higher density than originally planned given changes in government guidance requiring a minimum housing density of 30 dwellings per hectare. Initial indications show this is likely to bring forward a level of development in the order of 700 dwellings, adequate to meet the remainder of the Structure Plan guidelines for the rural area.

## RURAL CENTRES

### POLICY ST/4 Rural Centres

**1. The following villages are identified as Rural Centres:**

- a. **Cambourne**
- b. **Fulbourn**
- c. **Great Shelford and Stapleford**
- d. **Histon and Impington**
- e. **Sawston**

**2. Development and redevelopment without any limit on individual scheme size will be permitted within the village frameworks of Rural Centres, as defined on the Proposals Map, provided that adequate services, facilities and infrastructure are available or can be made available as a result of the development.**

2.17 Rural Centres are the larger more sustainable villages which generally have a population of at least 3,000 and have good access to a secondary school (either within the village or accessible by good public transport, unless there are similar community facilities available within the village), employment opportunities (at least a ratio of 1 job for every village resident economically active), contain a primary school, food shops (including a small supermarket), post office, surgery and have good public transport services to Cambridge or a market town (the minimum requirement is good public transport).

2.18 Future development will comprise development and redevelopment within the village frameworks. Since the Rural Centres comprise the most sustainable villages in South Cambridgeshire there is no strategic constraint on the amount of development or redevelopment of land for housing that can come forward within the village frameworks, provided that the proposals are in accordance with the policies in the Plan.

## MINOR RURAL CENTRES

### POLICY ST/5 Minor Rural Centres

1. **The following villages are selected as Minor Rural Centres:**
  - a. **Bar Hill**
  - b. **Cottenham**
  - c. **Gamlingay**
  - d. **Linton**
  - e. **Melbourn**
  - f. **Papworth Everard**
  - g. **Waterbeach**
  - h. **Willingham**
2. **Residential development and redevelopment up to an indicative maximum scheme size of 30 dwellings will be permitted within the village frameworks of Minor Rural Centres, as defined on the Proposals Map.**
3. **Where development of a larger scale (9 to 30 dwellings) would place a material burden on the existing village services and facilities the District Council will use its powers under Section 106 of the Town and Country Planning Act 1990 to secure financial contributions at an appropriate level towards their development or improvement. Further guidance will be provided in a Supplementary Planning Document.**

2.19 Villages that perform less well against the criteria set out in the Structure Plan than those identified as Rural Centres, but which nevertheless perform a role in terms of providing services and facilities for a rural hinterland, are designated as Minor Rural Centres. Those villages which perform this role, but are situated close to Cambridge and Northstowe have been discounted as the larger town centres will be more effective at serving the immediate rural area.

2.20 Within Minor Rural Centres there is scope in principle for larger scale windfall development within the village framework. This would allow larger villages with a reasonable level of services to provide services and facilities for surrounding smaller villages, to achieve more development. However, the overall scale of development should be restricted in recognition of their more limited services. A maximum scheme size of 30 dwellings is used as a guideline figure to indicate the upper limit of housing development likely to be suitable.



- 2.21 However, in order to ensure that residential development is not promoted in unsustainable locations, the acceptability of developments above group scale in Minor Rural Centres is dependent on existing facilities and services being improved. The areas in which a particular village performs less well against the Structure Plan criteria should be improved as part of any development over 8 dwellings. Developer contributions will be sought to obtain the necessary improvements.

## GROUP VILLAGES

### POLICY ST/6 Group Villages

1. The following villages are selected as Group Villages:

Balsham	Fen Drayton	Longstanton
Barrington	Fowlmere	Meldreth
Barton	Foxton	Milton
Bassingbourn	Girton	Oakington
Bourn	Great Abington	Orwell
Castle Camps	Great Wilbraham	Over
Comberton	Guilden Morden	Steeple Morden
Coton	Hardwick	Swavesey
Dry Drayton	Harston	Teversham
Duxford	Haslingfield	Thriplow
Elsworth	Hauxton	Whittlesford
Eltisley	Highfields Caldecote	
Fen Ditton	Little Abington	

2. Residential development and redevelopment up to an indicative maximum scheme size of 8 dwellings will be permitted within the village frameworks of Group Villages, as defined on the Proposals Map.
3. Development may exceptionally consist of up to about 15 dwellings where this would make the best use of a single brownfield site.

- 2.22 Group villages are generally less sustainable locations for new development than Rural Centres and Minor Rural Centres, having fewer services and facilities allowing only some of the basic day-to-day requirements of their residents to be met without the need to travel outside the village. All Group Villages have at least a primary school and limited development will help maintain remaining services and facilities and provide for affordable housing to meet local needs.

## INFILL VILLAGES

### POLICY ST/7 Infill Villages

1. The following villages are selected as Infill-Only Villages:

Abington Pigotts	Heydon	Newton
Arrington	Hildersham	Pampisford
Babraham	Hinxton	Papworth St Agnes
Bartlow	Horningsea	Rampton
Boxworth	Horseheath	Shepreth
Carlton	Ickleton	Shingay-cum-Wendy
Caxton	Kingston	Shudy Camps
Childerley	Knapwell	Six Mile Bottom
Conington	Kneesworth	Stow-cum-Quy
Croxton	Landbeach	Tadlow
Croydon	Litlington	Toft
East Hatley	Little Chishill	Weston Colville
Grantchester	Little Eversden	Weston Green
Graveley	Little Gransden	West Wickham
Great Chishill	Little Shelford	West Wrating
Great Eversden	Little Wilbraham	Whaddon
Harlton	Lolworth	Wimpole
Hatley St George	Longstowe	
Heathfield	Madingley	

2. Residential development and redevelopment within the village frameworks of these villages, as defined on the Proposals Map, will be restricted to not more than 2 dwellings (indicative size) comprising:

- a. A gap in an otherwise built-up frontage to an existing road, provided that it is not sufficiently large to accommodate more than two dwellings on similar curtilages to those adjoining; or
- b. The redevelopment or sub-division of an existing residential curtilage; or
- c. The sub-division of an existing dwelling; or
- d. The conversion or redevelopment of a non-residential building where this would not result in a loss of local employment.

3. In very exceptional circumstances a slightly larger development (not more than about 8 dwellings) may be permitted where this would lead to the sustainable recycling of a brownfield site bringing positive overall benefit to the village.

2.23 Infill-Only Villages are generally amongst the smallest in South Cambridgeshire. These villages have a poor range of services and facilities and it is often necessary for local residents to travel outside the village for most of their daily needs. These villages generally lack any food shops, have no primary school and may not have a permanent post office or a village hall or meeting place. Development on any scale would be unsustainable in these villages, as it will generate a disproportionate number of additional journeys outside the village.

## EMPLOYMENT PROVISION

### POLICY ST/8 Employment Provision

**Policies in Local Development Documents will ensure sufficient employment land is available to enable further development of the high technology clusters and meet local needs. Additional land will be brought forward for employment development at the Strategic Employment Locations of Northstowe, Cambridge East and Northwest Cambridge.**

### FIGURE 2: Projected Employment Land Supply

Components of Supply:	Area (ha)
1. Completions 2002-2005	21.23
2. Sites with Planning Permission end March 2005	103.32
3. Cambridge Northern Fringe	5.63
4. Village Employment Land	1.35
5. Strategic Employment Locations	50.00
6. Windfalls	11.00
<b>Total</b>	<b>192.53</b>

2.24 Notwithstanding the forecast take up rates in the 2003 Structure Plan, there has been a slow down in the economy of the Cambridge Sub-Region in the early years of this decade. This has led to a supply surplus both in terms of empty floorspace and uncompleted commitments. Once the market picks

up again, it is likely this surplus will be utilised, and new provision will be sought, including through windfall development.

2.25 The take up of employment land has been as follows since 2002:

<b>Year</b>	<b>Total Net Gain in Employment Land - Completions (ha)</b>
2002/3	11.21
2003/4	8.27
2004/5	1.65
<b>Total</b>	<b>21.13</b>

2.26 The relatively low net gains in employment land in the early years of the period indicate why the estimated take up rates may not be met. It must be emphasised that the figures in Table 2.2 of the Structure Plan is an estimate of annual take up which it assumed will continue into the future. Because of the selective management of growth policy it is not a target that has to be met if the local economy does not grow at the anticipated rate by relaxing the policy to attract footloose industries. If as shown, take up has not been as strong in the early years of the post 2002 period, the total estimated take up might not be accurate. This means that the planned supply of employment land would be likely to last longer rather than a requirement to allocate additional employment land.

2.27 The existing land commitments provide a wide range variety of types and locations for employment development. Existing commitments for research and development include sites at Granta Park, Babraham Hall, Cambridge Research Park, Hinxton Hall, and Cambridge Science Park. Other commitments include land at Cambourne Business Park, Buckingham Way Business Park, Papworth Business Park, Longstanton Business Park, Dales Manor Business Park, Sawston and Norman Way, Over. There are also a wide variety of smaller sites, including in rural areas, which take advantage of the stock of rural buildings available.

2.28 The only new land allocations for employment in the LDF are the Strategic Employment Locations identified by Policy P2/3 of the Cambridgeshire Structure Plan. This land will be allocated through the Area Action Plans. These are the sites chosen for their ability to play a major role in the employment strategy for the Cambridge Sub-Region. It is sound that these areas should be the focus of new employment in the district.

2.29 The Local Development Framework must ensure sufficient provision of a range of suitable employment land, to respond to the Cambridgeshire and Peterborough Structure Plan 2003 guidelines. Land must be available,

capable of being developed, and provide a variety of sites to meet differing needs. Sites must also be consistent with the development principles detailed earlier in this document.

- 2.30 Commercial land take-up between mid 1991 and March 2002 averaged 10.7 hectares per year. The Structure Plan foresees the annual rate increasing to 14 hectares, giving a total estimated land take-up of 196 hectares 2002 to 2016.

## RETAIL

### POLICY ST/9 Retail Hierarchy

1. **A retail hierarchy of preferred centres will be taken into account in considering proposals for retail development.**
2. **The hierarchy of centres in South Cambridgeshire is as follows:**
  - a. **Northstowe town centre;**
  - b. **Cambridge East district centre;**
  - c. **Rural Centres village centres;**
  - d. **Other villages village centres (Minor Rural Centres, Group Villages and Infill Villages).**
3. **Any proposals for new retail provision in these centres should be in scale with their position in the hierarchy.**

- 2.31 Cambridge is the relevant city centre in the local hierarchy while the ring of market towns just outside the district represent town centres. The centre at Northstowe will also be considered a town centre in the hierarchy. The centre at Cambridge East will perform a function equivalent to that of a large district centre. Village centres at Rural Centres fulfil the role of local centres but are not appropriate locations for shopping development which serve urban centres and which are subject to the sequential test set out in Policy SF/2 in the Development Control Policies DPD. Rural Centres are the appropriate location for shopping to serve their local catchment area only. The same principle applies to Minor Rural Centres, Group Villages and Infill Villages, which serve even smaller catchment areas than Rural Centres and cater for very localised shopping needs.

- 2.32 Planning Policy Statement 6: Planning for Town Centres advises that development plans should establish a range of centres from city centres, through town centres to district centres, local centres and village centres. Structure Plan Policy P3/2 requires that shopping proposals should be of a scale appropriate to the size of the centre and its catchment area. Policy E9 of Draft Regional Spatial Strategy sets out the regional structure of retail centres. Although it uses a different terminology, it is not incompatible with Policy ST/9.
- 2.33 There is no further need for major sub-regional shopping provision in the Cambridge Sub-Region in the period to 2016, other than approximately 30,000 m<sup>2</sup> of shopping development within the central area of Cambridge City which has been granted planning permission. Major sub-regional shopping provision is considered to be any proposal of more than 1,400 m<sup>2</sup> convenience floor area or in excess of 10,000 m<sup>2</sup> comparison shopping floor area, or which together with other nearby development or proposals will exceed these thresholds.
- 2.34 In view of the provisions of Structure Plan Policy P9/10, it is unlikely that proposals for major sub-regional shopping provision will receive planning permission in South Cambridgeshire. Exceptionally, in Northstowe, there will be a need for convenience and comparison floor area provision of a scale in excess of these thresholds, which ensures that the settlement is sustainable. However, the District Council does not intend that Northstowe should perform a sub-regional shopping role that has a significant impact on the role of Cambridge. Further guidance on proposals for convenience and comparison retail in Northstowe is contained in the Northstowe Area Action Plan.
- 2.35 There will also be a need for shopping provision in the urban extensions to Cambridge. Further guidance on proposals for convenience and comparison retail in the urban extensions is contained in the relevant Area Action Plans.

### **3. PHASING AND DELIVERY**

#### **OBJECTIVES**

- P/a To ensure appropriate mechanisms are in place to secure the efficient and timely delivery of the development strategy.**
- P/b To set out phasing policies for the delivery of housing in the district.**
- P/c To consider the rate and timing of delivery of housing and associated development in the district.**

#### **DELIVERY MECHANISMS**

- 3.1 The new plan making system has an increased emphasis on demonstrating how the policies of the plan will be delivered, particularly housing. The Core Strategy has been prepared in consultation with stakeholders at three stages of consultation. The Council is also involved in the preparation of other key strategies and plans such as its Community Strategy and strategies being prepared by others such as the Cambridgeshire Long-Term Transport Strategy and Local Transport Plan. Cambridgeshire Horizons is leading on a number of sub-regional strategies in which the Council is involved, looking at issues such as formal sports, and green infrastructure.
- 3.2 Cambridgeshire Horizons' key focus is on the delivery of the development strategy for the Cambridge Area. As such, it is assisting the local authority with mechanisms to ensure prompt and efficient delivery of the major developments and necessary infrastructure. There is a recognised urgency to ensure that plans are in place to increase the rate of housing development and in particular to bring forward the major developments to meet the needs of the Cambridge Area. Various partnership working arrangements have been in place for the major developments since around the time of the adoption of the Structure Plan for the majority of the major developments. These include Member Reference Groups, officer Steering Groups and Topic Groups to facilitate further partnership working with the main stakeholders on key issues such as community facilities and drainage. This approach will help the landowners / developers to develop the plans and strategies required by the various policies of the Local Development Framework, with full and early input from the local authorities and key stakeholders to seek to ensure they are capable of being approved and delivered.

- 3.3 Cambridgeshire Horizons will have a key role in helping to draw together the identified requirements of the major developments as work on planning applications progresses and in facilitating discussions on planning obligation agreements. This independent input will assist partnership working between the local authority and the landowners / developers and ensure a realistic approach to negotiations.

## PHASING OF HOUSING LAND

### POLICY ST/10 Phasing of Housing Land

**As the aim is to achieve a continuous high level of dwelling production throughout the Plan period, urban extensions to Cambridge will be phased only where required because of environmental or other constraints. The new settlement of Northstowe and other sites will not be phased. Where applicable, phasing policies will be set out in AAPs. Should the required rates of housing delivery not be achieved, Supplementary Planning Documents may be produced in order to bring forward housing construction on specific sites.**

- 3.4 It is important to ensure that there is a continuous supply of housing land over the plan period. The major strategic sites are the key to the delivery of the housing requirement. Developments on allocations carried forward from Local Plan 2004 and windfalls in the rural area should come forward at an early date to meet needs to 2006. This interim housing supply is important in securing a continuous supply of land in the early part of the plan period, and to allow an adequate lead in period for the major strategic sites.
- 3.5 Any Supplementary Planning Document on phasing will take account of various matters including land availability, the provision of infrastructure, completion rates and the balance between brownfield and greenfield completions.
- 3.6 In the case of this plan, the 'saved' policies of the Cambridgeshire and Peterborough Structure Plan 2003 provide the detailed housing guidelines for South Cambridgeshire. The statutory requirement is for the district's plans to be in general conformity with RPG6 rather than the Structure Plan. Under the new plan making system it is the RSS and the district LDFs that form the development plan. In practice for South Cambridgeshire District Council, the Structure Plan is still a key material consideration for plan making. The policies of the Structure Plan are 'saved' under transitional



arrangements and the plan is in general conformity with the current Regional Spatial Strategy in RPG6.

- 3.7 An Annual Monitoring Report will be produced and this will contain housing trajectories. Many of the factors influencing the delivery of housing are beyond the control of the local planning authority or the development industry. The role of monitoring will be important in assessing the actual performance in terms of delivery of this and other parts of the development strategy. A monitoring strategy is set out in Chapter 4.



## 4. MONITORING

### OBJECTIVE

**M/a To ensure appropriate mechanisms are in place to monitor the efficient and timely delivery of the development strategy.**

### PLAN MONITOR MANAGE

#### POLICY ST/11 Plan Monitor Manage

- 1. Compliance with policies and allocations in the Local Development Framework (LDF) will be continuously monitored throughout the plan period. If, through monitoring, it appears that policies and allocations are not being met, the following mechanisms will be triggered:**
  - a. Review of housing and employment land supply and allocations;**
  - b. Action to bring forward sites for development, wherever possible in partnership with landowners and developers;**
  - c. Action to bring forward development on previously developed land;**
  - d. Action to secure the timely provision of infrastructure;**
  - e. Review of relevant parts of the LDF.**
- 2. If land supply significantly exceeds estimated take-up rates, applications outside the urban extensions to the built up area of Cambridge and outside Northstowe may be refused, until the Plan is reviewed.**

- 4.1 Monitoring provides information on the performance of policy, the delivery of development and impacts on the environment. Monitoring will help the local planning authority assess whether its plans remain sound or whether adjustments need to be made to continue to meet the Plan's objectives. The presence of clear mechanisms for implementation and monitoring forms part of the test of soundness of the Local Development Framework.

- 4.2 In order to assess the effectiveness of the policies in the delivery of development and protection of the environment, it is important that continuous monitoring and review of policies in the LDF is undertaken. Monitoring and review will take place on an annual basis. If, as a result of monitoring and review, it appears that development is not coming forward in a sustainable or timely manner, the District Council will be proactive in using its powers to respond to changing circumstances, for example, through the use of Compulsory Purchase Orders to unlock sites, or through the review of land allocations or policies in the LDF.
- 4.3 Policy ST/3 requires a minimum of 37% of new dwellings in South Cambridgeshire to be built on previously developed land between 1999 and 2016 in accordance with Structure Plan Policy P5/2. Achieving this will depend particularly on the rate and phasing of development at Cambridge East and the new town of Northstowe. The Plan Monitor Manage approach will be used to guide the phasing of development and performance against the previously developed land target. Where monitoring shows that sites are not coming forward as anticipated, other sites will be brought forward in the programme, having particular regard to the priority for previously developed land.

## MONITORING INDICATORS

- 4.4 Every local planning authority now has to produce an Annual Monitoring Report (AMR) for submission to the Secretary of State. This forms part of the overall package of documents making up the Local Development Framework for each district.
- 4.5 A set of indicators has been developed specifically for monitoring the LDF, building on guidance in the ODPM publication Annual Monitoring Reports: A Good Practice Guide. These comprise the following types of indicator:
- **Output Indicators:**
    - **Core Output Indicators:** these are indicators that all local authorities must monitor and they are listed in the Good Practice Guide. The Core Indicators address a number of key planning variables which fall under the topic areas of Business Development, Housing, Transport, Local Services, Minerals, Waste, Flood Protection, Biodiversity and Renewable Energy. The Core Indicators that local authorities are required to monitor are based on the existing regional Core Output Indicators that regional planning bodies are required to monitor. This reflects the need for compatibility to exist between the Annual Monitoring

Reports of the regional planning body and the LDF Annual Monitoring Reports of the local authorities within that region.

- **Local Indicators:** these address the outputs of policies which are not covered by the Local Development Framework Core Indicators. Local Indicators provide scope for addressing issues which are of particular local importance; the Local Indicators therefore reflect local circumstances and issues that prevail in South Cambridgeshire.
- **Significant Effects Indicators:** these measure the significant effects of the plan or programme. Significant Effects Indicators are drawn from the Sustainability Appraisal Scoping Report. Whereas Output Indicators are intended to measure the direct effect of a policy in terms of the extent to which it has achieved its objective, Significant Effects Indicators provide a more holistic view of the impact of a policy by allowing the examination of any unintended positive and negative effects of the policy.
- **Contextual Indicators:** these describe the wider social, environmental and economic background against which Local Development Framework policy operates.

4.6 The Core Strategy Output indicators developed through the LDF Monitoring Strategy 2005 are included at Table 1 at the end of this chapter.

## HOUSING TRAJECTORY

4.7 A housing trajectory will be prepared as one of the Core Indicators that districts are required to monitor in their Annual Monitoring Reports, as set out in Table 1. The role of the housing trajectory is to integrate the “Plan, Monitor, Manage” approach to housing delivery by showing past performance and estimating future performance. The housing trajectory will illustrate this information in a graphical form. The AMR housing trajectory for South Cambridgeshire will compare the levels of actual and projected completions over the period of the plan with the housing trajectory contained in the Core Strategy.

## RESPONDING TO DELIVERY ISSUES

4.8 In the event that the AMR identifies delivery issues in relation to the development strategy, where key policy targets are not being met, these

would need to be assessed as part of the AMR process and a decision reached on whether any change was required to the Core Strategy, other parts of the LDF, or through other mechanisms.

- 4.9 A key aspect of monitoring the Core Strategy will be the number of homes being built. The number of homes coming forward in the district at the highest stages in the development sequence, that is within the built-up area of Cambridge or on the edge of Cambridge through Green Belt review, will need to be assessed in the AMR together with the position in Cambridge City, as the Structure Plan brackets those stages in the sequence together. If there is a significant shortfall or surplus in the provision in those stages of the sequence, it may be necessary to review the housing policies of both Councils for sites at these higher order stages in the sequence, to seek to make the necessary adjustment in build rates or provide elsewhere.
- 4.10 Whilst it is not anticipated, if the situation were to arise where this could not meet the housing needs of the area, there would be a need to review the development strategy for the Cambridge Sub-Region to identify the next most sustainable location for the shortfall in development. This is in the context of a Structure Plan hierarchy which has the new town of Northstowe next in the locational sequence for development, followed by sites within, and then on the edge of, market towns. Villages are at the bottom of the sequence and no shortfall within or on the edge of Cambridge or at Northstowe will be made up through new allocations in villages in South Cambridgeshire.

## TABLE 1: Core and Local Output Indicators

Strategic Objectives ST/a and ST/b, and Strategic Objectives ST/e-ST/k, are addressed in this Table. Strategic Objectives ST/d and ST/c, which respectively relate to Northstowe and to the developments at Cambridge East and Cambridge Southern Fringe, are addressed in Tables in the respective Area Action Plans. All the indicators are relevant to the strategic objectives, and targets are included where they are relevant to the Core Strategy. Where targets are not identified in this Table, they will be identified in other DPDs.

<b>ST/a To provide an adequate and continuous supply of land for housing and employment, to meet strategic requirements, in sustainable locations.</b>				
<b>Indicator number</b>	<b>Indicator</b>	<b>Type of Indicator</b>	<b>Related Core Strategy Policies</b>	<b>Targets</b>
CO1a	Amount of land developed for employment by type:  (i) B1 (ii) B2 (iii) B8	Core		
CO1b	Amount of land developed for employment, by type, which is in development areas defined in the LDF (Northstowe, Cambridge Southern Fringe and Cambridge East):  (i) B1 (ii) B2 (iii) B8	Core		<i>See indicators relating to Strategic Objectives ST/c and ST/d, which address development in each of the major development areas at Northstowe, Cambridge East and Cambridge Southern Fringe.</i>
CO1c	Percentage of CO1a, by type, which is on previously developed land.	Core		
CO1d	Employment Land Supply by type with full planning permission and with outline planning permission.	Core		
CO1f	Amount of employment land lost to residential development:  (i) In the district as a whole.  (ii) Within village frameworks.	Core		
CO2a	Housing trajectory.  <i>For further details on the data requirements for the housing trajectory, see the housing trajectory section of the Monitoring Strategy.</i>	Core	ST/1	a) The annualised level of housing completions approximates as closely as possible to the Strategic requirement.  b) The cumulative level of completions approximates as closely as possible to the Strategic requirement of 20,000 dwellings over the LDF period.
CO2d	Affordable housing completions.	Core		
LOA2	Mix of affordable housing.	Local		
LOA3	Number of rural exceptions sites for affordable housing coming forward for affordable housing and number of dwellings on those sites.	Local		



CO4a Office Development	Amount of completed <b>office (B1)</b> , retail and leisure development.  <i>Core Indicator CO4a is split into three separate indicators for office, retail and leisure development respectively. The retail and leisure elements of the indicator are considered to relate more closely to Strategic Objective ST/b, and are therefore included in the table for that strategic objective.</i>	Core		
LOA4	Number of gypsies and travelling showpeople living on sites without planning permission.	Local		
CO2b	Percentage of new and converted dwellings on PDL.	Core	ST/2	At least 37% of all dwellings (new and converted) on Previously Developed Land.
LOA1	Market housing mix.	Local		
<b>ST/b To locate development where access to day-to-day needs for employment, shopping, education, recreation, and other services is available by public transport, walking and cycling thus reducing the need to travel, particularly by private car.</b>				
Indicator number	Indicator	Type of Indicator	Related Core Strategy Policies	Targets
CO2c	Percentage of new dwellings completed at:  (1) less than 30 dph;  (2) 30 dph or greater and less than 50 dph; and  (3) 50 dph or greater.	Core		
CO3a	Percentage of non-residential development complying with car-parking standards set out in LDF.	Core		
CO3b	Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre.	Core		
CO4a Retail	Amount of completed office (B1), <b>retail</b> and leisure development.  (i) Amount of retail floorspace built in A1, A2 and A3 Use Classes.  (ii) Amount of retail floorspace committed in A1, A2 and A3 Use Classes.	Core		
CO4a Leisure	Amount of completed office (B1), retail and <b>leisure</b> development. Type and size of new leisure facilities in D2 Use Class built in the District.	Core		

LOB1	(a) Gains or losses of open space / outdoor recreation land resulting from new developments.  (b) Percentage of planning permissions meeting standards set out in SF/13.	Local		
<b>ST/c To create new and distinctive sustainable communities on the edge of Cambridge connected to the rest of the City by high quality public transport and other non-car modes of transport which will enhance the special character of the City and it's setting.</b>				
<b>Indicator number</b>	<b>Indicator</b>	<b>Type of Indicator</b>	<b>Related Core Strategy Policies</b>	<b>Targets</b>
<b>SEE TABLES IN THE MONITORING CHAPTERS OF THE CAMBRIDGE EAST AREA ACTION PLAN AND THE CAMBRIDGE SOUTHERN FRINGE AREA ACTION PLAN.</b>				
<b>ST/d To create a sustainable small new town close to but separate from the villages of Longstanton and Oakington connected to Cambridge by a high quality rapid transit system along the route of the disused St Ives railway. The new town will make best use of previously developed land.</b>				
<b>Indicator number</b>	<b>Indicator</b>	<b>Type of Indicator</b>	<b>Related Core Strategy Policies</b>	<b>Targets</b>
<b>SEE TABLES IN THE MONITORING CHAPTER OF THE NORTHSTOWE AREA ACTION PLAN.</b>				
<b>ST/e To protect the varied character of the villages of South Cambridgeshire by ensuring that the scale and location of development in each village is in keeping with its size and character and that the buildings and open spaces which create their character are maintained and where possible enhanced.</b>				
<b>Indicator number</b>	<b>Indicator</b>	<b>Type of Indicator</b>	<b>Related Core Strategy Policies</b>	<b>Targets</b>
LOE1	(a) Average size of housing developments in Rural Centres, Minor Rural Centres, Group Villages and Infill Villages.  (b) Largest development coming forward in Rural Centres, Minor Rural Centres, Group Villages and Infill Villages.  (c) Total dwellings built by village category.	Local	ST/4, ST/5, ST/6, ST/7	Rural Centres: None;  Minor Rural Centres: Maximum development size of 30 dwellings;  Group Villages: Maximum development size of 8 dwellings (or exceptionally up to 15 dwellings);  Infill Villages: Maximum development size of 2 dwellings (or exceptionally up to 8 dwellings).
LOE2	Amount of land designated as:  a) Protected Village Amenity Areas; and  b) Adjacent to an Important Countryside Frontage  lost to development each year.	Local		

<b>ST/f To provide and enable provision of enhanced infrastructure to meet the needs of the expanded population.</b>				
<b>Indicator number</b>	<b>Indicator</b>	<b>Type of Indicator</b>	<b>Related Core Strategy Policies</b>	<b>Targets</b>
LOF1	Investment secured for infrastructure and community facilities through developer contributions.	Local		
<b>ST/g To ensure development addresses sustainability issues, including climate change mitigation and adaptation issues, maximising recycling and reuse of resources, and reduce waste and pollution.</b>				
<b>Indicator number</b>	<b>Indicator</b>	<b>Type of Indicator</b>	<b>Related Core Strategy Policies</b>	<b>Targets</b>
LOG1	Amount of new development completed: - on previously-undeveloped functional flood-plain land, and - in flood risk areas, without agreed flood defence measures.	Local		
CO9	Renewable energy capacity installed by type.	Core		
LOG2	Proportion of development proposals greater than 1,000m <sup>2</sup> or 10 dwellings including renewable energy technology providing at least 10% of their predicted energy requirements.	Local		
<b>ST/h To support the Cambridge Area's position as a world leader in research and technology based industries, higher education and research, particularly through the development and expansion of clusters.</b>				
<b>Indicator number</b>	<b>Indicator</b>	<b>Type of Indicator</b>	<b>Related Core Strategy Policies</b>	<b>Targets</b>
LOH1	Amount of land committed for "employment cluster" development in the district in the following sectors:  1) Biotechnology and biomedical 2) Computer services 3) Electronic engineering 4) Information technology / telecommunications 5) Medicine 6) Research and Development 7) Other locally-driven high-technology clusters as they emerge	Local		

**ST/i To ensure that any new development results in appropriate provision for the protection and enhancement of native biodiversity in order to contribute towards biodiversity gain, whilst having regard to the site's current biodiversity value. Opportunities for increased access to the countryside and enjoyment of biodiversity should be viewed as integral aspects of new development.**

Indicator number	Indicator	Type of Indicator	Related Core Strategy Policies	Targets
CO8	Change in areas and populations of biodiversity importance, including:  (i) Change in priority habitats and species (by type); and  (ii) Change in areas designated for the intrinsic environmental value including sites of international, national, regional or sub-regional significance.	Core		
LO11	Amount of new development completed within, or likely to adversely affect, internationally or nationally important nature conservation areas: RAMSAR sites, SPAs, SACs, NNRs, SSSIs.	Local		

**ST/j To ensure that the district's built and natural heritage is protected and that new development protects and enhances cherished townscape assets of local urban design, cultural, and conservation importance, and character of the landscape.**

Indicator number	Indicator	Type of Indicator	Related Core Strategy Policies	Targets
LOJ1	Number of listed buildings and buildings at risk.	Local		

**ST/k To locate development where it will ensure maximum use of previously developed land and minimise loss of countryside and the best and most versatile agricultural land.**

Indicator number	Indicator	Type of Indicator	Related Core Strategy Policies	Targets
CO2b <i>This indicator is also included under the table for Strategic Objective A.</i>	Percentage of new and converted dwellings on PDL.	Core	ST/2	At least 37% of all dwellings (new and converted) on Previously Developed Land.
CO1c	Percentage of Core Indicator CO1a, by type, which is on previously developed land.	Core		
LOK1	Amount of inappropriate development in the Green Belt by type.	Local		

## GLOSSARY OF TERMS

AAP	Area Action Plan	Provides a statutory planning framework for an area of change
AH	Affordable Housing	A wide variety of types and tenures of housing where the common feature is that it is subsidised in some way to make it affordable to those who cannot afford a home on the open market
AOD	Above Ordnance Datum	The Ordnance Datum is the mean sea level at Newlyn in Cornwall calculated between 1915 and 1921, taken as a reference point for the height data on Ordnance Survey maps.
B1(c)	Use Class B1(c)	Light Industry
B2	Use Class B2	General Industry
B8	Use Class B8	Wholesale warehouse, distribution centres and repositories
BAP	Biodiversity Action Plan	Encouraging a wide range of fauna and flora in a locality
	Biophysical	Biophysics is an interdisciplinary field which applies techniques from the physical sciences to understanding biological structure and function. The subject lies at the borders of biology, physics, chemistry, mathematics, engineering, genetics, physiology and medicine.
BIS	Bus Information Strategy	Part of the Local Transport Plan
	Cambridge Area	The area covered by Cambridge City Council and South Cambridgeshire District Council
	Cambridgeshire and Peterborough Structure Plan	Statutory plan that sets out broad development requirements in the County to 2016 (Prepared by the County Council)
	Car Pooling	Shared use of a car(s) by a group of people
	Climate Proofing	Climate proofing aims to ensure buildings and associated infrastructure are capable of enduring the future impacts of climate change, for example minimising risk of flooding, minimising risk of subsidence, installing water saving measures and devices, and using materials that have low / zero CO <sub>2</sub> and green house gas emissions.
CHP	Combined Heat and Power	Using waste heat from power stations to heat nearby houses
	Country Park	An area of countryside which is landscaped and managed for informal recreation and includes some visitor facilities such as car parking, toilets and an interpretation centre
CPZ	Controlled Parking Zone	An area in which special parking controls are applied
	Community Strategy	Strategy for promoting the economic, environmental and social well-being of the area and contributing to the achievement of District Wide sustainable development

CS	Core Strategy	An element of planning policy within the LDF
CSR	Cambridge Sub-Region	Comprises Cambridge, South Cambridgeshire and the Market Towns
DPD	Development Plan Document	Statutory document having been through Independent Examination
dph	Dwellings per hectare	At least 30 in most circumstances, as required by PPG3: Housing, RSS 6 and Structure Plan
EA	Environment Agency	
EEDA	East of England Development Agency	
EERA	East of England Regional Assembly	
EIA	Environmental Impact Assessment	Considers the potential environmental effects of land use change, enabling decisions on land use change to be taken with full knowledge of the likely environmental consequences
EiP	Examination in Public	Inquiry led by an independent Planning Inspector into proposals for and objections to LDDs
GADG	Growth Area Delivery Grant	Infrastructure funding
GHG	Greenhouse Gases	Carbon Dioxide and other emissions, causing global warming
GO-East	Government Office for the Eastern Region	
GPDO	General Permitted Development Order	Provides permitted development rights which allow certain types of development to proceed without the need for a planning application
	Good local public transport service	Minimum service frequencies of every 30 minutes during the day, hourly in the evenings and on Saturdays. Every 2 hours or better on Sundays.
	Green Corridor	Areas of open land which penetrate into an urban area for amenity and recreation
	Green Separation	The area of open land required to keep apart two separate communities and maintain their individual identities
	Greywater	The mildly polluted wastewater from shower / bath, washbasin and washing machine
HNS	Housing Needs Survey	Assessment of housing needs across the whole district
HQPT	High Quality Public Transport	Generally service frequencies of at least a 10 minutes peak / 20 minutes inter-peak. Weekday evening frequencies of ½ hourly until 11pm, Saturday ½ hourly 7am - 6pm, then hourly and Sunday hourly 8am - 11pm. Also provides high quality low floor / easy access buses, air conditioning, prepaid / electronic ticketing, Real Time information and branding to encourage patronage.
	Infrastructure Partnership	Responsible for co-ordination of the delivery of housing and infrastructure across the Cambridge Sub-Region

	Key Worker Housing	Discounted market housing targeted at specific groups, including teachers, nurses and others whose role relates to the care and comfort of the community or sustaining the local economy, and who are unable to meet their housing needs on the open market.
LAP	Local Area for Play	
LAPC	Local Authority Pollution Control	
LAPPC	Local Authority Pollution Prevention and Control	
LCA	Landscape Character Assessment	Assessment of the landscapes, wildlife and natural features into distinct character areas
LDD	Local Development Document	Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs)
LDF	Local Development Framework	A "folder" containing LDDs, LDS, SCI etc.
LDS	Local Development Scheme	Sets out the LDDs to be produced over the next 3 years
LEAP	Local Equipped Area for Play	
	Local Needs	The definition varies depending on the circumstances in which it is used. Where talking about types of housing or employment provision in the district it will often relate to the needs of the wider Cambridge area. Where talking about local needs as identified through the Housing Needs Survey it refers specifically to the needs of the district. With regard to exceptions sites for affordable housing it refers to the needs of the village / parish
LPA	Local Planning Authority	e.g. South Cambridgeshire District Council
LSP	Local Strategic Partnership	Public service providers, local communities, voluntary, public and private sectors co-ordinate improvements in public services to achieve sustainable economic, social and physical regeneration
LTP	Local Transport Plan Masterplan	Sets out transport strategy for Cambridgeshire Strategic & Local Master Plans
MOD	Ministry of Defence	
MUGA	Multi-Use Games Area	
NEAP	Neighbourhood Equipped Area for Play	
NNR	National Nature Reserve	Protect the important areas of wildlife habitat and geological formations
PENs	Previously Established New Settlements	e.g. Bar Hill
	Parish Plan	A vision of how a town or village should be, addressing social, economic or environmental issues
PPC	Pollution Prevention Control	
PPG	Planning Policy Guidance	National planning guidance

PPS	Planning Policy Statement	New form of national planning guidance replacing PPGs
PV	Photovoltaic Energy	Solar energy from photovoltaic cells
PVAA	Protected Village Amenity Area	Open land protected for its contribution to the character of the village
RWH	Rainwater Harvesting	Using rainwater for flushing toilets, etc.
RPG	Regional Planning Guidance	Planning guidance for the region (See RSS)
RSS	Regional Spatial Strategy	New name for RPG
RTBI	Real Time Bus Information	A display in the bus shelter showing how long until the next bus arrives
	Rural Enterprise	An enterprise where a countryside location is necessary and acceptable, which contributes to the rural economy, and / or promotes recreation in and the enjoyment of the countryside. Examples may include types of farm diversification, recreation and tourism
SA	Sustainability Appraisal	An appraisal against sustainability criteria of proposals for LDDs by independent consultants
SAP	Standard Assessment Procedure	Assessment procedure for energy rating of dwellings
SCI	Statement of Community Involvement	Shows how the wider community and stakeholders are to be involved in the process of producing a LDF
	Sustainable Development	Development that meets the needs of the present, without compromising the ability of future generations to meet their own needs
SEA	Strategic Environmental Assessment	Integration of environmental considerations into the preparation and adoption of plans, promoting sustainable development
	Section 106	Planning agreements that secure contributions (in cash or in kind) to the infrastructure and services necessary to facilitate proposed developments
SIP	Space for Imaginative Play	
SOS	Strategic Open Space	Public Open Space of more than local significance such as Country Parks
SPD	Supplementary Planning Document	Informal policy which has been the subject of public participation (the new name for SPG)
SPG	Supplementary Planning Guidance	See SPD
SSSI	Site of Special Scientific Interest	Designated site of national importance to wildlife and/or geology
SUDS	Sustainable Urban Drainage Systems	May take the form of swales, lagoons, permeable paving, green roofs and sensitively re-engineered channels or reed beds
TA	Transport Assessment	Assessment of the expected additional traffic generation (all modes) for new development
TP	Travel Plan	Plan setting out a series of measures to encourage the use of modes other than the private car



UCS	Urban Capacity Study	Assessment of vacant land within built-up areas which could be developed
VDS	Village Design Statement	Produced by communities to show what kind of development they want as part of their settlement