

## **Swavesey Neighbourhood Plan: The Planning Policy Context**

This paper sets out the key strategic planning policies that will need to be considered in developing the Swavesey Neighbourhood Plan.

Neighbourhood Planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need.

### **Basic Conditions**

The Neighbourhood Plan must meet a set of basic planning conditions before it can be put to a referendum and be formally adopted. The basic conditions are:

- The Plan must have regard to national planning policy - National Planning Policy Framework and its supporting planning policy guidance notes
- The Plan must be in general conformity with the strategic policies in the Local Plan
- The Plan must contribute towards the achievement of sustainable development<sup>1</sup>
- The plan must not conflict with EU legislation – mainly environment but also human rights.

### **National Planning Policy**

National planning policy is mainly set out in the National Planning Policy Framework (NPPF) published in 2012 and states that planning should contribute to the three dimensions of sustainable development: economic, social and environment. It goes on to state that “At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.”

It emphasises the link between themes such as climate change and health, provides guidance on the vitality and vibrancy of towns and rural areas including retail, town centres and employment. It provides advice to local authorities on transport, high quality infrastructure, good design and healthy communities, whilst conserving and enhancing the natural and historic environment.

National planning policy, re-iterated in a recent CLG consultation ‘Planning for Homes’ 2017, requires Local Planning Authorities to significantly boost the supply of housing. Where a local authority does not have a 5 year housing land supply, existing plans are considered out of date and local planning authorities should grant permission unless adverse impacts of doing so would demonstrably outweigh the benefits.

Critically, this lack of a 5 year land supply in South Cambridgeshire has significantly affected the development approach for housing proposals in Swavesey and has resulted in several substantive planning applications for housing development allowed on appeal.

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<sup>1</sup> You are unlikely to conflict with the principle of sustainable development whilst meeting the first two conditions. Conformity with various EU legislation is specific and will need to be assessed as the Neighbourhood Plan emerges. Although unlikely, we will flag any concerns as and if they arise.

## **South Cambridgeshire Local Plan**

The Neighbourhood Plan must be in conformity with the adopted Development Plan rather than an emerging plan. However, the adopted Development Plan for South Cambridgeshire is a suite of documents prepared between 2007 and 2010 which are largely considered to be out of date. South Cambridgeshire, with Cambridge City, have prepared a Joint Local Plan which is reaching its final stages of preparation. The Planning Inspectors examining the Local Plan closed the hearings in July 2017 and anticipated that a consultation will take place during Autumn/ Winter on changes known as 'Main Modifications' that they consider necessary to ensure the Local Plan can be found 'sound' and adopted.

South Cambridgeshire, through its modifications, will include a list of strategic policies in the Local Plan for Neighbourhood Plans to consider. The list, included as a separate SCDC document dated November 2016, includes almost all of the local plan policies with the exception of public art, protected village amenity areas, local green space and allocation of open space policies.

Whilst Neighbourhood Plan policies cannot conflict with the policies that can provide more distinctiveness, definition or finer grain of detail by applying them to specific sites or relating them specifically to Swavesey.

At its Cabinet meeting on 16<sup>th</sup> November 2017 the Council decided to withdraw its Community Infrastructure Levy Schedule. A further consultation will take place spring / summer 2018.

## **Housing**

Policy S/9 of the new Local plan identifies Swavesey as a Minor Rural Centre where schemes of up to 30 dwellings will be permitted within the development framework identified on the Policies Map (see appendix 2). Sites for residential development have been allocated across the district to ensure that sufficient land is brought forward to meet the identified need for housing in the district. There are no housing allocations identified in Swavesey.

Informally, SCDC are broadly confident that the scale of housing granted on appeal would satisfy any new housing requirement. SCDC advise that if a Neighbourhood Plan wishes to address housing issues it would need to commission further studies such as a formulaic approach based upon demographics or alternatively a Housing need study. However, if proposals from the recent CLG Planning for Homes Consultation are adopted, SCDC could be required to provide a housing figure to a Neighbourhood Plan.

Policy H/7 requires housing developments to achieve 30 dwellings per hectare. Policy H/8 requires development of 10 or more market homes to have a mix of home sizes; broadly and equal share of 1 or 2 bedroom homes, 3 bedroom homes 4 or more bedroom homes with a 10% flexibility. All developments will provide 40% affordable homes and the type of tenure will be determined by local housing needs evidence.

## **Major Development Sites**

None allocated

## **Employment and Retail**

The plan makes provision for 22,000 new jobs across the district and employment sites have been allocated to meet this demand. However, there is no distinct and separate Employment Allocation made in the plan for Swavesey. Within development frameworks planning permission for B Class (office, light industry, storage and warehousing) uses is acceptable (E/12) provided the development is in keeping with the category and scale of the village and is in character and scale with the location.

Policy E/15 identifies Buckingway Business Park as an established employment area where redevelopment of existing buildings and appropriate development for employment use will be permitted. In appropriate cases the Local Plan (E/13) also supports new employment development on the edge of or very close to the development framework of villages.

Swavesey is identified in the third tier of retail centres below new towns and rural centres such as Cottenham and Histon and Impington (Policy E/21). Policy E/22 supports shops appropriate to the scale of the village and wherever possible retail uses should be located close to each other in the centre of villages.

## **Local Services and Facilities**

Sites for open space and recreation uses have been allocated in areas where a shortage in existing provision has been identified by SCDC Open Space Study 2013 and the relevant parish council. This study shows that Swavesey requires 4.24 hectares of open space but only had 2.66 hectares. To redress this shortfall, the plan allocates land north of the recreation ground Swavesey 2.16 ha for open space (SC1 (1d)).

Policy SC/3 seeks to protect village services and facilities and sets out criteria on which those assessments will be based including marketing of the premises for at least 12 months.

Policy SC/4, SC/6, SC/7 support contributions from housing development towards the provision of services and facilities. SC/8 sets out open space standards and SC/9 protects existing recreation areas, allotments and community orchards.

Part of the village is included as a Waste Safeguarding Area where an odour assessment is required for development proposals within the safeguarding area.

Policy TI/1 and T1/3 seeks to promote sustainable travel and car parking provision. Policy TI/8 will only grant planning permission where suitable arrangements have been made for infrastructure and TI/9 requires education provision to be taken into account in determining planning applications.

## **Protecting Village Character**

The Local plan seeks to protect village character by identifying a number of positive planning designation and safeguarding policies.

Development frameworks define the built-up area of a village. Development and redevelopment of land and buildings will be permitted provided that:

- the proposal is of a scale, density and character appropriate to the location;

- the site in its present state does not form an essential part of the local character;
- development would protect and enhance local features of green space, landscape, ecological or historic importance; and
- there is the necessary infrastructure capacity to support development.

Policy HQ/1 sets out the generic design principles which seeks to ensure that new development makes a positive contribution to the local context.

NH/13 defines the frontage to The Green (Recreation Ground) as an Important Countryside Frontage. A strong frontage is defined where a strong countryside character penetrates into the built up area providing a significant connection between the street scene and the surrounding rural area or provides an important rural break between two detached parts of the development framework.

Policy NH/11 identifies part of the Village College as a Protected Village Amenity Area where development will not be permitted within or adjacent to these areas if it were to have an adverse impact on the character, amenity, tranquillity or function of the village.

### **Infrastructure**

In 2012 Cambridgeshire County Council identified a 1 Form of Entry (FE) project at Swavesey Village College which would expand the school from 8FE to 9FE and accommodate 150 additional pupils. The purpose of the expansion was to accommodate the growing secondary-aged population in the catchment arising from natural growth in the population and the impact of new housing developments.

The expansion work has now been completed and although there is now technically spare spaces at Swavesey Village College this is only due to the County Council providing the key infrastructure in advance of the housing with new developments in the area expected to contribute to the costs of the work. A list of contributions due through S106 agreements and draft heads of terms are attached as Appendix 3.

In May 2013, Cambridgeshire County Council identified a 3 classroom primary school extension and 2 pre-school classroom extension to replace 3 temporary classrooms at Swavesey Primary School to accommodate the growing primary school aged population in the catchment arising from natural growth in the population and the impact of new housing developments.

The project has been costed at £2,350,000 (CCC Capital Programme 2016-2017).

Policy TI/8 requires new development to have made suitable arrangements for infrastructure to make the development acceptable in planning terms. Separate policies set out the requirements for education facilities (TI/9) and broadband (TI/10). Contributions may also be required towards the maintenance and upkeep of facilities.

The parish council has also stated in response to planning applications that there is insufficient capacity in the doctors' surgery to accommodate the demands of development and the cumulative pressure of other sites being developed in Swavesey and neighbouring villages.

Policy CC/9 identifies flood risk tests and mitigation measures and opportunities for sustainable drainage systems are to be incorporated into developments (policy CC/8)

Swavesey Parish Council has stated in response to planning applications that 'Swavesey is the last densely populated area on the River Great Ouse to discharge by gravity. A system of flood banks and non-return doors is employed to prevent water discharging to the Great Ouse during times of high rainfall. This ensures that surface water run-off from development sites must be able to be stored on site for prolonged periods (up to 3 weeks) as water cannot be discharged into the drainage system without increasing flood risk during periods when discharge from the drains to the Great Ouse is prevented. There are repeated examples of drainage issues along Middle Watch and across the village and the cumulative impact of additional development increases the likelihood of further flooding.

In addition, the Over Sewage Treatment Works is at capacity and therefore cannot accommodate the foul water flows that will result from the proposed developments.

### **Key Policy Issues for the Workshop**

The development plan provides a district wide approach to a number of spatial policy areas which a Neighbourhood plan could add a more distinctive and locally appropriate layer and policy advice to positively influence and guide new development. In addition, a broad range of issues have already emerged through early Neighbourhood Plan consultations for the Neighbourhood Plan to consider. The policy context raises a number of issues that the Neighbourhood Plan could consider:

- Housing
  - The detailed design, mix, tenure of new development to influence reserved matters planning applications following outline consents
  - Meeting specific demand for type of affordable housing
  - Determining approach to open space provision to optimise solutions
- Infrastructure
  - Identifying more precisely the location, type, design and intervention of new infrastructure, services and facilities to meet the demand for the village and from new developments
  - Infrastructure - Guidance to ensure that S106 agreements and planning conditions provides a comprehensive and consistent approach and provides the level of detail to ensure that the infrastructure interventions are effectively implemented
  - Address the demands from a changing and dynamic population
- Village Services
  - Potential to facilitate a village hub
  - Identifying and safeguard village facilities
  - Filling gaps in existing service offer identified as education and health
  - Defining the type and location of business development at Buckingham Business Park and within the village

- Village Character
  - Retention of the village natural, historic and importance design characteristics and style particularly those that should be included in new developments
  - Protecting and enhancing the best of what you have
  
- Flooding and water management interventions
  - Identifying land use interventions to address individual and cumulative effects of surface water run-off from development
  - Mitigation measures to address capacity at Over Sewage Treatment Works

## Appendix 1: Strategic Policies for Neighbourhood Plans for South Cambridgeshire – Proposed Modifications to the Local Plan

The proposed modifications set out below relate to a number of policies and their supporting text in the South Cambridgeshire Local Plan<sup>2</sup>. Text to be deleted is shown as a ~~strikethrough~~ and text to be added is shown in **bold and underlined**.

The references to page and paragraph numbers in the table below do not take account of the deletion or addition of text proposed through modifications submitted previously.

Page	Policy/Paragraph	Modification	Justification
7	<b>After paragraph 1.20</b>	<p>Add new paragraph after paragraph 1.20 to read:</p> <p style="text-align: center;"><b><u>Strategic policies and neighbourhood planning</u></b></p> <p>1.21 <u>There is a list of basic conditions in the Town and Country Planning Act 1990 that must be met by a Neighbourhood Plan before it can be successful at independent examination and ultimately adopted by a Local Planning Authority. One of these is that any draft Neighbourhood Plan must be in “general conformity” with the strategic policies contained in the development plan for the district. According to the National Planning Policy Framework (NPPF) a local planning authority should set out clearly the strategic policies for their area (paragraph 184).</u></p> <p>1.22 <u>The Council has therefore used the guidance provided within the NPPF and in the National Planning Practice Guidance to define the strategic policies in the South Cambridgeshire Local Plan. Appendix D includes a list of the identified strategic policies to provide clarity for neighbourhood plan purposes.</u></p>	<p>There is a list of basic conditions in the Town and Country Planning Act 1990 that must be met by a Neighbourhood Plan before it can be successful at independent examination and ultimately adopted by a Local Planning</p>

<sup>2</sup> RD/Sub/SC/010

277	<b>After Appendix C: Glossary</b>	Amendment to add new appendix to the submitted Local Plan as follows:  Add new Appendix D – Strategic Policies in the Local Plan – to read:	Authority. One of these is that any draft NP
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		<p><b><u>Appendix D</u></b></p> <p><b><u>Strategic policies in South Cambridgeshire</u></b></p> <p><u>According to the National Planning Policy Framework (NPPF) a local planning authority should set out clearly the strategic policies for their area (para 184). There is guidance provided at national level for identifying strategic policies both within the National Planning Policy Framework (NPPF) – paragraph 156 and the National Planning Practice Guidance (NPPG) (paragraph 074 -077 Ref ID: 41-074-20140306). The Council has used this to identify the strategic policies in the Submission Local Plan.</u></p> <p><b><u>The Criteria used for identifying Strategic Policies</u></b></p> <p><b><u>Extract from NPPF</u></b></p> <p><u>Local planning authorities should set out the strategic priorities for the area in the Local Plan. This should include strategic policies to deliver:</u></p> <ol style="list-style-type: none"> <li>1. <u>the homes and jobs needed in the area;</u></li> <li>2. <u>the provision of retail, leisure and other commercial development;</u></li> <li>3. <u>the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);</u></li> <li>4. <u>the provision of health, security, community and cultural infrastructure and other local facilities; and</u></li> <li>5. <u>climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.</u></li> </ol> <p><b><u>Extract from NPPG</u></b></p> <p><u>When reaching a view on whether a policy is a strategic policy the following are useful considerations:</u></p> <p>A. <u>whether the policy sets out an overarching direction or objective</u></p>	<p>must be in “general conformity” with the strategic policies contained in the development plan for the district.</p> <p>According to the National Planning Policy Framework a local planning authority should set out clearly the strategic policies for their area.</p> <p>South Cambridgeshire District Council agreed which policies the Council consider are strategic in a report to the Planning</p>
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- B. whether the policy seeks to shape the broad characteristics of development
- C. the scale at which the policy is intended to operate
- D. whether the policy sets a framework for decisions on how competing priorities should be balanced
- E. whether the policy sets a standard or other requirement that is essential to achieving the wider vision and aspirations in the Local Plan
- F. in the case of site allocations, whether bringing the site forward is central to achieving the vision and aspirations of the Local Plan
- G. whether the Local Plan identifies the policy as being strategic

Portfolio Holder,  
18 November 2014.

These criteria have been used to identify why a policy is considered to be strategic – for NPPF criteria from 1- 5 and for NPPG from A-G. The following table identifies the strategic policies in the Submission Local Plan.

**Table identifying Strategic Policies in the Submission Local Plan**

**All policies in the Submission Local Plan are listed with Strategic Policies highlighted in grey.**

<b><u>Policy in Proposed Submission Local Plan</u></b>	<b><u>NPPF Guidance (Para 156)</u></b>	<b><u>NPPG Defining strategic policies</u></b>	<b><u>Comments</u></b>
<b><u>S/1 Vision</u></b>		<u>A</u>	<u>Overarching vision of plan</u>
<b><u>S/2 Objectives of the Local Plan</u></b>	<u>1,2,3,4,5</u>	<u>A</u>	<u>Overarching objectives of plan</u>

	<b><u>S/3</u></b> Presumption in Favour of Sustainable Development		ABC	Policy setting out an overarching objective
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	<b><u>S/4:</u></b> Cambridge Green Belt		AC	Policy setting out an overarching objective. Essential to delivery of development strategy of plan
	<b><u>S/5</u></b> Provision of New Jobs and Homes	<u>1</u>	AC	Strategic to delivery of homes and jobs
	<b><u>S/6</u></b> The Development Strategy to 2031	<u>1</u>	ABCEF	Policy setting out an overarching objective
	<b><u>S/7</u></b> Development Frameworks	<u>1</u>	BCE	Policy setting out an overarching objective
	<b><u>S/8</u></b> Rural Centres		BCE	Strategic to deliver development strategy of Local Plan
	<b><u>S/9</u></b> Minor Rural Centres		BCE	Strategic to deliver development strategy of Local Plan
	<b><u>S/10</u></b> Group Villages		BCE	Strategic to deliver development strategy of Local Plan
	<b><u>S/11</u></b> Infill Villages		BCE	Strategic to deliver development strategy of Local Plan
	<b><u>S/12</u></b> Phasing, Delivery and Monitoring	<u>1</u>	A	Policy setting out an overarching objective of plan
	<b><u>SS/1</u></b> Orchard Park	<u>1,2,3,4,5</u>	DFG	Strategic to delivery of homes and jobs. Site allocation
	<b><u>SS/2</u></b> North West Cambridge - Land between Huntingdon Road and Histon Road	<u>1,2,3,4,5</u>	DFG	Strategic to delivery of homes and jobs. Site allocation

	<b><u>SS/3 Cambridge East</u></b>	<u>1</u>	<u>DFG</u>	<u>Strategic to delivery of homes and jobs. Site allocation. Needs to be read with Cambridge East Area Action Plan.</u>
	<b><u>SS/4 Cambridge Northern Fringe East and land surrounding the proposed Cambridge Science</u></b>	<u>1,2,3,4,5</u>	<u>DFG</u>	<u>Strategic to delivery of homes and jobs. Site allocation</u>

	<u>Park Station</u>			
	<b><u>SS/5 Waterbeach New Town</u></b>	<u>1,2,3,4,5</u>	<u>DFG</u>	<u>Strategic to delivery of homes and jobs. Site allocation</u>
	<b><u>SS/6 New Village at Bourn Airfield</u></b>	<u>1,2,3,4,5</u>	<u>DFG</u>	<u>Strategic to delivery of homes and jobs. Site allocation</u>
	<b><u>SS/7: Northstowe Extension</u></b>	<u>1</u>	<u>DFG</u>	<u>Strategic to delivery of homes and jobs. Site allocation</u>
	<b><u>SS/8: Cambourne West</u></b>	<u>1,2,3,4,5</u>	<u>DFG</u>	<u>Strategic to delivery of homes and jobs. Site allocation</u>
	<b><u>CC/1 Mitigation and Adaptation to Climate Change</u></b>	<u>5</u>	<u>ABEG</u>	<u>Strategic to deliver climate change mitigation and adaption</u>
	<b><u>CC/2 Renewable and Low Carbon Energy Generation</u></b>	<u>5</u>	<u>BE</u>	<u>Strategic to deliver climate change mitigation and adaption</u>
	<b><u>CC/3 Renewable and Low Carbon Energy in New Developments</u></b>	<u>5</u>	<u>BE</u>	<u>Strategic to deliver climate change mitigation and adaption</u>
	<b><u>CC/4 Sustainable Design and Construction</u></b>	<u>3,5</u>	<u>ABC</u>	<u>Policy setting out an overarching objective. Policy seeking to shape broad characteristics of development</u>
	<b><u>CC/5 Sustainable Show Homes</u></b>	<u>5</u>	<u>E</u>	<u>Strategic to deliver climate change mitigation and adaption</u>

<b><u>CC/6</u></b> Construction Methods		AC	Policy seeking to shape broad characteristics of development
<b><u>CC/7</u></b> Water Quality	5	ABDE	Policy setting out an overarching objective
<b><u>CC/8</u></b> Sustainable Drainage Systems	5	ABDE	Policy setting out an overarching objective
<b><u>CC/9</u></b> Managing Flood Risk	3,5	ABCDE	Policy setting out an overarching objective
<b><u>HQ/1</u></b> Design Principles		ABCE	Policy seeking to shape broad

			characteristics of development
<b><u>HQ/2</u></b> Public Art and New Development			Policy that local community could review to be specific for their area.
<b><u>NH/1:</u></b> Conservation Area and Green Separation at Longstanton	5	B	Strategic to the setting of new town of Northstowe
<b><u>NH/2</u></b> Protecting and enhancing Landscape Character	5	ABDE	Policy setting out an overarching objective
<b><u>NH/3</u></b> Protecting Agricultural Land	5	ADE	Policy setting out an overarching objective
<b><u>NH/4</u></b> Biodiversity	5	ADE	Policy setting out an overarching objective
<b><u>NH/5</u></b> Sites of Biodiversity or Geological Importance	5	ADE	Policy setting out an overarching objective
<b><u>NH/6</u></b> Green Infrastructure	5	ABCE	Policy setting out an overarching objective
<b><u>NH/7</u></b> Ancient Woodlands and Veteran Trees	5	ADE	Policy setting out an overarching objective

<b><u>NH/8</u></b> Mitigating the Impact of Development in and adjoining the Green Belt	<u>5</u>	<u>ABDE</u>	<u>Policy setting out an overarching objective.</u>
<b><u>NH/9</u></b> Redevelopment of Previously Developed Sites and Infilling in the Green Belt	<u>5</u>	<u>ABDE</u>	<u>Policy setting out an overarching objective</u>
<b><u>NH/10</u></b> Recreation in the Green Belt	<u>5</u>	<u>ABDE</u>	<u>Policy setting out an overarching objective</u>
<b><u>NH/11</u></b> Protected Village Amenity Areas			<u>Local communities may have parish specific policy for protecting green spaces within their area.</u>
<b><u>NH/12</u></b> Local Green Space			<u>Local communities may have parish specific policy for protecting green spaces within their area.</u>

<b><u>NH/13</u></b> Important Countryside Frontage			<u>Local communities may have parish specific policy to protect views for their area.</u>
<b><u>NH/14</u></b> Heritage Assets	<u>5</u>	<u>AB</u>	<u>Policy setting out an overarching objective</u>
<b><u>NH/15</u></b> Heritage Assets and Adapting to Climate Change	<u>5</u>	<u>AB</u>	<u>Policy setting out an overarching objective</u>
<b><u>H/1</u></b> Allocations for Residential Development at Villages	<u>1</u>	<u>CF</u>	<u>Strategic to delivery of homes and jobs. Site allocation</u>
<b><u>H/2</u></b> Bayer CropScience Site, Hauxton	<u>1</u>	<u>F</u>	<u>Strategic to delivery of homes and jobs. Site allocation</u>
<b><u>H/3</u></b> Papworth Everard West Central			<u>Local community may have parish specific aspirations for this area</u>

<b><u>H/4</u></b> Fen Drayton Former Land Settlement Association Estate			<u>Local community may have parish specific aspirations for this area.</u>
<b><u>H/5</u></b> South of A1307, Linton			<u>Local community may have parish specific aspirations for this area.</u>
<b><u>H/6</u></b> Residential Moorings	<u>1</u>		<u>Site allocation</u>
<b><u>H/7</u></b> Housing Density	<u>1</u>	<u>ABC</u>	<u>Policy seeking to shape broad characteristics of development</u>
<b><u>H/8</u></b> Housing Mix	<u>1</u>	<u>ABC</u>	<u>Policy setting out an overarching objective</u>
<b><u>H/9</u></b> Affordable Housing	<u>1</u>	<u>ACDE</u>	<u>Policy setting out an overarching objective</u>
<b><u>H/10</u></b> Rural Exception Site Affordable Housing	<u>1</u>	<u>ACDE</u>	<u>Policy setting out an overarching objective</u>
<b><u>H/11</u></b> Residential Space Standards for Market Housing	<u>1</u>	<u>ABC</u>	<u>Policy setting out an overarching objective</u>
<b><u>H/12</u></b> Extensions to Dwellings in the Countryside	<u>1</u>	<u>ABC</u>	<u>Policy setting out an overarching objective</u>

<b><u>H/13</u></b> Replacement Dwellings in the Countryside	<u>1</u>	<u>ABC</u>	<u>Policy setting out an overarching objective</u>
<b><u>H/14</u></b> Countryside Dwellings of Exceptional Quality	<u>1</u>	<u>ABC</u>	<u>Policy setting out an overarching objective</u>
<b><u>H/15</u></b> Development of Residential Gardens	<u>1</u>	<u>ABC</u>	<u>Policy setting out an overarching objective</u>
<b><u>H/16</u></b> Re-use of Buildings in the Countryside for Residential Use	<u>1</u>	<u>ABC</u>	<u>Policy setting out an overarching objective</u>
<b><u>H/17</u></b> : Working at Home	<u>1</u>	<u>ABC</u>	<u>Policy setting out an overarching objective</u>

<b><u>H/18 Dwellings to Support a Rural-based Enterprise</u></b>	<u>1</u>	<u>ABC</u>	<u>Policy setting out an overarching objective</u>
<b><u>H/19 Provision for Gypsies and Travellers and Travelling Showpeople</u></b>	<u>1</u>	<u>ACE</u>	<u>Policy setting out an overarching objective</u>
<b><u>H/20 Gypsy and Traveller Provision at New Communities</u></b>	<u>1</u>	<u>ABE</u>	<u>Policy setting out an overarching objective</u>
<b><u>H/21 Proposals for Gypsies, Travellers and Travelling Showpeople Sites on Unallocated Land Outside Development Frameworks</u></b>	<u>1</u>	<u>AE</u>	<u>Policy setting out an overarching objective</u>
<b><u>H/22 Design of Gypsy and Traveller Sites, and Travelling Showpeople Sites</u></b>	<u>1</u>	<u>ABC</u>	<u>Policy setting out an overarching objective</u>
<b><u>E/1 New Employment Provision near Cambridge – Cambridge Science Park</u></b>	<u>1</u>	<u>F</u>	<u>Strategic to delivery of homes and jobs. Site allocation</u>
<b><u>E/2 Fulbourn Road East (Fulbourn)</u></b>	<u>1</u>	<u>F</u>	<u>Strategic to delivery of homes and jobs. Site allocation</u>
<b><u>E/3 Allocations for Class B1</u></b>	<u>1</u>	<u>F</u>	<u>Strategic to delivery of homes and</u>

<b><u>Employment Uses</u></b>			<u>jobs. Site allocation</u>
<b><u>E/4 Allocations for Class B1, B2 and B8 Employment Uses</u></b>	<u>1</u>	<u>F</u>	<u>Strategic to delivery of homes and jobs. Site allocation</u>
<b><u>E/5 Papworth Hospital</u></b>	<u>1</u>	<u>F</u>	<u>Strategic to delivery of homes and jobs. Site allocation</u>



<b><u>E/6</u></b> Imperial War Museum at Duxford	<u>2,4,5</u>	<u>B</u>	Museum as special case as nationally important.
<b><u>E/7</u></b> Fulbourn and Ida Darwin Hospitals	<u>1,5</u>	<u>ABF</u>	Strategic to delivery of homes and jobs. Site allocation
<b><u>E/8</u></b> Mixed-use development in Histon & Impington Station area			Local community may have parish specific aspirations for this area.
<b><u>E/9</u></b> Promotion of Clusters	<u>1</u>	<u>ABD</u>	Policy setting out an overarching objective
<b><u>E/10</u></b> Shared Social Spaces in Employment Areas	<u>1</u>	<u>AB</u>	Policy setting out an overarching objective
<b><u>E/11</u></b> Large Scale Warehousing and Distribution Centres	<u>1</u>	<u>AB</u>	Policy setting out an overarching objective
<b><u>E/12</u></b> New Employment Development in Villages	<u>1</u>	<u>AB</u>	Policy setting out an overarching objective
<b><u>E/13</u></b> New Employment Development on the Edges of Villages	<u>1</u>	<u>AB</u>	Policy setting out an overarching objective
<b><u>E/14</u></b> Loss of Employment Land to Non Employment Uses	<u>1</u>	<u>AD</u>	Policy setting out an overarching objective
<b><u>E/15</u></b> Established Employment Areas	<u>1</u>	<u>AB</u>	Policy setting out an overarching objective
<b><u>E/16</u></b> Expansion of Existing Businesses in the Countryside	<u>1</u>	<u>AB</u>	Policy setting out an overarching objective
<b><u>E/17</u></b> Conversion or Replacement of Rural Buildings for Employment	<u>1</u>	<u>AB</u>	Policy setting out an overarching objective

	<b><u>E/18</u></b> Farm Diversification	<u>1</u>	<u>AB</u>	Policy setting out an overarching objective	
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<b><u>E/19: Tourist Facilities and Visitor Attractions</u></b>	<u>1,2</u>	<u>AD</u>	<u>Policy setting out an overarching objective</u>
<b><u>E/20 Tourist Accommodation</u></b>	<u>1,2</u>	<u>AD</u>	<u>Policy setting out an overarching objective</u>
<b><u>E/21 Retail Hierarchy</u></b>	<u>1,2</u>	<u>A</u>	<u>Policy setting out an overarching objective</u>
<b><u>E/22 Applications for New Retail Development</u></b>	<u>1</u>	<u>AB</u>	<u>Policy setting out an overarching objective</u>
<b><u>E/23 Retailing in the Countryside</u></b>	<u>2</u>	<u>ACE</u>	<u>Policy setting out an overarching objective</u>
<b><u>SC/1 Allocation for Open Space</u></b>			<u>Only proposed sites put forward by parish councils allocated in local plan. Did not use results of Recreation Study to allocate sites in villages where under provision of open space. Local community may have parish specific aspirations.</u>
<b><u>SC/2 Health Impact Assessment</u></b>	<u>4</u>	<u>ABC</u>	<u>Policy setting out an overarching objective</u>
<b><u>SC/3 Protection of Village Services and Facilities</u></b>	<u>2,4</u>	<u>ABD</u>	<u>Policy setting out an overarching objective</u>
<b><u>SC/4 Meeting Community Needs</u></b>	<u>2,4</u>	<u>ABD</u>	<u>Policy seeking to shape broad characteristics of development</u>
<b><u>SC/5 Hospice Provision</u></b>	<u>2,4</u>	<u>ABD</u>	<u>Policy setting out an overarching objective</u>
<b><u>SC/6 Indoor Community Facilities</u></b>	<u>2,4</u>	<u>ABE</u>	<u>Strategic as minimum standard to ensure provision in new developments</u>
<b><u>SC/7 Outdoor Play Space, Informal Open Space and New</u></b>	<u>2,4</u>	<u>BCE</u>	<u>Strategic as minimum standard to ensure provision of open space in new</u>

	<u>Developments</u>			<u>developments</u>
	<u>SC/8 Open Space Standards</u>	<u>2,4</u>	<u>BCE</u>	<u>Strategic as minimum standard to ensure provision of open space in new developments</u>
	<u>SC/9 Protection of Existing Recreation Areas, Allotments and Community Orchards</u>	<u>2,4</u>	<u>AB</u>	<u>Policy setting out an overarching objective</u>
	<u>SC/10 Lighting Proposals</u>	<u>5</u>	<u>BD</u>	<u>Policy seeking to shape broad characteristics of development</u>
	<u>SC/11 Noise Pollution</u>	<u>5</u>	<u>BD</u>	<u>Policy seeking to shape broad characteristics of development</u>
	<u>SC/12 Contaminated Land</u>	<u>5</u>	<u>BD</u>	<u>Policy seeking to shape broad characteristics of development</u>
	<u>SC/13 Air Quality</u>	<u>5</u>	<u>BD</u>	<u>Policy seeking to shape broad characteristics of development</u>
	<u>SC/14 Hazardous Installations</u>	<u>5</u>	<u>BD</u>	<u>Policy seeking to shape broad characteristics of development</u>
	<u>SC/15 Odour and other fugitive emissions to air</u>	<u>5</u>	<u>BD</u>	<u>Policy seeking to shape broad characteristics of development</u>
	<u>TI/1 Chesterton Rail Station and Interchange</u>	<u>3</u>	<u>F</u>	<u>Strategic to delivery of homes and jobs. Site allocation</u>
	<u>TI/2 Planning for Sustainable Travel</u>	<u>3</u>	<u>ABC</u>	<u>Policy setting out an overarching objective</u>
	<u>TI/3 Parking Provision</u>	<u>3</u>	<u>ABE</u>	<u>Policy setting out an overarching objective</u>
	<u>TI/4 Rail Freight and Interchanges</u>	<u>3</u>	<u>AC</u>	<u>Policy setting out an overarching objective</u>

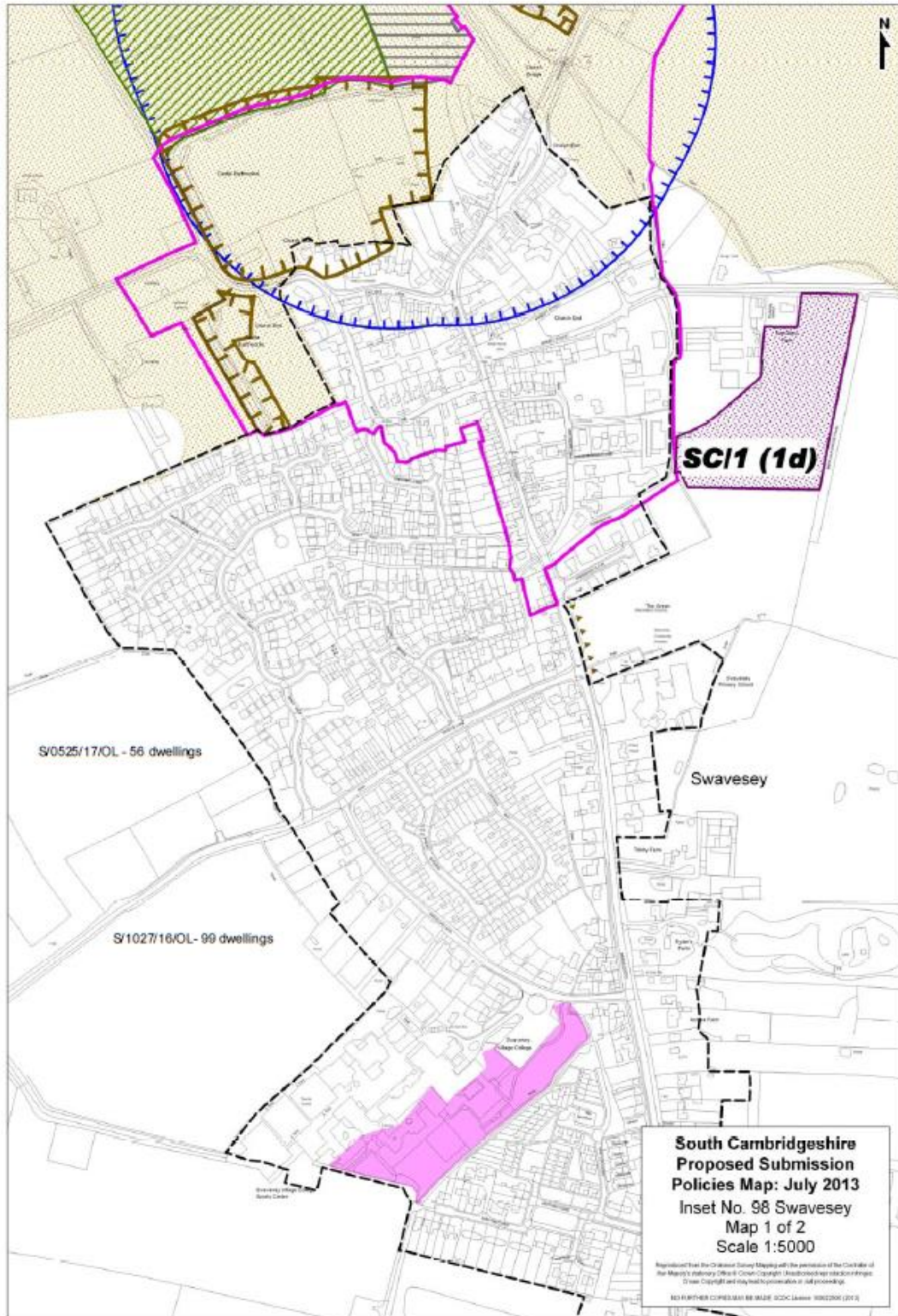
		<b><u>TI/5</u></b> Aviation-Related Development Proposals	<u>3</u>	<u>AC</u>	Policy setting out an overarching objective. Policy seeking to shape broad characteristics of development
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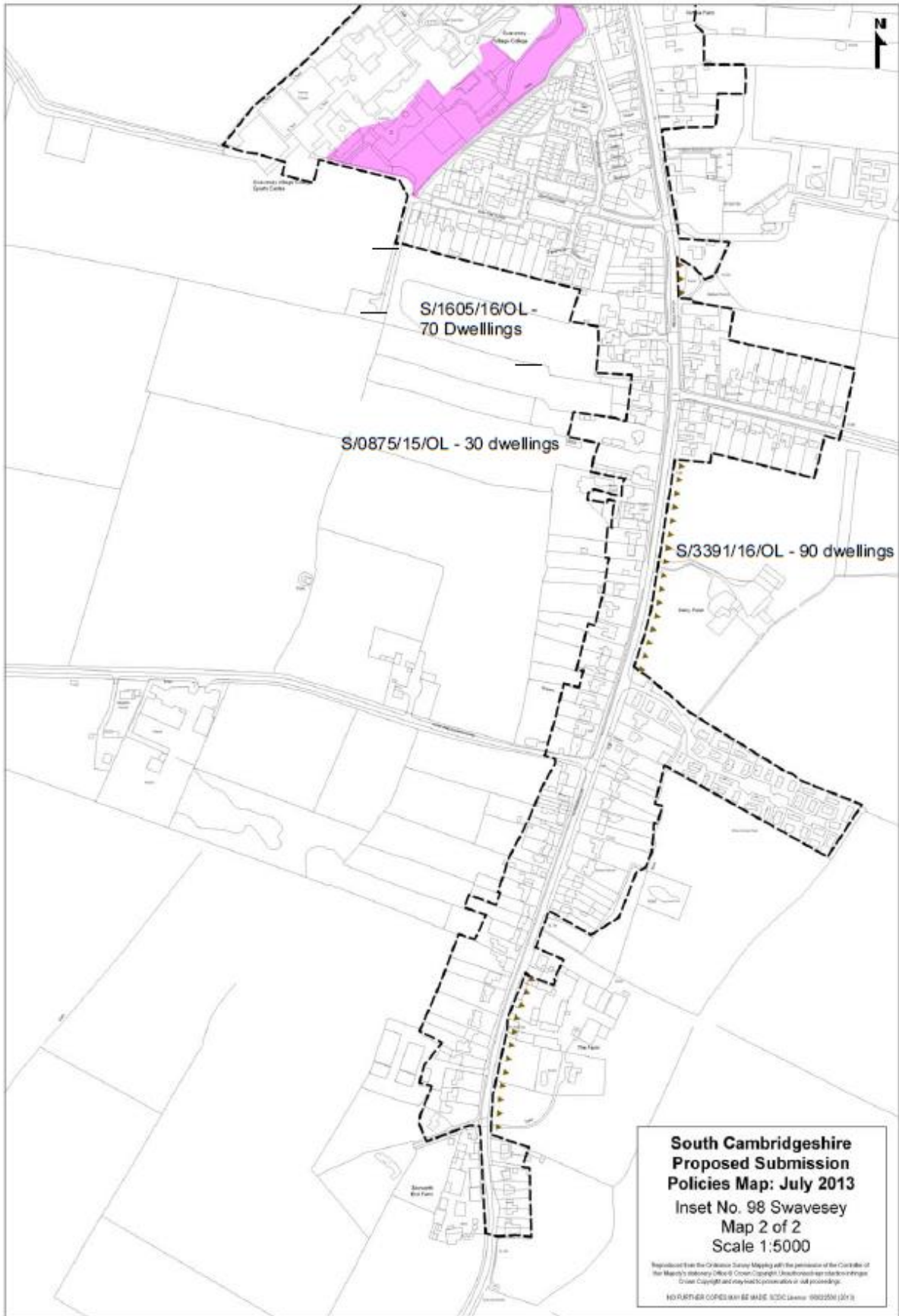
		<b><u>TI/6</u></b> Cambridge Airport Public Safety Zone	<u>3</u>	<u>AC</u>	Policy setting out an overarching objective. Essential to have public safety zone around airport
		<b><u>TI/7</u></b> Lord’s Bridge Radio Telescope	<u>3</u>	<u>AC</u>	Policy setting out an overarching objective. Essential to protect operation of internationally important telescope.
		<b><u>TI/8</u></b> Infrastructure and New Developments	<u>2,3,4</u>	<u>ABCE</u>	Policy setting out an overarching objective. Vital for delivery of development strategy of plan.
		<b><u>TI/9</u></b> Education facilities	<u>4</u>	<u>ACE</u>	Policy setting out an overarching objective
		<b><u>TI/10</u></b> Broadband	<u>3</u>	<u>ACE</u>	Policy setting out an overarching objective
		<p><b><u>Area Action Plans:</u></b></p> <p>The adopted Area Action Plans (AAP) that are part of the Local Development Framework for the district are considered to be strategic to the delivery of homes and jobs within the district and therefore all policies within them are considered strategic. The adopted AAPs are Northstowe AAP; Cambridge East AAP; Cambridge Southern Fringe AAP; and NW Cambridge AAP. Policies in any new Area Action Plans prepared and adopted will also be considered strategic.</p>			

31	<b>Policy S/7: Development Frameworks</b>	<p>Revise Policy S/7 as follows:</p> <p>Development and redevelopment of unallocated land and buildings within development frameworks <b><u>(as shown on the Policies Map)</u></b> will be permitted provided that...</p> <p>2. Outside development frameworks, only <b><u>allocations within Neighbourhood Plans that have come into force and</u></b> development for agriculture, horticulture, forestry...will <b><u>be</u></b> permitted</p>	To allow neighbourhood plans to propose allocations on the edge of development
32	Supporting text to Policy S/7 – after paragraph 2.51	<p>Add new paragraph after paragraph 2.51 to read:</p> <p><u>2.51A A local community preparing a neighbourhood plan may wish to make allocations for community led proposals in a neighbourhood plan that lie outside of the development framework of a village. As such are parish-led proposals the Council is supportive of such developments where they have received community support which means that the proposals is capable of being included in a neighbourhood plan.</u></p>	framework as agreed by the Planning Portfolio Holder, 18 November 2014.

Appendix 2

Extract of South Cambridgeshire Local Plan – extract of policy map (not to scale)





### Appendix 3

#### S106 agreements and Heads of Terms for Housing Development - Planning Appeals at 1<sup>st</sup> January 2018

S/1605/16/OL – up to 70 dwellings comprising 42 market and 28 affordable dwellings, public open space, children’s play area at land to rear of 130 Middlewatch, Swavesey. Appeal allowed.

The housing mix within the market housing element of the development complies with the Local Plan policy with at least 4 bungalows. Of the 40% dwellings affordable home requirement, 70% is for rent at an affordable rent and 30% shall be for intermediate housing.

The S106 agreement requires the following contributions:

Intervention	Contribution
Early years and primary school contribution Extend Swavesey Primary School by 3 primary school and 2 early years classrooms identified in Cambs County Council Capital Programme 2016/17	£195,596
Secondary School Expand Swavesey Village College from 1FE (from 8FE to 9FE)	£110,510
Libraries and lifelong learning	£5,061
Transport Real time passenger displays and up to 12 cycle stands at the guided busway stops in Swavesey	£54,000
Maintenance contribution	£14,000
Sports Childrens play space - to install a youth shelter or other facilities for the direct benefit of young people on the new recreation land (or elsewhere in the village New recreation land comprising 2.6 hectares to be offered to Swavesey Parish Council under planning reference APP/W0530/W/15/3139078 Off site sport contribution to ensure new recreation land fit for use as a formal sports space. Contribution based upon number of bed homes	£15,000
On site public open space calculated on basis of number of bedrooms in each dwelling Community facilities tariff based on number of bed homes to improve parking facilities at the village hall (Memorial Hall)	Min £625 per dwelling
Household Waste bins	Min £824 per dwelling
Health Care Project	£73.50 for each dwelling
	£23,040



S/0875/15/OL – Land at 18 Boxworth End, Swavesey for up to 30 dwellings comprising 18 market and 12 affordable homes including open space, childrens play area. Appeal allowed May 2016

Planning obligation secures 40% affordable homes. Heads of Terms for S106 agreement are:

<b>Intervention</b>	<b>Estimated Contribution</b>
Early years and primary school	£262,143
Secondary School	£148,119
Libraries and lifelong learning	£7,157
Transport	£54,000
Sports	£100,000
Indoor Community Space	£50,000
Household and Waste Bins	£7,500
Monitoring	£2,000
Healthcare	£32,640

Through the planning appeal for 30 dwellings at 18 Boxworth SCDC has secured an area of 2.6 ha of agricultural land that is to be offered to Swavesey Parish Council. Swavesey Parish Council have the right to refuse this offer and if they do financial contributions become payable. The offer is for land only and should the Parish Council accept the offer then a funding will be required to get the land fit for purpose. The land transfer itself comprises the first obligation of a possible 5 that may be secured towards this one project.

SCDC reports that this land currently comprises an open field that exhibits ridge and furrow. A feasibility study (dated 1st September 2016) has been undertaken to ascertain the quantum of monies that would be required to provide the land for sports purposes. The consultants have suggested that this work may be achieved for a sum of circa £190k exc VAT.

S/3391/16/OL – Land at Boxworth End for up to 90 dwellings with 2.0 hectares of green infrastructure, 40% affordable homes, open space, landscaping, SUDS, refused 11<sup>th</sup> May 2017. Appeal lodged and decision awaited at December 2017. Draft Heads of Terms for S106 agreement: are:

<b>Intervention</b>	<b>Estimated Contribution</b>
Early years and primary school	£248,814
Secondary School	£651,659
Libraries and lifelong learning	£6,507
Transport	£68,000
Sports	£100,000
Childrens Play space (older children)	£15,000
Indoor Community Space	£45,000
Household and Waste Bins	£6,615
Monitoring	£3,000
Healthcare	£34,063

S/1027/16/OL – up to 99 dwelling at Fen Drayton Road, Swavesey - appeal allowed 21<sup>st</sup> December 2017. S106 agreement dated 6<sup>th</sup> October 2017 as follows:

<b>Intervention</b>	<b>Estimated Contribution</b>
Early years and primary school	£262,143
Secondary School (£4,456,65 or £1262.63 per dwelling)	£148,119
Libraries and lifelong learning	£7,172
Transport – Real Time (£27,000) + £7,000 bus shelter	£54,000
Sports (1bed £625.73; 2 bed £817.17; 3 bed £1,130.04; 4+bed £1550.31)	£100,000
Indoor Community Space - (1bed £284.08; 2 bed £371; 3 bed £1513.04; 4+bed £703.84)	£50,000
Household and Waste Bins	£7,500
Monitoring	£2,000
Healthcare	£32,640

S/0525/17/FL - 56 dwellings at field north of Home Close and west of Moat, Land north of Fen Drayton Road, Swavesey. Includes 22 affordable homes and 4 self-build units, new access onto Fen Drayton Road, infrastructure, landscaping and 1.43 ha open space. South Cambs decision awaited.

S106 officer comments seeking to secure:

- a) Household Waste Receptacles being a contribution equivalent to £73.50 per house and £150 per flat
- b) Public Open Space (i) Formal sports in the form of either (a) land that has been offered by the applicant for new outdoor sports space or (b) an offsite contribution of £58,804.27 towards the cost of building a pavilion on the new recreation ground land at Boxworth End (ii) Formal children’s play space in the form of a contribution of £76,420.89 towards the cost of providing play equipment on the new recreation land at Boxworth End (iii) Informal children’s play space in the form of onsite space provision (iv) Informal open space in the form of onsite space provision
- c) Indoor Community Space in the form of an offsite contribution of £26,697.16 towards the cost of building a new scout hut in the village
- d) Monitoring Fees being a contribution of £500