

Appendices



Cambourne, South Cambridgeshire

Document	Author (or prepared for)	Year published	Link
Strategic Housing Land Availability Assessment - December 2012 Update	South Cambridgeshire District Council	2012	http://www.scambs.gov.uk/content/south-cambridgeshire-local-plan
Initial Sustainability Appraisal Report Supplementary Report to Accompany Issues and Options 2 (Part 2)	South Cambridgeshire District Council	2013	http://www.scambs.gov.uk/content/south-cambridgeshire-local-plan

The full evidence documents list published in 2012 can be viewed here:
<http://scambs.jdi-consult.net/ldf/readdoc.php?docid=218&chapter=14&docelemid=d38007#d38007>

Appendix 2 Proposal by Histon and Impington Parish Council

The following is a proposal to proactively design a special area in the Histon and Impington settlement. The area is adjacent to and surrounds the former railway station, now the Histon and Impington stop on the Cambridge Guided Busway (the Busway). The proposal is to use this key area to make significant use of the Busway in order to encourage sensitive development of this area and to stimulate commercial activity and to encourage local employment which has recently declined.

We call the area for this proposal ‘Station’. It is ready for re-development. The wrong type of development will remove the opportunity to underpin the sustainability of the settlement and its rural centre status.

Station is the Histon station area including the Bishop's site, the station building and the Clark Brothers' yard to the west of Station Road and the businesses to its west on both sides of the Guided Busway. It extends northwards along Station Road to include the former EEDA building, eastwards to the boundary of the B1049 to include the businesses behind the Station Stores, the Railway Vue pub and the recently restored Crossing Keeper's Hut and southwards to include the Bishop's site. This is shown on the accompanying map.

Station is the area first seen by persons getting off the guided bus in the settlement and will be a gateway to the combined villages of Histon and Impington. Centred on the Busway stop it will be a destination of choice for bus users and will be a popular interchange for cyclists and bus users. By enhancing one of the intermediate stops on the Busway as a destination (apart from those using the guided bus to commute to employment on the Vision Park) it will enable higher utilisation of the Busway and increase the return on its investment.

Station should be a mixed development of housing, private and public sector space and community amenities. Our vision is that this area will have the following characteristics:

- a vibrant ‘gateway’ to the community;
- businesses offering goods and services to customers: each business gaining by the footfall for others and in turn attracting its own footfall to benefit the other businesses;
- several businesses will provide catering opportunities from simple cafes and takeaways to more sophisticated restaurants and wine bars;
- businesses should be active at least from eight (morning) to eight (evening) for many days with restaurants open until later;
- not only be a gateway but a destination for some requiring the specialist goods and services (eg craft, organic foods, specialist advice);
- architecturally attractive, retaining the old Victorian buildings in a contemporary context; and
- an open space with street art, the opportunity for community activities and for businesses to extend their operations when weather permits.

Businesses which are based at Station will benefit from a substantial catchment of local residents and from the many businesses on Vision Park and along Station Road.

The Histon and Impington Parish Council, with support from many residents and businesses, believes that Station provides a special opportunity to make a significant improvement to a rural centre in order to maintain that status and at the same time enhance the its sustainability.

The opportunity in this area for new housing will be limited but will be attractive because of its proximity to the Busway and the convenience other local facilities. It will typically be chosen by residents who choose to live sustainable lifestyles with minimal car usage. The opening of the Chesterton Sidings station with Busway access will increase this attractiveness. The Council notes that considerable new housing has been recently brought forward already within walking distance of the Busway stop.

Private sector space will provide both employment and leisure opportunities. There will be opportunities for craft workshops, professional services and restaurants. It is imagined that there might also be a local government services 'hub' and/or that the County Council might base its new archives centre there. The employment opportunities should be more sustainable if there are sufficient to aid the mutual attractiveness of the area. The Council would hope to see live/work premises included in the scheme, both to provide such an opportunity which is sorely lacking in the village but also to encourage the vibrancy of the area outside normal business hours.

As a result, these facilities will be a specialist and notable development, unmatched in the area; they will attract visitors and encourage inward travel. This will significantly assist the use of the Busway to an intermediate destination out of peak times (and indeed some contra flow at peak commuting times).

Some open space (perhaps the area called 'the Clark Space') should be reserved as a community amenity which will host a regular market and be a focus for evening entertainment and other events. Already the environs of the rebuilt Crossing Keeper's Hut (a very small building located at the south east corner of the Coppice woodland) has been used for community events and demonstrated the need.

Station will add to but be a part of Histon and Impington. It will complement facilities offered elsewhere in the community and it will be easily accessible by local residents. And this will provide the initial users whilst the marketing of the new facilities to a wider catchment is undertaken. The community has good communication mechanisms alerting residents to new developments.

It will be an exemplar of high quality 21st century design of an inclusive space. It will be based on the highest standards of sustainability (with local and bus service access) and will be a visually striking testament to local ambitions.

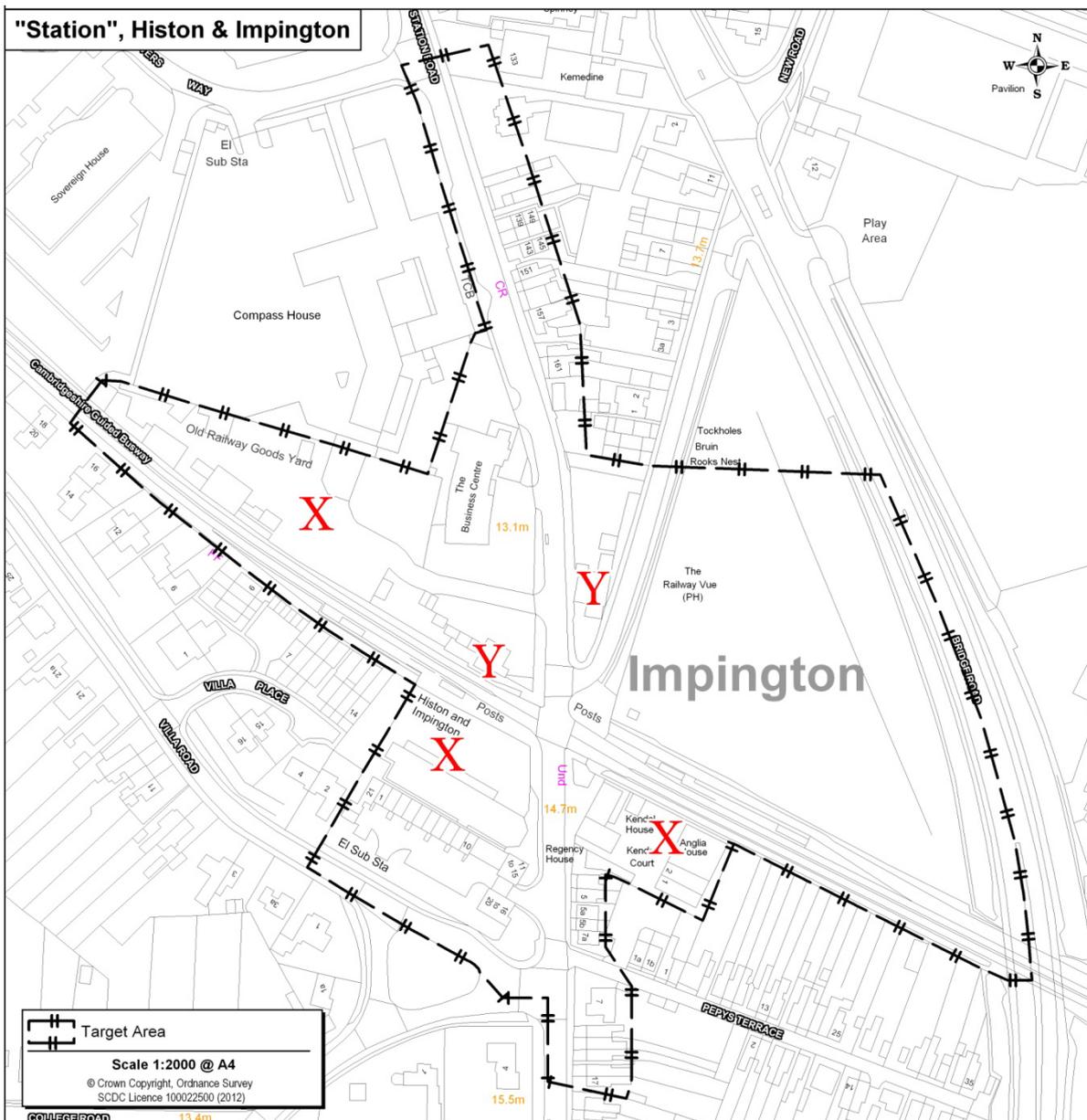
Specific policies to include:

- sites (marked with an 'x' on the plan) to be designated as suitable for development as mixed use (commercial and retail, with some aligned residential use);
- restrictions on the development for purposes other than those envisioned in the vision for sites marked 'y' (The station building and the Railway Vue public house) and in particular the former station building to be retained in its current form and to be used only for purposes consistent with the development of this important area;

- retention of the wall with the Chivers Clock on any development of the former EEDA building;
- inclusion of a significant open space bounded by mixed use (housing and commercial) buildings (the above mentioned Clark Space);
- high quality urban design enabling Victorian and latest 2012 architecture to co-exist in harmony and latest available sustainable technologies; and
- current green space will be preserved

We recommend that the above becomes a part of South Cambridgeshire District Council’s development plan so that development in this area can be guided to the longer term advantage both of those who invest in and the wider community of Histon and Impington.

Histon and Impington Parish Council will welcome early approaches from developers wishing to engage in the above development so that appropriate schemes can be developed before plans are submitted.



Appendix 3 Schedule of Rejected Sites

A number of new sites were put forward for residential, employment and retail development in the responses made to the Issues and Options 1 consultation. In addition a number of sites already considered through the 2012 Strategic Housing Land Availability Assessment (SHLAA), were resubmitted. In most cases the resubmission has not led to a review of the existing SHLAA technical assessment.

Sites in villages and locations which do not meet SHLAA criteria have not been assessed at this time, but will receive a response in due course. The SHLAA criteria relate to a capacity to accommodate 10 or more dwellings, be of a strategic scale or be located within or adjacent to a Rural centre, Minor Rural Centre or Better Served Group Village.

This schedule brings together into one place the technical assessments of rejected housing, employment and retail sites (note that the housing assessments can be found in the December 2012 SHLAA update, and the employment and retail assessments can be found in the Initial Sustainability Appraisal Report - Supplementary Report to Accompany the Issues and Options 2 (Part 2) document). Appendix 5 of the updated SHLAA document includes detailed assessments and maps of the newly examined sites and can be viewed on our website: www.scambs.gov.uk/ldf/localplan

Site Assessments of Rejected Housing Sites

SHLAA Site Number	Site Name/Address	Proposal	Score & Reason	Overall Conclusion
305	Land east of The Hectare, Walden Way and Hobson's Acre, Great Shelford	45 dwellings for affordable rented accommodation (for Great Shelford Parochial Charities) plus allotments. Remainder of the site to be sold to finance the development	Red – Adverse impact on Green Belt purposes. Significant adverse impact on townscape and landscape.	Rejected
306	Land west of 113, Cottenham Road, Histon	A mixture of housing and landscaped public open spaces areas	Red – Adverse impact on townscape and landscape. Adverse impact on Green Belt purposes. Unsuitable access.	Rejected
316	Land to rear of High Street, Cottenham	100-150 dwellings	Red – Major adverse impact on Listed Buildings and Conservation Area. Significant adverse impacts on townscape and landscape.	Rejected

318	Land to the east of Linton	Residential and open space	Red – Major adverse impact on Listed Buildings and Conservation Area. Significant adverse impacts on townscape and landscape.	Rejected
321	Land at The Ridgeway, Papworth Everard	Approximately 215 dwellings with associated open space, outdoor recreation, strategic landscaping, allotments and a community orchard.	Red - Significant adverse impacts on townscape and landscape.	Rejected
323	Land north of Rook Grove, Willingham	Residential development of approximately 70 dwellings	Red – Almost all of site in flood zones 2 and 3. Significant adverse impacts on townscape and landscape.	Rejected
324	Land north of High Street, Bassingbourn	Residential development with village hall, public car park, and relocated Spar shop with parking and turning space for lorries	Red - Major adverse impact on Listed Buildings and Conservation Area. Significant adverse impacts on townscape and landscape. Access concerns.	Rejected
327	Land west of A10, Milton	Housing or mixed use development	Red – Significant adverse impact on Green Belt purposes. Air quality, noise and odour concerns. Significant adverse impacts on townscape and landscape. Access concerns.	Rejected
330	Land adjacent to Whiteways, Ickleton Road, Great Chesterford	60+ dwellings on this site, adjacent site in Uttlesford District Council additional 0.75ha put forward in UDC Draft Local Plan consultation	Red - Air quality and noise concerns. Townscape and landscape concerns. Access concerns.	Rejected

Site Assessments of Rejected Employment and Retail Sites

Site Number	Site Name/Address	Proposal	Score & Reason	Overall Conclusion
EM1	Land between the A14 and Milton	Employment development	Red - Significant adverse impact on Green Belt purposes. Significant adverse impacts on townscape and landscape.	Rejected
EM2	Land south of park and ride west of A10, Milton	Employment development	Red - Significant adverse impact on Green Belt purposes. Significant adverse impacts on townscape and landscape. Odour concerns.	Rejected
EM4	Land adjoining Sawston Bypass, Sawston	Employment development. B1/B2 Use Class, to support expansion of adjoining employment site.	Red - Significant adverse impact on Green Belt purposes. Significant adverse impacts on townscape and landscape. Potential for harm to Site of Special Scientific Interest	Rejected
EM5	Land north of Melbourn, south of the A10 (CEMEX site)	Employment Development (site has also been proposed for residential development)	Red - Significant adverse impacts on townscape and landscape.	Rejected
RE1	Land off London Road, Pampisford	Convenience goods retail	Red - Negative impacts on the vitality and viability of the village centre, distant from village centre.	Rejected
RE2	Sawston Park, Pampisford	Convenience goods retail.	Red - Negative impacts on the vitality and viability of the village centre, distant from village centre.	Rejected

GLOSSARY

	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
	Allocated site	Sites identified for development in a development plan.
	Assets of Local Importance	Undesignated buildings and structures of special local architectural and historical interest.
	Best and most versatile agricultural land	Land in grades 1, 2 and 3a of the Agricultural Land Classification. (Source NPPF)
	Better Served Group Villages	Category within the settlement hierarchy which ranks villages according to their relative sustainability, services they provide, and their role in the district. The Village Classification Report (2012) identifies these as Group Villages with a larger range of services and facilities and/or better public transport services, but they do not have as much of a range as Minor Rural Centres.
	Biodiversity	Biodiversity is the variety of life in all its forms. This includes the plant and animal species that make up our wildlife and the habitats in which they live.
	Cambridge Sub-Region	Comprises Cambridge, South Cambridgeshire and the Market Towns
	Cambridgeshire and Peterborough Minerals and Waste Plan	Comprises a suite of documents including the Core Strategy and Site Specific Proposals Plan adopted by Cambridgeshire County and Peterborough City Councils. There is also an adopted Proposals Map, which shows allocated sites and areas of search for future minerals and waste facilities, and safeguarding areas for existing and future facilities.
	Community Assets Register	The Localism Act 2011 requires local authorities to maintain a list of assets of community value which have been nominated by the local community. When listed assets come up for sale or change of ownership, the Act then gives community groups the time to develop a bid and raise the money to bid to buy the asset when it comes on the open market.

	Community Facilities	These are facilities with uses falling within Use Class D1 'Non-residential institutions'. In addition the following sub-categories of Class C2 'Residential Institutions' are considered to be community facilities: hospitals, residential schools, colleges or training centres.
CIL	Community Infrastructure Levy	A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area. (Source NPPF)
CLP	Community Led (or Parish) Plans (CLP)	Community Led (or Parish) Plans give an opportunity for local people to create their own vision for a sustainable future and to identify the action needed to achieve it. These plans are a tool for identifying and prioritising all the needs and aspirations of the community.
	Conservation Areas	Areas identified by the Council, which have 'special architectural or historic interest', which makes them worth protecting and improving.
CWS	County Wildlife Site	County Wildlife Sites contain some of the best areas of wildlife in Cambridgeshire. They provide a valuable network of wildlife resources across the county, along with other wildlife sites. Many sites also support rare or threatened plants and animals. Although CWSs are not protected under legislation, planning authorities need to consider the potential impact on development on CWSs as part of the planning process.
	Designated heritage asset	A Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation. (Source NPPF)
	Development plan	This includes adopted Local Plans, neighbourhood plans and is defined in section 38 of the Planning and Compulsory Purchase Act 2004. (Source NPPF)
dph	Dwellings per hectare	The number of houses within a hectare of land which indicates the density of the development
	East of England Plan 2008	Regional spatial strategy prepared for the East of England by the Regional Planning Body which includes South Cambridgeshire district (See Regional Planning).

	Exception sites for Affordable Housing	An exception site is currently a site that provides 100% affordable housing provided within or adjoining a rural settlement, as an exception to normal planning policy.
	Green Belt	A statutory designation made for the purposes of: checking the unrestricted sprawl of large built-up areas; preventing neighbouring towns from merging into each other; assisting in safeguarding the countryside from encroachment; preserving the setting and special character of historic towns and assisting in urban regeneration by encouraging the recycling of derelict and other urban land.
	Green Infrastructure	Consists of multi-functional networks of protected open space, woodlands, wildlife habitat, parks, registered commons and villages and town greens, nature reserves, waterways and bodies of water, historic parks and gardens and historic landscapes.
	Green Separation	The area of open land required to keep apart two separate communities and maintain their individual identities.
	Group Village	Group villages are identified in Policy ST/6 of the Core Strategy DPD. They 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.
	Heritage Asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing). (Source NPPF)

	Historic Environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora. (Source: NPPF)
HCA	Homes and Communities Agency	The national housing and regeneration agency for England and, since April 2012 the regulator for social housing providers. The HCA provides grant funding for new affordable housing and to improve existing social housing, and provides advice and support to partners in delivering new housing and new communities.
HRA	Habitat Regulations Assessment	The Habitats Directive (European Council Directive 92/43/EEC) on the Conservation of Natural Habitats and of Wild Flora and Fauna requires that the relevant competent authority, when preparing any plans and policy documents must carry out a 'Habitat Regulations Assessment'. South Cambridgeshire District Council as the relevant authority will have to carry out such an assessment whilst preparing the South Cambridgeshire Local Plan.
	Infill Village	Infill villages are identified in Policy ST/7 of the Core Strategy DPD. 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.
	Informal Open Space	Used by people of all ages for informal unstructured recreation such as walking, relaxing, or a focal point, ranging from formal planted areas and meeting places to wider, more natural spaces, including green linkages.
	Infrastructure	Infrastructure is a term used to describe new facilities, such as roads, community centres, schools, IT provision and cycle paths, with a development. It means anything that is required, other than houses, to make a new development work.

LDF	Local Development Framework	A suite of planning related documents that guide the development within the administrative area they relate to - LDDs, LDS, SCI etc. LDS. Local Development Scheme Sets out the LDDs to be produced over the next 3 years.
	Listed Buildings	A building or structure of special architectural or historic interest and included in a list, approved by the Secretary of State. The owner must get Listed Building Consent to carry out alterations, which would affect its character.
LEP	Local Enterprise Partnership	A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area. This region has set up the Cambridgeshire and Peterborough Local Enterprise Partnership.
LGS	Local Green Space	The NPPF has introduced a new designation of Local Green Space, to identify and protect green areas of particular importance to a local community. The NPPF states that “the designation should only be used: where the green space is in reasonably close proximity to the community it serves; where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and where the green area concerned is local in character and is not an extensive tract of land.
	Localism	The Localism Act 2011 creates new responsibilities and opportunities for local communities to be actively involved in planning.

	Local Plan	Sets out policies to guide the future development of South Cambridgeshire. It also sets out where future development will take place, and identifies land for new housing, community facilities, shops and employment. In addition, the Local Plan identifies land to be protected from development, such as the Green Belt and open space. It is the key document used to determine planning applications for new development in the district.
	Local Planning Authority	The public authority whose duty it is to carry out specific planning functions for a particular area. E.g. South Cambridgeshire District Council
LTP	Local Transport Plan	Cambridgeshire County Council, as the local transport authority, is responsible for producing the Cambridgeshire Local Transport Plan (LTP) which seeks to address existing transport challenges as well the needs generated by new development, and plan for the delivery of new transport infrastructure, such as road improvements.
MRC	Minor Rural Centre	Minor Rural Centres are identified in Policy ST/5 of the Core Strategy DPD. These villages are less sustainable than Rural Centres, but which nevertheless perform a role in terms of providing services and facilities for a rural hinterland. 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.
	Mixed use development	Development comprising two or more uses as part of the same scheme (e.g. residential and community facilities). This could apply at a variety of scales from individual buildings, to a street, to a new neighbourhood or urban extension.
NPPF	National Planning Policy Framework	This document published in 2012 by the Government sets out national planning policies for England and the Government's requirements for the Planning System. The policies in the NPPF must be taken into account when preparing local and neighbourhood plans.

	Natural England	Natural England is the government’s advisor on the natural environment. Natural England works with farmers and land managers; business and industry; planners and developers; national, regional and local government; interest groups and local communities to help them improve their local environment.
	Neighbourhood Plans/ Neighbourhood Development Plan	A Plan prepared by a Parish Council or neighbourhood forum for a particular neighbourhood area. They must be consistent with the strategic policies in the current Local Development Framework and, when adopted, the new Local Plan.
NIAB / NIAB2		Land in north west Cambridge, between Huntingdon Road and Histon Road, allocated for mixed-use development. The land is part of the National Institute for Agricultural Botany hence NIAB. The land within Cambridge City Council’s boundary is known as NIAB and an extension which lies within South Cambridgeshire as NIAB2.
	North West Cambridge	Land between Madingley Road and Huntingdon Road, allocated for predominantly University uses. Development in this area is subject to policies in the North West Cambridge Area Action Plan.
	Northstowe	A planned new town of 9,500 dwellings and a range of employment, shops and community uses, located close to Longstanton and Oakington. Development in this area is subject to policies in the Northstowe Area Action Plan.
	Outdoor Sport (open space)	Facilities such as grass pitches for a range of sports, bowling greens, tennis courts, athletics tracks and multi-use games areas plus ancillary facilities such as car park, changing and storage. Water can only be included if it is in the form of a formal water sports lake with associated facilities and car park.

	Planning and Compulsory Purchase Act 2004	Updates elements of the 1990 Town & Country Planning Act. The Planning and Compulsory Purchase Act 2004 introduces a statutory system for regional planning, a new system for local planning, reforms to the development control and compulsory purchase and compensation systems and the removal of crown immunity from planning controls.
	Planning condition	A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order. (Source NPPF)
	Planning obligation	A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal. (Source NPPF)
	Previously developed land	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time. (Source NPPF) Alternative term for such land is brownfield land.
	Proposals Map	Map, which forms part of the Local Plan showing all designations and site allocations
PVAA	Protected Village Amenity Area	Open land protected for its contribution to the character of the village

	Regional planning	Regional Planning Bodies used to have a duty to produce a Regional Special Strategy for how a region should look in 15 -20 years' time. Regional Planning Bodies were been disbanded on 31 March 2010. Regional strategies remain part of the development plan until they are abolished by Order using powers taken in the Localism Act. It is the government's clear policy intention to revoke the regional strategies outside of London, subject to the outcome of the environmental assessments that are currently being undertaken.
	Retail Floorspace (Gross)	Total floor area within buildings.
	Rural Centre	Rural Centres are identified in Policy ST/4 of the Core Strategy DPD. They are the larger more sustainable villages which generally have a population of at least 3,000 and have good access to a secondary school, employment opportunities, 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.
S106	Section 106	Planning agreements that secure contributions (in cash or in kind) to the infrastructure and services necessary to facilitate proposed developments. Planning obligations are normally secured under Section 106 of the Town & Country Planning Act 1990.
	Sustainable Development	Development that meets the needs of the present, without compromising the ability of future generations to meet their own needs
SAM	Scheduled Monument / Scheduled Ancient Monument	Archaeological sites, buried deposits or structures of national importance by virtue of their historic, architectural, traditional or archaeological interest. The Secretary of State for Culture, Media and Sport schedules them under the National Heritage Act 1983.

	Setting of a heritage asset	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. (Source NPPF)
	Strategic Environmental Assessment	A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment. (Source NPPF)
SHLAA	Strategic Housing Land Availability Assessment	This document assesses the amount of land that might be available for new housing in the city over the next 20 years. The SHLAA identifies sites which may have potential for new housing, estimates approximately how many homes could be built on these sites and suggests a time frame for when these sites could be come available. It is a technical document which forms part of the evidence base supporting the review of the Local Plan and has been prepared in accordance with national and best practice guidance.
SA	Sustainability Appraisal	The purpose of this document is to appraise the social, environmental and economic effects of a plan from the outset to help ensure that decisions made will contribute to achieving sustainable development. The sustainability appraisal is integral to the plan making process. It should perform a key role in providing a sound evidence base for the plan and form an integrated part of the plan preparation process. The sustainability appraisal should inform the decision making process to facilitate the evaluation of alternatives. It should also help demonstrate that the plan is the most appropriate given the reasonable alternatives.

	Sustainable transport modes	Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport. (Source NPPF)
	Trumpington Meadows	Development on the southern fringe of Cambridge, within South Cambridgeshire, to the south of Trumpington
	Use Classes	The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'.
B1(a)	Use Class B1(a)	An office
B1(b)	Use Class B1(b)	High technology / Research and Development
B1(c)	Use Class B1(c)	Light Industry
B2	Use Class B2	General Industry
B8	Use Class B8	Wholesale warehouse, distribution centres and repositories
	Village Framework (sometimes referred to as Development Frameworks)	Line on the Proposals Map that defines the built-up areas of settlements for planning purposes
	Windfall	Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available. (Source NPPF)