

# Neighbourhood Plan for the former Land Settlement Association's Estate at Great Abington 2018 to 2031: **Basic Conditions Statement February 2018**

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## 1. Introduction

1.1 This statement has been prepared by Great Abington Parish Council to accompany the Neighbourhood Plan for the Former Land Settlement Association's Estate at Great Abington as part of the submission to South Cambrdge District Council under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 ("the Regulations)

1.2 The Statement addresses the 'basic conditions' required by paragraph 8 of Schedule 4B to the 1990 Town and Country Planning Act.

The Neighbourhood Development Plan (NDP) meets the basic conditions if:

- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan;
- the making of the neighbourhood plan contributes to the achievement of sustainable development;
- the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (in this case the South Cambridgeshire District Council's (SCDC's) Local Development Framework (LDF) which is made up of the Core Strategy Development Plan Document (DPD), Development Control Policies DPD and Site Specific DPD) but also, due to its imminent likely adoption, the emerging Local Plan
- the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations; and
- the making of the neighbourhood plan is not likely to have a significant effect on a European site or a European offshore marine site, either alone or in combination with other plans or projects.

1.3 This basic Conditions Statement addresses these requirements in the following sections of this Statement:

- Section 3: demonstrates the plan is appropriate having regard to national policies and advice contained in guidance issued by the Secretary of State.
- Section 4 shows how the NP will contribute towards achieving sustainable development.
- Section 5 demonstrates conformity with the strategic policies of SCDC's adopted Local Plan and, due to its advanced stage of development, the emerging SCDC Local Plan.
- Section 6 demonstrates compliance with the appropriate EU obligations.

1.4 The NP has been prepared by a working group set up by the Great Abington Parish Council, which is a qualifying body for the Neighbourhood Area of as defined in the Localism Act 2011 as designated by SCDC on 5 September 2016.

1.5 The policies described in the NP relate to the development and use of land in the designated Neighbourhood Area which falls in the Parish of Great Abington and do not relate to any other designated neighbourhood Area.

## **2. Background**

2.1 The purpose of the NP is to set a framework for future development of the Land Settlement. The intention of the NP is to remove the uncertainty that presently arises in relation to development proposals on the Land Settlement, so that there are clear, consistent and transparent policies to control development.

2.2 The NP aims to provide policies for housing whilst preserving the special nature of the estate. This will help applicants to understand the limitations and predict the outcome of an application. It will also give clear guidance to both the Parish Council and the District Council when considering planning applications.

2.3 The essential aim of the Neighbourhood Plan is to retain the special character of the Land Settlement while allowing limited development. The plan aims:

- to keep the historic pattern of building on the land settlement, comprising a house with outbuildings (which may include a new dwelling as defined below) surrounded by open land separating each holding;
- to retain the existing single-track roads with passing places, currently paid for and maintained through Abington Estate Management Limited (set up specifically to manage the roads);
- to meet the needs of a wide demographic mix on the Land Settlement by allowing for the building of smaller dwellings suitable to both young and elderly;
- to support the construction of smaller high-quality dwellings as many original smaller houses have been extended
- to ensure that new development responds positively to local character and history; and
- to retain the agricultural and paddock land outside the areas defined by the original houses and their outbuildings.

2.4 The Policies are underpinned by the following principles:

- The NP area remains outside the Great Abington village framework.
- The broadly rural nature of the designated area should be preserved with all public footpaths retained.
- The roads will remain unadopted by the Cambridgeshire County Council.
- Developments will not be allowed which will have an adverse impact on the unique character or appearance of the Land Settlement and /or which have an adverse impact on residential amenity or create unacceptable disturbance.
- All new building designs should be in keeping with the agricultural character of the area.
- No development should be allowed that would result in a substantial increase in traffic on the Land Settlement or the need for significant related road development, such as businesses that by their nature require large numbers of vehicle movements.

2.5 The NP includes:

- a) a policy which deals with extensions or rebuilding of the original house on each holding;
- b) a policy which deals with the creation of an additional dwelling; and
- c) a policy which resists any development proposal which will result in an inappropriate and unacceptable increase in traffic on the Land Settlement.

### **3. Regard to national Planning Policy and advice.**

3.1 The NDP must be appropriate having regard to national policy. The following section describes how the Neighbourhood Plan has regard to the policies contained within the National Planning Policy Framework (NPPF, March 2012).

#### **Sustainable Development**

3.2 The NPPF draws, in paragraph 7, on the three dimensions to sustainable development: economic, social and environmental. It requires the planning system, and thus the NP where applicable, to:

- contribute to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and by improving the local supporting infrastructure.
- support strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality-built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- contribute to protecting and enhancing the natural, built and historic environment; helping to improve biodiversity, making better use of natural resources, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy.

3.3 The NP is appropriate having regard to the second and third of the above principles by identifying appropriate opportunities for additional housing whilst also seeking to protect and enhance the natural and built environment on the Land Settlement.

#### **The National Planning Policy Framework's Core Planning Principles**

3.4 There are 12 core planning principles put forward in the NPPF (Paragraph 17). The table below lists these core planning principles and maps them against the NDP Vision, Aims, Objectives and Policies.

<b>NPPF Core Principle</b>	<b>NDP Aims and principles</b>	<b>Policies</b>
Plan led	The aims, principles and policies as a whole	As stated in the NP, the intention of the NP is to remove the uncertainty that presently arises in relation to development proposals on the Land Settlement, so that there are clear, consistent and transparent policies to control development.  The NP is genuinely plan led and has empowered local people to shape their surroundings.
A creative exercise in finding ways to enhance and improve the places in which people live their lives.	The NP project as a whole has been a creative exercise to establish an appropriate plan led system in response to ad-hoc decision making that has taken place over the years. The following aims are relevant: <ul style="list-style-type: none"> <li>• to keep the historic pattern of building on the land settlement, comprising a house with outbuildings (which may include a new dwelling as defined below) surrounded by open land separating each holding;</li> <li>• to support the construction of smaller high quality dwellings as many original smaller houses have been extended</li> <li>• to ensure that new development responds positively to local character and history; and</li> <li>• to retain the agricultural and paddock land outside the areas defined by the original houses and their outbuildings.</li> </ul>	Policy 1 provides a clear framework for the replacement or extension of existing homes in a way which is sensitive to the key characteristic of the NP area.  Policy 2 provides an opportunity to reuse the sites of the former piggery buildings. Done sensitively (as required by the policy) this will improve the look and feel on the estate.
Economic development (every effort should be made objectively to identify and then meet the housing, business and other development needs of an area.	The NP aims: <ul style="list-style-type: none"> <li>• to meet-the needs of a wide demographic mix on the Land Settlement by allowing for the building of smaller dwellings suitable to both young and elderly;</li> <li>• to support the construction of smaller high quality dwellings as many original smaller houses have been extended</li> </ul>	Policy 2 identifies sites providing opportunities for additional housing needs for existing residents on the estate.
High quality design and standard of amenity	The plan aims: <ul style="list-style-type: none"> <li>• to keep the historic pattern of building on the land</li> </ul>	Policies 1 and 2

<b>NPPF Core Principle</b>	<b>NDP Aims and principles</b>	<b>Policies</b>
	<p>settlement, comprising a house with outbuildings (which may include a new dwelling as defined below) surrounded by open land separating each holding;</p> <ul style="list-style-type: none"> <li>• to support the construction of smaller high-quality dwellings as many original smaller houses have been extended</li> <li>• to ensure that new development responds positively to local character and history; and</li> <li>• to retain the agricultural and paddock land outside the areas defined by the original houses and their outbuildings.</li> </ul>	
Take account of different roles and character of different areas,..... recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.	<p>The plan aims:</p> <ul style="list-style-type: none"> <li>• to keep the historic pattern of building on the land settlement, comprising a house with outbuildings (which may include a new dwelling as defined below) surrounded by open land separating each holding;</li> <li>• to ensure that new development responds positively to local character and history; and</li> <li>• to retain the agricultural and paddock land outside the areas defined by the original houses and their outbuildings.</li> </ul> <p>The plan is also underpinned by a character assessment</p>	Policies 1& 2
Climate change and flood risk (encourages the conversion of existing buildings)	NA	Policy 2 utilises existing agricultural structures and sites.
Conserving and Enhancing the natural environment (allocations of land for development should prefer land of lesser environmental value where consistent with other policies in	<p>The plan aims:</p> <ul style="list-style-type: none"> <li>• to retain the agricultural and paddock land outside the areas defined by the original houses and their outbuildings.</li> </ul>	Policies 1, 2 and 3.

<b>Table 1. Compatibility of the plan's aims and policies against the NPPF Core Principles</b>		
<b>NPPF Core Principle</b>	<b>NDP Aims and principles</b>	<b>Policies</b>
the framework)		
Using brownfield land	<p><i>The plan aims:</i></p> <ul style="list-style-type: none"> <li>to retain the agricultural and paddock land outside the areas defined by the original houses and their outbuildings.</li> </ul>	Policies 1 and 2
Promoting mixed use developments and encouraging encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions	<p><i>The plan aims:</i></p> <ul style="list-style-type: none"> <li>to retain the agricultural and paddock land outside the areas defined by the original houses and their outbuildings.</li> </ul>	Policies 1, 2 and 3
Conserving heritage	NA	The Neighbourhood Plan designated area incorporates Brent Ditch which is a Scheduled Monument. The proposals in this plan do not affect Brent Ditch which is a recognised important historic asset.
Focus significant development in locations which are or can be made sustainable	NA No significant development being proposed.	NA
Deliver sufficient community and cultural facilities and service to meet local needs.	No direct relevance due to limited scale of growth envisaged. The village centre is close by.	NA

## The thirteen National Planning Policy Framework (NPPF) themes

3.5 The NPPF contains a series of planning policies and statements under thirteen different sustainable development themes. These themes have been explored and the following section summarises how the NP accords with national policy under these thirteen themes.

### *1. Building a strong, competitive economy*

Due to the countryside location of the NP area the relevance of this theme to the NP is limited and it falls to the role of the South Cambridgeshire District Council (SCDC) Local Plan to be in line with this theme.

### *2. Ensuring the vitality of town centres*

As with the above, the relevance of this theme to the NP area is limited. The additional residential units allowed through the NP will help support the shops and services close by in Great Abington village.

### *3. Supporting a prosperous rural economy*

The NP includes just three policies which focus on residential development and transport impacts of all development proposals. The Local Plan includes a range of policies applicable to supporting a rural economy and they will apply in the NP area.

### *4. Promoting sustainable transport*

The Transport Statement supporting the NP concludes that there is sufficient capacity in the infrastructure to accommodate the additional dwellings envisaged as part of the NP.

### *5. Supporting high quality communications infrastructure*

The NDP does not include any policies on communications infrastructure.

### *6. Delivering a wide choice of high quality homes.*

Paragraph 55 states “to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of the rural communities. For example, where there are groups of smaller settlements, developments in one village may support services in a village nearby. It also states that Local Planning Authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- the essential need for a rural worker to live permanently at or near their place of work in the countryside; or
- where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
- where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or
- the exceptional quality or innovative nature of the design of the dwelling. Such a design should:
  - be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;
  - reflect the highest standards in architecture; – significantly enhance its immediate setting; and

– be sensitive to the defining characteristics of the local area.

This paragraph is of key relevance to the NP. Firstly, the houses on the Land Settlement area are located close to the Great Abington Village Centre. The closest house is within 700 metres to the Village Institute (the village hub) and the farthest house on the estate is located 2 km away from the Village Institute. Residents in the existing and any proposed new homes will help to support the shops and services in Great Abington. Indeed, the existing community on the Land Settlement is well integrated with village life.

Secondly, Policy 2 of the NP negates the possibility (which exists under the Local Plan and emerging Local Plan) of dwellings coming forward for the purpose of providing rural workers with essential housing. The rationale for this is that there is no need for additional housing (other than that provided for through the Plan Policy 2) to meet the needs of rural workers. Businesses on the Land Settlement already have, in some cases, essential worker housing. Also, opportunities for additional housing has sufficiently been opened up through Policy 2. These opportunities are open for existing businesses on the land settlement who have existing piggery buildings as part of their land holdings. Furthermore, the NP area is not in a remote location and there are opportunities in nearby settlements.

Thirdly, Policy 2 provides a consistent mechanism for the re-use of redundant and disused buildings on the Land Settlement. The wording of Policy 2 (in particular the design considerations) will make sure that this will allow for an enhancement to the immediate settings of those buildings.

#### *7. Requiring good design.*

Paragraph 58 of the NPPF states that “*Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.*”

Accordingly, the NP has been informed by its own character assessment and the design criteria in Policies 1 and 2 have been informed directly by this evaluation of the defining characteristics in the NP area.

#### *8. Promoting healthy communities*

The NP does not have any policies applicable to this. Local Plan policies will apply.

#### *9. Protecting Green Belt land*

There is no green belt land in the NP area.

#### *10. Meeting the challenge of climate change, flooding and coastal change*

The NP does not have any policies directly applicable but Local Plan policies will apply.

#### *11. Conserving and enhancing the natural environment*

The NP seeks to ensure the protection or enhancement of the countryside and rural setting of the NP area. Accordingly, the policies only allow for development on sites of existing structures and requires the openness of the countryside to be maintained. The plan as a whole is underpinned by

an overall aim of maintaining the agricultural and paddock land outside the areas defined by the original houses and their outbuildings.

*12. Conserving and enhancing the historic environment.*

The NP does not have any policies of direct relevance. The Neighbourhood Plan designated area incorporates Brent Ditch which is a Scheduled Monument. The proposals in this plan do not affect Brent Ditch which is a recognised important historic asset.

*13. Facilitating the sustainable use of minerals*

The neighbourhood plan does not include policies relevant to this core theme in the NPPF. However, part of the NP area falls within a Minerals Safeguarding Area as defined in the Cambridgeshire and Peterborough Minerals Plan. Policy CS26 of that plan will apply.

## 4. Contribution to Sustainable Development

4.1 The NP must contribute to sustainable development as defined in the NPPF which sets out in Paragraph 7 the three dimensions as:

- Contributing to building a strong, responsive and competitive economy,
- Supporting a strong, vibrant and healthy community,
- Contributing to protecting and enhancing the natural, built and historic environment.

4.2 The aims and principles of the neighbourhood Plan comprise a balance of social, economic and environmental goals. Its economic goal is the creation of new opportunities to provide new housing on the site of redundant agricultural buildings. The social goals are to provide opportunities for the growing older population to downsize into smaller properties suitable for their changing needs whilst remaining in the community with which they are familiar. The environmental goal is to make sure development is undertaken in a way which protects or enhances the existing rural setting on the Land Settlement.

## 5.0 General Conformity with Strategic Local Policy

### Adopted Statutory Development Plan

5.1 The NP area lies within the local authority area of South Cambridgeshire District Council (SCDC) and the Neighbourhood Plan must be in general conformity with the strategic policies of SCDC. The current adopted development plan for the area comprises:

#### **1. Cambridgeshire and Peterborough Minerals and Waste Plan (July 2011)**

2. South Cambridgeshire Local Development Framework which consists of a suite of documents adopted between January 2007 and January 2010:

- **Core Strategy DPD (January 2007)**
- **Development Control Policies DPD (July 2007)**
- Northstowe AAP (July 2007)
- Cambridge East AAP (prepared jointly with Cambridge City Council) (February 2008)
- Cambridge Southern Fringe AAP (February 2008)
- North West Cambridge AAP (prepared jointly with Cambridge City Council) (October 2009)
- Site Specific Policies DPD (January 2010).

5.2 The documents in bold typeface above are the documents which are directly relevant to Neighbourhood Plan for the former Land Settlement Association's Estate at Great Abington.

5.3 Policy CS26 in the Cambridgeshire and Peterborough Minerals Plan designates part of the NP area as a Mineral Safeguarding area. The policies in the NP do not affect this and Policy CS26 will apply alongside the Local Plan and NP policies.

5.4 Regarding the Local Plan, usefully, SCDC have published a document setting out those policies which they consider to be strategic for the purpose of neighbourhood plans. Tables 2 and 3

below lists each of the policies in the adopted Core Strategy DPD and the Development Control Policies DPD and identifies policies of direct relevance to the NP.

### Emerging Local Plan

5.5 The South Cambridgeshire Local Plan is at an advanced stage of development. It is therefore necessary to consider the NP policies against it.

5.6 The Local Plan was submitted to the Secretary of State for Communities and Local Government via the Planning Inspectorate on 28 March 2014. The examination has been ongoing since then and SCDC have issued a number of proposed Modifications to the submitted plan. These are:

- 31 March 2016 – Proposed Modifications (consulted on with the public 2 December 2015 to 25 January 2016)
- 30 November 2016 – Proposed Modifications
- January to February 2018 – Main Modifications to the South Cambridgeshire Local Plan and the Cambridge Local Plan. Being consulted on, as required by the Inspector, with the public from 5 January 2016 to 16 February 2018)

5.7 South Cambridgeshire District Council has not commented on the 2018 main modifications. This indicates a degree of certainty that these modifications will become part of the adopted Local Plan.

5.8 Table 3 below lists each of the policies in the emerging Local Plan and identifies policies of direct relevance to the NP. Usefully the 2018 proposed modifications include the insertion of a new appendix D to the Local Plan which identifies the policies which SCDC consider to be strategic. This has been used to inform Table 3.

5.9 The adopted and emerging Local Plan policies considered to be of direct relevance to the NP are discussed below. To assist with navigation of these paragraphs, the emerging Local Plan policies have a blue sub heading.

### **Adopted Local Plan Policy DP/1 Sustainable Development**

This policy contains generic sustainability principles which all development proposals should comply with. The approach taken in Policies 1 and 2 of the NP accords with the following DP/1 principles:

- *“Minimising the need to travel and car dependency”* - whilst the LSA area is outside the Great Abington settlement boundary these homes will be within easy access to employment opportunities at Granta Park and Cambridge as well as and shops and services including the primary school in the Abingtons.
- *“Making effective efficient use of land by prioritising brownfield sites”* – the focus of Policy 2 is to bring forward previously used piggery sites for residential use.
- *Conserve and where possible enhance local landscape character* – both Policy 1 and 2 require proposals to *“be sensitive to the open and rural character of the Land Settlement, recognising and reinforcing the defining characteristics of the area”*.

### **Adopted Local Plan Policy DP/2 Design of new development**

This policy contains generic design principles which all development in the district should comply with. The approach taken in Policies 1 and 2 of the NP accords with the following design principle: *“Preserve or enhance the character of the area”* – Policy 1 and 2 seek to *“retain the existing uniformity in the layout of the buildings, a key characteristic being the regular separations of open land between holdings”*. The policies also require proposals to complement those buildings nearby in terms of building materials, roofing styles, height, design and layout.

### **Emerging Local Plan Policy HQ/1 Design Principles**

This policy takes a similar approach to adopted policies DP/2 and contains generic design principles which all development should comply with. Policies 1 and 2 in the NP complement this policy, in particular by providing local specific context to the following emerging Local Plan design principles:

- *Preserve or enhance the character of the local urban and rural area and respond to its context in the wider landscape;*
- *Conserve or enhance important natural and historic assets and their setting;*
- *Include variety and interest within a coherent, place-responsive design, which is legible and creates a positive sense of place and identity whilst also responding to the local context and respecting local distinctiveness;*
- *Be compatible with its location and appropriate in terms of scale, mass, form, siting, design, proportion, materials, texture and colour in relation to the surrounding area*

### **DP/3 Development criteria**

This policy contains generic principles which all development in the district should comply with. Policy DP/3 provides a list of criteria which development proposals should provide, as appropriate to the nature, scale and economic viability. This includes: *“Financial contributions towards the provision and, where appropriate, the maintenance of infrastructure, services and facilities required by the development in accordance with Policy DP/4;”* Policy 3 in the NP complements this approach by establishing the link between additional dwellings and the impact on the unadopted roads in the NP area. Policy DP/3 also lists circumstances where planning permission would be refused. This includes where the proposed development would have an unacceptable adverse impact from traffic generated and on countryside and landscape character. Policy 3 of the NP complements Part 2 of the policy by highlighting the limited road infrastructure capacity on the estate and clarifying that that development proposals that would lead to an unacceptable adverse impact through traffic generation on the estate will not be permitted.

All the other criteria in DP/3 will apply alongside the NP policy depending on site specific circumstances. There are no areas of direct conflict.

### **DP/4 Infrastructure and new development**

Policy DP/4 establishes that planning permission will only be permitted if suitable arrangements have been made for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms.

This policy will apply alongside the NP policies. It is particularly relevant to NP Policy 3 that also clarifies the link between development and need for transport infrastructure improvements.

## Emerging Local Plan policy TI/8 Infrastructure and New Developments

This emerging policy states that planning permission will only be granted for proposals that have made suitable arrangements for the improvement or provision of infrastructure necessary to make the schemes acceptable in planning terms. The policy indicates that this could be via CIL or planning obligations and that any contributions need to be related to the form of the development and its impact upon the surrounding area.

This policy will apply alongside the NP policies. It is particularly relevant to NP Policy 3 that also clarifies the link between development and need for transport infrastructure improvements.

## DP/7 Development Frameworks

Policy clarifies that in locations outside village frameworks (such as the NP area) only development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside will be permitted. The NP area falls outside of village framework meaning there is an area of conflict here between the NP and the adopted Local Plan.

## Emerging Local Plan Policy S/7 Development Frameworks

Emerging Local Plan Policy S/7 Development Frameworks departs from the adopted Plan approach as it allows development to come forward outside the development frameworks where this has been led by a Neighbourhood Plan. The policy currently reads:

*1. Development and redevelopment of unallocated land and buildings within development frameworks (as shown on the Policies Map) will be permitted provided that:*

*a. Development is of a scale, density and character appropriate to the location, and is consistent with other policies in the Local Plan; and*

*b. Retention of the site in its present state does not form an essential part of the local character, and development would protect and enhance local features of green space, landscape, ecological or historic importance; and*

*c. There is the necessary infrastructure capacity to support the development;*

*2. Outside development frameworks, only allocations within Neighbourhood Plans that have come into force and development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside or where supported by other policies in this plan will be permitted.*

The entire Neighbourhood Area lies outside the development framework. Policy S/7 of emerging Local Plan focuses new development within development frameworks and does not normally allow for development not considered appropriate in the countryside to be located outside the countryside. However, proposed modification SC-MM011 allows for development outside of Development Frameworks that is allocated within a Neighbourhood Plan to also come forward.

Paragraph 2.51A of the draft supporting text (SC-MM012) to the policy reads:

*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.'

Strictly speaking, Policy 2 is not an allocation but the policy is confined to piggery sites on the Land Settlement. For this reason Policy 2 is considered to be in broad conformity with the emerging Local Plan.

## **HG/2 Housing Mix**

This is a district wide housing mix policy that requires housing mix to suit local needs. For developments of up to 10 units the policy seeks 40% 1 or 2 beds; 25% 3 beds and 25% 4 or more beds. As the NP only allows for single dwelling sites to come forward it is not possible to apply Local Plan policy to achieve a mix. However, the emphasis in Policy 2 of the plan is to meet the needs of the growing older generation in the NP area and to respond to the demand from existing residents to create suitably designed more accessible homes in which they can move into; at the same time freeing up the original house for the children. Homes which have already been built on the piggery sites have provided 1.5 storey 2 and 3-bedroom homes and it is expected this will be the case under Policy 2.

## **Emerging Local Plan Policy H/8 Housing Mix**

Due to number of modifications and relevance to the plan, this policy is repeated below:

*1. A wide choice, type and mix of housing will be provided to meet the needs of different groups in the community including families with children, older people, those seeking starter homes, people wishing to build their own homes and people with disabilities. The market homes in developments of 10 or more homes will consist of:*

- a. At least 30% 1 or 2 bedroom homes;*
- b. At least 30% 3 bedroom homes;*
- c. At least 30% 4 or more bedroom homes;*
- d. With a 10% flexibility allowance that can be added to any of the above categories taking account of local circumstances.*

*Section 1 is subject to:*

*e. The housing mix of affordable homes (except starter homes) in all developments being determined by local housing needs evidence;*

*f. On all sites of 20 or more dwellings, and in each phase of strategic sites, developers will supply dwelling plots for sale to self and custom builders. Where plots have been made available and appropriately marketed for at least 12 months and have not been sold, the plot(s) may either remain on the market or be built out by the developer. Exceptionally, no provision will be expected in developments or phases of developments which comprise high density multi-storey flats and apartments.;*

*3. The mix of market homes to be provided on sites of 9 or fewer homes taking will take account of local circumstances;*

*4. 5% of homes in a development should be built to the accessible and adaptable dwellings M4(2) standard rounding down to the nearest whole property. This provision shall be split evenly between the affordable and market homes in a development rounding to the nearest whole number.;*

As the NP only allows for single dwelling sites to come forward it is not possible to apply Local Plan policy to achieve a mix. However, the emphasis in Policy 2 of the plan is to meet the needs of the growing older generation in the NP area and to respond to the demand from existing residents to create suitably designed more accessible homes in which they can move into; at the same time freeing up the original house for the children. Homes which have already been built on the piggery sites have provided 1.5 storey 2 and 3-bedroom homes and it is expected this will be the case under Policy 2.

Policy 2 complements H/8 Housing Mix by specifying that new homes should be built to the accessible and adaptable dwellings M4(2) standard

### **HG/6 Extensions to dwellings in the countryside**

#### **Emerging Local Plan Policy H/12 Extensions to dwellings in the countryside**

This district wide policy provides a decision-making framework for proposals to extend countryside dwellings. Policies 1 and 2 provide a local interpretation of this policy and is in broad conformity with it. The emerging Local Plan policy takes a very similar approach.

### **HG/7 Replacement dwellings in the countryside**

#### **Emerging Local Plan Policy H/13 Replacement dwellings in the countryside**

This district wide policy provides a decision-making framework for proposals to replace countryside dwellings. Policies 1 and 2 provide a local interpretation of this policy and is in broad conformity with it. The emerging Local Plan policy takes a very similar approach

### **HG/8 Conversion of Buildings in the Countryside for Residential Use**

This policy states that planning permission for conversion of rural buildings into dwellings will not normally be permitted. The policy does however allow for some exceptions subject to criteria including i) the site is no longer being suitable for employment use ii) buildings are structurally sound iii) the buildings are capable of re-use without materially changing existing character or impact on surrounding countryside iv) residential development must be in scale with the rural location and the cumulative impact of conversions on the adjoining sites must be considered.

Policy 2 in the NP allows, in principle, new dwellings to be built on the site of existing piggery buildings. The criteria which the Policy includes are not as restrictive as those set out in the Local Plan. Policy 2 therefore departs from the approach established in the Local Plan. The more flexible approach in relation to piggery sites has been carefully considered in terms of impact on the rural setting of the Land Settlement and the impact on the local infrastructure in particular the unadopted roads. The Neighbourhood Plan is concerned in a similar way as Local Plan Policy HG/8 with the cumulative impact of any other residential development coming forward via other routes such as conversions of rural farm buildings. To address this impact Policy 2 restricts other residential development that could come forward in the NP area including development that could come forward under Local Plan policy HG/8. This potentially creates an area of conflict between the Local Plan and the Neighbourhood Plan.

It must be stressed however that Local Plan Policy HG/8 and NP policy 2 have a lot of commonalities:

- They share an overall aim of managing the cumulative impact of residential proposals in a countryside location. Local Plan Policy HG/8 does this by stating the buildings should be

capable of conversion without materially changing their impact on the open countryside where as Policy 2 does this, amongst other things, by ensuring development is restricted to the existing settlement pattern. From this perspective Policy 2 is a local interpretation of the approach taken in the Local Plan.

- Local Plan Policy HG/8 resists conversions of buildings in the countryside for residential use in a similar fashion to the way that Policy 2 in the NP resists it on any site other than a piggery site. Paragraph 4.23 of the adopted plan goes as far to state: *“Conversion purely for residential use will only be permitted as a last resort, particularly to secure the future of buildings of particular architectural quality or character”*.

An initial consideration of this matter might indicate a conflict. In this case however, it is considered that Policy 2 is simply an appropriate local interpretation of the Local Plan approach and it is one which is supported by a clear rationale. The cautious approach taken in Policy 2 towards any other sources of residential development (sources other than the piggery sites) is based on a very legitimate concern regarding the extent to which further non-residential buildings could be subject, during the plan period, of planning applications under Local Plan policy HG/8. A site visit will reveal the ad hoc nature of planning control that has taken place over the years. As noted by the health check examiner *“much development authorized for non-residential use (principally agricultural, or live-work, or uses originally confined to ancillary use) has “crept” to residential use...”*

Whilst the tension between the adopted Local Plan policy H/8 and Policy 2 of the NP acknowledged, the policy is considered to be in broad conformity with the Local Plan.

#### **Emerging Local Plan Policy H/16 Re-use of Buildings in the Countryside**

Wording in this draft policy is slightly different to the adopted policy HG/8. This policy states:

*The change of use and adaptation of redundant or disused buildings in rural areas to residential use will only be permitted where:*

- a. The buildings are unsuitable for employment use, or it being demonstrated through marketing the development opportunity for at least 12 months at a realistic price, that there is no demand for their development for employment use;*
- b. The buildings are structurally sound, not makeshift in nature and are of permanent, substantial construction;*
- c. There will be an enhancement to the immediate setting of the buildings;*
- d. The form, bulk, design, landscaping and materials used in the change of use and adaptation and any associated extensions are sensitive to the character and appearance of the building and locality;*
- e. There is a safe vehicular site access*

At initial consideration, Policy 2 of the NP may be considered to conflict with the approach taken in emerging Local Plan policy H/16 for the same reasons as described above where the adopted policy is discussed.

However, as with the adopted policy there are many commonalities between the emerging Local Plan policy and the NP and, in actual fact, the overall desired outcomes of both documents complement each other well. The difference is that the NP seeks a managed and planned approach bringing consistency to the NP area but by doing so it has to be less flexible in other areas.

The supporting text to Policy H/16 states *“Where there is no prospect of their being used to provide local employment, the Council is supportive of allowing rural buildings to be adapted to make a contribution to meeting local housing needs”*. Policy 2 of the NP goes further than Policy H/16 by adopting a planned approach towards the reuse of agricultural buildings in the NP area and allows, in principle, for new dwellings to be built on the site of existing piggery buildings.

Point c and d of the emerging Local Plan policy HG/16 refer to the need for any proposals to result in an enhancement to the immediate setting of the buildings and for proposals to be sensitive to the character and appearance of the building and locality. The work that has gone into the NP, including the character assessment which supports it, has resulted in identifying only the piggery buildings as suitable for new dwellings.

Supporting paragraph 7.50 of the emerging Local Plan does clarify that *“It is important, however, to consider the potential impact in terms of the character of the building and the locality. Not all buildings in the countryside are suitable for conversion or adaptation to new uses, as they may be of insubstantial construction, of poor design, or not in keeping with their surroundings*. Here it is relevant to note that the NP, which is informed by a character assessment and needs to take into account the cumulative impact of residential development on the piggery sites, has concluded that it would not be appropriate, on grounds of character and impact on road infrastructure to allow other agricultural buildings to come forward as residential development in the NP area.

As with the adopted local Plan policy HG/8, it is considered that Policy 2 is simply an appropriate local interpretation of the emerging Local Plan approach and it is one which is supported by a clear rationale. The cautious approach taken in Policy 2 towards any other sources of residential development (sources other than the piggery sites) is based on a very legitimate concern regarding the extent to which further non-residential buildings could be subject, during the plan period, of planning applications under Local Plan policy HG/8. A site visit will reveal the ad hoc nature of planning control that has taken place over the years. As noted by the health check examiner *“much development authorized for non-residential use (principally agricultural, or live-work, or uses originally confined to ancillary use) has “crept” to residential use...”*

Whilst the tension between the emerging Local Plan policy H/16 and Policy 2 of the NP is acknowledged, the policy is considered to be in broad conformity with the Local Plan.

### **HG/9 Dwelling to support a rural -based enterprise**

This policy allows for new permanent dwellings where these are needed for agricultural, forestry or a rural based enterprise. The policy applies a set of strict criteria which includes: i) there is a housing need related to the worker in question ii) the dwelling relates well to agricultural unit iii) there are no suitable buildings available in the area iv) the conversion of appropriate nearby buildings would not provide suitable employment v) no existing dwelling serving the unit or closely connected to it has either recently been sold off or in some way separated from it.

Policy 2 allows, in principle, new dwellings to be built on the site of existing piggery buildings. For the owners of those sites (including existing agricultural enterprises) this is an affordable route for creating any required additional homes. There is therefore no need for additional options to apply to support the agricultural enterprises in the NP area. The NP area is not situated in a remote area and

any new enterprises during the plan period will be able to assess the housing needs (and existing availability) of labour force required to support the business. It would therefore be inappropriate and unnecessary to allow for further residential dwellings to serve the needs of agricultural.

An initial consideration of this matter might indicate a conflict. In this case however, it is considered that Policy 2 is simply an appropriate local interpretation of the Local Plan approach and it is one which is supported by a clear rationale. The cautious approach taken in Policy 2 towards any other sources of residential development (sources other than the piggery sites) is based on a very legitimate concern regarding the extent to which further non-residential buildings could be subject, during the plan period, of planning applications under Local Plan policy HG/8. A site visit will reveal the ad hoc nature of planning control that has taken place over the years. As noted by the health check examiner *“much development authorized for non-residential use (principally agricultural, or live-work, or uses originally confined to ancillary use) has “crept” to residential use...”*

The NP is considered to be in broad conformity with Policy HG/8 of the Local Plan

#### **Emerging Local Plan Policy H/18 Dwellings to Support a Rural-based Enterprise**

This is a very similar policy to the adopted policy HG/9. For the same reasons as stated above, the NP is considered to be in broad conformity with H/18

#### **TR/3 Mitigating Travel Impact**

This policy establishes in principle, that mitigation measures including financial contributions may be sought to address impacts of new development. Policy 3 in the NP complements the approach taken at district level by highlighting that new development proposals may need to make provisions for improvements to road infrastructure in the NP area.

Policy will apply alongside the NP policies.

#### **Emerging Local Plan Policy TI/8 Infrastructure and New Developments**

This is a district wide policy which states that planning permission will only be granted for proposals that have made suitable arrangements for the improvement or provision of infrastructure necessary to make the schemes acceptable in planning terms. The policy indicates that this could be via CIL or planning obligations and that any contributions need to be related to the form of the development and its impact upon the surrounding area.

This policy will apply alongside the NP policies. It is particularly relevant to NP Policy 3 that also clarifies the link between development and need for transport infrastructure improvements.

#### **Emerging Local Plan Policy E/16 Expansion of Existing business in the Countryside**

This policy allows for expansion of employment uses in the country subject to criteria including:

*The proposed development would not (by itself or cumulatively) have a significant adverse impact in terms of the amount or nature of traffic generated.* The policy will apply alongside the NP policies.

Due to the limitation of transport infrastructure in the NP area where the roads are unadopted single tracked roads the NP Policy 3 focuses on the issue of traffic. The policy states:

*Development that results in significant additional traffic on the Land Settlement estate or damages residential amenity through traffic generation will not be supported.*

*Where a development proposal triggers the need to make minor improvements to the road layout on the estate (for example the addition of formal passing places) in order to make the development acceptable, no development will happen until the details of these works and timetable for implementation has been submitted and approved by the local planning authority in consultation with the body responsible for managing the roads (the AEML).*

*Where a development proposal triggers the need to make more significant changes to the road layout on the estate (such as a road widening scheme), in order to make the development acceptable, development will not be permitted. This will apply where the changes required to mitigate transport impacts will, by their very nature alter the character of the plan area and conflict with the aims and principles underpinning this plan.*

NP policy 3 therefore complements Local Plan policy E/16 by providing locally specific context to this issue.

#### **Emerging Local Plan Policy H/14 Countryside Dwellings of Exceptional Quality**

This is a district wide emerging policy allowing for new residential proposals of exceptional quality in the countryside subject to a strict criteria.

The relevance of this policy to the NP area is considered to be limited. Due to the specific circumstances of the NP area proposals are unlikely to come forward in the NP area under this policy.

The NP allows for additional dwellings to come forward under Policy 2 of the plan but resists all other development. There is therefore, technically speaking, a conflict between the NP and emerging policy H/14. However, the intention of emerging Local Plan policy H/14 is to provide possibilities for executive homes in isolated countryside locations subject to the proposal being of exceptional quality. Whilst the NP area is in a countryside location, it is not an isolated countryside location and it would be far more appropriate to allow for self-build opportunities which Policy 2 in the NP proposes. The supporting text to draft policy H/14 appears to support this assertion stating: *“Sites with an existing dwelling which could be replaced under policy H/13 should be avoided in order to protect the supply of sites suitable for self-build and other more ‘affordable’ homes”*

The NP is therefore considered to be in broad conformity with this policy.

#### **Emerging Policy H/7 Housing Density**

This policy requires minimum density of 30 dph to be achieved.

NP does not achieve 30 dph and to do so would conflict with other areas of the Local Plan. It is considered that exceptional circumstances (allowed in the policy) applies to the NP area and therefore the NP is in broad conformity.

<b>Table 2: Core Strategy policies identified by SCDC as being strategic and how they apply to the NP</b>			
<b>Policy</b>	<b>Subject</b>	<b>Relevance to NP/NP area</b>	<b>How the NP conforms with the DP</b>
ST/1 Green Belt	NP area falls outside of green belt.	No	NA
ST/2 Housing Provision	Policy is out of date as it relates to strategic housing and jobs provision during the period 1999 to 2016	No	NA
ST/ Re-Using previously developed land and buildings	Policy is out of date since it relates to % of previously developed land which will be built on 1999 to 2016.	No	NA
ST/4 Rural Centres	Great Abington or NP area are not classified as rural centre.	No	NA
ST/5 Minor Rural Centres	Great Abington or NP area are not classified as minor rural centre	No	NA
ST/6 Group Villages	Great Abington is classified as a group village but within the village framework. The NP area falls outside the village framework meaning.	Yes	Core Strategy Policy ST/6 Group Villages identifies Great Abington as a Group Village. It allows, in principle, development of up to a maximum size of 8 dwellings within the development framework of group villages and allows, in principle, schemes of up to 15 dwellings on brownfield sites. The development framework is a settlement boundary which is defined on the Proposals Map. The NP area however falls outside of the NP area.
ST/7 Infill Villages	Great Abington or NP area are not classified as minor rural centre	No	NA
ST/8 Employment Provision	A strategic policy safeguarding employment land across district. No direct relevance to NP area.	No	NA
ST/9 Retail Hierarchy	NP area falls outside the retail hierarchy implying NP area not suitable for new retail uses.	No	NA
ST/10 Phasing of Housing	Strategic phasing policy not directly relevant to NP area.	No	NA
ST/11 Plan Monitor Manage	Strategic delivery policy with no specific relevance to to NP area.	No	NA

Table 3: Development control policies identified as SCDC as being strategic and how they apply to the NP			
Policy	Subject	Relevance to NP/NP area	How the NP conforms with the DP
DP/1 Sustainable Development	<p>Contains generic sustainability principles which all development proposals should comply with including the following:</p> <ul style="list-style-type: none"> <li>- Minimising the need to travel and car dependency</li> <li>- Making effective efficient use of land by prioritising brownfield sites</li> <li>- Conserve and where possible enhance local landscape character</li> </ul>	Policy 1 and 2	<p>The approach taken in the NP accords with the following DP/1 principles:</p> <ul style="list-style-type: none"> <li>- “Minimising the need to travel and car dependency” whilst the LSA area is outside the Great Abington settlement boundary these homes will be within easy access to employment opportunities at Granta Park and Cambridge as well as and shops and services including the primary school in the Abingtons.</li> <li>- “Making effective efficient use of land by prioritising brownfield sites” – the focus of Policy 2 is to bring forward previously used piggery sites for residential use.</li> <li>- Conserve and where possible enhance local landscape character – both Policy 1 and 2 require proposals to <i>“be sensitive to the open and rural character of the Land Settlement, recognising and reinforcing the defining characteristics of the area”</i>.</li> </ul> <p>No areas of direct conflict.</p>
DP/2 Design of new development	Contains generic design principles which all development should comply with	Policy 1 and 2	<p>The approach taken in the NP accords with the following DP/2 design principles:</p> <ul style="list-style-type: none"> <li>- “Preserve or enhance the character of the area” – Policy 1 and 2 seek to “retain the existing uniformity in the layout of the buildings, a key characteristic being the regular separations of open land between holdings”. The policies also require proposals to complement those buildings nearby in terms of building materials, roofing styles, height, design and layout.</li> </ul> <p>No areas of direct conflict.</p>
DP/3 Development Criteria	<p>Contains generic development criteria which all development should comply with. Policy DP/3 provides a list of criteria which development proposals should provide, as appropriate to the nature, scale and economic viability. This includes:</p> <p>“Financial contributions towards the provision and, where appropriate, the maintenance of infrastructure, services and facilities required by the development in accordance with</p> <p>Policy DP/3 also lists circumstances where planning permission would be refused. This includes where the proposed development would have an unacceptable adverse impact from traffic generated and on countryside and landscape character.</p>	Policy 2	<p>Policy DP/4;” Policy 3 in the NP complements the local plan approach by establishing the link between additional dwellings and the impact on the unadopted roads in the NP area.</p> <p>Policy 3 of the NP complements Part 2 of the policy by highlighting the limited road infrastructure capacity on the estate and clarifying that that development proposals that would lead to an unacceptable adverse impact through traffic generation on the estate will not be permitted.</p> <p>All the other criteria in DP/3 will apply alongside the NP policy depending on site specific circumstances and there are no areas of direct conflict.</p>

<b>Table 3: Development control policies identified as SCDC as being strategic and how they apply to the NP</b>			
<b>Policy</b>	<b>Subject</b>	<b>Relevance to NP/NP area</b>	<b>How the NP conforms with the DP</b>
DP/4 Infrastructure and new development	Requires infrastructure to be in place to support new development	Policy 2	Policy DP/4 establishes that planning permission will only be permitted if suitable arrangements have been made for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms. Policy 3 in the NP complements this approach by providing local specific context to this. Policy 3 establishes the importance of considering the impact of all development on the unadopted roads in the NP area and provides a decision making framework for managing this accordingly.
DP/5 Cumulative Development	A policy which requires cumulative impact of a development sites to be taken into account.	Could be relevant to proposals in NP area	Policy will apply alongside NP policies
DP/6 Construction Methods	A policy directed at major and large scale development requiring certain construction methods to be followed.	NA	NA
DP/7 Development Frameworks	Policy clarifies that in locations outside village frameworks (such as the NP area) only development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside will be permitted	Policy 2.	The NP area falls outside of the village development framework meaning there is an area of conflict here between the NP and the adopted Local Plan.
GB/1 Development in the Green Belt			No green belt in NP area so not applicable.
GB/2 Mitigating the impact of Development in the Green Belt			No green belt in NP area so not applicable.
GB/3 Mitigating the impact of development adjoining the green belt			No green belt in NP area so not applicable.
GB/4 Major developed Sites in the Green Belt			No green belt in NP area so not applicable.
GB/5 Recreation in the Green Belt			No green belt in NP area so not applicable.
HG/1 Housing Density	Policy requires minimum density of 30 dph to be achieved.	Policy 1 and 2	The NP does not achieve 30 dph and to do so would conflict with other areas of the Local Plan. It is considered that exceptional circumstances (allowed in the policy) applies to the NP area and therefore the NP is in broad conformity.
HG/2 Housing Mix	Housing mix policy requiring mix to suit local needs. Housing mix policy seeking on sites of up to 10	Policy 1 and 2	As the NP only allows for single dwelling sites to come forward it is not possible to apply Local Plan policy to achieve a mix. However, the emphasis in Policy 2 of the plan is to meet the needs of the growing older generation in the NP area and to respond to

<b>Table 3: Development control policies identified as SCDC as being strategic and how they apply to the NP</b>			
<b>Policy</b>	<b>Subject</b>	<b>Relevance to NP/NP area</b>	<b>How the NP conforms with the DP</b>
	units: - 40% 1 or 2 beds - 25% 3 beds - 25% 4 or more beds		the demand for existing resident to create suitably designed more accessible homes in which they move into, freeing up the original house for the children. Homes which have already been built on the piggery sites have provided 1.5 storey 2 and 3-bedroom homes and it is expected this will be the case under Policy 2.
HG/3 Affordable Housing	Affordable housing policy which will not be applicable to housing being proposed as part of the NP.	NA	
HG/4 Affordable Housing Subsidy	Affordable housing policy which will not be applicable to housing being proposed as part of the NP.	NA	
HG/5 Exceptions Sites for Affordable Housing	Policy allows for exceptions site housing on edge of village frameworks	Policy 2	The Great Abington development framework abuts the NP area to the north. However, this site has recently been developed as a market housing site (permitted on grounds of no five year land supply). There are no more sites on the edge of the adopted (as at February 2018) development framework.
HG/6 Extensions to Dwellings in the Countryside	Policy allows for extensions to dwelling in the countryside.	Policy 1	NP policy 1 provides a locally specific interpretation to this policy and is in broad conformity with it.
HG/7 Replacement Dwellings in the Countryside	Policy allows for replacement dwellings in the countryside.	Policy 1	NP policy 1 provides a locally specific interpretation to this policy and is in broad conformity with it.
HG/8 Conversion of Buildings in the Countryside for residential use	Policy states that planning permission for conversion of rural buildings into dwellings will normally not be permitted. The policy does however allow for some exceptions subject to criteria including i) the site is no longer being suitable for employment use ii) buildings are structurally sound iii) the buildings are capable of re-use without materially changing existing character or impact on surrounding countryside iv) residential development must be in scale with the rural location and the cumulative impact of conversions on the adjoining sites must be considered	Policy 2	Policy 2 allows, in principle, new dwellings to be built on the site of existing piggery buildings. The criteria which the Policy includes are not as restrictive as those set out in the Local Plan. Policy 2 therefore departs from the approach established in the Local Plan. The more flexible approach in relation to piggery sites has been carefully considered in terms of impact on the rural setting of the Land Settlement and the impact on the local infrastructure in particular the unadopted roads. The Neighbourhood Plan is concerned in a similar way as Local Plan Policy HG/8 with cumulative impact of any other residential development coming forward via other routes such as conversions of rural farm buildings. Policy 2 therefore resists other sources of residential proposals which could come forward under Policy HG/8.
HG/9 Dwelling to Support a Rural-based Enterprise	Policy allows for new permanent dwellings where these are needed for agricultural, forestry or a rural based enterprise. The policy applies a set of strict criteria which includes: i) there is a	Policy 2	There is an area of tension between the Local Plan approach and the locally specific approach in the NP area.  Policy 2 allows, in principle, new dwellings to be built on the site of existing piggery

<b>Table 3: Development control policies identified as SCDC as being strategic and how they apply to the NP</b>			
<b>Policy</b>	<b>Subject</b>	<b>Relevance to NP/NP area</b>	<b>How the NP conforms with the DP</b>
	housing need related to the worker in question ii) the dwelling relates well to agricultural unit iii) there are no suitable buildings available in the area iv) the conversion of appropriate nearby buildings would not provide suitable employment v) no existing dwelling serving the unit or closely connected to it has either recently been sold off or in some way separated from it.		buildings. For the owners of those sites (including existing agricultural enterprises) this is an affordable route for creating any required additional homes. There is therefore no need for additional options to apply to support the agricultural enterprises in the NP area. The NP area is not situated in a remote area and any new enterprises during the plan period will be able to assess the housing needs (and existing availability) of labour force required to support the business. It would therefore be inappropriate and unnecessary to allow for further residential dwellings to serve the needs of agricultural workers.
ET/1 Limitations on the Occupancy of New Premises in South Cambridgeshire	Provides policy framework for new employment uses and not expected to be applicable in rural location such as the Land Settlement	No	NA
ET/2 Promotion of Clusters	Not applicable to rural areas such as the Land Settlement	No	NA
ET/3 Development in Established Employments Areas in the Countryside	There are no established employment areas in NP area although Granta Park is.	Limited	Policy will apply alongside the NP policies.
ET/4 New Employment Development in Villages	Policy allowing new employment uses subject to criteria within village frameworks.	No	NA
ET/5 Development of the Expansion of Firms	Provides decision making framework for the expansion of firms. Could be applicable to areas immediately adjacent to village frameworks but only so as is relevant to expanding firms.	Limited	Policy will apply alongside the NP policies.
ET/6 Loss of Rural Employment to Non-Employment uses	Policy applies to sites within village frameworks.	No	NA
ET/7 Conversion of Rural Buildings for Employment	Policy allows for conversion (without extension) of rural buildings for employment	Yes	Policy will apply alongside the NP policies
ET/8 Replacement Buildings in the Countryside	Policy allows for replacement of rural buildings	Yes	Policy will apply alongside the NP policies
ET/9 Farm Diversification	Policy allows for farm diversification scheme.	Yes	Policy will apply alongside the NP policies.
ET/10 Tourist Facilities and Visitor Accommodation	Policy allows for tourist facilities etc.	Yes	Policy will apply alongside the NP policies.
SF/1 Protection of Village Services and Facilities	Policy protects village services and facilities	Limited	Policy will apply alongside the NP policies.
SF/2 Applications for New	New retail development unlikely to be permitted	Limited	Policy will apply alongside the NP policies.

<b>Table 3: Development control policies identified as SCDC as being strategic and how they apply to the NP</b>			
<b>Policy</b>	<b>Subject</b>	<b>Relevance to NP/NP area</b>	<b>How the NP conforms with the DP</b>
Retail Development	in NP area under this policy		
SF/3 Retail Development on Land Allocated for Other Uses	Not applicable to NP area as no land allocations.	No	NA
SF/4 Retailing in Villages	Not applicable to NP area.	No	NA
SF/5 Retailing in the Countryside	Policy restricts retail use in countryside but does allow Sales from farms and nurseries of produce and / or craft goods, where the majority of goods are produced on the farm or in the locality	Yes	Policy will apply alongside the NP policies.
SF/8 Lord Bridge's Radio Telescope	Lord Bridge's Radio Telescope is situated South West of Cambridge. Policies in NP will have no impact on this site.	No	NA
SF/9 Protection of Existing Recreation Areas	No recreation areas contained within NP area	No	NA
SF/10 Outdoor Playspace, Informal Open Space and New developments	Policy would require off site contributions towards play facilities from new development.	Yes	Policy will apply alongside the NP policies.
SF/11 Open Space Standards	Clarifies the open space standards to be applied in district.	Yes	Policy will apply alongside the NP policies.
SF/12 The River Cam	River Cam does not run through NP area	No	NA
NE/1 Energy Efficiency	Strategic to deliver climate change mitigation and adaption.	Yes	Policy will apply alongside the NP policies
NE/2 Renewable Energy	Establishes principles regarding the assessment of renewable energy projects	Limited	Policy will apply alongside the NP policies
NE/3 Renewable Energy Technologies in New Development	Proposals is applicable to schemes of 1,000 sq m or more or more than 10 units	Unlikely	Policy will apply alongside the NP policies
NE/4 Landscape Character Areas	Policy requires new development to respect or retain existing landscape character	Yes. Policy 1 and 2.	Policy will apply alongside the NP policies
NE/5 Countryside Enhancement Areas	Policy applies to proposals coming forward within countryside enhancement area	NP area is not in such an area.	NA
NE/6 Biodiversity	This generic policy which seeks to ensure existing features of biodiversity value on a development site are retained or enhanced.	Yes.	Policy will apply alongside the NP policies

<b>Table 3: Development control policies identified as SCDC as being strategic and how they apply to the NP</b>			
<b>Policy</b>	<b>Subject</b>	<b>Relevance to NP/NP area</b>	<b>How the NP conforms with the DP</b>
NE/7 Sites of Biodiversity or Geological Importance	Sites of Biodiversity or Geological Importance are identified on the Proposals Map.	Yes. The railway cutting on Land settlement is identified as a county wildlife site	Policy will apply alongside the NP policies
NE/8 Groundwater	A policy establishing that no development will be permitted which poses an unacceptable risk to the quality of the underlying ground water to the chalk aquifer in south and east Cambridge	Unlikely to be relevant.	Policy will apply alongside the NP policies
NE/9 Water and Drainage Infrastructure	Policy clarifying that planning permission will not be granted where there is inadequate water supply, sewerage or land drainage system.	Yes	Policy will apply alongside the NP policies.
NE/10 Foul Drainage – Alternative Drainage Systems	A policy setting out a decision making framework where drainage to the public sewer is not possible.	Yes.	Policy will apply alongside the NP policies.
NE/11 Flood Risk	Policy confirms proposals will be decided in line with national policy with regards flooding.	NP area does not have areas of fluvial flood risk but according to EA maps (as at Jan 2018) is at some risk from surface water flooding.	Policy will apply alongside the NP policies.
NE/12 Water Conservation	Provides standards for water consumption of residential properties	Yes	Policy will apply alongside the NP policies.
NE/13 Hazardous Installations	Proposal applicable to hazardous installations	Unlikely to be relevant	Policy will apply alongside the NP policies.
NE/14 Lighting proposals	Policy that addresses external lighting in development.	Yes	Policy will apply alongside the NP policies.
NE/15 Noise Pollution	Policy addresses noise impacts from new development.	Yes	Policy will apply alongside the NP policies.
NE/16 Emissions	Policy addresses air pollution impacts from new development.	Yes	Policy will apply alongside the NP policies.
NE/17 Protecting High Quality Agricultural Land	States that permission will be granted for development which would lead to the irreversible loss of Grades 1, 2 or 3a agricultural land unless:	Policy 1 and Policy 2	Policy will apply alongside the NP policies. Policy 1 in the NP allows for replacement dwellings that could lead to increased land intake but this is within the curtilage of existing property. Policy 2 in the NP is applicable to land on the site of the piggery or immediately adjacent so this is also within curtilage of the existing outhouses or sites.

<b>Table 3: Development control policies identified as SCDC as being strategic and how they apply to the NP</b>			
<b>Policy</b>	<b>Subject</b>	<b>Relevance to NP/NP area</b>	<b>How the NP conforms with the DP</b>
	a. Land is allocated for development in the Local Development Framework; b. Sustainability considerations and the need for the development are sufficient to override the need to protect the agricultural value of the land.		
CH/1 Historic Landscapes	This policy is applicable where adverse effects to historic landscapes could occur	No	NA
CH/2 Archaeological Sites	Policy confirms that sites will be protected in line with national policy.	There is scheduled ancient monument which runs through the NP area. This is Brent Ditch an Anglo-Saxon earthwork built around the 6th and 7th Centuries.	The policies in the plan will have no impact on Brent Ditch.
CH/3 Listed Buildings	There are no listed buildings in the NP area	No	NA
CH/4 Development Within the curtilage or setting of a listed building	There are no listed buildings in the NP area	No	NA
CH/5 Conservation Areas	There is no conservation area in NP area.	No	NA
CH/8 Advertisement	A development management policy addressing advertisements	Could be	Policy will apply alongside the NP policies.
CH/9 Shop Fronts	There are no shop fronts in the NP area	NO	NA
CH/11 Duxford Imperial War Museum	Lies outside the NP area to the west	NA	
TR/1 Planning for More sustainable Travel	Policy provides addresses the impacts of development regarding sustainable transport modes.	Limited due to the limited development proposed as part of the NP.	Policy will apply alongside the NP policies.
TR/2 Car and Cycle Parking Standards	Policy sets car parking standards. NPPF compliant?	Yes.	Where NPPF compliant, policy will apply alongside the NP.
TR/3 Mitigating Travel	Policy establishing in principle, that mitigation	Yes.	This policy will apply alongside the NP policies. It is particularly relevant to NP Policy 3

<b>Table 3: Development control policies identified as SCDC as being strategic and how they apply to the NP</b>			
<b>Policy</b>	<b>Subject</b>	<b>Relevance to NP/NP area</b>	<b>How the NP conforms with the DP</b>
Impact	measures including financial contributions may be sought to address impacts of new development.		that also clarifies the link between development and need for transport infrastructure improvements.
TR/4 Non-motorised Modes	Policy setting out priorities and development management approach towards non-motorised modes of transport.	Yes	Policy will apply alongside the NP policies.
TR/5 Rail Freight Interchanges	Policy applicable to freight interchange proposals	No	NA
TR/6 Aviation-related development proposals	There are no aviation related policies in the NP area	No	NA

Table 4: Emerging Local Plan policies and how they apply to the NP			
Policy	Subject	Relevance to NP/NP area	How the NP conforms with the policy
S/3 Presumption in Favour of Sustainable Development	Policy setting out an overarching objective	Yes	The Policy will apply alongside NP policies
S/4 Cambridge Green Belt	Strategic policy regarding the green belt.	No	NA
S/5 Provision of New Jobs and Homes	Strategic policy to deliver homes and jobs	Yes	The Policy will apply alongside NP policies
S/6 The Development Strategy to 2031	Policy setting out an overarching spatial strategy for the district	Yes	The Policy will apply alongside NP policies
S/7 Development Frameworks	<p>The current policy reads: Development and redevelopment of unallocated land and buildings within development frameworks (as shown on the Policies Map) will be permitted provided that:</p> <p>a. Development is of a scale, density and character appropriate to the location, and is consistent with other policies in the Local Plan; and</p> <p>b. Retention of the site in its present state does not form an essential part of the local character, and development would protect and enhance local features of green space, landscape, ecological or historic importance; and c. There is the necessary infrastructure capacity to support the development;</p> <p>2. Outside development frameworks, <u>only allocations within Neighbourhood Plans that have come into force and</u> development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside or where supported by other policies in this plan will permitted.</p>	Yes. Policy 2	<p>The entire Neighbourhood Area lies outside the development framework. Policy S/7 of emerging Local Plan focuses new development within development frameworks and does not normally allow for development no considered appropriate in the countryside to be located outside the countryside. However, proposed modification SC-MM011 allows for development outside of Development frameworks that is allocated within a Neighbourhood Plan to also come forward.</p> <p>Paragraph 2.51A of the draft supporting text (SC-MM012) to the policy reads: <u>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> <p>Strictly speaking, Policy 2 is not an allocation but the policy is confined to piggery sites on the Land Settlement. For this reason Policy 2 is considered to be in broad conformity with the emerging Local Plan.</p>
S/8 Rural Centres	Policy concerning the rural centres in the district	No. NP area is not a rural centre	NA
S/9 Minor Rural Centre	Policy concerning the minor rural centres in the district	No. The NP area is not a rural centre.	NA
S/10 Group Villages	Great Abington is classified as a group village	Yes.	The NP assumes the NP area is outside the development framework and conforms

<b>Table 4: Emerging Local Plan policies and how they apply to the NP</b>			
<b>Policy</b>	<b>Subject</b>	<b>Relevance to NP/NP area</b>	<b>How the NP conforms with the policy</b>
	but within the village framework. The NP area falls outside the village framework meaning.  Proposed modification SC-MM277X amends the development framework to include the new housing allocation policy H/1 (J) land at High Street/Pampisford Road		with S/10 in this regard.
S/11 Infill Villages	Policy concerning infill development in villages.	No. NP area not a village	NA
S/12 Phasing, Delivery and Monitoring	Policy regarding strategic monitoring	Not directly	NA
Site Allocations SS/1, SS/2, SS/3, SS/4, SS/5, SS/6, SS/7, SS/8	Strategic site allocations	No	NA
CC/1 Mitigation and Adaptation to Climate Change	A policy requiring all schemes to embed the principles of climate change mitigation and adaptation into the development.	Yes	Policy will apply alongside NP policies
CC/2 Renewable and Low Carbon Energy Generation	A policy providing a decision making framework for renewable and low carbon energy generation.	Yes	Policy will apply alongside the NP policies
CC/3 Renewable and low carbon energy in new developments	A policy requiring on site renewable generation for larger schemes	Not likely	Policy will apply alongside the NP policies
CC/4 Water Efficiency (2018 mods required title change)	A policy setting water efficiency standards and BREAM standards for non residential.	Yes	Policy will apply alongside the NP policies
CC/5 Sustainable Show Homes	A policy regarding show homes on larger schemes.	No	NA
CC/6 Construction Methods	A policy concerning construction standards across the country	Limited	Policy will apply alongside the NP policies
CC/7 Water Quality	A policy establishing standards for water supply, drainage and sewerage.	Yes	Policy will apply alongside the NP policies
CC/8 Sustainable Drainage Systems	A policy establishing the standards that will be expected regarding the management of surface water run off.	Yes	Policy will apply alongside the NP policies
CC/9 Managing Flood Risk	A policy establishing approach to flood risk.	Yes. Although NP area not in fluvial	Policy will apply alongside the NP policies

<b>Table 4: Emerging Local Plan policies and how they apply to the NP</b>			
<b>Policy</b>	<b>Subject</b>	<b>Relevance to NP/NP area</b>	<b>How the NP conforms with the policy</b>
		flood risk zone.	
HQ/1 Design Principles	Contains generic design principles which all development should comply with	Yes.	The policies in the NP complement the following Local Plan policy and in particular provide local specific context to the following design principles: <ul style="list-style-type: none"> <li>• Preserve or enhance the character of the local urban and rural area and respond to its context in the wider landscape;</li> <li>• Conserve or enhance important natural and historic assets and their setting;</li> <li>• Include variety and interest within a coherent, place-responsive design, which is legible and creates a positive sense of place and identity whilst also responding to the local context and respecting local distinctiveness;</li> <li>• Be compatible with its location and appropriate in terms of scale, mass, form, siting, design, proportion, materials, texture and colour in relation to the surrounding area;</li> </ul>
NH/1 Conservation Area and Green Separation at Longstanton	A policy specific to Longstanton	No.	NA
NH/2 Protecting and enhancing Landscape Character	A policy establishing that proposals will only be supported where it respects, retains or enhances the local character and distinctiveness of the local landscape.	Yes	Policies 1 and 2 provide local context to this policy. This policy will apply alongside the NP policies.
NH/3 Protecting agricultural Land	States that permission will be granted for development which would lead to the irreversible loss of Grades 1, 2 or 3a agricultural land unless: <ol style="list-style-type: none"> <li>a. Land is allocated for development in the Local Plan;</li> <li>b. Sustainability considerations and the need for the development are sufficient to override the need to protect the agricultural value of the land.</li> </ol>	Yes	Policy will apply alongside the NP policies. Policy 1 in the NP allows for replacement dwellings that could lead to increased land intake but this is within the curtilage of existing property. Policy 2 in the NP is applicable to land on the site of the piggery or immediately adjacent so this is also within curtilage of the existing outhouses or sites.
NH/4 Biodiversity	A policy providing the decision-making framework regarding biodiversity and development	Yes	This policy will apply alongside the NP policies.
NH/5 Sites of Biodiversity or Geological Importance	A policy providing a decision-making framework for proposals affecting sites of biodiversity or geological importance.	Yes. The Railway Cutting in Great Abington is designated a	This policy will apply alongside the NP policies.

Table 4: Emerging Local Plan policies and how they apply to the NP			
Policy	Subject	Relevance to NP/NP area	How the NP conforms with the policy
		County Wildlife Site which is covered in this policy.	
NH/6 Green Infrastructure	A policy providing a strategy for maintaining and improving green infrastructure	Yes.	Policy will apply alongside the NP policies
NH/7 Ancient Woodlands and Veteran Trees	A policy providing a decision-making framework for proposals affecting ancient woodlands and veteran trees	Limited.	Policy will apply alongside the NP policies
NH/8, NH9 and NH/10 adjoining the Green Belt	Three policies applicable to sites on edge of green belt or in green belt.	No.	NA
NH/14 Heritage Assets & NH/15 Heritage Assets and Adapting to Climate Change	Policies providing a decision-making framework for heritage assets.	Yes. Brent Ditch is key heritage asset in the NP Area.	Policies will apply alongside the NP policies
H/1, H/2	Allocations not applicable to NP area.	No	NA
H/6 Residential Moorings		No.	NA
H/7 Housing Density	Policy requires minimum density of 30 dph to be achieved.	Yes.	The NP does not achieve 30 dph and to do so would conflict with other areas of the Local Plan. It is considered that exceptional circumstances (allowed in the policy) applies to the NP area and therefore the NP is in broad conformity.
H/8 Housing Mix	<p>Due to number of modifications and relevance to the plan are this policy is repeated below:</p> <p><i>1. A wide choice, type and mix of housing will be provided to meet the needs of different groups in the community including families with children, older people, those seeking starter homes, people wishing to build their own homes and people with disabilities. The market homes in developments of 10 or more homes will consist of:</i></p> <p><i>a. At least 30% 1 or 2 bedroom homes;</i></p> <p><i>b. At least 30% 3 bedroom homes;</i></p> <p><i>c. At least 30% 4 or more bedroom homes;</i></p> <p><i>d. With a 10% flexibility allowance that can be added to any of the above categories taking account of local circumstances.</i></p>	Yes.	<p>As the NP only allows for single dwelling sites to come forward it is not possible to apply Local Plan policy to achieve a mix. However, the emphasis in Policy 2 of the plan is to meet the needs of the growing older generation in the NP area and to respond to the demand for existing resident to create suitably designed more accessible homes in which they move into, freeing up the original house for the children. Homes which have already been built on the piggery sites have provided 1.5 storey 2 and 3-bedroom homes and it is expected this will be the case under Policy 2.</p> <p>Policy 2 complements H/8 Housing Mix by specifying that new homes should be built to the accessible and adaptable dwellings M4(2) standard</p>

Table 4: Emerging Local Plan policies and how they apply to the NP			
Policy	Subject	Relevance to NP/NP area	How the NP conforms with the policy
	<p><i>Section 1 is subject to:</i></p> <p><i>e. The housing mix of affordable homes (except starter homes) in all developments being determined by local housing needs evidence;</i></p> <p><i>f. On all sites of 20 or more dwellings, and in each phase of strategic sites, developers will supply dwelling plots for sale to self and custom builders. Where plots have been made available and appropriately marketed for at least 12 months and have not been sold, the plot(s) may either remain on the market or be built out by the developer. Exceptionally, no provision will be expected in developments or phases of developments which comprise high density multi-storey flats and apartments.'</i></p> <p><i>3. The mix of market homes to be provided on sites of 9 or fewer homes taking will take account of local circumstances'</i></p> <p><i>4. 5% of homes in a development should be built to the accessible and adaptable dwellings M4(2) standard rounding down to the nearest whole property. This provision shall be split evenly between the affordable and market homes in a development rounding to the nearest whole number.'</i></p>		
H/9 Affordable housing	Subject to January 2018 Modifications, this policy applies only to developments of 11 homes or more.	No.	NA
H/10 Rural Exception Site Affordable Housing	Policy allows for sites adjoining development framework boundaries to deliver rural exceptions housing	No. Pampisford Road separates the Great Abington development framework from land in the NP area. Therefore there are	NA

Table 4: Emerging Local Plan policies and how they apply to the NP			
Policy	Subject	Relevance to NP/NP area	How the NP conforms with the policy
		no sites in the NP area adjoining the development framework boundary	
H/11 Residential Space Standards for Market Housing.	A district wide policy providing minimum internal space standards for new housing.	Yes	Local plan policy will apply alongside the NP policies. In order to manage an tendency for very large single dwelling proposals in the NP area, Policies 1 and 2 include maximum floor space standards for new dwellings.
H/12 Extensions to Dwellings in the Countryside.	A district wide emerging policy (similar to adopted policy) allowing for extensions to dwellings in the countryside	Yes.	NP policy 1 provides a locally specific interpretation of this policy and is in broad conformity with it.
H/13 Replacement Dwellings in the countryside	A district wide emerging policy (similar to adopted policy) allowing for replacements dwellings in the countryside.	Yes	NP policy 1 provides a locally specific interpretation of this policy and is in broad conformity with it.
H/14 Countryside Dwellings of Exceptional Quality	A district wide emerging policy allowing for new residential proposals of exceptional quality in the countryside subject to a strict criterion.	Limited. Due to the specific circumstances of the NP area proposals are unlikely to come forward in the NP area under this policy.	<p>The NP allows for additional dwellings to come forward under Policy 2 of the plan but resists all other development. There is therefore, technically speaking, a conflict between the NP and emerging policy H/14. However, the intention of emerging Local Plan policy H/14 is to provide possibilities for executive homes in isolated countryside locations subject to the proposal being of exceptional quality. Whilst the NP area is in a countryside location, it is not an isolated countryside location and it would be far more appropriate to allow for self-build opportunities which Policy 2 in the NP proposes. The supporting text to draft policy H/14 appears to support this assertion stating: <i>“Sites with an existing dwelling which could be replaced under policy H/13 should be avoided in order to protect the supply of sites suitable for self-build and other more ‘affordable’ homes”</i></p> <p>The NP is therefore considered to be in broad conformity with this policy.</p>
H/15 Development of Residential Gardens	A district wide policy providing an approach for residential garden development. The policy allows for this in countryside locations in line with Local plan policy H7	Yes.	NP policies complement approach taken in emerging Policy H7 which is linked with the is policy for countryside locations.
H/16 Re-use of Buildings in the Countryside for Residential use.	Wording in this draft policy is slightly different to the adopted policy. This policy states: <i>The change of use and adaptation of redundant or disused buildings in rural areas to residential use will only be permitted where:</i> <i>a. The buildings are unsuitable for employment</i>	Yes	<p>At initial consideration, Policy 2 of the NP may be considered to conflict with the approach taken in emerging Local Plan policy H/16 for the same reasons as described above where the adopted policy is discussed.</p> <p>However, as with the adopted policy there are many commonalities between the emerging Local Plan policy and the NP and, in actual fact, the overall desired outcomes of both documents complement each other well. The difference is that the</p>

Table 4: Emerging Local Plan policies and how they apply to the NP			
Policy	Subject	Relevance to NP/NP area	How the NP conforms with the policy
	<p><i>use, or it being demonstrated through marketing the development opportunity for at least 12 months at a realistic price, that there is no demand for their development for employment use;</i></p> <p><i>b. The buildings are structurally sound, not makeshift in nature and are of permanent, substantial construction;</i></p> <p><i>c. There will be an enhancement to the immediate setting of the buildings;</i></p> <p><i>d. The form, bulk, design, landscaping and materials used in the change of use and adaptation and any associated extensions are sensitive to the character and appearance of the building and locality;</i></p> <p><i>e. There is a safe vehicular site access</i></p>		<p>NP seeks a managed and planned approach to bring consistency to the NP area but by doing so it has to be less flexible in other areas.</p> <p>The supporting text to Policy H/16 states “<i>Where there is no prospect of their being used to provide local employment, the Council is supportive of allowing rural buildings to be adapted to make a contribution to meeting local housing needs</i>”. Policy 2 of the NP goes further than Policy H/16 by adopting a planned approach towards the reuse of agricultural buildings in the NP area and allows, in principle, for new dwellings to be built on the site of existing piggery buildings.</p> <p>Point c and d of the emerging Local Plan policy HG/16 refer to the need for any proposals to result in an enhancement to the immediate setting of the buildings and for proposals to be sensitive to the character and appearance of the building and locality. The work that has gone into the NP, including the character assessment which supports it, has resulted in identifying only the piggery buildings as suitable for new dwellings.</p> <p>Supporting paragraph 7.50 of the emerging Local Plan does clarify that “<i>It is important, however, to consider the potential impact in terms of the character of the building and the locality. Not all buildings in the countryside are suitable for conversion or adaptation to new uses, as they may be of insubstantial construction, of poor design, or not in keeping with their surroundings</i>”. Here it is relevant to note that the NP, which is informed by a character assessment and needs to take into account the cumulative impact of residential development on the piggery sites, has concluded that it would not be appropriate, on grounds of character and impact on road infrastructure to allow other agricultural buildings to come forward as residential development in the NP area.</p> <p>As with the adopted local Plan policy HG/8, it is considered that Policy 2 is simply an appropriate local interpretation of the emerging Local Plan approach and it is one which is supported by a clear rationale. The cautious approach taken in Policy 2 towards any other sources of residential development (sources other than the piggery sites) is based on a very legitimate concern regarding the extent to which further non-residential buildings could be subject, during the plan period, of planning applications under Local Plan policy HG/8. A site visit will reveal the ad hoc nature of planning control that has taken place over the years. As noted by the health check examiner “<i>much development authorized for non-residential use (principally agricultural, or live-work, or uses originally confined to ancillary use) has “crept” to residential use...</i>”</p> <p>Whilst the tension between the emerging Local Plan policy H/16 and Policy 2 of the</p>

<b>Table 4: Emerging Local Plan policies and how they apply to the NP</b>			
<b>Policy</b>	<b>Subject</b>	<b>Relevance to NP/NP area</b>	<b>How the NP conforms with the policy</b>
			NP acknowledged, the policy is considered to be in broad conformity with the Local Plan.
H/17 Working at homes	A district wide policy allowing for alterations in a rural home in order to facilitate home working.	Yes	Policies will apply alongside the NP policies
H/18 Dwellings to support a rural-based enterprise	A district wide policy similar to the adopted Local Plan policy HG/9 with the same name. The policy allows, if special circumstances can be demonstrated for, countryside dwellings where this is essential to support a rural-based enterprise.	Yes.	There is an area of tension between the emerging Local Plan approach and the locally specific approach in the NP area.  Policy 2 allows, in principle, new dwellings to be built on the site of existing piggery buildings. For the owners of those sites (including existing agricultural enterprises) this is an affordable route for creating any required additional homes. There is therefore no need for additional options to apply to support the agricultural enterprises in the NP area. The NP area is not situated in a remote area and any new enterprises during the plan period will be able to assess the housing needs (and existing availability) of labour force required to support the business. It would therefore be inappropriate and unnecessary to allow for further residential dwellings to serve the needs of agricultural workers.
H/19 Provision for Gypsies and Travellers and Travelling Showpeople	A district wide approach to planning for housing for Gypsies and Travellers	Possibly.	Policies will apply alongside the NP policies
H/20 Gypsy and Traveller Provision at new Communities	A policy concerning planning for needs of gypsies and travellers at new communities locations	No	NA
H/21 Proposals for Gypsies, Travellers and Travelling Showpeople sites on unallocated land outside development frameworks & H22 Design of Gypsy and Traveller Sites	Policies providing a decision making framework for proposals in countryside for gypsies, travellers and travelling show people and for all proposals in terms of design.	Possible.	Policies will apply alongside the NP policies
E/1, E/2, E/3, E/4, E/5, E/6, E/7	Site specific employment policies not applicable to NP area	No	NA
E/9 Promotion of Clusters	A policy which supports new employment provision where this will assist with clusters.	Possibly	Granta Park which lies adjacent to NP area provides space although it is not specifically mentioned in the policy. This policy will apply alongside the NP policies.
E/10, E11, 12	District wide employment policies applicable to employment areas, warehousing and distribution centres as well as villages	No.	NA

Table 4: Emerging Local Plan policies and how they apply to the NP			
Policy	Subject	Relevance to NP/NP area	How the NP conforms with the policy
E/13 New employment on the edges of villages	Policy allows for new employment on edges of villages subject to criteria	Yes.	Policy will apply alongside the NP policies
E/14 Loss of employment land to non-employment uses.	Policy preventing the loss of employment within and on the edge of villages.	Yes.	Policy will apply alongside the NP policies
E/15 Established Employment areas	Applicable to defined employment areas	No.	NA
E/16 Expansion of existing businesses in the countryside	This allows for expansion of employment uses in the countryside subject to criteria including: <i>The proposed development would not (by itself or cumulatively) have a significant adverse impact in terms of the amount or nature of traffic generated</i>	Yes.	<p>The policy will apply alongside the NP policies.</p> <p>Due to the limitation of transport infrastructure in the NP area where the roads are unadopted single tracked roads the NP's third policy focuses on this issue. The policy states:</p> <p><i>“Development that results in significant additional traffic on the Land Settlement estate or damages residential amenity through traffic generation will not be supported.</i></p> <p><i>Where a development proposal triggers the need to make minor improvements to the road layout on the estate (for example the addition of formal passing places) in order to make the development acceptable, no development will happen until the details of these works and timetable for implementation has been submitted and approved by the local planning authority in consultation with the body responsible for managing the roads (the AEML).</i></p> <p><i>Where a development proposal triggers the need to make more significant changes to the road layout on the estate (such as a road widening scheme), in order to make the development acceptable, development will not be permitted. This will apply where the changes required to mitigate transport impacts will, by their very nature alter the character of the plan area and conflict with the aims and principles underpinning this plan.”</i></p> <p>NP policy 3 therefore complements Local Plan policy E/16 by providing locally specific context to this issue.</p>
E/17 Conversion or Replacement of Rural Building for Employment	Policy allows, subject to criteria, conversion of rural buildings for employment use.	Yes	Policy will apply alongside the NP policies
E/18 Farm Diversification	Policy provide a framework for determining applications involving farm diversification	Yes	Policy will apply alongside the NP policies
E/19 Tourist Facilities and	Policy providing a framework for tourist facilities	Unlikely	Policy will apply alongside the NP policies

<b>Table 4: Emerging Local Plan policies and how they apply to the NP</b>			
<b>Policy</b>	<b>Subject</b>	<b>Relevance to NP/NP area</b>	<b>How the NP conforms with the policy</b>
Visitor Attractions	in the countryside		
E/20 Tourist Accommodation	Policy providing a framework for applications providing tourist accommodation	Unlikely	Policy will apply alongside the NP policies
E/21 Retail Hierarchy	Not applicable to countryside locations	No	NA
E/22 Applications for new Retail Development	Not applicable to countryside locations	No	NA
E/23 Retailing in the countryside	Provides a framework for determining countryside proposals for retail	Yes.	Policy will apply alongside the NP policies
SC/2 Health Impact Assessment	Policy applicable to large scale proposals	No	NA
SC/3 Protection of village services and facilities	Policy protecting village services and facilities	Limited	Policy will apply alongside the NP policies
SC/4 Meeting Community Needs	A policy requiring all proposals to contribute towards community infrastructure	Yes	Policy will apply alongside the NP policies
SC/5 Hospice Provision	Applicable to development frameworks	No	NA
SC/6, SC7, SC8 (deleted under modifications ?)	Policies requiring contributions as appropriate towards open space, indoor community facilities and outdoor play space	Yes	Policies will apply alongside the NP policies
SC/9 Protection of existing recreation areas, allotments and community orchards	A policy protecting existing spaces	No	NA
SC/10 Lighting proposals	A policy providing an approach towards proposals involving lighting	Yes	Policy will apply alongside the NP policies
SC/11 Noise pollution	A policy managing impact of noise from development	Yes	Policy will apply alongside the NP policies
SC/12 Contaminated Land	A policy managing new development and contamination	Yes	Policy will apply alongside the NP policies
SC/13 Air Quality	A policy managing new development and air quality	Yes	Policy will apply alongside the NP policies
SC/14 Hazardous Installations	A policy specific to hazardous installations	Yes	Policy will apply alongside the NP policies
SC/15 Odour and other fugitive emissions to air	A policy specific to fugitive emissions to air	Yes	Policy will apply alongside the NP policies
TI/1 Chesterton Rail Station and Interchange	Site specific	No	NA
T1/2 Planning for	District wide policy providing an approach to	Yes	Policy will apply alongside the NP policies

<b>Table 4: Emerging Local Plan policies and how they apply to the NP</b>			
<b>Policy</b>	<b>Subject</b>	<b>Relevance to NP/NP area</b>	<b>How the NP conforms with the policy</b>
Sustainable Travel	planning applications		
T1/3 Parking Provision	District wide policy providing an approach to planning applications	Yes	Policy will apply alongside the NP policies
T1/4, T1/5, T1/6 and T1/7	Transport policies on rail freight, aviation and Lord Bridge's Radio telescope	No	NA
T1/8 Infrastructure and New Development	A district wide policy stating that planning permission will only be granted for proposals that have made suitable arrangements for the improvement or provision of infrastructure necessary to make the schemes acceptable in planning terms. The policy indicates that this could be via CIL or planning obligations and that any contributions need to be related to the form of the development and its impact upon the surrounding area.	Yes	This policy will apply alongside the NP policies. It is particularly relevant to Policy 3 that also clarifies the link between development and need for transport infrastructure improvements.
T1/9 Education Facilities	Strategic policy regarding education infrastructure	Yes	Policy will apply alongside the NP policies.
T1/10 Broadband	Strategic policy regarding broadband infrastructure	Yes	Policy will apply alongside the NP policies.

## 6. Compatibility with EU Legislation

### SEA and HRA

6.1 European Union Directive 2001/42/EC requires a Strategic Environmental Assessment (SEA) to be undertaken for certain types of plans or programmes that would have a significant environmental effect. The EU Directive has been transposed into UK legislation through the Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations). Regulation 9 states that the responsible body (the local planning authority) shall determine whether or not a plan is likely to have a significant effect and that before making such a determination it shall take into account the criteria set out in Schedule 1 of the Regulations and consult the consultation bodies (Natural England, Historic England and the Environment Agency). Regulation 11 states that within 28 days of making the SEA screening determination it shall

- Send to each consultation body a statement of its reasons for determination (where it is determined that the plan does not require an environmental assessment).
- Bring to the attention of the public that it has determined the plan is not likely to have significant environmental effects.
- Make copies of the determination available to view.

6.2 On 6 July 2017, SCDC issued an SEA screening determination which confirmed that the NP was not likely to have any significant environmental effects. This was following consultation with the consultation bodies in May and June 2017.

6.4 In line with Regulation 11 of the SEA regulations, SCDC sent the SEA screening determination to the consultation bodies within 28 days of the Screening determination and issued a statement of its reasons for the determination. The SEA screening determination was made available to view on the SCDC website <https://www.scambs.gov.uk/GreatAbingtonFormerLSAEstateNP> as well as the Great Abingtons website at <http://www.theabingtons.org.uk/parish-councils/great-abington-parish-council/neighbourhood-plan/>

6.5 In line with Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended) this document is also submitted alongside the Neighbourhood Plan.

6.6 The NP Screening Determination Statement also concludes that the making of the NP is not likely to have a significant effect on a European site, either alone or in combination with other plans or projects.

### Human Rights

6.7 The Neighbourhood Plan has been prepared having regard to the fundamental rights and freedom guaranteed under the European Convention on Human Rights and complies with the Human Rights Act 2010.

6.8 Everyone in Britain is protected by the Act. The “protected characteristics” under the Act are (in alphabetical order):

- Age

- Disability
- Gender reassignment
- Marriage and civil partnership
- Pregnancy and maternity
- Race
- Religion and belief
- Sex
- Sexual orientation

6.9 This section assesses the Submission Draft of the NP to ensure that NP is satisfying its statutory duties in this regard. The aims, principles and the policies in the Neighbourhood Plan have been assessed for their potential effects on persons with protected characteristics. The results are shown in the table below. There were no potential negative effects identified and a number of areas where the plan could be broadly positive for persons with protected characteristics and this applies to people who need more suitable housing due to decreased mobility.

**Table 5: Human Rights implications of the NP (Impact of the Neighbourhood Plan policies on Persons with Protected Characteristics)**

NP Component	Impact on Persons with Protected Characteristics	
	No specific impact on persons with protected characteristics identified.	Broadly positive for persons with certain protected characteristics
NP Aims: 1. to keep the historic pattern of building on the land settlement, comprising a house with outbuildings (which may include a new dwelling as defined below) surrounded by open land separating each holding	X	
2. to retain the existing single track roads with passing places, currently paid for and maintained through Abington Estate Management Limited (set up specifically to manage the roads);	X	
3. to meet-the needs of a wide demographic mix on the Land Settlement by allowing for the building of smaller dwellings suitable to both young and elderly		X

NP Component	Impact on Persons with Protected Characteristics	
	No specific impact on persons with protected characteristics identified.	Broadly positive for persons with certain protected characteristics
4. to support the construction of smaller high quality dwellings as many original smaller houses have been extended		x
5. to ensure that new development responds positively to local character and history;	x	
6. to retain the agricultural and paddock land outside the areas defined by the original houses and their outbuildings	X	
Principles:		
Principle 1 The NP area remains outside the Great Abington village framework.	x	
Principle 2 The broadly rural nature of the designated area should be preserved with all public footpaths retained.	x	
Principle 3  The roads will remain unadopted by the Cambridgeshire County Council.	x	
Principle 4 Developments will not be allowed which will have an adverse impact on the unique character or appearance of the Land Settlement and /or which have an adverse impact on residential amenity or create unacceptable disturbance		x
Principle 5 All new building designs should be in keeping with the agricultural character of the area	x	
Principle 6	X	

NP Component	Impact on Persons with Protected Characteristics	
	No specific impact on persons with protected characteristics identified.	Broadly positive for persons with certain protected characteristics
No development should be allowed that would result in a substantial increase in traffic on the Land Settlement or the need for significant related road development, such as businesses that by their nature require large numbers of vehicle movements		
<p>Policy 1</p> <p>A policy applicable to proposals to replace or extend existing homes</p>		x
<p>Policy 2</p> <p>A policy allowing new dwellings on sites of piggeries where these have not already been built.</p>		X
<p>Policy 3</p> <p>A policy establishing that development proposals that will have unacceptable impacts on traffic generation will not be permitted.</p> <p>Specifies that safe pedestrian access should be provided alongside new development.</p>	x	