

Chapter 7

Delivering High Quality Homes



Impington, South Cambridgeshire

Chapter 7 Delivering High Quality Homes

- 7.1 Building new market and affordable homes to meet housing needs will support the creation of healthy communities and contribute to the success of the local economy. Building the right type of homes in the right places can also promote energy efficiency and help reduce fuel poverty. The Local Plan needs to do this whilst ensuring the protection and enhancement of our environment.
- 7.2 The Local Plan needs to consider the housing needs of the whole community including single person households, families, elderly people, people with disabilities, Gypsies and Travellers, and people wishing to build their own homes and be sufficiently flexible to cope with changes over the plan period. A proportion of the housing will need to be available at below market costs to help households who cannot afford open market prices or rents.
- 7.3 Housing needs and aspirations can often be met by extending existing homes or by replacing them. Where non-residential buildings lie vacant, turning them into homes can provide attractive places to live, provided that this is not at the cost of providing appropriate local places of employment. National planning policy requires that the Local Plan considers restricting inappropriate development in gardens and limiting new housing development in the countryside.

Key Facts:

- South Cambridgeshire has high house prices in relation to earnings. In June 2012 average house prices were 6.9 times average household incomes with the ratio increasing to 10.3 times when comparing lower quartile prices and incomes.
- In June 2012 the average house price was £299,359 compared to an average price across England of £250,056.
- A housing register with over 3,378 households seeking affordable housing in March 2013. The Strategic Housing Market Assessment (2013) identifies that 11,838 affordable homes will be required to meet current and arising need in the period to 2031.
- 1,416 new affordable homes built during 5 year period between 1 April 2007 and 31 March 2012 including 276 built on exception sites.
- Gypsy and Traveller community needs have been identified through the Gypsy and Traveller Accommodation Assessment 2016.
- An ageing population with growth forecast between 2001 to 2021 of 95% for the 60-74 age group and 108% for those 75+.
- The 2011 census recorded that 41.5% of homes were detached houses or bungalows, 33.5% semi-detached houses or bungalows, 18% terraced houses or bungalows, 6% flats or maisonettes, and 1% were caravans and other dwellings.
- The Census 2011 recorded that 25% of households in the district were of one person (11.5% pensioners), 31% were households with dependent children, 9% were households with non-dependent children, 32% were households with no children (10% of which were pensioners), and 3% were other types of household.

Allocations for Residential Development at Villages

POLICY H/1: Allocations for Residential Development at Villages

1. The following sites shown on the Policies Map are allocated for housing development and associated uses. They will be developed in accordance with relevant Local Plan policy requirements, and the development requirements identified in respect of each site in the table below. The number of homes granted planning permission on the site may be higher or lower than the indicative capacity and should be determined through a design-led approach.
2. All sites will need to make appropriate financial contribution to any necessary additional infrastructure requirements, including towards additional capacity in local schools.

Site reference	Address	Area (ha.) and indicative dwelling capacity	Development requirements
H/1:a	Sawston, Dales Manor Business Park	10.7 ha. 200 dwellings	<ul style="list-style-type: none"> • Contribution to any highway works required to mitigate the impact of development as a whole on the eastern flank of Sawston; • Creation of a new vehicular access to Wakelin Avenue; • Creation of a significant landscape buffer along the eastern boundary of the site where it adjoins farmland to provide a soft green village edge; • Land bounded by East Way, Middle Way and Grove Road to be developed to provide light industrial and office employment (Use Class B1). • Retention of the tree belt and hedges on the south-west part of the site except as required to provide for access.

Site reference			
	Sawston, land north of Babraham Road (In Babraham Parish)	3.64 ha. 80 dwellings	<ul style="list-style-type: none"> • Contribution to any highway works required to mitigate the impact of development as a whole on the eastern flank of Sawston; • Creation of a significant landscape buffer along the eastern boundary of the site where it adjoins farmland to provide a soft green village edge.
	Sawston, land south of Babraham Road (Part of the site is in Babraham Parish)	11.64 ha. 260 dwellings	<ul style="list-style-type: none"> • Contribution to any highway works required to mitigate the impact of development as a whole on the eastern flank of Sawston; • A contribution to any necessary additional capacity in local schools and/or the provision of land to enable the expansion of Icknield Primary School. • Creation of a significant landscape buffer along the eastern and southern boundary of the site where it adjoins farmland to provide a soft green village edge; • Vehicular access from Babraham Road only, but to include additional cycle and pedestrian links into Sawston along the western boundary of the site including to The Green Road, Church Lane and Plantation Road; • To come forward as a single proposal in a comprehensive scheme.

Site reference	Address	Area (ha.) and indicative dwelling capacity	Development requirements
H/1:d	Histon & Impington, land north of Impington Lane	1.21 ha. 25 dwellings	<ul style="list-style-type: none"> • Creation of a significant landscape buffer along the boundary of the site where it adjoins or could be seen from open countryside to provide a soft green village edge; • Design to mitigate impact on the conservation area and nearby listed buildings; • No built development to take place in flood zones 2 or 3.
H/1:e	Melbourn, land off New Road and rear of Victoria Way	3 ha. 65 dwellings	<ul style="list-style-type: none"> • Creation of a significant landscape buffer along the boundary of the site where it adjoins or could be seen from open countryside to provide a soft green village edge.
H/1:f	Gamlingay, Green End Industrial Estate	4.09 ha. 90 dwellings	<ul style="list-style-type: none"> • To be developed as a mixed use site, incorporating employment uses utilising not less than 25% of the site, providing light industrial, office, and/or general industrial employment (Use Class B1 and B2) compatible with a residential area.
H/1:g	Willingham, land east of Rockmill End	2.12 ha. 50 dwellings	<ul style="list-style-type: none"> • Creation of a significant landscape buffer along the boundary of the site where it adjoins or could be seen from open countryside to provide a soft green village edge, and provide capacity for a sustainable drainage system.

Site reference	Address	Area (ha.) and indicative dwelling capacity	Development requirements
H/1:h	Land at Bennell Farm, Comberton (In Toft Parish)	6.27 ha. 90 dwellings	<ul style="list-style-type: none"> Residential development will be located to the east of the access road running through the site and be at a low density to take account of the character of this part of Comberton; Will be required to incorporate a full size football pitch and changing facilities for Toft village; Will be required to provide community car parking that is also available for overspill parking for Comberton Village College; The affordable housing provision to meet the affordable housing needs of the villages of Toft and Comberton, proportionate to the level of need in each village.

7.4 The Local Plan must allocate sites for new housing development to meet the long term needs of the district and support forecast new jobs. As detailed in the Spatial Strategy chapter, the majority of new housing will be delivered in the form of previously planned urban extensions to Cambridge, Northstowe and Cambourne, and additional new settlements at Waterbeach and Bourn Airfield and further expansion of Cambourne, which are addressed in Chapter 3: Strategic Sites.

7.5 The number of allocations in villages has been limited, and focused on opportunities at the more sustainable villages. They have been identified taking account of a range of factors and opportunities provided by individual sites, such as avoiding the best and most versatile agricultural land, brownfield sites, avoiding heritage and wildlife designations, landscape and townscape impacts, site access, school capacity, and site viability and deliverability.

7.6 At July 2017, the following allocations in villages have already been granted planning permission:

- Land off New Road and rear of Victoria Way, Melbourn: Full planning permission (S/2048/14/FL) was granted in February 2015 for erection of 64 dwellings on land south west of Victoria Way. Outline planning permission (S/0287/15/OL) was granted in March 2017 for erection of 18 dwellings and the retention of the existing dwelling on land at 36 New Road.
- Green End Industrial Estate, Gamlingay: Outline planning permission (S/2068/15/OL) for the demolition of 5 dwellings and industrial and office units and the erection of up to 90 dwellings was granted in December 2016. This planning permission covers approximately 75% of the allocation.

- Land east of Rockmill End, Willingham: Outline planning permission (S/2833/15/OL) for erection of up to 72 dwellings, relocation of allotments and provision of public open space was granted in May 2017. This planning permission covers a larger site than the allocation.
- Land at Bennell Farm, Comberton (in Toft Parish): Outline planning permission (S/2204/15/OL) for erection of up to 90 dwellings, car park, football pitch and changing facilities was granted in October 2016.

- 7.7 The most significant village development is planned at Sawston, one of the best served villages in the district in terms of access to services and facilities and will provide new homes close to the research parks located to the south of Cambridge. Allocations will provide an opportunity for a comprehensive and planned approach to the eastern side of the village, utilising opportunities for the reuse of previously developed land.
- 7.8 The identified development requirements for each of the housing sites are necessary to ensure that the likely impacts of the development will be adequately mitigated. Further site development requirements and contributions may be required by national planning policy and other policies in the Local Plan when a planning application is under consideration, where these are necessary to make a particular development acceptable in planning terms.
- 7.9 Associated uses in the context of this policy can include uses commonly found in and appropriate to residential areas such as affordable housing, schools and childcare facilities, open spaces for recreation and sport including allotments and play areas, healthcare facilities, and small local shops and services.
- 7.10 Supplementary Planning Documents (SPD) may be prepared during the plan period which add detail to Local Plan policies or provide further guidance on how sites should be developed. Account should be taken of such SPD as material planning considerations.

Bayer CropScience Site, Hauxton

POLICY H/2: Bayer CropScience Site, Hauxton

1. Land at Bayer CropScience Plc, Hauxton, is allocated for a sustainable high density, residential-led mixed-use development. Development of the 8.7 hectare site will comprise housing and B1 employment development as well as open space and community facilities. Development will be required to provide appropriate contributions to local services and facilities and the provision of a high quality bus service and cycle links to Cambridge (including long-term financial support if necessary).

2. The development will include:
 - a. The creation of riverside informal open space linking between the proposed Trumpington Meadows Country Park and Hauxton village, retaining appropriate existing features of ecological interest, and creation of new features that will enhance the site;
 - b. Establishing pedestrian and cycle links to the Trumpington Meadows development, and to the Trumpington Park and Ride;
 - c. Establishing pedestrian and cycle links to the village of Hauxton;
 - d. Contributions to improved public transport provision along the A10 corridor;
 - e. Improved community facilities;
 - f. Finding uses for the listed buildings on the site at the Hauxton Mill complex;
 - g. The remediation of all contamination caused by previous industrial uses of the site;
 - h. Redevelopment that will secure a reduced visual impact of the site on the openness of the Cambridge Green Belt.
3. A Masterplan will be required for the site.

7.11 The Bayer CropScience site near Hauxton offers a specific opportunity where a brownfield site is available for redevelopment, located near to the edge of Cambridge. The site comprises a vacant previously intensively developed industrial site that included manufacturing and warehousing. Appropriate redevelopment will comprise a mix of uses to maximise sustainability and it will enable visual improvement of this prominent site, improving a major approach into Cambridge. It will need to be sensitively designed to take account of its position surrounded by the Green Belt. It is capable of being developed with good links to the Trumpington Meadows development, and Trumpington Park and Ride, as well as the village of Hauxton itself. The site also offers opportunities for improved access to the River Cam.

7.12 Part of the site lies within the medium risk flood zone, and appropriate mitigation measures will be required. The site was contaminated and remediation works have been undertaken and at time of writing site monitoring continues to be undertaken. Development should not commence on site until the Council has agreed that satisfactory remediation has been undertaken.

7.13 Proposals for the redevelopment of the recreation buildings and waste water treatment facility on the western side of the A10 will be considered in the context of proposals that do not comprise inappropriate development within the Green Belt. As a planning objective it would be highly desirable to secure the removal of the incongruous industrial structures on the western part of the site. Particular consideration should be given to proposals that remove these structures and improve the visual appearance of the Green Belt through proposals that are consistent with Policy NH/9 and the NPPF (2012) paragraph 89.

Fulbourn and Ida Darwin Hospitals

Policy H/3: Fulbourn and Ida Darwin Hospitals

1. The redevelopment of the existing built footprint of the Ida Darwin Hospital into a different configuration, comprising residential redevelopment on the eastern part of the Ida Darwin site and the transfer of part of the building footprint to the Fulbourn Hospital site for new mental health facilities will be permitted.
2. Redevelopment will create a green wedge on the western part of the Ida Darwin site to provide a compensatory enhancement to the openness of the Green Belt in this location. This green wedge will also provide enhanced public access to the countryside.
3. Developers will be required to undertake ecological surveys and monitoring prior to the commencement of construction, and propose a Biodiversity Strategy for the protection and enhancement of biodiversity that establishes which areas will be protected and enhanced, and appropriate mitigation measures.
4. An investigation into land contamination will be required prior to the granting of any planning permission. Should this indicate that remediation should be undertaken, this must be done to a standard agreed with the Council and conditions will be imposed on any planning permission to ensure that development takes place in accordance with a programme which takes account of remediation work.
5. Appropriate investigation of noise and vibration in relation to the adjoining railway line will be required, and attenuation measures may be secured by condition as necessary.
6. Development Briefs for this sensitive location in the Green Belt between Cambridge and Fulbourn are required to be submitted to and approved by the Local Planning Authority prior to granting of planning permission.

- 7.14 A policy allowing the redevelopment of the Ida Darwin Hospital and Fulbourn Hospital sites for residential development and new mental health facilities was originally included in the Site Specific Policies DPD. Fulbourn Hospital and Ida Darwin Hospital lie within the Cambridge Green Belt which in this locality separates Cambridge from Fulbourn village and forms part of the setting of the city. Cambridgeshire & Peterborough Mental Health Foundation Trust who own and operate both sites intend to rationalise health care provision on the sites, including relocating some existing uses from the Ida Darwin site to the Fulbourn Hospital site. They will no longer require the majority of buildings on the Ida Darwin site.

- 7.15 The National Planning Policy Framework (NPPF, 2012) states that the construction of new buildings in the Green Belt should be regarded as inappropriate, except where the partial or complete redevelopment of previously developed sites would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.
- 7.16 The Ida Darwin Hospital site adjoins the western end of Fulbourn village. As a previously developed site which is developed at a relatively low density in landscaped grounds it has a physical relationship with the village but a significantly different character which justifies its location in the Green Belt. Redevelopment of the built footprint in a different configuration as a residential area would change the character of the site and its relationship with Fulbourn, but there is potential for this to have positive implications by the removal of all buildings from the western part of the site, and the creation of an area of open countryside character which could help increase the openness of the Green Belt.
- 7.17 The residential development potential would depend on how the existing Ida Darwin site built footprint were redistributed across the whole site. It is anticipated that the Ida Darwin site could deliver 250 to 275 dwellings, although the total would depend on any buildings that would remain on the Ida Darwin site, and the amount of additional healthcare development required on the Fulbourn Hospital site.
- 7.18 Fulbourn Hospital Conservation Area was designated in December 1992 to preserve and enhance the setting of the group of 19th Century former asylum buildings. The boundary of the conservation area includes the important parkland setting which was fundamental to the building's purpose as one of the first 'open asylums' in the country. Any additional development will need to consider the historic pattern of development and parkland settlement.
- 7.19 A Biodiversity Strategy will be required to accompany development proposals, which should consider features worthy of retention. The redevelopment of the Ida Darwin site will provide significant opportunities for biodiversity enhancement, particularly on the western part of the site which is proposed to revert to open countryside.
- 7.20 A single line railway runs adjacent to the north of the Ida Darwin site. Although it is not a main line, railway noise will need assessment in accordance with the NPPF (2012) and associated guidance. Noise and vibration mitigation and/or attenuation on site and noise insulation measures to buildings may be required to provide external and internal noise levels that are acceptable for future residents.
- 7.21 There appears to have been a landfill area to the north west of the Ida Darwin site, and the site itself has historical use as a hospital. These are potential sources of land contamination. This is a material consideration that will require investigation and remediation as necessary so that land is suitable for use in accordance with the NPPF (2012) and associated British Standards / guidance.
- 7.22 The Ida Darwin site is located immediately to the south of a Roman settlement considered to be of national importance and subject to statutory designation
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(Scheduled Monument 95). Further evidence of Iron Age and Roman settlement is known to the east of the scheduled monument and the settlement area is likely to extend into the Ida Darwin Hospital site. This will require appropriate investigation, although development of the hospital itself may have removed some or all remains.

- 7.23 The Ida Darwin site is within a groundwater protection zone and appropriate measures would therefore need to be provided so as to ensure the water environment is protected from contamination. The area is known to have a high water table, and this will need to be considered in a site-specific Flood Risk Assessment.
- 7.24 Residential development will be designed and landscaped to minimise impact on the character of the Green Belt. Strengthening the existing boundary tree planting, particularly the southern boundary will help mitigate the impact of a denser development on the character of the Green Belt. This will also allow two storey houses and three storey extra care accommodation to replace those parts of the Ida Darwin Hospital, which are large single storey without adversely affecting visual amenity.
- 7.25 A comprehensive Construction Environmental Management Plan will be required for all phases of development and the development should be carried out in accordance with Policy CC/6.

Papworth Everard West Central

Policy H/4: Papworth Everard West Central

1. Redevelopment of Papworth Everard West Central, as defined on the Policies Map, must be aimed at the continued invigoration of the village centre with the principle of providing a mix of uses including community uses, employment uses and housing development.
2. Any scheme for redevelopment must:
 - a. Be well related to, and respect the character of, Papworth Everard village centre; and
 - b. Integrate with surrounding development including the new residential development to the south.
3. Exceptionally, planning permission will be granted for housing development above the scale permitted in a Minor Rural Centre.

- 7.26 The Site Specific Policies DPD identified an area in Papworth Everard for redevelopment that would provide a mix of uses to enhance the village centre. Papworth West Central contains a number of buildings that have reached the end of their life or that are currently unused. The redevelopment or reuse of these buildings is an opportunity for continued invigoration of the village centre. Located at the heart of the expanded village any redevelopment will be based on the principle of

providing a mix of uses in the Papworth West Central area including community uses, employment uses and housing.

Fen Drayton Former Land Settlement Association Estate

Policy H/5: Fen Drayton Former Land Settlement Association Estate

Within the former Land Settlement Association Estate at Fen Drayton, as defined on the Policies Map, planning permission for the redevelopment of existing buildings (excluding glasshouses) will be permitted provided that:

- a. Any new development delivers onsite experimental or groundbreaking forms of sustainable living and any non-residential buildings achieve Building Research Establishment Environmental Assessment Method (BREEAM) outstanding standard;
- b. It can be demonstrated that the buildings are no longer needed for agricultural purposes; and
- c. The development would not occupy a larger footprint than the existing buildings that are being replaced.

- 7.27 The Land Settlement Association (LSA) was created in the 1930s to carry out an experimental scheme for the provision of smallholdings for unemployed persons, with financial assistance from the Government. The scheme ended in the 1980s and only a very small number of smallholdings are still in commercial horticultural use, although some other commercial uses now operate within the area. The legacy of the experiment is a network of smallholdings with dwellings along the road frontages, a collection of glasshouses and outbuildings in varying states of repair, and large areas of unused land.
- 7.28 The Site Specific Policies DPD originally identified the former LSA estate at Fen Drayton as a location for experimental and ground-breaking forms of sustainable living. This replaced the previous policy included in the Local Plan 2004 which restricted development within the estate to that directly related to agriculture, horticulture, forestry or other uses appropriate to a rural area.
- 7.29 The Building Research Establishment Environmental Assessment Method (BREEAM) for non-residential buildings is a nationally recognised assessment for measuring the sustainability of non-residential buildings. Each building is assessed against a number of categories covering energy, water, materials, waste, pollution, health and wellbeing, management, land use and ecology, transport and innovation to produce an overall score for the sustainability of the building.
- 7.30 Detailed guidance on the implementation of Policy H/5 will be provided in a Supplementary Planning Document.

South of A1307, Linton

Policy H/6: South of A1307, Linton

South of the A1307 at Linton, within the area defined on the Policies Map, windfall residential development will not be permitted other than improvements to existing properties.

- 7.31 The A1307 is a major transport route that links Cambridge to Haverhill and is a high casualty route. The southern part of Linton is severed from the rest of the village by the A1307 and includes employment uses, residential uses and Linton Zoo. Although there is a pelican crossing and reduced speed limit, the A1307 makes it difficult for residents, workers or visitors to safely and easily access the services and facilities in the centre of the village. Windfall residential development in this location would not be sustainable with its poor access to the village facilities and services.

Residential Moorings

Policy H/7: Residential Moorings

1. A site of 0.95 hectares at Chesterton Fen Road, Milton is allocated for residential boat moorings.
2. The site must be designed so that it does not impede navigation and/or the use of the footpath alongside the river.

- 7.32 The site was proposed by the Conservators of the River Cam. The delivery of additional moorings will relieve pressure on areas within Cambridge, and provide further support for tourism. The Cambridge Local Plan allocates an adjoining area of land within their administrative boundary, which would be developed with this site.
- 7.33 The site lies in the Green Belt. Built development needed to support the moorings should be kept to the minimum needed to support the use of the moorings. Proposals will need to address impacts on the riverside footpath, to ensure continued convenient use for users. Appropriate provision of car and cycle parking will also be required. Proposals will need to be accompanied by full ecological and landscape assessments, to address the resulting changes to the nature of the site. There is also known archaeology in the area, which will require assessment prior to development.

Housing Density

Policy H/8: Housing Density

1. Housing developments including rural exception sites, will achieve an average net density of:
 - a. 30 dwellings per hectare (dph) in Rural Centres, Minor Rural Centre villages, and Group villages; and
 - b. 40 dph in urban extensions to Cambridge and in new settlements.
2. The net density on a site may vary from the above where justified by the character of the locality, the scale of the development, or other local circumstances.

7.34 The density of residential development describes the number of houses or flats that are developed on an area of land. Achieving the right density of development for a location is important to the character of a place and local quality of life. The appropriate density for any particular location will be determined by the nature of the area and by its surroundings and by a need to use land efficiently as a finite resource. A net site density measure includes only those areas which will be developed for housing and directly associated uses such as access roads within the site, private garden space, car parking, incidental open space and landscaping, and children's play areas.

7.35 A density of 30 dwellings per hectare will achieve an efficient use of land. A higher density of 40 dph (net) will make the most of land in our most sustainable locations on the Cambridge fringe and in new settlements. 30 dph is identified for all but our smallest Infill villages. Local character, the scale of development, and other circumstances can justify development at lower and higher densities than 30 dph and 40 dph (net). Density guidelines are not needed for developments and rural affordable housing exception site developments in Infill villages where a design-led approach taking account of local circumstances including the character of the locality and the scale of the development should be followed.

Housing Mix

Policy H/9: Housing Mix

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, people seeking private rented sector housing, and people with disabilities. The market homes in developments of 10 or more homes will consist of:

(continued)

- 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.
2. 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 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.
 5. Developments including specialist accommodation for the elderly (with or without care) will not be subject to the housing mix set out in section 1 and will demonstrate appropriate design standards.

7.36 In order to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, it is important that we plan for a mix of housing based on the needs of different groups in the community. The high cost of housing locally also affects the size of home that many people can afford, even if their preference would be for a larger property, and it is important to provide for everyone's needs and help create mixed and balanced communities. The Council will encourage the creation of sites for starter homes within the district so that first time buyers are given more opportunities to live in the district. Also the Council will support those people wishing to build their own homes. The private rented sector plays an essential role in the housing market. The Census 2011 identifies a tenure change to private rented of 3.1% from the Census 2001 for South Cambridgeshire. Affordability within the private sector is a major concern for the District. The increase in size of deposit required for both market and shared ownership means there is likely to be a significant demand for private rented

accommodation from low to middle income households. We will support the private rented sector to grow through build to let, to meet the growing demand for rented homes as part of the market element of housing developments.

- 7.37 Our housing stock has traditionally been dominated by larger detached and semi-detached family houses. Whilst recent developments have helped to increase the stock of smaller properties available, the overall imbalance of larger properties remains. The Census 2011 for example identifies that 75% of the housing stock are detached and semi-detached houses and bungalows, with 18% terraced homes and 6% flats and maisonettes.
- 7.38 The population of the district is ageing and often older people need or prefer smaller properties that are easier to manage than their original home, with people often looking to 'downsize' to a smaller property. We also know that as people age the incidence of disability and frailty also increase, and in the age band 64-74 up to 7% of residents will be classified as frail¹. The Cambridgeshire Joint Strategic Needs Assessment for Older People (2010) recorded that 5% of older people received a disability living allowance and that by 2020 the prevalence of people with diabetes is expected to be 7.4%, 6% with cardiovascular disease and 2.7% with chronic obstructive pulmonary disease.
- 7.39 There are a range of models that can play a part in providing specialist accommodation for older people. These include sheltered and enhanced sheltered housing, Extra Care housing, retirement villages, continuing care retirement communities and registered care homes both with and without nursing care. Where appropriate, specialist accommodation for the elderly should be provided on a mixed-tenure basis, and such accommodation should be located on sites in new settlements or within larger villages. Where any scheme providing specialist accommodation for the elderly (with or without care) includes an affordable housing component, this can count towards the overall 40% affordable housing requirement if part of a wider development.
- 7.40 Custom and self build housing is housing built or commissioned by individuals (or groups of individuals) for their own occupation. As the Local Plan allocates mainly larger housing sites, without this policy, it is likely that custom and self builders would struggle to compete for sites. In October 2015 there were 229 people registered on the South Cambridgeshire Right to Build register which had been open since January 2015. New applications now average around 10 per month. This policy helps local residents develop their own lower cost market housing, supports the local economy by providing work for local builders and tradesmen, increases the diversity of housing supply, and will facilitate innovative designs and the development of more sustainable houses.
- 7.41 Local evidence shows that in Council housing up to 41% of households include someone with a disability². This figure falls to 14.3% of private sector households of which just less than half have mobility problems. A breakdown of household

¹ Strategic Housing Market Assessment Chapter 34, Table 9.

² South Cambridgeshire Housing Strategy 2012-1016, page 27

composition in the district in 2011 can be read in the 'key facts' box at the start of this chapter.

- 7.42 The provision of housing which is constructed to Wheelchair Housing Design standards will only be expected as part of the affordable housing element of developments and then only in response to identified need.

Affordable Housing

Policy H/10: Affordable Housing

1. All developments of 11 dwellings or more, or on development sites of less than 11 units if the total floorspace of the proposed units exceeds 1,000m², will provide affordable housing as follows:
 - a. To provide that 40% of the homes on site will be affordable;
 - b. To address evidence of housing need. An agreed mix of affordable house tenures will be determined by local circumstances at the time of granting planning permission;
 - c. In small groups or clusters distributed through the site.
2. Except where:
 - d. It can be demonstrated that the level of affordable housing sought would make a development unviable in light of changing market conditions, individual site circumstances and development costs. In which case a revised mix of affordable house types and tenures and then a lower level of affordable housing provision may be negotiated;
 - e. The off-site provision of affordable dwellings can be demonstrated to have benefits such as the provision of additional affordable dwellings, or the improvement or a better use of existing housing stock and would contribute to the creation of mixed and balanced communities;
 - f. It can be demonstrated that it is not possible or appropriate to build affordable homes on-site or off-site, in which case the development will provide a financial contribution towards the future provision of affordable housing. The contribution to be of 'broadly equivalent value' to that which would have been provided on-site.

- 7.43 Affordable housing is housing that is subsidised and provided to eligible households in the district whose needs are not met by the market. It includes rented housing and housing where occupiers purchase part of the property. A full definition is provided in the glossary. Detailed guidance on how this policy will be implemented will be provided in a Supplementary Planning Document.

- 7.44 The provision of affordable housing to meet housing need is a key issue for the Council. The Housing Strategy 2012-2016 aims to deliver a range of homes that are

affordable to all and where people want to live that will support economic growth and economic activity. The key driver affecting the need for affordable housing is the high cost of buying or renting on the open market in comparison to local household incomes. There is a high level of housing need in the district with 3,378 households on the Council housing register as of March 2013. The Strategic Housing Market Assessment records that identifies that 11,838 affordable homes will be required to meet current and arising need in the period to 2031, a considerable proportion of all the homes to be built to 2031, however the delivery of such housing will be constrained by development viability, the availability of land, and the need to create sustainable, inclusive and mixed communities.

- 7.45 Viability evidence and past delivery has identified that 40% affordable housing is viable for most developments in most locations across the district. The number, type, and tenure of affordable housing will be negotiated on a site by site basis informed by the current housing strategy, local housing need and relevant site constraints. Local experience has shown that major complex developments such as new settlements have significant infrastructure requirements, but all are different both in terms of location, phasing and the package of required infrastructure. If there is an issue about whether such a development will stand the affordable housing target that is a matter that can most effectively be addressed through the planning application process where all the policy calls on a development, together with other development related requirements, can be looked at comprehensively and relative priorities determined.
- 7.46 There is no guarantee that any form of public subsidy will be available to support development projects. Factors such as market and site conditions, and site-specific development costs will be taken into account and an 'open-book' approach will be taken to negotiation where necessary. Developers seeking to justify a lower proportion of affordable housing are required to demonstrate why it is not viable to provide 40% affordable housing on-site. The financial viability assessment should be prepared by the applicant. Where agreement is not reached, external consultants will be appointed to undertake a further independent viability assessment. The applicant will meet the costs of the independent assessment.
- 7.47 In line with national policy, the priority is for new affordable housing to be provided on-site so that it contributes towards creating a mix of housing. However, for some developments, the provision of affordable housing on-site may not always be possible, and in these cases the Council will exceptionally accept a financial contribution towards future affordable housing provision rather than requiring on-site provision. Only where it can be robustly justified, will provision on a separate site or through a financial contribution (of broadly equivalent value) be potentially considered as acceptable.
- 7.48 The Council has previously operated a threshold of 2 properties, but this threshold has been raised in line with the Written Ministerial Statement of 28 November 2014, to encourage development on smaller brownfield sites and to help diversify the house building sector by providing a boost to small and medium sized developers. Affordable homes should be integrated with market homes in small groups or clusters to create sustainable, inclusive and mixed communities. Note that a vacant

building credit may apply to developments bringing vacant buildings on site back into lawful use or where such buildings are demolished as part of a development. If a vacant building credit is allowed the effect would be to reduce the expected affordable housing contribution from a site.

Rural Exception Site Affordable Housing

Policy H/11: Rural Exception Site Affordable Housing

1. Affordable housing developments to meet identified local housing needs on small sites adjoining a development framework boundary will be permitted subject to:
 - a. The number, size, design, mix and tenure of affordable homes are confined to, and appropriate to, meeting identified local needs;
 - b. The development is of a scale and location appropriate to the size, facilities and character of the settlement;
 - c. For sites at settlements within or adjoining the Green Belt, that no alternative sites exist that would have less impact on Green Belt purposes;
 - d. That the affordable homes are secured for occupation by those in housing need in perpetuity. Mortgagee in Possession clauses will be allowed where demonstrated to be necessary to enable development to proceed.
2. In order to facilitate the delivery of significant additional affordable housing the Council will consider allowing some market housing on rural exception sites on viability or deliverability grounds.

7.49 Many of our rural villages face particular difficulties in securing an adequate supply of land for affordable housing to address local needs. Most villages do not have housing site allocations, house prices are often high and existing social rented housing is usually under long term occupancy and rarely available to re-let. An exception site is a site that provides affordable housing located within (for villages without a development framework boundary), or adjoining but outside a development framework boundary, as an exception to normal planning policy.

7.50 The Council has a very good record of delivering exception sites and much progress has been made to deliver new local affordable housing in this way. We work with Parish Councils to understand local needs and explore options for meeting those needs. However more could be done if landowners were prepared to make additional land available and the National Planning Policy Framework (NPPF, 2012) asks that the Local Plan consider allowing some market housing on such sites to enable the provision of significant additional affordable housing to meet local needs.

- 7.51 Exception sites should provide 100% affordable housing but this may not always be possible. The developer must demonstrate that the inclusion of market housing is required to enable the site to be developed primarily for affordable housing.
- 7.52 To ensure priority for the affordable housing is given to people in local housing need, the Council will require the affordable housing provider to enter into a legal agreement with cascade provisions, under which applicants with a connection to the village (through residence, employment or close family) are given first priority for newly created housing, followed by those with a connection to neighbouring villages, and then those in the rest of the district.

Residential Space Standards

Policy H/12: Residential Space Standards

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

The standard requires that:

- a. The dwelling provides at least the gross internal floor area and built-in storage area set out in Figure 8;
- b. A dwelling with two or more bedspaces has at least one double (or twin) bedroom;
- c. In order to provide one bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide;
- d. In order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m²;
- e. One double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide;
- f. Any area with a headroom of less than 1.5m is not counted within the gross internal area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m² within the gross internal area);
- g. Any other area that is used solely for storage and has a head room of 900- 1,500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all;
- h. A built-in wardrobe counts towards the gross internal area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m² in a double bedroom and 0.36m² in a single bedroom counts towards the built-in storage requirement;
- i. The minimum floor to ceiling height is 2.3m for at least 75% of the gross internal area.

- 7.53 The provision of sufficient space within new homes is an important element of good residential design and will ensure a reasonable level of residential amenity and

quality of life, and that there is sufficient space, privacy and storage facilities to ensure the long term sustainability and usability of new homes. From time to time the Government may make changes to the nationally described space standards, development proposals should therefore meet or exceed the standards in place at the time of the planning application if these are different from those in Policy H/12.

- 7.54 Applicants should state the number of bedspaces / occupiers a home is designed to accommodate rather than simply the number of bedrooms.

Figure 8: Minimum gross internal floor areas and storage (m²)

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built in storage
1b	1p	39 (37)			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Notes:

1. Built-in storage areas are included within the overall gross internal areas and include an allowance of 0.5m² for fixed services or equipment such as a hot water cylinder, boiler or heat exchanger.
2. Gross internal areas for one storey dwellings include enough space for one bathroom and one additional WC (or shower room) in dwellings with 5 or more bedspaces. Gross internal areas for two and three storey dwellings include enough space for one bathroom and one additional WC (or shower room). Additional sanitary facilities may be included without increasing the gross internal area provided that all aspects of the space standard have been met.
3. Where a 1 bedroom 1 person flat has a shower room instead of a bathroom, the floor area may be reduced from 39m² to 37m², as shown bracketed.
4. Furnished layouts are not required to demonstrate compliance.
5. Further details on how to apply the standard can be found in the Government's Technical Housing Standards – Nationally Described Space Standard (2015) or successor document.

Extensions to Dwellings in the Countryside

Policy H/13: Extensions to Dwellings in the Countryside

Extensions to dwellings outside the village framework boundaries shown on the Policies Map will be permitted where:

- a. The development would not create a separate dwelling or be capable of separation from the existing dwelling;
- b. The extension is in scale and character with the existing dwelling and would not materially change its impact on its surroundings;
- c. The existing home is of permanent design and construction;
- d. If in the Green Belt that the extension would not result in a disproportionate addition to the original dwelling;
- e. If the original dwelling is subject to an occupancy condition, it must be demonstrated that the resultant dwelling can be supported by the viability of the site/holding or rural enterprise and that the cost of its occupation would not be unaffordable to workers employed in agriculture, forestry or another business where a rural location is essential.

- 7.55 There are a wide range of properties in the countryside outside villages, from large farmhouses and substantial residences to small dwellings built at a time when families had few possessions and were used to living in cramped, crowded conditions, and who would have worked locally on the land. These dwellings although small, often sit on large plots of land. Today these properties can be ill-suited for modern family life but remain expensive to purchase or rent because of the land that comes with the dwelling. Such properties are found across the district but with a notable concentration at the Land Settlement Association Estate at Great Abington. This policy applies to all the free standing buildings on a curtilage which together form a dwelling.
- 7.56 In determining what constitutes 'a disproportionate addition', account will be taken of the extent to which the dwelling has been previously extended, or could be extended under Permitted Development rights and the character of the area. For the purposes of this policy 'original' is defined as the size of the dwelling as it was built or as it existed as of the 1st July 1948, whichever is the oldest date.

Replacement Dwellings in the Countryside

Policy H/14: Replacement Dwellings in the Countryside

1. The one-for-one replacement of dwellings within a curtilage, outside the village framework boundaries shown on the Policies Map, will be permitted where:
 - a. It can be demonstrated that the use as a dwelling has not been abandoned;
 - b. If the replacement dwelling is not on the footprint of the original dwelling, that the original is demolished within a month of the replacement dwellings first occupation;
 - c. In considering countryside impact and effect on local character only the removal of existing buildings currently lawfully used for purposes ancillary to the residential use of the original dwelling can be taken into account and they must still be standing at the time of the application;
 - d. If in the Green Belt that the replacement dwelling is not materially larger than the one it replaces.
2. Caravans and mobile homes are distinct from permanent dwellings since they can be removed. Given the restrictions on development in the countryside the replacement of caravans and mobile homes with permanent dwellings will not be permitted outside village framework boundaries.

7.57 Where it can be demonstrated that the use of a dwelling has not been abandoned, replacement on a one-for-one basis can be permitted which should encourage more self-build housing projects. There is a growing trend for people to build their own homes which is limited by the availability of land. Assessment of the design quality, scale, countryside impact, and effect on local character of the proposed development will be considered against the other policies of the plan.

7.58 The Council may control the further expansion of replacement dwellings by the use of planning conditions to remove the rights under the General Permitted Development Order, to dwellings both within and outside the Green Belt.

Countryside Dwellings of Exceptional Quality

Policy H/15: Countryside Dwellings of Exceptional Quality

Outside the Green Belt, single new bespoke dwellings of exceptional quality will be permitted in the countryside providing all of the following criteria are met:

- a. The dwelling would reflect the highest standards in architecture, being recognised as truly outstanding or innovative;
- b. The dwelling would significantly enhance its immediate setting;
- c. The nature and size of the site, and the design of the dwelling, its landscaping and location on site are sensitive to the defining characteristics of the local area and to wider views;
- d. That there are no existing dwellings on the site capable of being replaced under Policy H/14.

7.59 Our countryside benefits from and is enhanced by existing high quality countryside homes built before planning controls were introduced and when the population and business density of the area were both much lower than they are today. The NPPF (2012) says we should avoid the construction of isolated country homes unless there are special circumstances such as the exceptional quality and innovative nature of the design, that the house would enhance its immediate setting and that it is sensitive to the defining characteristics of the local area. 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.

7.60 The Council's Economic Development Strategy shows an unfulfilled demand for large high quality homes in the £1 million plus category suitable for business executives. The desirability of the district as a place to live and work is key to attracting and retaining businesses in the area. So too is the availability of homes that meet the needs of top executives. A limited number of such bespoke homes could help to satisfy this demand and provide a significant enhancement to the countryside.

Development of Residential Gardens

Policy H/16: Development of Residential Gardens

The development of land used or last used as residential gardens for new dwellings will only be permitted where:

- a. The development is for a one-to one replacement of a dwelling in the countryside under Policy H/14 and/or:
- b. There would be no significant harm to the local area taking account of:
 - i. The character of the local area;
 - ii. Any direct and on-going impacts on the residential amenity of nearby properties;
 - iii. The proposed siting, design, scale, and materials of construction of the buildings;
 - iv. The existence of or ability to create a safe vehicular access;
 - v. The provision of adequate on-site parking or the existence of safe, convenient and adequate existing on-street parking;
 - vi. Any adverse impacts on the setting of a listed building, or the character of a conservation area, or other heritage asset;
 - vii. Any impacts on biodiversity and important trees;
 - viii. Ensuring that the form of development would not prevent the development of adjoining sites.

7.61 Over the years there has been a trend for development to take place in residential gardens as one of the only means available to provide new housing in villages and as a means whereby property owners can gain value from their land. Such developments include where an existing house or houses are demolished for redevelopment, and where an existing house is retained and new dwellings are erected in the garden. It is recognized that there are limited opportunities for new development in many villages and that there can be some situations where there can be development in residential gardens without harm to the local area.

7.62 The development of residential gardens has in the past led to concerns about impacts on residential amenity, local character, heritage, and from increased traffic. Gardens represent an important part of the character and amenity value of many villages which can be harmed by inappropriate development. The NPPF (2012) asks us to consider the case for including policies in our Local Plan to resist the inappropriate development of residential gardens.

Reuse of Buildings in the Countryside for Residential Use

Policy H/17: Reuse of Buildings in the Countryside for Residential Use

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.

7.63 South Cambridgeshire has a rich heritage of agricultural buildings, some which are no longer needed for agricultural purposes. 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. The reuse of existing rural buildings that are no longer needed for their original purpose provides an opportunity for development without the impact that new buildings have on the landscape. Reuse may therefore be allowed in situations where new buildings would not. 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.

Working at Home

Policy H/18: Working at Home

The partial conversion, extension or change of use of residential dwellings to enable the residents to work at or from part of the dwelling will be permitted subject to:

- a. The rest of the property remaining in residential use;
- b. There being no significant harm to the residential amenity of neighbours or to the character of the locality arising from the appearance of the property, noise, hours and days of operation, fumes, vibration, dust, odours, car and pedestrian traffic generation, car parking impacts, safe vehicular access and advertising.

- 7.64 A growing number of people are working at or from home either full time or part time and in self-employment or as an alternative to going into the office. Many successful businesses have been set up and operated from residential properties before moving on to purpose built business accommodation. Home working can help to maintain economic prosperity and employment and relieve commuting pressure on our roads, and can be expected to grow further as rural broadband speeds increase.
- 7.65 Some small-scale manufacturing and service industries are operated by people working in their own homes, for example the manufacture of craft items and foodstuffs or the carrying out of clothing alterations or repairs. Planning permission is not normally required so long as such activities do not affect the overall domestic character of the building. However, if the non-residential use ceases to be ancillary, because the business has expanded, planning permission will be required. Indicators that a material change of use has occurred include:
- a significant alteration to the appearance of the dwelling;
 - a significant increase in the volume of visitors or traffic;
 - a significant increase in noise, fumes or odour coming from the dwelling;
 - the installation of special machinery or equipment not normally found in a dwelling; and the laying out of rooms in such a way that they could not easily revert to residential use at the end of the working day.

Dwellings to Support a Rural-based Enterprise

Policy H/19: Dwellings to Support a Rural-based Enterprise

1. Proposals for permanent dwellings in the countryside for full-time workers in agriculture or forestry or in another business where a rural location is essential, will be permitted if special circumstances can be demonstrated by it meeting all of the following criteria:
 - a. There is a clear existing functional need for one or more workers to be readily available at most times;
 - b. The enterprise has been established for at least three years and is, and should remain financially viable;
 - c. There is no other accommodation within the site / holding or nearby which is currently suitable and available, or could be made available and suitable through conversion and change of use;
 - d. A dwelling or building suitable for conversion to a dwelling within the site/holding has not been sold on the open housing market without an agricultural or other occupancy condition in the last year;
 - e. The proposed dwelling is no larger than that required to meet the reasonable needs of the enterprise.

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2. Where criterion (b) cannot be met or it is a new enterprise on a well established site / holding, the development of a temporary dwelling may be permitted for up to three years where all the other criteria above are met, and there is clear evidence demonstrating:
 - f. A firm intention and ability to develop the enterprise;
 - g. That the enterprise has been planned on a sound financial basis;
 - h. That the functional need cannot be fulfilled by another existing building on the site/holding or any existing accommodation.
3. Where a new dwelling is permitted, this will be the subject of a condition ensuring the occupation will be limited to a person solely or mainly working, or last working in the locality in agriculture, forestry or in another business where a rural location is essential, or a surviving partner of such a person, and to any resident dependents.
4. The relaxation of an occupancy condition will only be permitted where it can be demonstrated that:
 - i. There is no longer a continued need for the dwelling on the site / holding or for the enterprise, or to house surviving partners and any resident dependents;
 - j. There is no long term need for a dwelling with restricted occupancy to serve need in the locality;
 - k. The property has been marketed locally for a reasonable period (minimum 12 months) at a price which reflects the existence of the occupancy condition.

7.66 In many instances it will be possible for workers in agricultural and land-based occupations to live in a town or village near to their business location. However, occasionally the nature of agricultural and other rural enterprises make it essential for someone to live on, or in close proximity to the enterprise. Applications for planning permission in such circumstances will need to demonstrate that the enterprise or intention to engage in one is genuine and will be sustained for a reasonable period of time that is sufficient to warrant a dwelling in the countryside where it would not otherwise be permitted. It will be necessary to establish that the enterprise needs one or more workers to be readily available at most times, for example to provide essential care to animals or processes at short notice and to deal quickly with emergencies that could cause serious loss of crops or produce. Such dwellings may be exceptionally permitted in open countryside only because of the needs of the enterprise. National planning policy guidance allows for this as a special circumstance which can justify the national policy against new isolated homes in the countryside. As this is a departure from policy, the planning permission will be subject to a condition restricting occupation.

7.67 In general, preference will be given to the re-use or replacement of existing buildings over those which propose the erection of a new dwelling in order to avoid further development in the countryside. The erection of a new dwelling could not be justified where an existing dwelling serving the site / holding / enterprise or closely

associated with it has either recently been sold off or in some other way effectively separated from it. The assessment of the design quality, scale, countryside impact, and effect on local character of the proposed development will be considered against the other policies of the plan.

- 7.68 The Council will seek advice on the viability of proposed enterprises and where future viability is uncertain will resist new permanent dwellings in the countryside. In these circumstances a temporary planning permission for a caravan may be granted to enable the enterprise an opportunity to demonstrate viability.
- 7.69 The size and nature of such dwellings should be commensurate with the reasonable needs of the enterprise. Unusually large dwellings in relation to the staff needs of the enterprise, or expensive construction in relation to the income it can sustain, should not be permitted.
- 7.70 Regarding equestrian based rural enterprises, it should be noted that the security of horses is not considered to be sufficient in itself to justify the provision of a dwelling as site security can be achieved by other methods.
- 7.71 When marketing a dwelling subject to an occupancy condition, if other buildings are associated with the dwelling, the marketing must include the dwelling being offered for sale independently of the other buildings.

Provision for Gypsy and Traveller and Travelling Showpeople

Policy H/20: Provision for Gypsies and Travellers and Travelling Showpeople

1. Provision will be made for at least 11 plots for Travelling Showpeople between 2011 and 2031, as indicated in the Cambridgeshire, King's Lynn & West Norfolk, Peterborough and West Suffolk Gypsy and Traveller Accommodation Assessment 2016.
2. Sites that have unrestricted planning permission for Gypsy and Traveller or Travelling Showpeople site use are safeguarded for this use. Planning permission for alternative development or changes of use will not be permitted.

- 7.72 The Government's Planning Policy for Traveller Sites requires that local planning authorities set targets for the provision of Gypsies and Traveller pitches and Travelling Showpeople plots which address the likely site accommodation needs of travellers in their area, working collaboratively with neighbouring local planning authorities. This planning guidance was revised in 2015, in particular revising the definition of Gypsies and Travellers for the purposes of planning.

- 7.73 Responding to the new guidance and the need for up to date evidence on the level of need, the Council joined forces with other local authorities in Cambridgeshire, as well as parts of Norfolk and Suffolk, to commission a new Gypsy and Traveller Accommodation Assessment (GTAA), which was completed in 2016.
- 7.74 Government policy requires Councils to maintain a five year land supply of Travellers sites, in a similar way to housing, and identify deliverable sites to meet the needs to meet identified for the first five years. The GTAA identified no need for Gypsy and Traveller pitches during the plan period, taking account of existing available supply. The Local Plan does not propose any further allocations.
- 7.75 The GTAA identified a need for additional Travelling Showpeople Plots, particularly arising from overcrowding on existing plots.
- 7.76 The assessment acknowledges that it was not possible to determine the travelling status of a number of households, and a proportion of these may meet the definition provided in the PPTS. Any proposals for sites in the district will be considered according to Policies H/22 and H/23. The GTAA will be reviewed regularly. There will be a need to monitor the plan and review it as necessary to take account of more up to date evidence.

Figure 9: Gypsy and Traveller need in South Cambridgeshire

Period	Need for Gypsy and Traveller Pitches	Need for Travelling Showpeople Plots
2016 - 2021	-17	9
2021 - 2026	2	1
2026 – 2031	3	1
TOTAL 2016 to 2031	-12	11

Source: Cambridgeshire, King's Lynn & West Norfolk, Peterborough and West Suffolk Gypsy and Traveller Accommodation Assessment 2016.

- 7.77 To ensure that the levels of Gypsy and Traveller and Travelling Showpeople accommodation are maintained, sites are safeguarded to meet the continuing housing needs of these communities. Safeguarding will ensure that sites are not lost to competing uses. This could be a particular issue in Chesterton Fen Road where major developments are taking place close by. Unrestricted means not subject to conditions restricting the time of occupancy such as a temporary or personal planning permission. The policy will apply to any new permission granted as well existing sites. It excludes former publicly owned sites at Meadow Lane, Willingham and Mettle Hill, Meldreth, where the use has been discontinued.

- 7.78 The Council was planning to produce a separate Gypsy and Traveller Development Plan Document, and consulted on principles in 2006, and site options and policies in 2009. Following significant changes to government policy, including the removal of regional plans, it was determined that Gypsy and Traveller issues should be addressed as part of a single Local plan, rather than continuing to prepare a separate document.
- 7.79 Needs Assessments are reviewed periodically. There will be a need to monitor the plan and review it as necessary to take account of more up to date evidence.
- 7.80 The Government's Planning Policy for Travellers Sites requires plans to identify specific sites, or where not possible broad locations, where future need will be met. The Council considers that major developments provide an opportunity to deliver provision to meet longer term needs should they arise.
- 7.81 In respect of those Gypsies and Travellers or Travelling Showpeople who do not lead a nomadic lifestyle according to the planning definition, South Cambridgeshire will continue to assess and plan to meet their needs, as part of its wider responsibilities to plan to meet the accommodation needs of its settled community. The Housing Act 1985 (as amended by the Housing and Planning Act 2016) includes a requirement to consider the needs of people residing in or resorting to the District with respect to the provision of sites on which caravans can be stationed, or places on inland waterways where houseboats can be moored. Policy S/13 includes a commitment to consider the implications of an assessment, including whether any site allocations should be made to meet any need identified, working with the local housing authority, through an early review of the Local Plan.

Gypsy and Traveller Provision at New Communities

Policy H/21: Gypsy and Traveller Provision at New Communities

1. If need is identified opportunities to deliver Gypsy and Traveller sites will be sought as part of large scale new communities and significant major development sites. The need and opportunities should be kept under review through the planning of future phases of such developments as they come forward during life of the Local Plan.
2. The location of site provision will be identified through the masterplanning and design process. Sites provided will meet the following criteria:
 - a. Sites will be located within but on the edge of the major development, or outside but in close proximity to the major development. Sites in the Green Belt would not be appropriate, unless exceptional circumstances can be demonstrated at the masterplanning and planning application stage. The site will not be located in identified green separation;

(continued)

- b. The sites will be well related to the major development, enabling good access to the services and facilities of the development, providing safe access to the major development on foot, cycle and public transport. Access should not rely on minor residential roads.

- 7.82 If need is identified, major developments provide an opportunity to deliver pitches as part of mainstream development, ensuring they meet the needs of all sectors of the community, in sustainable locations close to services and facilities, where sites can be planned into the developments from the outset. As stated in *The Road Ahead: Final Report of the Independent Task Group on Site Provision and Enforcement for Gypsies and Travellers* published by the Department of Communities and Local Government in December 2007, the approach of integrating the provision of Gypsy and Traveller accommodation as part of new development helps to erode misconceptions and distrust. Development that accommodates both Gypsies and Travellers and the settled community from its conception can remove the potential for friction, and can also be physically planned in a coordinated and integrated manner.
- 7.83 The Local Plan has not identified specific sites for Gypsy and Traveller pitch provision at each of the major developments it includes. Instead a criteria-based policy is included which will guide the identification of a site through the masterplanning of the developments. This would allow design issues and the relationship between land uses to be considered fully at the design stage. There would then be further consultation through the planning application process. The policy provides flexibility with regard to the location of provision, in order that the best location(s) can be identified through the masterplanning and design process. Phasing plans would also need to consider the availability of services and facilities when sites were to be occupied.
- 7.84 Many Gypsies and Travellers express a preference for a rural location, which is on the edge of or closely located to a large town or city consistent with traditional lifestyles and means of employment.
- 7.85 Generally individual sites delivered through this policy should be between 5 and 10 pitches in scale. If sites are delivered as affordable sites, they will count towards the affordable housing requirement of the development. However, provision could also be private, and sold or leased to Gypsies and Travellers, and tenure issues will be determined through site-specific negotiations, and evidence of local need at the time of delivery.
- 7.86 When applications for planning permission or reserved matters approval come forward for large scale new communities or significant major development sites consideration will be made of whether there is a current need for Gypsy and Traveller site provision, and the opportunity to deliver appropriately a site or sites within that phase of the development will be reviewed.

Proposals for Gypsies, Travellers and Travelling Showpeople Sites on Unallocated Land Outside Development Frameworks

Policy H/22: Proposals for Gypsies, Travellers and Travelling Showpeople Sites on Unallocated Land Outside Development Frameworks

Planning permission for Gypsy and Traveller caravan sites and sites for Travelling Showpeople (as defined in the Government's Planning Policy for Travellers) on unallocated land outside development frameworks, and outside the Cambridge Green Belt, will only be granted where:

- a. The Council is satisfied that the applicant has adequately demonstrated a clear need for a site in the district, and the number, type and tenure of pitches proposed, which cannot be met by a lawful existing or available allocated site;
- b. The site is located in a sustainable location, well related to a settlement with a range of services and facilities, including a primary school, a food shop and healthcare facilities, and is, or can be made, safely accessible on foot, by cycle or public transport;
- c. The needs of residents of the site can be met appropriately by local facilities and services without placing undue pressure on them;
- d. The number and nature of pitches provided on the site is appropriate to the site size and location, will address the identified need;
- e. The site would not present unacceptable adverse or detrimental impact on the health, safety and living conditions of the residents of the site by virtue of its location;
- f. The site, or the cumulative impact of the site, in combination with existing or planned sites, would respect the scale of, and not dominate, the nearest settled community;
- g. The site, or the cumulative impact of the site in combination with existing or planned sites, would not have an unacceptable adverse impact on the amenity of surrounding land uses, the countryside and landscape character, village character, on heritage or biodiversity interests, or from traffic generated;
- h. The site location would not have an unacceptable adverse impact on the effectiveness and amenity of existing or proposed public rights of way;
- i. Sites for Travelling Showpeople must also be suitable for the storage, maintenance and testing of items of mobile equipment.

Gypsy and Traveller sites are inappropriate development in the Green Belt. Any proposals in the Green Belt would have to demonstrate they comply with National and Local Policy regarding development in the Green Belt. If, through the application of such Policy, provision of a Gypsy and Traveller site in the Green Belt is considered acceptable in principle, the proposed development is required to comply with the criteria set out within this policy.

- 7.87 This policy will be used to assess planning applications for Gypsy and Traveller pitches and Travelling Showpeople plots which come forward on sites which have not been allocated through the Local Plan, often referred to as windfall proposals. The GTAA 2016 identified that there could be additional need from existing households where need could not be appropriately assessed. Proposals for additional sites will be assessed using this policy. Applicants will need to demonstrate that they meet the definitions provided by the Government's Planning Policy for Travellers Sites.
- 7.88 Proposals for Gypsy and Traveller caravan sites are predominantly residential uses and will be acceptable within development frameworks where policies in the Local Plan are met; in particular in terms of the scale and design of development being appropriate to the settlement. Development outside development frameworks is tightly controlled, and applicants seeking planning permission for sites will need to demonstrate the need for a site in the district.
- 7.89 The Government's Planning Policy for Travellers Sites establishes that the existing level of provision and need for sites, the availability of alternative accommodation, and the personal circumstances of the applicant are material considerations when considering planning applications.
- 7.90 Note: The GTAA identifies a need for 9 additional Travelling Showpeople plots in the next 5 years plus an additional 2 by the end of the plan period. This is beyond current levels of supply. The new need for Travelling Showpeople plots has arisen well into the plan making process and there was no need identified in the previous study. It is considered that the criteria based policy approach in Policy H/22 is a reasonable, pragmatic and proportionate response to the current situation for the Local Plan and the stage it has reached. It can provide an appropriate response to any proposals received to address the modest level of identified need. In parallel with the Local Plan process, the Council is continuing to move forward via discussions the Showmen's Guild and with neighbouring authorities to identify a site close to the strategic highway network that is sufficient to meet this modest need.
- 7.91 The policy excludes land in the Green Belt. National planning policy establishes a general presumption against inappropriate development in the Green Belt. The definition of inappropriate development includes Gypsy and Traveller sites and Travelling Showpeople sites. Subject to the best interests of the child, personal circumstances and unmet need are unlikely to clearly outweigh harm to the Green Belt and any other harm so as to establish very special circumstances. If future need arises for affordable sites, which cannot be met outside the Green Belt, consideration of Gypsy and Traveller caravan site provision in the Green Belt will be treated in accordance with the approach to affordable housing exceptions sites.
- 7.92 Issues of sustainability apply to Gypsy and Traveller and Travelling Showpeople sites, emphasised by government policy. National planning guidance also requires that local planning authorities very strictly limit new traveller site development in open countryside that is away from existing settlements.

- 7.93 Sites must be sited in locations that provide a safe environment for the occupants including in terms of their general health well-being, and should avoid locations in the vicinity of dangerous roads, railway lines, water bodies, or power lines unless impacts can be satisfactorily mitigated. The use of unstable or contaminated land, or hazardous areas will not be permitted unless appropriate mitigation can be achieved. Sites must also appropriately address flood risk. Caravans and mobile homes intended for permanent use will not be permitted in areas of a high probability of flood risk or on the functional floodplain or where sites would increase risk of flooding elsewhere.
- 7.94 Proposals will need to be served by a vehicular access point which adheres to the highway authority's guidance and standards. There will also need to be sufficient capacity in the local highway network to accommodate the site.
- 7.95 Travelling Showpeople sites differ in that they need to provide secure, permanent bases for the storage of equipment when not in use. Most Showpeople need to live alongside their equipment, so sites must be suitable for both residential and business use, and be capable of accommodating equipment which is sometimes large. Care needs to be taken that such activities are appropriately designed and located in order to avoid nuisance to neighbouring uses.

Design of Gypsy and Traveller Sites, and Travelling Showpeople Sites

Policy H/23: Design of Gypsy and Traveller Sites, and Travelling Showpeople Sites

Proposals for Gypsies and Traveller sites and Travelling Showpeople sites will only be granted planning permission where they are of a good design layout, have regard to government good practice guidance, and where:

- a. The proposal clearly demarcates the site and pitch boundaries using appropriate boundary treatment and landscaping sympathetic to, and in keeping with, the surrounding area. There should also be clear delineation of public communal areas and private space, and between residential areas and any non-residential areas;
- b. Site design takes account of the needs of residents, and provides an appropriate pitch layout that ensures security and safety of residents, and allows ease of movement, whether walking, cycling or driving;
- c. There is safe access for pedestrians, cyclists and vehicles, including for turning and parking, vehicles towing caravans, emergency vehicles and servicing requirements, including waste collection;
- d. All necessary utilities can be provided on the site including mains water, electricity supply, drainage, sanitation and provision for the screened storage and collection of refuse, including recyclable materials;
- e. The site is not located on contaminated land, unless the land is capable of adequate amelioration prior to occupation;

(continued)

- f. The proposal would avoid any unacceptable adverse or detrimental impact on the health and living conditions of the residents of the site or on neighbouring uses, including as a result of excessive noise, dust, fumes, lighting, traffic generation or activity;
- g. Built development in the countryside is kept to the minimum required, in order to minimise harm to the surrounding area. Any amenity buildings proposed are of an appropriate scale and reasonably related to the size of the pitch, and are of an appropriate design for the location;
- h. Pitches should be an appropriate scale for the size and number of caravans to be accommodated, without over-crowding or unnecessary sprawl at an appropriate density;
- i. Provision of space for play should be made on larger sites (10 or more pitches).

7.96 This policy addresses specific design principles that should be met by all new Gypsy and Traveller sites or Travelling Showpeople sites. Guidance will be included in the District Design Guide SPD.

7.97 Gypsy and Traveller caravan sites are predominantly residential uses as is reflected in South Cambridgeshire. Any employment uses would require planning permission, and could therefore be considered on their merits in the particular location. However, Travelling Showpeople may require space for the storage and maintenance of large pieces of equipment. The site design and layout should ensure the amenity and safety of residents is protected by locating non-residential uses away from the residential and communal areas.

7.98 The site design and layout should ensure the safety and security of residents. If external lighting will help achieve this, it should be designed into the proposal at the outset to ensure it is the minimum required and appropriate for the location. Safe access to, and movement within, the site for pedestrians, cyclists and vehicles is essential, as well as ensuring access is retained at all times for emergency vehicles and servicing requirements, including refuse collection.

7.99 Sites must be capable of being serviced by all necessary utilities in order to provide an appropriate residential environment. Foul drainage to a public sewer should be provided wherever possible. Where foul drainage to a public sewer is not feasible sites will only be permitted if proposed alternative facilities are considered adequate and would not pose an unacceptable risk to the quality or quantity of ground or surface water, pollution of local ditches, watercourses or sites of biodiversity importance. Sites must incorporate appropriate measures for surface water drainage, utilising sustainable drainage systems where practicable.

7.100 Each pitch should be designed to provide appropriate accommodation for a household, and should normally allow for the siting of at least one trailer / mobile home and a touring caravan and space for car parking. Transit site pitches,

providing short term accommodation, are likely to be smaller, as national design guidance states, each pitch should be capable of accommodating touring caravans, rather than space for a static caravan.

- 7.101 Proposals for family sites, such as to accommodate an extended family with a number of caravans, will be required to establish the number of pitches the site is capable of providing if it were occupied by separate family units, in order that the impacts of a site are fully considered.
- 7.102 The number of parking spaces will be considered against car parking standards contained in the development plan, based on the anticipated number of residents. If appropriate planning conditions will be applied to any planning permission, restricting the parking of larger vehicles or the number of commercial vehicles.
- 7.103 Built development in the countryside will be kept to the minimum required in order to minimise harm to the surrounding area. Amenity blocks, which typically include kitchen and bathroom facilities, will be considered on their merits and must be compatible with the scale of development and the pitch on which it is to be accommodated. Energy and water efficiency of built development should be considered, reflecting policies contained elsewhere in the development plan. All private and communal buildings will need to comply with mobility standards as required by building regulations.
- 7.104 Proposals for stables will be considered on their merits. Sites will need to include sufficient space to exercise horses or be readily accessible to local bridleways and other permitted rights of way.
- 7.105 Improvement or provision of infrastructure may be necessary to make the development acceptable in planning terms. It is important to ensure that children have safe access to space for play. In order to meet the needs of residents, larger sites should include distinct areas for children to play. Separate contributions to play space will not normally be sought.