

Chapter 11

Promoting Successful Communities



Park Life Event, Milton Country Park, South Cambridgeshire

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- 11.1 Healthy and sustainable communities are about people and places. Developments need to be designed to promote good health, including the right balance of services and facilities that are delivered when needed, opportunities to access open space, and to move around safely by walking and cycling. The people that move into the newly built houses are as important for the development of a healthy and sustainable community as the houses and buildings that are provided for them. The Local Plan needs to ensure they are given the right support to form communities.
- 11.2 A number of new communities are already planned in South Cambridgeshire, at the new town of Northstowe and a number of urban extensions to Cambridge. These follow on from Cambourne, which in over a decade has grown into a rural centre with a range of facilities and a thriving community. As outlined in the development strategy chapter, there are options for growth which could see further new communities planned.
- 11.3 The Local Plan also needs to support and develop existing communities. South Cambridgeshire is a predominantly rural authority with 105 villages of varying sizes, providing a variety of services and facilities for their local communities. Larger villages by and large provide a greater choice since they serve larger populations and a larger catchment area. Many smaller villages have very few facilities, but those facilities can be very important in ensuring at least a basic level of services is available locally. The Council aims to play its part in protecting and improving rural services, in order to maintain viable and sustainable communities.
- 11.4 Equally important to health, the Local Plan needs to ensure that development is suitable for the location, that it is not exposed to unacceptable levels of pollution, and also that it does not have an unacceptable adverse impact on the surrounding environment.

Key Facts:

- The “health” of people living in the district is generally better than the average for England. South Cambridgeshire has an ageing population. The highest growth is expected to occur in the 65+ age group.
- Whilst services and facilities are concentrated in larger villages, rural shops and services are vital for maintaining communities supporting access to the less mobile members of society.
- New developments need a range of new services and facilities to meet the need generated, but also need support to develop into new communities.
- Sport and play space is important for supporting healthy lifestyles.
- There are high levels of demand for new allotments, which provide opportunities to support healthy lifestyles.
- Areas around the A14 north of Cambridge, and the centre of Cambridge, are designated as Air Quality Management Areas.

Improving Health

- 11.5 A key role of the Local Plan is to provide for development in a way that supports and encourages active and healthy lifestyles as an important part of sustainable development.

Issue 80: Health Impact Assessment

Health Impact Assessment (HIA) is a method of considering the positive and negative impacts of development on health of different groups of the population, in order to enhance the benefits and minimise any risks to health. To ensure that new developments have a positive impact on the health and well-being of new and existing residents, the Local Plan could continue to require Health Impact Assessments (HIA) of major development proposals. However, HIA is most effective on large scale developments, and smaller developments can be sufficiently addressed in sustainability and design and access statements. An option for the Local Plan could be to include a higher threshold when an HIA is required.

Question 80:

A: Should the Local Plan continue to seek Health Impact Assessments (HIA) to accompany major development proposals?

B: Should the threshold when HIA are required:

- i. Remain at 20 or more dwellings or 1,000m² floorspace; or
- ii. Be raised to 100 or more dwellings, or 5,000m² floorspace.

Please provide any additional comments.

Protection of Existing Village Services and Facilities

- 11.6 Village services and facilities in South Cambridgeshire perform a vital function in rural communities, particularly for the less mobile. The National Planning Policy Framework (NPPF) advises that plans should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.

Issue 81: Protecting Village Services and Facilities

The Local Plan should resist the loss of local services and facilities where it would cause an unacceptable reduction in the level of service provision in the locality. Village services include village shops, pubs, post offices, libraries, community meeting places, health centres or leisure facilities.

Significance of the loss is currently determined by the availability of accessible alternative services, and the future economic viability of the use (demonstrated by marketing over a 12 month period).

Alternatively, the Local Plan could include more detailed and stringent tests. Relevant evidence to demonstrate the facility is no longer needed will come from:

- Up to date studies, including a local needs survey;
- 12 months marketing of the facility for community use;
- Details of spare capacity in alternative facilities and how remaining uses will cope with displaced users; and
- The accessibility of alternative facilities.

The marketing exercise should include extensive advertising. Both freehold and leasehold options should be made available without restrictive covenants preventing re-use as a community facility and ensure potential community groups are not excluded. All details of offers should be provided together with full reasons as to why any offer has not been accepted.

The facility should only be marketed at an appropriate value agreed by the Council and an independent assessor for its existing purpose, i.e. a community facility.

The new Localism Act creates the ability for setting up an asset register of land and buildings of value to local communities which are worthy of protection. The Council will work with Parish Councils to prepare a Community Asset Register. The Act also provides communities with the opportunity to set up or take over and run their own facilities, such as local pubs and shops.

Question 81:

A: Should the Local Plan seek to continue to protect where possible local services and facilities such as village shops, pubs, post offices, libraries, community meeting places, health centres or leisure facilities?

B: Are there any other services and facilities that should be included?

Please provide any comments.

C: Should the Local Plan include the alternative more detailed and stringent tests proposed in Issue 81 for determining when an alternative use should be permitted?

D: If not, why not? What alternative policies or approaches do you think should be included?

Please provide any additional comments.

Provision of New Services and Facilities

- 11.7 It is important that adequate provision of community facilities and infrastructure, based upon local needs, is provided in accessible locations. Where development increases the burden on existing infrastructure, it should support improvement of existing facilities, or provision of new facilities, depending on the scale and location. This could include services and facilities, community buildings, sports facilities, faith, leisure and cultural facilities.
- 11.8 The Council has commissioned an infrastructure study to explore the infrastructure needs of development, and consider issues regarding development viability. The government has introduced the option of setting a Community Infrastructure Levy (CIL), which applies a standard charge for development to address wider infrastructure requirements. Planning obligations (section 106 agreements) will still play an important role in mitigating site specific impact and securing infrastructure. If the Council decides to implement a CIL charging schedule, it will also be required to publish an infrastructure list under CIL regulation 123 identifying those items that will be paid for in whole or in part by the CIL receipts.

Developing New Communities

- 11.9 The development strategy and site options allocated in the new Local Plan will determine where there are to be new communities or expansions to existing communities. Experiences from developing Cambourne, and the on-going work to deliver Northstowe and the urban extensions to Cambridge, can help guide new development.

- 11.10 The work of different agencies needs to be coordinated to deliver the range of public, commercial and voluntary services, when they are needed. Depending on the scale and nature of development, assessments and strategies for service provision will be required, prepared in partnership with the landowner and stakeholders, which will also need to address future management and governance issues.
- 11.11 New developments take time to develop into new communities. Support is needed to help people to settle and start the groups, clubs and activities found in more established neighbourhoods. Community Development Strategies provide a useful method of coordinating actions, outlining roles, partnership working and the professional people needed to help establish the new community. This could include support to help establish good communication and information for new residents, establish new groups, support mechanisms, sports clubs and community events.

Issue 82: Developing New Communities

When developing policies, the Local Plan should be based on the following principles for service and facility provision:

- Accessibility to the people using services and facilities, for example focussing provision at town, district or local centres, accessible on foot or cycle and public transport;
- Combining or concentrating services and facilities which will be mutually supportive and convenient for the public, as well as cost efficient to service and facility providers. Enables journeys for one purpose the opportunity to serve another purpose, reducing the number of journeys, and providing opportunities for community interaction;
- Reflecting the range of needs of different groups within the population, including the specific needs generated by older and younger age groups, people with disabilities, different faiths, and be adaptable to population growth and demographic change;
- Community involvement engaging positively and creatively with the new community to establish a strong feeling of community ownership of facilities and community space. Encouraging and securing continued community involvement in future management of their community;
- A high standard of design and quality to be flexible to community needs, and adaptable to population growth and demographic change, making the most of the latest technology, and responding to climate change;
- Timely delivery when they are needed, including the provision of key services and facilities for early phases of the development, and interim facilities and meeting places or short term rent subsidies to help build sense of community and minimise car dependency;
- Community development support, initial and on-going, to help establish vibrant and sustainable communities from the outset of development;
- Management and maintenance to ensure robust and effective implementation, adoption and maintenance in the long term.

Question 82:

A: Do you agree with the principles of service provision in Issue 82?

B: If not, why not? What alternative issues do you think should be included?

Please provide any additional comments.

Provision for Sub Regional Sporting, Cultural and Community Facilities

- 11.12 Studies into arts, culture, and major sporting facilities undertaken for Cambridgeshire Horizons identified Cambridge as a possible location for new sub-regional facilities, including a community stadium, ice rink and concert hall. There are also proposals for a multi-lane rowing facility.

Issue 83: Provision for Sub Regional Sporting, Cultural and Community Facilities

As Cambridge and the sub-region grow it is important that this is accompanied by a range of facilities to meet the wider needs of the area. This will enable people to develop pride in the places where they live and work, create local distinctiveness and help make communities healthy and sustainable, and support economic success of the area. However, there is limited land available in Cambridge and there are a number of competing uses. Cambridge City Council and South Cambridgeshire District Council are working in partnership to consider the needs of the area and plan for appropriate provision of these sub-regional facilities in appropriate locations.

Question 83:

A: Is there a need for any other sub-regional sporting, cultural and community facilities that should be considered through the Local Plan review?

B: If there is a need, what type and size of facility should they be?

C: If there is a need, where is the most appropriate location?

D: Is there a need for any other sub-regional sporting, cultural and community facilities that should be considered through the Local Plan review?

E: If there is a need, what type and size of facility should they be?

If there is a need, where is the most appropriate location?

Please provide any additional comments.

Community Stadium

- 11.13 The term ‘community stadium’ is used to describe a stadium facility that delivers amenities and services to local communities beyond its core operations. These may include health, leisure and general community provisions and/or sports and education facilities, as well as local retail and other local businesses. A community stadium also aims to be accessible to the local community at all times during the day and evening, on weekdays and weekends. Studies have identified the potential benefit to the Cambridge Sub-Region of a community stadium, meeting the needs of one or more of its major sports clubs and providing supporting facilities to local communities.
- 11.14 Cambridgeshire Horizons undertook studies in 2006 and 2007 into the need for a community stadium and an appropriate location. The study used a range of evaluation criteria including site size, proximity to housing, ground condition, visibility, current facilities, neighbouring uses, other plans for the location, plans for neighbouring sites, planning status, transport and access, ownership and development implications, to test 10 sites options: Cambridge East, Northstowe, the Southern Fringe, Cowley Road (Northern Fringe), North West Cambridge site, Blue Circle site, Barton Road, Cambridge Rugby Union FC, Milton, Arbury (Orchard) Park. It concluded three sites around the fringes of Cambridge could be suitable. These were Milton, Cambridge East and land at Cowley Road. However, all were found wanting - the Milton site is in the Green Belt and not well related to any community, for Cambridge East timing and availability was a barrier, and land at Cowley Road would restrict the size of stadium.
- 11.15 For information, the Council has received a proposal from Grosvenor Estates to build a new Community Stadium adjacent to the Trumpington Meadows urban extension to Cambridge. The promoter’s proposal is located in the Green Belt, within broad location 4, which is considered at Issue 12. Please note that the Council has not reached a view on the merits of the proposal and is consulting at this stage ONLY on the principle of providing a community stadium somewhere in the Cambridge area, and on the merits of the broad location in the Green Belt on the edge of Cambridge.

Issue 84: Community Stadium

The Local Plan could make provision for a community stadium and develop an appropriate policy. Any provision would be subject to proven need and support for such a facility as well as finding a suitable location. As this facility would include facilities to serve the whole of the Cambridge Sub-Region as well as others for a more local community, this location may not necessarily be in South Cambridgeshire.

Question 84:

A: Is there a need for a community stadium?

B: If there is a need, what type and size of facility should it be, and where is the most appropriate location?

Please provide any additional comments.

Ice Rink

- 11.16 The concept of an ice rink emerged a few years ago and was first referred to in the Major Sports Facilities (MSF) Strategy for the Cambridge Sub-Region (2006, prepared by Cambridgeshire Horizons) which identified gaps in sports provision within the Cambridge Sub-Region. Analysis showed that there is demand for a facility and proposals have been developed by a group known as Cambridge Leisure Ice Centre (CLIC). The MSF Strategy recommended that an ice rink is developed with a vision to provide an ice centre which offers a range of ice based activities (ice hockey, public skating, figure skating, curling etc.) with a focus on providing opportunities for community, local clubs and the University. CLIC have looked at various locations including North West Cambridge, Cambourne and West Cambridge but no firm proposals have been put forward.

Issue 85: Ice Rink

The Local Plan could include provision for an ice rink and develop an appropriate policy. Any provision would be subject to proven need and support for such a facility as well as finding a suitable location. As this facility would serve the whole of the Cambridge Sub-Region, this location may not necessarily be in South Cambridgeshire.

Question 85:

A: Is there a need for an ice rink in or near to Cambridge?

B: If there is a need, where should it be located?

Please provide any additional comments.

Concert Hall

- 11.17 The concept of a concert hall also emerged a few years ago and was first referred to in the Arts and Cultural Strategy for the Cambridge Sub-Region 2006 prepared by Cambridgeshire Horizons which identified gaps in arts and cultural provision within the Cambridge Sub-Region. The analysis found that although there is a wide range of small and medium scale music venues in and around Cambridge, there is a growing interest in testing the case for a purpose built auditorium for large scale music. Cambridge East was suggested at that time as a possible location for a purpose built concert hall. Whilst the proposal has not yet been taken forward, it is appropriate for the Issues and Options consultation to explore the issue.

Issue 86: Concert Hall

The Local Plan could make provision for a concert hall and develop an appropriate policy. Any provision would be subject to proven need and support for such a facility as well as finding a suitable location. As this facility would be to serve the whole of the Cambridge Sub-Region, this location may not necessarily be in South Cambridgeshire.

Question 86:

A: Is there a need for a concert hall in or near to Cambridge?

B: If there is a need, where should it be located?

Please provide any additional comments.

- 11.18 Due to the interrelationship with land in Cambridge, the District Council is committed to working in partnership with Cambridge City Council in order to consider the issue of provision for sub-regional sporting, cultural and community facilities in suitable locations.

Meeting Needs for Open Space

- 11.19 The villages of South Cambridgeshire and the parts of the district on the edge of Cambridge have a range of sports pitches and pavilions, children’s play spaces, and informal open spaces for activities such as dog walking. These are primarily owned and operated by Parish Councils, although the use of management companies is becoming more common within new developments. Access to good quality open space and children’s play facilities has significant benefits for community health and wellbeing. It is important that new developments provide new open spaces or contribute to the improvement of existing facilities to meet the new needs generated and benefit existing communities.

- 11.20 The Council has carried out an assessment of open space, sports and recreation facilities across the district. This includes an audit of the quality, quantity and accessibility of existing facilities and an assessment of future needs, with input from stakeholders including Parish Councils, sports clubs, and sports governing bodies. This concluded that the Council’s current open space standards remain appropriate.

Issue 87: Open Space

The Local Plan should continue to require all new residential development to contribute to the provision of open space in new developments. The standards for provision should remain as the existing plan:

Minimum standard of 2.8 hectares per 1,000 people, comprising:

Outdoor Sport	1.6 hectares per 1,000 people
Children’s Play Space	0.8 hectares per 1,000 people
Informal Open Space	0.4 hectares per 1,000 people

Question 87:

- A: Should the Local Plan continue to include a policy for open space provision?**
- B: Do you agree with the standards of provision listed in Issue 87 that is similar to the current adopted policy?**
- C: If not, why not? What alternative policy or approach do you think should be included?**

Please provide any additional comments.

Allotments

- 11.21 Consultations with local stakeholders have highlighted that allotments are an important form of open space to the people of South Cambridgeshire. They help support a healthy lifestyle, provide a source of food and exercise, and provide an important community resource. The Council has already informally adopted a standard for allotment provision in the major developments on the edge of Cambridge, consistent with that in Cambridge.

Issue 88: Allotments

The Local Plan could include a requirement for allotments to be provided through new housing developments. The new assessment of open space needs identified that a standard of 0.4 hectares of allotments per 1,000 people, equivalent to around 32 allotments per 1,000 households, was appropriate for the district.

Question 88:

A: Should major new housing developments include provision of allotments?

B: Do you agree with the standard of provision proposed in Issue 88?

C: If not, why not? What alternative policy or approach do you think should be included?

Please provide any additional comments.

Scale of Development where Open Space should be Provided On-site

- 11.22 Currently the Council secures the provision of, or funding for, open space for all residential development to meet the needs generated. On-site provision is preferable, where practicable, to provide accessible spaces integral to the development close to where people live. Generally smaller developments can only deliver informal open space or play areas, whilst larger sites are capable of delivering a wider range of spaces, including sports pitches. Further guidance on the quantity, quality, and accessibility of open space is provided in the Open Space Supplementary Planning Document (SPD). This will be reviewed after adoption of the Local Plan.

- 11.23 The Local Plan needs to establish when on-site provision will be sought. Existing policy requires developments of 10 dwellings or more to include children's play space, because it is large enough to deliver a useful space capable of being maintained. Sports pitches and outdoor sport generally require a larger space, and need a larger scale of development to enable effective delivery. The Open Space SPD provides guidance seeking on-site provision from developments of 200 dwellings or more. The threshold for allotments has also been identified as 200 dwellings, sufficient to deliver a site of six typical allotment plots.
- 11.24 On individual sites negotiation may take place on the types of space provided on-site, taking account of the needs of the area, existing provision and deficiencies.

Issue 89: On-site Open Space

On-site provision of open space should be sought from the following scales of development so that provision is integrated into the development and can maximise benefits to health and wellbeing of new residents:

Informal open space: all scales of development

Children's play space: 10 or more dwellings

Sports pitches and outdoor sport: 200 or more dwellings

Allotments: 200 or more dwellings

Question 89:

A: Do you agree the thresholds for when on-site open space will be required in new developments?

B: If not, why not? What alternative policy or approach do you think should be included?

Please provide any additional comments.

- 11.25 Other forms of larger open space are also important resources for local people, such as country parks, and access into the countryside for leisure is also valuable to health and well-being. The provision of green infrastructure, such as public rights of way, is dealt with in Chapter 8: Protecting and Enhancing the Natural and Historic Environment.

Allocations for Open Space

- 11.26 The current plan allocated a number of sites for open space and recreation uses. These were identified, in conjunction with the local Parish Council, in areas where there was an identified shortage of existing provision. These issues still remain. Whilst there has been progress in bringing forward some allocations, on most there has been no progress and there is no imminent prospect of their delivery.

Issue 90: Allocations for Open Space

The Site Specific Policies Development Plan Document currently allocates a number of sites for recreation and open space. The local need for additional open space remains and the Local Plan could include a policy carrying forward the allocation:

Extensions to existing recreation grounds:

Land east of recreation ground, Over 2.19 ha.

Land east of Bar Lane, Stapleford and west of the access road to Green Hedge Farm 1.42 ha.

Land north of Hatton's Road, Longstanton 2.65 ha.

Land north of recreation ground, Swavesey 2.16 ha.

Land east of recreation ground, New Road, Impington 5.7 ha.

New areas for recreation use:

Land east of Mill Lane, Impington.

Land to the south of Manor Park, Histon.

Land at Barrowcroft (Gunns Lane), Histon

Question 90:

A: Should the Local Plan carry forward the existing allocations for recreation and open space?

B: Are there other areas that should be allocated?

Please explain your reasons in relation to any particular sites.

Please provide any additional comments.

Protecting Existing Playing Fields and Recreation Facilities

- 11.27 Most villages in the district have playing fields, recreation grounds, pavilions, or buildings providing sport and play facilities for local communities. These form an important part of village life, and are a valuable resource.

Issue 91: Protecting Existing Recreation Areas

The Local Plan should protect existing recreation areas (land or buildings), and ensure alternative uses are only considered where it would be replaced by equivalent or better facilities in a suitable location, where the proposal includes sufficient open space, sport or recreation facilities to outweigh the loss, or it is demonstrated to be surplus to requirements in all functions it can perform, taking into account views of local people and users.

Question 91:

A: Should the Local Plan include a policy seeking to protect existing playing fields and recreation facilities?

B: If not, why not? What alternative policies or approaches do you think should be included.

Please provide any additional comments.

Indoor Community Facilities

- 11.28 Indoor community facilities, including village halls, community halls, church halls and other publicly accessible buildings, play a crucial role in maintaining a sense of local identity, as well as providing a base for a variety of different groups and activities, from pre-school groups, to indoor carpet and short mat bowls, yoga, meetings or coffee mornings. The Council is keen to ensure that all residents have access to facilities which are appropriate and suit their needs.
- 11.29 South Cambridgeshire District Council commissioned a community facilities assessment in 2009 to understand the size and condition of village halls, community halls, church halls and other publicly accessible facilities. It identified a standard approach for indoor community space per capita that can be used when considering the needs generated by new development, which has been used to guide negotiations on planning obligations since January 2010. As for open space, only very large developments would justify provision of new facilities within the development, therefore contributions for off-site provision would be sought, whether via a planning obligation or through a Community Infrastructure Levy.

Issue 92: Indoor Community Facilities

The Community Facilities Assessment indicates that the Local Plan should require new development to contribute to the provision of indoor community space, at a standard of:

111m² of indoor community space per 1,000 people.

A higher standard may be needed in new communities, where existing facilities do not exist.

Question 92:

A: Should the Local Plan include a policy for indoor community space provision?

B: If not, why not? What alternative policy or approach do you think should be included?

Please provide any additional comments.

Light, Noise and Odour Issues

Issue 93: Light, Noise and Odour Issues

Noise can have a significant impact upon environmental quality, public health and amenity. It is important that noise sensitive developments are located away from existing sources of significant noise, and that potentially noisy developments are located in areas where noise will not have an unacceptable impact on surrounding land uses or the environment, unless its impact can be mitigated.

Similarly, the Local Plan needs to ensure development would not have an unacceptable adverse impact as a result of odour emissions. Odour assessments may be required to demonstrate this.

Although artificial light is needed for safety and amenity, it can have negative effects if it is not properly designed or appropriately located. The Local Plan needs to ensure development proposals avoid adverse impact on nearby uses or the surrounding countryside.

Question 93:

A: Should the Local Plan include policies dealing with lighting, noise, and odour issues?

B: If not, why not? What alternative policies or approaches do you think should be included?

Contaminated Land

- 11.30 Across the district there are sites with residual contamination from former uses, from industry to agriculture. The planning system can ensure appropriate investigation and remediation so that land is suitable for redevelopment.

Issue 94: Contaminated Land

Where development is proposed on contaminated land, or land suspected of being impacted by contaminants, the Council will require developers to investigate and identify any remedial measures that may be required. The Council will require best practice mechanisms to enhance remediation of contaminated sites to ensure land is of an appropriate standard for the proposed use, and encourage in principle the transformation of land back into beneficial use.

Question 94:

A: Should the Local Plan include a policy seeking appropriate investigation and remediation of contaminated land?

B: If not, why not? What alternative policy or approach do you think should be included?

Please provide any additional comments.

Air Quality

- 11.31 Air pollution and poor air quality can have detrimental impacts on health and the environment. The Council has a general duty to protect its local area from air pollution, and has produced a Local Air Quality Strategy.

Issue 95: Air Quality

Where development proposals would be subject to unacceptable air quality standards or would have an unacceptable impact on air quality standards, they should be refused.

Question 95:

A: Should the Local Plan include a policy dealing with air quality?

B: If not, why not? What alternative policies or approaches do you think should be included?

Please provide any additional comments.

Low Emissions Strategies

- 11.32 Clear links have been established between air quality and land-use planning, with transport identified as the main source of pollutants in towns and cities. Good planning can help by guiding the location of new development, reducing the need to travel by co-locating uses, and promoting smarter and cleaner transport choices. Site-based Low Emission Strategies can help minimise emissions from developments, by integrating design and low emissions transport measures. Examples of measures include travel to work plans, residential travel plans, priority parking for low emission vehicles and provision of infrastructure for recharging electric vehicles.
- 11.33 Further guidance is included in the current South Cambridgeshire District Design Guide SPD (www.scambs.gov.uk/ldf/spds) and good practice guidance has been produced by the Department for Environment, Food and Rural Affairs (DEFRA): <http://www.defra.gov.uk/environment/quality/air/air-quality/laqm/guidance/policy/>

Issue 96: Low Emissions Strategies

The Local Plan could include a policy that requires proposals for development that have the potential to contribute significant emissions to the local area to prepare and implement a site-based Low Emissions Strategy (LES).

This would apply to:

- Developments within or adjacent to an Air Quality Management Area;
- Proposals resulting in increased congestion change in traffic volumes (an Average Annual Daily Traffic (AADT) or peak traffic flow which increases by more than 5% for roads with more than 10,000 AADT).
- Proposals which change the traffic composition (i.e. increase the proportion of Heavy Goods Vehicles).
- Proposals that include car parking or the increase in provision for more than 300 spaces.
- Developments that could give rise to significant dust emissions in areas where people and/or commercial activities could be exposed.

Question 96:

A: Should the Local Plan include a requirement for Low Emissions Strategies?

B: If not, why not? What alternative policy or approach do you think should be included?