



South Cambridgeshire Local Development Framework District Design Guide: High Quality and Sustainable Development in South Cambridgeshire Supplementary Planning Document

Sustainability Appraisal / Strategic Environmental Assessment Adoption Statement

Introduction

South Cambridgeshire District Council adopted the Local Development Framework (LDF) District Design Guide: High Quality and Sustainable Development in South Cambridgeshire Supplementary Planning Document (SPD) on 2 March 2010.

This statement has been prepared in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 (16) (3) and (4), which require a statement to be produced on adoption of a plan or programme, to detail:

1. How environmental considerations have been integrated into the plan or programme;
2. How the Environmental Report has been taken into account;
3. How opinions expressed through public consultation have been taken into account;
4. The reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with;
5. The measures that are to be taken to monitor the significant environmental effects of the implementation of the plan or programme.

Planning Policy Statement 12 widens these considerations from environmental, to broader sustainability issues, so that this statement provides information on the wider sustainability appraisal process.

This statement examines each of these points in turn.

1. How sustainability considerations have been integrated into the plan

The LDF aims to improve the overall quality of life for residents of South Cambridgeshire in a way, which will also benefit future generations. Taking a sustainable approach to economic, social and environmental issues is at the heart of the plan and will be closely related to the national strategy for sustainable development, which has four objectives:

- Social progress which recognises the needs of everyone;
- Effective protection and enhancement of the environment;
- Prudent use of natural resources; and
- Maintenance of high and stable levels of economic growth and employment.

Policy Context

The national context is set out in Planning Policy Statements (the replacement to Planning Policy Guidance Notes), Circulars and other advice from Government. Whilst some of those national policies require local interpretation, a great number do not.

The regional context is set out in the East of England Plan that was published by the Secretary of State in May 2008. It continues the strategy that was set out in the Regional Planning Guidance for East Anglia (RPG6). It aims to focus a higher proportion of Cambridgeshire's growth into the Cambridge Sub-Region and proposes a sequential approach to the planning of development, with much of the development concentrated into and on the edge of Cambridge (subject to a review of the Cambridge Green Belt), including development in South Cambridgeshire, and into a new town beyond the outer boundary of the Green Belt.

The East of England Plan 2008 replaced the Cambridgeshire and Peterborough Structure Plan when it was published in its final form by the Secretary of State in May. A number of Structure Plan policies were 'saved' after September 2007 and remain valid until they will be superseded by policies in LDFs as these plans are adopted across the County.

District Design Guide SPD Policy Approach

The District Design Guide SPD expands on district-wide policies (DP/1 and DP/2 in particular) in the Development Control Policies Development Plan Document (DPD), adopted in July 2007, and a number of policies in Area Action Plans for major development locations. These policies seek to ensure that design is an integral part of the development process. This SPD provides additional details on how these policies will be implemented.

The SPD builds on national policy in Planning Policy Statement (PPS) 1: Delivering Sustainable Development, and Planning and Climate Change – Supplement to PPS1. These promote sustainable, well-designed development to achieve a high quality built and natural environment. Achieving good design and sustainable development are the core principles underlying planning. At the heart of sustainable development is the simple idea of ensuring a better quality of life for everyone, now and for future generations.

Specific objectives for the District Design Guide SPD are as follows:

- Assist applicants in the achievement of an attractive, sustainable, well-designed, high quality environment that integrates housing, employment and community uses, together with infrastructure and green areas in conjunction with the surrounding landscape.
- Assist applicants' understanding of the local context, help identify features of importance, and ensure that proposals are appropriately designed to be compatible with their surroundings.

Assist applicants gain planning permission quickly by informing them what information is required to accompany planning applications to justify their proposals and demonstrate what impact they would have.

2. How the Sustainability Appraisal had been taken into account

The Sustainability Appraisal has contributed to plan development by providing an independent assessment of the sustainability of the Council's proposed options and policies as they were developed. It demonstrates that sustainability considerations have been incorporated into the development of the LDF and subsequently that of the SPD from an early stage, and provides a formal statement and audit trail of the assessment.

The Sustainability Report is a key output of the plan preparation process. It reflected and supported the draft plan on which formal public consultation and participation was carried out.

The SPD is adding detail to policies to assist the implementation of adopted Development Plan Document policies and therefore the process had begun with the preparation of a Sustainability Report for these DPDs. The policies in these DPDs were therefore subject to Sustainability Appraisal.

It was decided not to do a Sustainability Appraisal for the SPD as recent changes to planning legislation makes it clear that government no longer requires an SA to be undertaken for SPDs. The Town and Country Planning (Local Development) (England) Regulations 2004 were amended in 2008 and 2009. Following the 2009 amendments there is no longer a requirement to undertake a SA of SPD. The European Union Strategic Environmental Assessment (SEA) Directive (2001/42/EC)

only requires assessment of those LDDs likely to have a *significant effect*. As SPDs are not able to create new policy and the parent policies, upon which the SPD expands, have already been fully appraised through the SEA / SA process, the Council considers that there is no need to undertake further assessment of the SPDs. The SA for the parent policies can be viewed on the Council's website: www.scambsgov.uk/ldf.

One of the requirements of the SEA Directive is to monitor the *significant environment effects* of the implementation of plans to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action. Although there are not anticipated to be any significant impacts beyond any identified in the SA of the parent policies, the impact of the SPDs can be monitored through the LDF Annual Monitoring Report.

3. How consultation taken into account (draft plan and the Environmental Report)

In this statement the Council is required to detail how opinions expressed in response to consultation have been taken into account.

Key Environmental Bodies

The Strategic Environmental Assessment Directive requires that authorities referred to in Article 6(3) shall be consulted when deciding on the scope and level of detail of the information, which must be included in the Environmental Report. In England, the key bodies are the Environment Agency, English Heritage and Natural England.

Consultation on a draft of the LDF Sustainability Appraisal Scoping Report with these key bodies was carried out in June 2004. The consultation enabled these bodies to comment on the appropriateness of the objectives, indicators, baseline assessment and issues / problems. A report on the outcome of these consultations is included in Appendix 7 of the Scoping Report. The consultation resulted in a number of changes to the Scoping Report, including changes to the sustainability objectives and questions, new issues for the area being identified, new plans and strategies being analysed in the report, and revised and new monitoring indicators.

Public Participation

The Strategic Environmental Assessment Directive requires early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying Environmental Report before the adoption of the plan or programme or its submission to the legislative procedure.

The Council consulted the public on the SPD and its Sustainability Appraisal Statement. Full details can be found in the Statement of Consultation – Regulation 18(4)(b), available to view on the Council's website. This outlines the main issues raised in the representations received and how they have been addressed in the SPD, which is to be adopted.

Consultation under Regulation 17

The public consultation on the draft SPD and Sustainability Appraisal Statement was carried out over a 6-week period, which was in accordance with Regulation 17 of the Town and Country Planning (Local Development)(England) Regulations 2004 as amended.

There were in total 185 representations received. 40 were in support, 42 objecting and 103 comments. No representations were received on the Sustainability Appraisal Statement.

The main issues raised include:

- Strong support for the SPD in general and to specific parts of it.
- Suggestions that the SPD could usefully include more illustrations of good and/or bad examples, provide clearer annotations on illustrations.
- Suggestions that the SPD would benefit from a slight restructure to improve clarity, remove duplication and reduce the length of the document to make it more user-friendly.
- Suggestions that more information be added on car parking, Green Infrastructure, and using design to promote sport and recreation should be included.
- Suggestions for more policy references to source policies in LDF documents, and for cross-references to adopted SPD.

The consultation resulted in a number of changes to the SPD. These are listed in Appendix A.

4. Reasons for choosing the document as adopted in light of other reasonable alternatives.

The Environmental Assessment of Plans and Programmes Regulations 2004 (12) (2) requires environmental reports to examine reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme.

This statement is required to set out the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with.

PPS12 makes clear that full regard should be had to the chain of conformity to avoid duplication of assessment.

The alternative to having an SPD was to have no SPD at all and to carry out “Business As Usual” implementing the adopted Development Control Policies DPD

without published detailed guidance. The District Design Guide SPD, once adopted will provide further guidance on the implementation of the Council's adopted policies. As such, it is considered more likely to result in the provision of sustainable, well designed development than existing policies alone.

5. Monitoring

The Environmental Assessment of Plans and Programmes Regulations 2004 requires authorities to set out the measures that are to be taken to monitor the significant environmental effects of the implementation of the plan or programme.

Details of the monitoring measures envisaged are summarised in Appendix 7 of the Final LDF Sustainability Report.

The indicators created in the Sustainability Appraisal Scoping Report, will continue to be monitored annually. They have been utilised as 'significant effect indicators', to be collated in the LDF Annual Monitoring Report. This report includes an analysis of the implications of the results, and should a need arise a review of LDF documents could be triggered by this information.

The South Cambridgeshire Annual Monitoring Report is available to view on the Council's website.

Appendix A – Amendments made to SPD as a result of the public consultation.

District Design Guide Supplementary Planning Document

- Restructure and reorder the document into three parts, removing duplications as follows:
 - Part I Local Context (Chapters 1 & 2)
 - Part II Design Principles (Chapters 4 - 11 but with revisions)
 - Part III Procedures and Applications (Chapter 19)

(Part III from the consultation draft SPD will be subsumed into a restructured Part II, incorporating a number of revisions to the order of the text and removal of duplication across chapters.)

- The clarity and accuracy of the text has been reviewed and improvements made to Chapters 2 and 3 and other parts of the document.
- Incorporate policy references within the relevant chapter(s).
- Include more illustrations, with clear annotations.
- Add a new paragraph after 1.15 to read:

"The SPD is divided into three sections:

* Part I Local Context - describes the characteristics of South Cambridgeshire and how these should influence the design of new development.

* Part II Design Principles and Criteria - covers general approaches to design, appreciating and responding to context, different locations, types and scales of development, and the elements of design. It also outlines how design should deal with environmental sustainability, biodiversity and environmental health issues, and national legislation and standards.

* Part III Procedures and Applications - describes the documentation, such as site appraisals, concept diagrams and design and access statements, that is likely to be needed to show the design process and explain and support proposals and planning applications.

The SPD includes a number of Appendices, including useful contacts, addresses, and reference material, as well as further detail on a number of issues covered within the SPD."

- Reword paragraph 2.10 as follows:

"In Palaeolithic and Mesolithic times the area was occupied by hunter-gatherers, when much of the area that was later to become fen was then above sea level, so could also support the more transient societies in a heavily wooded landscape. It was the rise in sea level that accompanied the

melting ice-cap at the end of the last Ice Age that led to periodic flooding and the development of the fenland areas. In Neolithic times communities became more settled as an agrarian based society started to develop. These early communities especially established themselves on the chalk grasslands around the Icknield Way, along the river valleys and fenland edge, and on the lighter soils associated with the Greensand. The development of these communities continued through the Bronze Age and into the Iron Age, by when farming had become so well developed that huge tracts of land were covered by ditched fields and enclosed homesteads, especially in areas of gravel subsoil, but also in the heavier clay areas where developments in agricultural technology produced ploughs capable of working the heavier soils."

- Clarify the annotations to the photograph at paragraphs 3.11, 3.16, 3.23, 3.31, 3.36 and 3.38.
- Change text to 10th bullet of paragraph 3.14 to read:
"Avoid the use of standardised and intrusive urban materials, street furniture, lighting and signage as part of traffic calming measures wherever appropriate."
- Correct the typographical error in paragraphs 3.19, 3.53 & 13.3.
- Change text to 3.21 to read:
"Avoid the use of standardised and intrusive urban materials, street furniture, lighting and signage as part of traffic calming measures wherever appropriate."
- Change text to 3.24 to note that many of the villages have a strong, linear form, as follows:
"Many of the villages have a strong, linear form with rows of cottages and a few, larger farmsteads facing roads and paths."
- Change bullet point 7 of 3.28 as follows:
"Avoid unnecessary straightening and widening of narrow country lanes and the use of standardised and intrusive urban materials, street furniture, lighting and signage as part of traffic calming measures wherever appropriate."
- Change 4th bullet of 3.35 to read:
"Ensure buildings are positioned to reflect local patterns such as mostly continuous frontages running along the back edge of pavements with only occasional gaps, giving glimpses of countryside beyond."
- Urban materials - change 7th bullet point of 3.35 to read:
"Avoid the use of standardised and intrusive urban materials, street furniture, lighting and signage as part of traffic calming measures wherever appropriate."

- Urban materials - change last bullet of 3.42 to read:
"Avoid the use of standardised and intrusive urban materials, street furniture, lighting and signage as part of traffic calming measures wherever appropriate."
- Change text to caption (3.77) to note door is internal.
- Change "highest" to "high" in paragraph 3.93.
- Insert the word "chimney" before "stack" in paragraph 3.94.
- Amend 1st sentence of paragraph 3.99 to read:
"The Listed Buildings SPD (Chapter 15, pages- 123-130) highlights specific types of buildings and structures within South Cambridgeshire."
- Amend last sentence of paragraph 3.104 to read:
"Vents or slats in a farm building indicate that it housed animals or stored produce."
- The first sentence of paragraph 3.108 is revised to clarify this point, as follows:
"Parish churches were centres of the village and historically the building and churchyard could be used for a range of community and other activities."
- Amend first sentence of paragraph 3.114 to read:
"The size of a building is important but this is most often read and measured in relation to other buildings or features."
- Amend paragraph 3.117 to read:
"Different proportions also give a building (or building element) a greater or lesser vertical or horizontal emphasis. Buildings with strong horizontal proportions can be seen as hugging the ground while those with strong vertical proportions take the eye up to the sky. The elements and details of a building can reinforce or play against these overall emphases. For instance, the walls of many traditional buildings have a horizontal emphasis but the windows can often have a vertical emphasis."
- Replace "plans" with "floor plans" in 3.118.
- Replace "sits" with "are positioned" in paragraph 3.134.
- Incorporate Chapter 4 into the beginning of Chapter 11.
- Chapter 5 has been re-written, combining text from Chapters 5 and 11, to provide more up-to-date reference to biodiversity conservation being consistent with the Biodiversity SPD, and drawing attention to other guidance.

- First Paragraph on Basic Design Criteria (Part II) - add the word "major" before "new development" in the first line of the second paragraph to aid clarity.
- Review the structure of the SPD, particularly Chapters 6 and 8, to remove duplications and improve its readability.
- Add the words "and sizes" after "forms" to paragraph 6.2.
- Reformat paragraph 6.8 with bullets as follows:
 "6.8 It is important that new developments are designed and constructed in a manner that minimises the demand on natural resources:
 * by minimising travelling, through the provision of mixed use developments and the provision of good and efficient public transport facilities, footpath and cycle networks;
 * by designing developments that respect the existing landscape and existing biodiversity and enhances them through the implementation of the proposals;
 * by designing to avoid putting development at risk from flooding and ensuring the discharge of surface and rain water is by means of sustainable drainage systems to prevent creating flood risk for others;
 * by constructing with robust materials, to ensure the long term durability of the development;
 * by designing buildings in a manner that readily allows for their future conversion or adaptation;
 * designing and constructing buildings in a manner that minimises their energy consumption for heating, cooling and lighting; minimises the demand for potable water; and does not result in air, noise and light pollution; and designing developments that are not only valid today but remain so, in the face of changing climatic conditions, for at least 60 years for commercial buildings and 100 years for all other buildings."
- Add to the end of Paragraph 6.10 ", to ensure robust high quality designs appropriate to the intended uses are attained."
- In paragraph 6.13, amend the last sentence to read:
 "The following is a guide to how design theory will be assessed in designs submitted to the Council and how design language will be used when providing comments on design considerations will be referred back to designers."
- Add "intentional or" before "accidental" on the 3rd line of paragraph 6.15.
- In line 3 of paragraph 6.17 delete "or well defined spaces"
- In line 3 of paragraph 6.22 substitute "boring" with "monotonous".
- Add a new sentence to the end of paragraph 6.12 as follows:
 "Good architects and designers who possess a strong and controlled

command of the use of the design elements, may, intentionally break the following 'rules of grammar' to create strong individualistic design solutions."

- In line 4 of paragraph 6.23 substitute "boring" with "monotonous".
- Add a new section on Green Infrastructure after paragraph 6.11.
- In line 6 of paragraph 7.2 after "... form of buildings, with" add "the built form broken down to appear as a composition of forms, rather than one large form and utilising"....
- To the heading "Challenges for Modern Development" before paragraph 7.13 add the words "in Villages".
- In line 4 of paragraph 7.13 change "an" to "a" and add "piecemeal".
- In line 4 of paragraph 7.15 delete the word "proportions".
- In line 4 of paragraph 7.18 after "...church," add "that is".
- Delete the first sentence of paragraph 7.20 and insert the text of paragraph 7.24 at the beginning of paragraph 7.20 to read:
"Each village has a defined village framework shown on the Local Development Framework DF Proposals Map, outside of which there is a presumption against development. Certain villages have also prepared their own Village Design Statements and, where available, these should always be consulted. The Local Development Framework also outlines Conservation Areas, and a number of these are described in full detail in Conservation Area Appraisals. These Appraisals also contain summaries of Listed Buildings. The Council keeps a register of Listed Buildings and lists and descriptions are available at English Heritage's Images of England website (www.imagesofengland.org.uk). The grade of listing defines the special attributes of the building and setting, and a full analysis of the special characteristics of the Listed Building and its setting will inform the extent and type of new development possible."
- At the end of the first sentence of paragraph 7.27, add the word "building" before "...group"; and at the beginning of the second sentence change "They" to "The" and add the word "extensions". In line 6 add "they" after "extensions" and change "relate" to "relating".
- Add the text of paragraph 7.29 onto the end of paragraph 7.28.
- Add the text of paragraph 7.33 onto the end of paragraph 7.32.
- In line 3 of paragraph 7.37 change "employment" to "non-residential".
- Add a new paragraph after paragraph 8.5, with supplementary illustrations, to read:

"The Urban Task Force report, Towards an Urban Renaissance, illustrates preferred walking distances to facilities from homes, see diagram. Barton et al. develop this work in, Shaping Neighbourhoods A Guide for Health, Sustainability and Vitality, where they identify illustrative catchment populations for various facilities, together with the catchment radius required to support those facilities at different residential densities, see table."

- Amend 4th sentence of paragraph 7.40 to read "Llewelyn-Davies (2000) states "to create a strong community focus, a shop, bus stop and primary school will usually be considered a bare minimum."
- Amend line 1 of paragraph 7.46 to include "retail" before "industrial".
- In line 4 of paragraph 7.47 add "surface" before "car parking".
- Amend first sentence of paragraph 7.51 to read:
"All large residential areas should include a mix of sizes, types and tenures of property, within neighbourhoods, to cater for all stages in the life of households, from single young people through to residential care facilities, so that whatever their needs, residential opportunities exist for people without having to leave the neighbourhood, if they so wish, in accordance with the principles of 'Lifetime Homes'."
- Review the structure of the SPD, particularly Chapters 6, 7 and 8, to remove duplications and improve its readability.
- Make additions to the last sentence of paragraph 8.2 to read: "A key structuring principle should be the provision of a direct, safe and convenient movement pattern on foot, bicycle or public transport". And add another sentence to read "Movement patterns for private motorcars may be less direct to discourage their use; therefore some routes may not allow a through movement for motorcars."
- Add a new paragraph, with supplementary illustrations, after paragraph 8.5 to read:
"The Urban Task Force report, Towards an Urban Renaissance, illustrates preferred walking distances to facilities from homes, see diagram. Barton et al. develop this work in, Shaping Neighbourhoods A Guide for Health, Sustainability and Vitality, where they identify illustrative catchment populations for various facilities, together with the catchment radius required to support those facilities at different residential densities, see table."
- Delete the words "(typical minimum dimensions for frontage development plus courtyard is 30m width x 50m depth)?" in the second column of the fifth row of Table 8.2.
- Replace the drawings after 8.24 with more suitable images.

- In the 11th bullet point of paragraph 8.49 delete the word "standard" in line 4 and substitute the word "types" with "designs" in line 5.
- In line 5 of paragraph 8.51 add "where possible" before "block their views".

Add a drawing illustrating vertical daylight angles.

- Add "Protecting" to the beginning of paragraph 8.52.
- Amend paragraph 8.53 to read:
"To prevent the overlooking of habitable rooms to the rear of residential properties and rear private gardens, it is preferable that a minimum distance of 15m is provided between the windows and the property boundary. For two storey residential properties, a minimum distance of 25m should be provided between rear or side building faces containing habitable rooms; which should be increased to 30m, for 3 storey residential properties. Where the opposing alignment of facing windows is significantly offset, these distances may be slightly reduced. Where blank walls are proposed opposite the windows to habitable rooms, this distance can be reduced further, with a minimum of 12m between the wall and any neighbouring windows that are directly opposite."
- Amend the diagram after paragraph 8.53, together with its explanatory text, to state 25m.
- Add "potential" before hiding places in the last bullet point of paragraph 8.57.
- Delete "Places, Streets, and Movement: A Companion Guide to Design bulletin 32" and insert "Manual for Streets" from paragraph 8.58.
- In the last bullet point in the 'Don't' column for 'Routes', add "high" before "fenced" and add "/walled/hedged" after fenced in Table 8.3.
- Delete "is the fabric that binds the public space together" and replace it with "forms the structure of the public realm" in the first sentence of paragraph 8.64.
- Replace "architects and urban designers" with "all those involved" in paragraph 8.65.
- Add to the end of paragraph 8.68 "Reference should be made to the Council's "Open Space in New Developments Supplementary Planning Document"."
- At the beginning of the 4th sentence of paragraph 8.69 add "The Urban Design Compendium recommends that".
- To the end of paragraph 8.68 add "Sport England's publication 'Active Design', promotes the concept of integrating opportunities for sport and physical activity into master plans through good design."

- Add the Sport England document to the list of references in Appendix 2.
- Ensure the document relates to the Landscape in New Developments SPD, without any contradiction.
- In line 1 of paragraph 8.90 delete "is" and replace it with ", from the design perspective, can be considered as".
- Delete column 3 of Table 8.5.
- In line 5 of paragraph 8.94 delete the words "for full planning permission".
- In line 3 of paragraph 8.113 replace "porous" with "permeable"
- To the end of the paragraph 8.114 add "Reference should also be made to the need to consider design implications of providing adequate cycle parking as part of new developments."
- To the end of the paragraph 8.117 add "Reference should be made to English Partnerships' Car Parking What Works Where, especially to the golden rules on p18."
- Amend paragraph 9.1 to read:
"Safe and secure provision should be provided for the storage of the waste and recycling materials collection receptacles (Council or Private Contractor), for all residential (domestic) and non-residential buildings (commercial) uses, without creating a nuisance or being unsightly for the occupants or the general streetscape."
- Add sentence to the end of paragraph 9.3 to include meaning of RECAP abbreviation, as follows:
"The RECAP Guide was originally published by the RECAP Partnership in 2008 and adopted as SCDC policy in 2008. It has been recently revised by the County Council together with Peterborough City Council as a draft Supplementary Planning Document (SPD) and will be subject to public consultation in February/March 2010 and likely adoption in mid to late 2010."
- Amend paragraph 9.2 deleting the words "such temporary".
- Clarification required - Amend paragraph 9.3 to read:
"Access for refuse, delivery and emergency vehicles is best provided by means of permeable grid layout, but where dead ends are unavoidable, turning heads must be provided. Development layouts and the provision of operational waste and recycling provision must accord with Building Regulation H6 and the requirements of the RECAP Waste Management Design Guide 2007 (RECAP Guide) and the Cambridgeshire Design Guide for Streets & Public Realm. The RECAP Guide was originally published by the RECAP Partnership in 2008 and adopted as SCDC policy in 2008. It has been recently revised by the County Council together with Peterborough City

Council as a draft Supplementary Planning Document and will be subject to public consultation in February/March 2010 and likely adoption in mid to late 2010."

- Delete paragraph 9.4.
- Add a new sentence / footnote to end of paragraph 9.11 to read:
"NB: the above detailed capacities are indicative and may need adjusting subject to local and national requirements / priorities and the final version of any adopted County Council SPD on Waste Management Design Guide".
- Clarification required- Amend paragraph 9.12 to read:
"The Cambridgeshire Design Guide for Streets & Public Realm (Cambridge Horizons 2007), complements national design guidance, such as the Government's Manual for Streets to promote the highest possible standards in all new developments, large and small. The purpose of the Design Guide for Streets & Public Realm is to set out the key principles and aspirations that should underpin the detailed discussions about and requirements for the design of streets and public spaces that take place on a site-by-site basis. The aim is to integrate street design with the RECAP Guide so that there are adequate street widths and access arrangements to accommodate refuse / recycling vehicles so that suitably located waste / recycling collection points can be reached and serviced.

The Environment Services Team within Health and Environmental Services can provide further information and advice."

- Clarification required. Amend paragraph 9.80 to read:
"Notwithstanding PPS25 there are additional requirements that may fall on developers in connection with the South Cambridgeshire's Awarded Watercourses system. In addition to the warded drains / watercourses, it should be noted that the Environment Agency, Internal Drainage Boards and other landowners / bodies have responsibility for other watercourses. These will also need to be given careful consideration by developers in order to mitigate any potential adverse impact such as flooding."

Add sentence to paragraph 9.78 as follows:

"Reference should be made to South Cambridgeshire Strategic Flood Risk Assessment 2005 (SCDC SFRA 2005). The Assessment provides a detailed and robust assessment of the extent and nature of the risk of flooding to specific growth areas within South Cambridgeshire and its implications for land use planning. It enables South Cambridgeshire to better meet the obligations created by Planning Policy Guidance Note 25: Development and Flood Risk. SCDC SFRA 2005 can be downloaded from:
<http://www.scambs.gov.uk/Environment/Planning/DistrictPlanning/LocalDevelopmentFramework/Archive/FloodRisk.htm>."

- Reference to Policy NE/1 included in paragraph 11.26.

- Add reference in paragraph 11.40 to the Development Control Policies DPD as source of Policy NE/3.
- Add text to paragraph 11.40 to refer to higher standards in some Area Action Plans as follows:
"Some areas of the district have higher standards (see the relevant Area Action Plans for details)."
- Add text to paragraph 11.53 to refer to higher standards in some Area Action Plans, as follows:
"Some areas of the district have higher standards (see the relevant Area Action Plans for details)."
- Paragraph 11.68 is to be deleted to remove duplication with paragraph 11.66. Amend the 2nd sentence of paragraph 11.66 as follows:
"Where basins and ponds are to be incorporated, they should be designed to appear as natural as possible, (with contours designed to blend into the landscape, and with different margin depths and shelves to maximise opportunities for the enhancement of biodiversity) or form part of a wider landscape design strategy that may introduce alternative forms into the landscape depending upon the context."
- Text relocated to para 11.55 (delivery options under water conservation measures).
- Amend 1st sentence of paragraph 11.90 to read:
"Policy HG/2 in the Development Control Policies DPD requires a proportion of new dwellings to be designed to incorporate the Joseph Rowntree Foundation's Lifetime Homes standards."
- Amend paragraph 11.91 to read:
"In addition to these items, the design and layout of new housing should also make provision for the secure storage of bicycles and discrete space for wheelie bins / waste / recycling receptacles in accordance with the RECAP Waste Management Design Guide. Further information on the provision wheelie bins and or waste / recycling provision is provided in Chapter 9 - Environmental Health - Waste / Refuse and Recycling-Operational."
- Further discussions may take place in the Quarterly Monitoring meetings.
- Chapter 5 has been re-written to provide more up-to-date reference to biodiversity conservation being consistent with the Biodiversity SPD, and drawing attention to other guidance.
- Replace the first two sentences of paragraph 14.5 with the following text:
"Policy ET/7 in the Development Control Policies DPD states that conversion of rural buildings to employment uses will be permitted subject to specified criteria being met including that the buildings are in keeping with their surroundings and that their existing characters are retained. Policy HG/8 says

that conversion of rural buildings to residential use will only be accepted in exceptional circumstances and subject to specified considerations and criteria including that the buildings are in keeping with their surroundings and that their existing characters are retained."

- Table 19.1: In the second column in the 'Risk of Flooding' row add:
**Check the Council's Strategic Flood Risk Assessment
*Check with the Council's Drainage Manager
*Check with the Inland Drainage Board
*Check with landowners"
- Table 19.1: Amend the second sentence in the third column of the 'Archaeology' row to read:
"To determine the likelihood of items of interest or features of significance being damaged or destroyed discovered during the course of development."
- Amend the text to ensure no conflict with the Landscape and Developments SPD.
- Delete the word "statements" from the heading before paragraph 19.20.

In the first sentence of paragraph 19.21 delete "The Landscape Design Statement should" and add "Information required will typically".

Delete sub-paragraphs 1 to 7 of paragraph 19.21 and replace with the following:

- "- Survey and appraisal
- Landform
- Details of utilities
- Significant landscape features; including significant trees, hedgerows, or other areas of significant vegetation (for further information see the Trees and Development Sites SPD)
- Visual qualities context
- Special designations e.g. SSSIs."

- Amend paragraph 19.20 to read:
"This should be read in the context of the Council's Landscape in New Developments SPD, where full details of the documentation required are set out. For small schemes information could be included in drawings, but most large schemes will include a series of drawings with supporting written information."
- Delete paragraph 19.22 and replace with:
"Design proposals will typically include:
*Treatment to site boundaries
*Access and circulation
*Areas of hard and soft landscaping
*Significant features such as landscape structures or public art

*Consideration of sustainability including haul roads
*Details of proposed management."

- Delete paragraphs 19.23 and 19.24 and replace with:
"19.23 Design proposals will include:
*Plant lists with details of species
*Specifications for hard surfaces, walls, railings and other hard materials
*Details of biodiversity enhancement
*Informal and formal open space, including sports provision
*Public access and rights of way."
- All references to "landscaping" changed to "landscape".
- Amend paragraph 19.29 to read:
"All planning applications should be accompanied by a completed RECAP Waste Management Design Guide ToolKit to allow the effective evaluation of the waste management requirements for a development. Further information on the RECAP Guide is provided in Chapter 9-Environmental Health-Waste / Refuse and Recycling-Operational."
- Change contact details in Appendix 1.
- Add reference in Appendix 2 to emerging County Council Draft Supplementary Document - Waste Management Design Guide and RECAP Partnership Waste Management Design Guide 2008.
- Chapter 5 has been re-written, combining text from Chapters 5 and 11, to provide more up-to-date reference to biodiversity conservation being consistent with the Biodiversity SPD, and drawing attention to other guidance.
- Amend any references to Environment Circular 01/97 and refer to ODPM Circular 05/05: Planning Obligations.
- Insert two additional notes in Table 2 of section 5.0 in Appendix 6: SCDC Outdoor and indoor noise level standards / criteria for Noise Sensitive Development-Residential.
- Insert an appropriately worded sentence into section 6.0 of Appendix 6.
- Amend 3rd paragraph in section 8.2 of Appendix 6 to read:

"If achieving internal noise levels rely on keeping openable windows closed, then external windows will need to be sealed shut and not openable, unless background and rapid ventilation (purging) and cooling can be provided by alternative means, for example during hot summer days / nights, without the need to open external windows.

Add a new paragraph after, to read:

"It should be noted that this approach will only be considered when the

external noise causing the potential adverse impact is an anonymous noise such as road traffic. Such a compromise will not be permitted when the external noise is dominated by industrial, trade or business type uses, as this may result in statutory noise nuisance legal enforcement action been taken against the noise maker, an unacceptable situation for all."

- Insert an additional sentence in section 7.3 of Appendix 6 as follows:
"It should be noted that BS4142 and in particular the use of an overall broadband dB(A) rating level may not adequately assess the impact of acoustic features such as tonal, low frequency noise and impulsive noise. Consideration may also need to be given to any adverse increase in background octave and third-octave band noise frequency spectrums due to a specific noise source."
- Amend 1st paragraph in section 10.0 in Appendix 6 to mention other likely sources of vibration as follows:
"Significant vibration within SCDC (apart from temporary construction works) is most likely to be generated by surface trains running on railway tracks throughout the district. Additional sources could include industrial premises with specific processes / equipment such as presses and guillotines generating ground borne vibration at nearby sensitive premises. Ideally, track form and wheel/rail interface would be in the optimum condition to minimise vibration generation. Road traffic is unlikely to generate any significant vibration where the road-wearing surface is in reasonable repair. A vibration assessment should be undertaken where surface railways, are within 75m to 100m of a proposed development site. The Environmental Protection Section within Health & Environmental Services can advise and give guidance on particular sites."
- Insert an additional paragraph at end of section 7.1 of Appendix 6 as follows:
"Notwithstanding that the fact that the purposes of the standard is to protect amenity and limit cumulative creeping background noise levels, it is acknowledged that in exceptional circumstances and in particular where residential may be a long distance away from the application site, the 3dB limit increase at the boundary of premises subject to the application could be relaxed to an alternative appropriate position / distance in agreement with LPA or as an agreed boundary noise limit. This will depend on local circumstances, the character of the area and when it can be justified by the applicant."
- Insert wording in section 12.0 of Appendix 6 to include reference to Code for Sustainable Homes as follows:
"It should be noted that The Code for Sustainable Homes includes sound insulation under the Health and Wellbeing category. There is an opportunity to be awarded an extra 4 credits for achieving higher standards of sound insulation than required by Approved Document E -Resistance to the Passage of Sound of the Building Regulations."