

# 5. Planning Requirements

# 5

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**5.0.1.** This SPD has been prepared in sufficient detail to allow full and detailed planning applications to come forward on individual sites within the Eastern Gate area.

**5.0.2.** Any planning application should include the following supporting evidence, where relevant, in accordance with national and regional planning policy and Cambridge's adopted planning policy framework. The list below is not exhaustive as additional requirements may arise as a result of specific site conditions. Furthermore, in order to ensure that the level of detailed assessment is relevant to the particular planning application, applicants should enter into pre-application discussions with the Local Planning Authority and should refer to any current documentation on local requirements adopted by Cambridge City Council.

- Affordable Housing Statement
- Air Quality Assessment
- Community Facilities Statement
- Design and Access Statement
- Disability Access Statement (where a design and access statement is not required)
- Economic and Business Development Statement
- Environmental Statement
- Flood Risk Assessment
- Foul Sewage and Utilities Assessment
- Heritage Statement including Archaeological Assessment
- Land Contamination Assessment
- Landscape Strategy
- Lighting Assessment
- Noise Impact Assessment
- Open Space Assessment
- Phasing/implementation/construction statement
- Planning Obligations Statement including Draft Head(s) of Terms
- Planning Statement
- Public Art Statement/indicative Strategy
- Residential Development Statement
- Sustainability Statement
- Sustainable Drainage Strategy and Maintenance Plan
- Transport Assessment
- Travel Plan
- Tree Survey/Arboricultural Survey
- Ventilation/ Extraction Statement

# Appendices

# Appendix A: Air Quality Management Area

The primary local impacts on air quality in Cambridge are from road transport and domestic, commercial and industrial heating sources, as such an Air Quality Management Area (AQMA) was designated in the centre of the city in August 2004, of which the proposed Eastern Gate study area falls within (refer to figure 74)

Cambridge City Council have produced guidance to assist developers meet their air quality requirements as set out in the Sustainable Design and Construction SPD document, published in 2007.

The "Air Quality in Cambridge - Developers Guide" booklet has been designed to provide information on the way in which air quality and air pollution issues will be dealt with through the development management process.

It provides detailed step-by-step guidance so that developers and their agents or consultants can prepare all the necessary documentation prior to submitting a formal application, thus preventing delays and saving time.

Dealing with air quality through the development management process is just one of the ways the City Council are aiming to improve air quality in Cambridge.

Further information about air pollution in Cambridge, in addition to the Sustainable Design and Construction SPD and the Air Quality in Cambridge booklet, can be downloaded from [www.cambridge.gov.uk](http://www.cambridge.gov.uk).

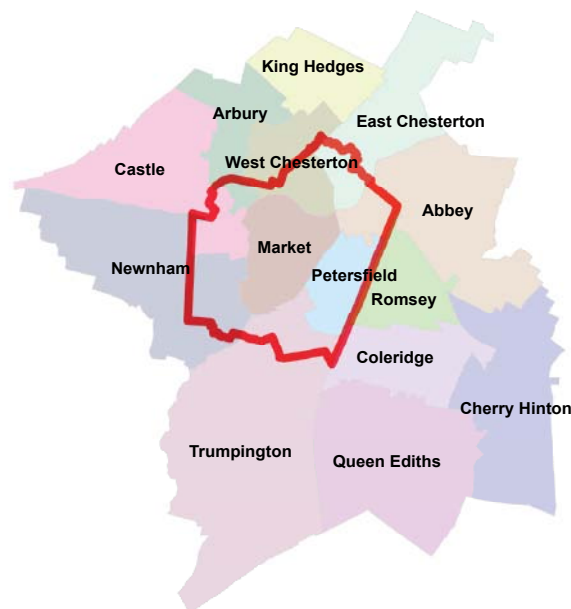


Figure 73: Cambridge City Council Air Quality Management Area

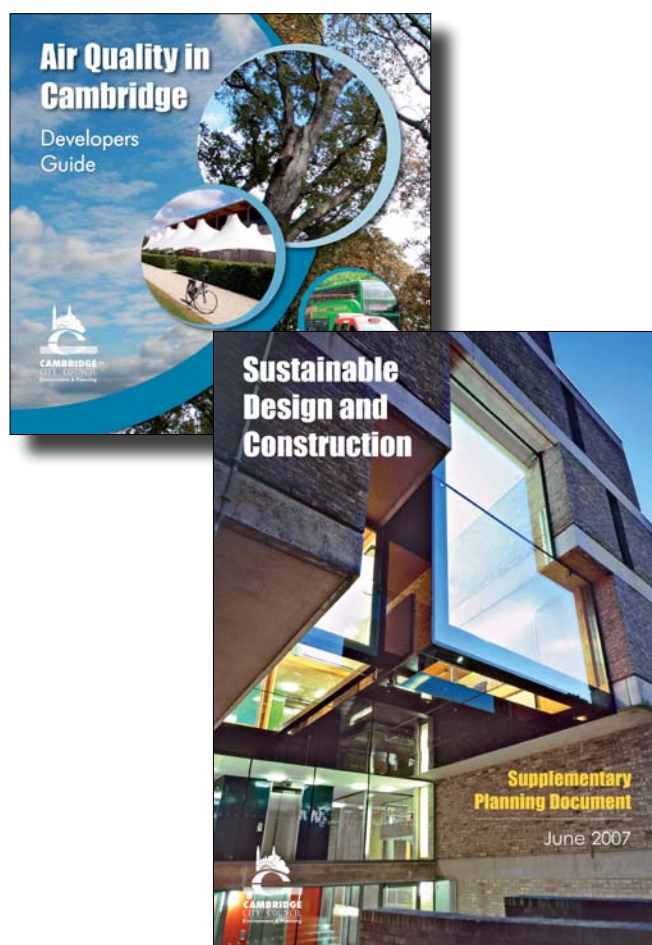


Figure 74: Cambridge City Council guidance containing information about air pollution

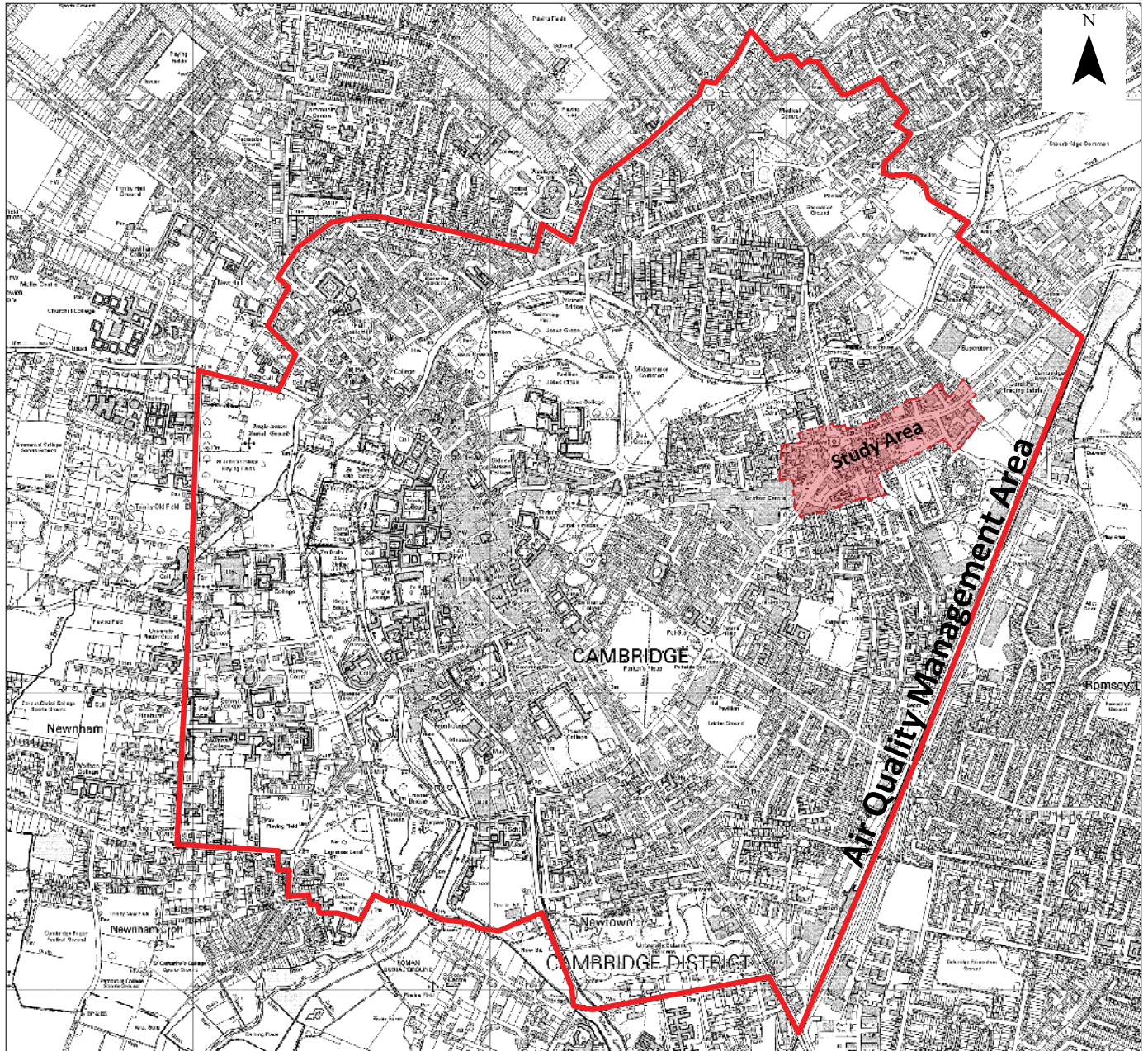


Figure 75: Eastern Gate study area in relation to the Cambridge City Council Air Quality Management Area

# Appendix B:

## Planning Policy Framework

Given that this SPD will form part of Cambridge's Local Development Framework (LDF), it is important to provide a summary of the statutory framework in which it has been prepared. This appendix therefore considers the national, regional and local policies, guidance and strategies that the document should be in general conformity with and which will be a material consideration against which any applications may be assessed. This list cannot hope to be exhaustive, as other policies may also be relevant dependent on the nature of forthcoming development proposals or upon policy documents, which emerge after the production of this document.

### Local Policy

- *Cambridge Sustainable Community Strategy (2007)*. This strategy was adopted by the City Council with the aims to enhance the environment and improve the quality of life for people living in, working in and visiting the City. People in the City should live in sustainable communities that are strong, healthy, active, safe and inclusive.
- *Cambridge Local Plan (2006)* sets out policies and proposals for future development and land use to 2016. The Local Plan interprets national and regional planning policies and relates them to Cambridge. The Local Plan was subject to a Local Plan Inquiry in 2005 and was amended following the receipt of the binding Inspector's Report in 2006. A large proportion of the Eastern Gate area is allocated within the Cambridge Local Plan 2006 under sites 7.01 and 7.03 of the Proposals Schedule, which proposes the following uses:

*Site 7.01 (New Street/Newmarket Road) – Employment, Housing and Student Hostel.*

*Site 7.03 (Coldham's Lane/Newmarket Road) – Mixed uses including housing and employment B1 (a) (not exceeding existing*

*B1 (a) floorspace), hotel student hostel and A1 non-food retail (not exceeding 50% of the site area).*

This draft SPD expands upon these area based allocations, as well as the following key saved policies contained within Chapter 3 of the Cambridge Local Plan:

The other policies in the Local Plan relevant to this SPD are set out below:

*Policy 3/4 Responding to Context – Developments will be permitted which demonstrate that they have responded to their context and drawn inspiration from the key characteristics of their surroundings to create distinctive places. Such Developments will:*

- a) identify and respond positively to existing features of natural, historic or local character on and close to the proposed development site;*
- b) be well connected to, and integrated with, the immediate locality and the wider City; and*
- c) have used the characteristics of the locality to help inform the siting, massing, design and materials of the proposed development.*

*Policy 3/6 Ensuring Coordinated Development – The development of a site or of part of a site will only be permitted where it can be demonstrated that due consideration has been given to the safeguarding appropriate future developments on the remainder of the site or adjacent sites.*

*Policy 3/7 Creating Successful Places – Development will be permitted which demonstrates that it is designed to provide attractive, high quality, accessible, stimulating, socially inclusive and safe living and working environments. Factors to be*

taken into account are:

- a) a comprehensive design approach which achieves good interrelations and integrations between buildings, routes and spaces;
- b) the development of a hierarchy of streets which respond to their levels of use whilst not allowing vehicular traffic to dominate;
- c) the creation of attractive built frontages to positively enhance the townscape where development adjoins public spaces and streets;
- d) the orientation of buildings to overlook public spaces and promote natural surveillance;
- e) the provision of active edges onto public spaces and promote natural surveillances;
- f) the provision of clearly distinct public and private spaces and the design of such spaces so that they are useable, safe and enjoyable to use;
- g) the integration of affordable and supported housing in ways that minimise social exclusion;
- h) design which avoid the threat or perceived threat of crime, avoid insecurity and neglect and contribute to improving community safety;
- i) the use of high quality traditional and modern materials, finishes and street furniture suitable to their location and context;
- j) a contribution to the improvement and enhancement of the public realm close to the development;
- k) provision for the adequate management and maintenance of development;
- l) the inclusion of public art within new developments; and
- m) a consideration for the needs of those with disabilities to ensure places are easily and safely accessible.

The other policies in the Local Plan relevant to this SPD site are set out below:

- 3/1 Sustainable Development
- 3/3 Safeguarding Environmental Character
- 3/8 Open Space and Recreation Provision Through New Development

- 3/9 Watercourses and Other Bodies of Water
- 3/11 The Design of External Spaces
- 3/12 The Design of New Buildings
- 3/13 Tall Buildings and the Skyline
- 3/14 Extending Buildings
- 3/15 Shopfronts and Signage
- 4/2 Protection of Open Space
- 4/3 Safeguarding Features of Amenity or Nature Conservation Value
- 4/4 Trees
- 4/6 Protection of Sites of Local Nature Conservation Importance
- 4/9 Scheduled Ancient Monuments/ Archaeological Areas
- 4/10 Listed Buildings
- 4/11 Conservation Areas
- 4/12 Buildings of Local Interest
- 4/13 Pollution and Amenity
- 4/14 Air Quality Management Areas
- 4/15 Lighting
- 5/1 Housing Provision
- 5/4 Loss of Housing
- 5/5 Meeting Housing Needs
- 5/9 Housing for People with Disabilities
- 5/10 Dwelling Mix
- 5/14 Provision of Community Facilities Through New Development
- 6/2 New Leisure Facilities
- 6/3 Tourist Accommodation
- 6/4 Visitor Attractions
- 6/6 Change of Use in the City Centre
- 6/8 Convenience Shopping
- 6/10 Food and Drink Outlets
- 7/1 Employment Provision
- 7/2 Selective Management of the Economy
- 7/7 College and University of Cambridge Staff and Student Housing
- 7/9 Student Hostels for Anglia Rusking University
- 7/10 Speculative Student Hostel Accommodation
- 8/1 Spatial Location
- 8/2 Transport Impact

- 8/3 Mitigating Measures
- 8/4 Walking and Cycling Accessibility
- 8/5 Pedestrian and Cycle Network
- 8/6 Cycle Parking
- 8/8 Land for Public Transport
- 8/9 Commercial Vehicles and Servicing
- 8/10 Off-Street Car Parking
- 8/11 New Roads
- 8/16 Renewable Energy in Major New Developments
- 8/17 Renewable Energy
- 8/18 Water, Sewerage and Drainage Infrastructure
- 10/1 Infrastructure Improvements

Cambridge City Council's Local Development Framework is the overall term for the portfolio of documents that will replace the Local Plan and will set out the City Council's policies for development and land use in the future. As part of the Local Development Framework the Council has prepared a Local Development Scheme. This document specifies which documents the City Council will produce as part of the development plan for Cambridge, and the timetable for their preparation.

- *GVA Grimley for Cambridge City Council and South Cambridgeshire District Council (October 2008), Cambridge Sub-Region Retail Study.*  
This document assesses the performance of existing retail centres and the quantitative and qualitative need for new retail (comparison and convenience goods) floorspace up to 2011, 2016 and 2021.
- *Warwick Business Management Limited for Cambridge City Council and South Cambridgeshire District Council (July 2008), Employment Land Review.*  
This document is an employment land review, which provides an evidence base for employment land policies and allocations for proposed Local Development Frameworks within the City and South Cambridgeshire.

- *Statement of Community Involvement (2007)*  
The City Council wants to actively engage with the community and have drawn up a Consultation Strategy for Planning in Cambridge which:
  - Sets out how and when Cambridge City Council will involve the community and key stakeholders in preparing, altering and reviewing its Plans and Guidance to guide future development in the City; and
  - Explains how the City Council will involve the community in planning applications.
- *Supplementary Planning Documents.* The City Council has also prepared the following Supplementary Planning Documents, which will potentially be applicable to this area:
  - Affordable Housing SPD (2008)
  - Sustainable Design and Construction SPD (2007)
  - Planning Obligations Strategy SPD (2010)
  - Public Art SPD (2010)

Other relevant local level documents include:

- *Cycle Parking Guide for New Residential Development*  
This guidance (2009) for developers gives detailed guidelines for the provision on high quality residential cycle parking, specifically for new developments and supplements Cambridge City Council's cycle parking standards.
- *Cambridge City Nature Conservation Strategy 'Enhancing Biodiversity'*  
This document (2006) was prepared by the Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire and Peterborough for Cambridge City Council. It is a technical document, which describes the nature conservation situation at the time of production in 2006 and aims to guide



future nature conservation activities across the City.

- *Cambridge Landscape Character Assessment (2003)*  
This assessment indicates areas or features important to the environment and setting of Cambridge in order to ensure that new developments will take account of existing character and where possible achieve environmental or visual improvement.
- *Eastern Corridor Area Transport Plan*  
Produced by the County and City Councils, the purpose of this document is to identify new transport infrastructure and service provision that is needed to facilitate large-scale development in the east of Cambridge. In addition, it also seeks to identify a fair and robust means of calculating how individual development sites in the area should contribute towards the fulfillment of that transport infrastructure.
- *Open Space and Recreation Strategy (2006)*  
This document was adopted by Cambridge City Council following scrutiny by the Environment Scrutiny Committee on 7th November 2006. It is a material consideration in the determination of planning applications and appeals, supports the policies in the Local Plan, and will guide the development of Area Action Plans and Supplementary Planning Documents. The Strategy was first adopted in July 2004. The majority of that document related to the 1996 Local Plan, but it included elements to be incorporated in the new Local Plan. This revised Strategy has been updated to relate to the 2006 Local Plan.

### Regional and Sub-Regional Policy

- *The East of England Plan: The Revision to the Regional Spatial Strategy for the East of England (2008)*  
This document sets out the strategy to guide planning and development in the East of England to the year 2021. It covers economic development, housing, the environment, transport, waste management, culture, sport and recreation, mineral extraction and implementation. It aims to improve quality of life, and sets out proposals, which will influence where we choose to work and live and how we move about the region. It also seeks to address issues such as social exclusion, the need for regeneration and the impact of climate change.
- *Cambridgeshire and Peterborough Structure Plan (2003)*  
This document sets out the strategic framework for land use planning in Cambridgeshire and Peterborough up to 2016. Under the 2004 Planning and Compulsory Purchase Act and following the adoption of the East of England Plan: The Revision to the Regional Spatial Strategy for the East of England in May 2008, the Government Office for the East of England (GO-East) has directed that only certain policies in the Plan remain in force. The saved policies relevant to this site are P4/4 Water-Based Recreation and P6/1 Development-related Provision.
- *Cambridgeshire Local Transport Plan (2006-2011)*  
This Plan sets out how the County Council, the highway authority for Cambridgeshire, will use the money allocated by the government for transport to deliver an improved transport system. This will help to meet the government's Shared Priorities for Transport, namely improving accessibility, improving air quality and tackling congestion and safer roads, along with the additional objectives of meeting the needs of the economy and the County's growing population and maintaining an efficient transport network. The Rights of Way Improvement Plan, a statutory Policy of the Highway Authority, forms part of the Local Transport Plan.
- *A Quality Charter for Growth in Cambridge, Cambridgeshire Horizons (2008)*  
The aim of this document is to improve quality while simplifying the development process by establishing a short set of overriding principles.

- *Biodiversity Checklist for Land Use Planners in Cambridgeshire & Peterborough*  
This checklist (2001) aims to aid strategic and development control planners when considering biodiversity in relation to their work, both in policy development and when dealing with planning proposals. It provides guidance regarding habitat creation and enhancement.
- *Sustainable Construction in Cambridgeshire - A Good Practice Guide (Cambridgeshire County Council & Cambridgeshire Horizons, 2006)*  
This guide is designed to aid all those involved in the planning, design and construction of new developments within Cambridgeshire. It is one of a range of documents providing guidance on different aspects of sustainable development. The purpose of the guide is to illustrate the manner in which development should be approached. It is a Good Practice Guide that seeks to raise the standard of construction across the sub-region.

### National Planning Policy

As this document is area-based, rather than purely thematic, there are a number of potentially relevant Planning Policy Guidance notes (PPG) and Planning Policy Statements (PPS) dependent on the development scheme involved:

- PPS 1 Delivering Sustainable Development (2005)
- PPS: Planning and Climate Change - Supplement to PPS 1 (2007)
- PPG 2 Green Belt (1995)
- PPS 3 Housing (2006)
- PPS 4 - Planning for Sustainable Economic Growth (2009)
- PPS 5 - Planning for the Historic Environment (2010)
- PPS 9 Biodiversity and Geological Conservation (2005)
- PPS 12 Local Development Frameworks (2004) Local Spatial Planning (2008)
- PPG 13 Transport (2001)
- PPS 22 Renewable Energy (2004)
- PPS 23 Planning and Pollution Control (2004)
- PPS 25 Development and Flood Risk (2006)
- PPS 25 Development and Flood Risk – Practice Guide (2008)

In addition to the advice contained in PPGs and PPSs, this SPD pays close regard to the advice and guidance on achieving high quality design in the built environment contained in the following publications:

- The Urban Design Compendium (Volumes 1 and 2), (English Partnerships, 2007)
- By Design – Urban Design in the Planning System: Towards Better Practice, (CABE, 2000)
- Building in Context: New Development in Historic Areas (English Heritage and CABE, 2001)
- White Paper – Heritage Protection for the 21st Century, (DCMS, 2007)
- Regeneration and the Historic Environment – Heritage as a catalyst for better social and economic regeneration, (English Heritage, 2005)
- Heritage Works: The use of historic buildings in regeneration (English Heritage, the British Property Federation, the Royal Institution of Chartered Surveyors and Drivers Jonas, 2006)
- Manual for Streets 1 & 2 (Department for Transport, 2007 & 2010)

# Appendix C:

## List of Background Documents

- Eastern Gate Visioning Document, Cambridge City Council, February 2011
- Eastern Gate Equalities Impact Assessment, Cambridge City Council
- Habitat Regulations Assessment Screening Report for the Eastern Gate Development Framework SPD, Cambridge City Council,
- Sustainability Appraisal Scoping Report Addendum, Cambridge City Council, February 2011
- Eastern Gate Development Framework, Summary of Public Meeting, January 2010.
- Cambridge Local Plan, Cambridge City Council, 2006.

All of the documents referenced above are available on the City Council's website at [www.cambridge.gov.uk](http://www.cambridge.gov.uk)

# Appendix D:

## Image Credits

Photographs and images within this draft SPD were taken or created by the Cambridge City Council Urban Design Team, with the following exceptions:

Figures 4 & 5, page 12: 1886 and 1954 Figure Ground Plans derived from Ordnance Survey Maps, The Cambridge Collection in Cambridge Central Library

Figure 7 Page 14: 1925 Ordnance Survey Maps, The Cambridge Collection in Cambridge Central Library

Figure 8, Page 15: Photograph of St Andrew-the-Less (Abbey Church), Cambridgeshire Churches, [www.druidic.org](http://www.druidic.org) [accessed May 2010]

Figures 9 & 10, Page 15: Images of the construction of Elizabeth Way bridge taken 1971, The Cambridge Collection in Cambridge Central Library

Figure 12, Page 16: Photograph of Newmarket Road Gas Works, M J Petty, Cambridge in Picture 1888-1988, 1988, Cambridge Newspapers p142

Figure 11, Page 16: Photograph of East Road/ Newmarket Road junction before it was duelled in 1963, M J Petty, Cambridge in Picture 1888-1988, 1988, Cambridge Newspapers p106

Figure 27, page 26: Image of the Cambridge Crown Court building [[www.wikipedia.org](http://www.wikipedia.org)]

Figure 33, Page 40: Left image - Norway Maple, [[www.barrowuponsoarheritage.org.uk](http://www.barrowuponsoarheritage.org.uk)] Right image - leaves [[www.media-2.web.britannica.com](http://www.media-2.web.britannica.com)]

Figure 34, Page 40: Left image - Field Maple, [[www.english-country-garden.com](http://www.english-country-garden.com)], Right image - leaves, [[www.flickr.com](http://www.flickr.com)]

Figure 38, Page 44: Church of St Andrew-the-Less (Abbey Church) [[www.cambridge2000.com](http://www.cambridge2000.com)]

Figures 45-48, Page 55: Images of Maid Marrian Way [[www.cabe.org.uk](http://www.cabe.org.uk)]

Figures 49 & 50, Page 55: Elwick Square, Ashford, [[www.rlk-consultants.org.uk](http://www.rlk-consultants.org.uk) & [www.hamilton-baillie.co.uk](http://www.hamilton-baillie.co.uk)]

Figure 65, Page 68: Shrewsbury High Street, Shropshire , image from RUDI [[www.rudi.net](http://www.rudi.net)]

Figure 66, Page 68: Waterstone Park, Greenhithe, Kent [[www.cabe.org.uk](http://www.cabe.org.uk)]

Figure 71, Page 68: Newhall, Harlow [[www.hamilton-baillie.co.uk](http://www.hamilton-baillie.co.uk)]

# Glossary

## Active frontages

An active frontage is one which allows some kind of movement or visual relationship between the person outside and the activity inside. At a minimal level, this interaction might be one of simple observation such as a window display or people working. At a higher level of interaction, the pedestrian could be encouraged to enter the unit to buy something or participate in an activity. The most interactive frontages are usually those of cafés, bars or shops, which spill out onto the street.

## Accessibility

The ease with which a building, place of facility can be reached by people and/or goods and services. Accessibility can be shown on a plan or described in terms of pedestrian and vehicle movements, walking distance from public transport, travel time or population distribution.

## Affordable Housing

Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should:

- Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.
- Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.

*Social rented housing is:*

'Rented housing owned and managed by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Housing Corporation as a condition of grant.

*Intermediate affordable housing is:*

'Housing at prices and rents above those of social rent, but below market price or rents, and which meet the criteria set out above. These can include shared equity products (e.g. HomeBuy), other low cost homes for sale and intermediate rent.' The definition does not exclude homes provided by private sector bodies or provided without grant funding. Where such homes meet the definition above, they may be considered, for planning purposes, as affordable housing. Whereas, those homes that do not meet the definition, for example, 'low cost market' housing, may not be considered, for planning purposes, as affordable housing.

## Air Pollution

The condition in which air is contaminated by foreign substances. Air pollution consists of gaseous, liquid, or solid substances that when present in sufficient concentration, for a sufficient time, and under certain conditions, tend to interfere with human comfort, health or welfare, and cause environmental damage. Air pollution causes acid rain, ozone depletion, photochemical smog, and other such phenomena.

## Articulation

The expression of the vertical or horizontal subdivision of a building facade into perceivable elements by the treatment of its architectural features.

## Barrier

An obstacle to movement

## Biodiversity

Encompasses all aspects of biological diversity, especially including species richness, ecosystem complexity and genetic variation.

## Biodiversity Action Plan (BAP)

A plan that sets objectives and measurable targets for the conservation of biodiversity.

**Block/Urban Block**

The area bounded by a set of streets and undivided by any other significant street.

**Building element**

A feature (such as a door or window) that contributes to the overall design of a building.

**Building line**

The line formed by the frontages of buildings along a street.

**Built form**

Buildings and their structures

**Bulk**

The combined effect of the arrangement, volume and shape of a building or group of buildings. Also called massing.

**Buildings of Local Interest**

Buildings of Local Interest are not subject to statutory protection, but are recognised as being of importance to the locality or the City's historical and architectural development.

**Cambridge Local Plan 2006**

The Cambridge Local Plan 2006 sets out policies and proposals for future development and land use to 2016; the Plan will be a material consideration when determining planning applications.

**City Centre**

Historic Core and Fitzroy/Burleigh Street shopping areas in Cambridge. These areas provide a range of facilities and services, which fulfil a function as a focus for both the community and for public transport. See also Cambridge Proposals Map (February 2008).

**Community Facilities**

Facilities, which help meet the varied needs of the residents of Cambridge for health, educational and public services as well as social, cultural and religious activities. For the purposes of the Local Plan, community facilities are defined as uses falling within Class D1 "Non residential institutions" of the Use Class Order with the exception of university

teaching accommodation. In addition, the following subcategories of Class C2 "Residential Institutions" are considered to be community facilities: hospitals, residential schools, colleges or training centres.

**Conservation Areas**

Areas identified, which have special architectural or historic interest, worthy of protection and enhancement.

**Desire Line**

An imaginary line linking facilities or places which people would find it convenient to travel between easily.

**Enclosure**

The use of buildings to create a sense of defined space.

**Eyes on the street**

People whose presence in adjacent buildings or on the street make it feel safer.

**Facade**

The principal face of a building.

**Fenestration**

The arrangement of windows on a facade.

**Fine grain**

The quality of an area's layout of building blocks and plots having small and frequent subdivisions.

**Form**

The layout (structure and urban grain), density, scale (height and massing) and appearance (materials and details).

**Habitats Regulation Assessment**

An assessment of the potential effects of a proposed plan in combination with other plans or projects on one or more European sites, Special Areas of Conservation, Special Protection Areas and RAMSAR sites). Required by the Habitats Directive 92/43/EEC, this assessment must be carried out for all local development documents, including SPDs, and approved by Natural England prior to the

adoption of the document in question.

### **Legibility**

The degree to which a place can be easily understood by its users and the clarity of the image it presents to the wider world.

### **Listed Building**

A building or structure of special architectural or historic interest and included in a list, approved by the Secretary of State. The owner must get Listed Building Consent to carry out alterations that would affect its character or its setting.

### **Local Biodiversity Action Plan (LBAP)**

The Action Plan works on the basis of partnership to identify local priorities and to determine the contribution they can make to the delivery of the national Species and Habitat Action Plan targets. The Local Biodiversity Action Plan has been prepared by Biodiversity Cambridgeshire (contact via Cambridgeshire County Council) 1999.

### **Local Plan**

Abbreviation used to describe the statutory plan adopted by the City Council. It is a material consideration in determining planning applications, which should be in accordance with them as part of the Development Plan.

### **Major Development**

Defined as:

Residential development: the erection of 10 or more dwellings or, if this is not known, where the site area is 0.5 hectares or more; or Other development: where the floor area to be created is 1,000m<sup>2</sup> or more, or the site area is 1 hectare or more.

### **Massing**

The combined effect of the arrangement, volume and shape of a building or group of elements. This is also called bulk.

### **Mitigation**

The purpose of mitigation is to avoid, reduce and where possible remedy or offset any significant negative (adverse) effects on the environment etc arising from the proposed

development.

### **Mixed use development**

Development comprising two or more uses as part of the same scheme. This could apply at a variety of scales from individual buildings, to a street, to a new neighbourhood or urban extension. 'Horizontal' mixed uses are side by side, usually in different buildings. Vertical mixed uses are on different floors of the same building.

### **Movement**

People and vehicles going to and passing through buildings, places and spaces.

### **Natural surveillance**

The discouragement to wrong-doing by the presence of passers by or the ability of people to see out of windows. Also known as passive surveillance.

### **Open Space**

Includes all open space of public value. There is a broad range of spaces that may be of public value - not just land but also areas of water such as rivers and lakes - and includes, parks and gardens; natural and semi-natural urban greenspaces; green corridors; outdoor sports facilities; amenity greenspace; teenager's and children's play areas; allotments and community gardens; cemeteries and churchyards; accessible countryside in urban fringe areas and civic spaces.

### **Open Space Standards**

The amount of open space required in all developments either on site or through commuted payments.

### **Parking Standards**

Document setting out maximum permissible levels of car parking for various use-classes, along with minimum levels of cycle parking.

### **Permeability**

Permeability describes the degree to which urban forms, buildings, places and spaces permit or restrict the movement of people or vehicles in different directions. Permeability

is generally considered a positive attribute of urban design, as it permits ease of movement by different transport methods and avoids severing neighbourhoods. Areas which lack permeability, e.g. those severed by arterial roads or the layout of streets in cul-de-sac form, are considered to discourage effective movement on foot and encourage longer journeys by car.

### **Planning Condition**

Requirement attached to a planning permission. It may control how the development is carried out, or the way it is used in the future. It may require further information to be provided to the Local Planning Authority before or during the construction.

### **Planning Obligation**

A binding legal agreement requiring a developer or landowner to provide or contribute towards facilities, infrastructure or other measures, in order for planning permission to be granted. Planning Obligations are normally secured under Section 106 of the Town & Country Planning Act 1990.

### **Planning Policy Guidance Note (PPG)**

The guidance was issued on a range of planning issues by the (former) Department of the Environment; Department of the Environment, Transport and the Regions; Department of Transport, Local Government and the Regions; the Office of the Deputy Prime Minister and the Department for Communities and Local Government.

### **Planning Policy Statement (PPS)**

The new versions of PPGs issued by the Office of the Deputy Prime Minister and its successor, the Department for Communities and Local Government.

### **Public Art**

Publicly sited works of art, which make an important contribution to the character and visual quality of the area and are accessible to the public. Details as per adopted Public Art SPD and any successor document.

### **Public Realm**

The parts of a village, town or city (whether publicly or privately owned) that are available, without charge for everyone to use or see, including streets, squares and parks.

### **Renewable Energy**

Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and from biomass.

### **Section 106**

See Planning Obligation.

### **Shared Space**

A street or place accessible to both pedestrians and vehicles that is designed to enable pedestrians to move freely by reducing traffic management features that tend to encourage users of vehicles to assume priority.

### **Spill out space**

Space used in association with an adjacent building (tables and chairs on the pavement outside a cafe, for example).

### **Supplementary Planning Guidance (SPG) / Supplementary Planning Document (SPD)**

SPDs add detail to policies laid out in development plan documents, or a saved policy in an existing development plan. These may take the form of design guides, area development briefs, a master plan or issue-based documents. These documents can use illustrations, text and practical examples to expand on how the authority's policies can be taken forward.

Local authorities must involve the community in the preparation of SPDs. They are also subject to a Sustainability Appraisal to ensure economic, environmental and social effects of the plan are in line with sustainable development targets.

The SPD may be taken into account as a material consideration in making planning decisions such as determining planning applications.



**Sustainability Appraisal (SA)**

An appraisal against sustainability criteria of proposals.

**Sustainable Community Strategy**

A strategy for promoting the economic, environmental and social wellbeing of an area and contributing to the achievement of City and district-wide sustainable development. Prepared by the Local Strategic Partnerships for Cambridge City and South Cambridgeshire.

**Sustainable Development**

Sustainable Development is a very broad term that encompasses many different aspects and issues from the global to local levels. Overall sustainable development can be described as 'Development, which meets the needs of the present without compromising the ability for the future generations to meet their own needs' (after the 1987 Report of the World Commission on Environment and Development – the Brundtland Commission).

**Sustainable Drainage Strategy (SuDS)**

Development normally reduces the amount of water that can infiltrate into the ground and increases surface water run-off due to the amount of hard surfacing used. Sustainable drainage systems control surface water run off by mimicking natural drainage process through the use of surface water storage areas, flow limiting devices and the use of infiltration areas or soakaways etc.

**Transport Assessment (TA)**

The Assessment [or Consideration] of the potential transport impacts of a proposed development, with an agreed plan to reduce or mitigate any adverse consequences and where appropriate establish how more sustainable modes of travel can be increased.

**Travel Plan**

Package of measures tailored to a particular site, aimed at promoting more sustainable travel choices (such as walking, cycling, public transport) and reducing car use. It may include initiatives such as car sharing schemes, provision of cycle facilities, improved bus services, and restricting or charging for car parking.

**Urban Grain**

The pattern of the arrangement and size of buildings and their plots in a settlement; and the degree to which an area's pattern of street blocks and street junctions is respectively small and frequent, or large and infrequent.

**Use Class**

The Town and Country Planning (Use Classes) Order 1987 (as amended) established Use Classes, which is a system for classifying uses of land.

**Use Class A1**

Shops where the sale, display or service is to visiting members of the public

**Use Class A2**

Financial and professional services where the services are provided principally to visiting members of the public (banks, estate agents).

**Use Class A3**

Restaurants & cafés – places where the primary purpose is the sale and consumption of food and light refreshment on the premises.

**Use Class A4**

Public houses, wine bars or other drinking establishments – premises where the primary purpose is the sale and consumption of alcoholic drinks on the premises.

**Use Class A5**

Take-aways – premises where the primary purpose is the sale of hot food to take-away.

**Use Class B1(a)**

An office other than within class A2 (financial and professional services).

**Use Class B1(b)**

Research and development of products or processes.

**Use Class B1(c)**

Any industrial process that can be carried out in any residential area without detriment to the amenity of that area.

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