

# Housing and Rural Development

28 September 2017

# Relevant objectives

- Objective 2 – Sustainable Businesses
  - To continue to support the local economy, sustaining existing businesses where possible and providing opportunities for new businesses to become established on suitable sites in the Parish.



# Relevant objectives

- Objective 3 – Housing Opportunities

To ensure that opportunities for residential development in the Parish are managed to provide the types and styles of housing that are needed, taking into account design, energy efficiency and the need to meet the requirements of residents of all ages.



# Policies – supporting a sustainable local economy

- **HRD Policy 1 - Home working:** Support will be given for the continuation of existing businesses and the creation of more and will look sympathetically on proposals to add home office space to promote this. Further, support will be forthcoming for the extension of current and future generations of high-speed broadband infrastructure to all residents on a timely basis.
- **HRD Policy 2 - Other employment opportunities:** Small-scale commercial developments, similar to the business units at Scutches Farm, will be considered favourably, subject to their impact on neighbouring residents.

# Policies – Housing opportunities

- **HO Policy 1 - Sustainable development:** Support for the managed development of housing in the parish to keep Whittlesford as a rural village in a largely open landscape while meeting the needs of current and new residents of all ages.
- **HO Policy 2 - Building design and construction:** New developments should be compatible with neighbouring buildings in terms of scale, style, materials and setting. All developments should also meet minimum room size requirements as defined in the Local Plan.



# Housing opportunities policies continued...

- **HO Policy 3 - Environmental standards:** New developments should be built to high energy efficiency standards (meeting at least Minimum Efficiency Level B), include where appropriate native species of hedging plants, and protect and enhance sustainable drainage systems and green infrastructure.
- **HO Policy 4 - County Council and Highways Agency depots:** When this area of land becomes available, support will be given for its development of whatever mix of housing and commercial development best serves the needs of all residents for the foreseeable future, including possible relocation of the existing grain processing business from next to the primary school. Currently, the County Council intends for this large brownfield site to be developed exclusively for housing.

# Housing opportunities policies continued...

- **HO Policy 5 - Infill developments:** Within the village framework, there may be occasional infill development of one or several houses. We will ensure that such comply with policies 2 and 3. This is particularly important in the conservation area.



# Housing opportunities policies continued...

- **HO Policy 6 - Affordable housing:** The building of high quality affordable houses on exception sites to meet the needs of people with a strong local connection will be supported, and where possible, in conjunction with the Nicholas Swallow charity. Developments of open market housing must include the number of high quality affordable housing units required by the South Cambridgeshire District Local Plan.





# Housing opportunities policies - ...concluded

- **HO Policy 7 - Recreational facilities, education and infrastructure:** As a condition for planning permission to be given for new housing or commercial developments, ensure that full account is taken of the need for open spaces/play areas, the capacity of pre- and primary-school facilities in the parish and the impact on infrastructure of more journeys by car, bike or foot. Developers will be expected to make an adequate financial or in-kind contribution to the provision of such facilities. They should also provide the infrastructure for householders to connect to the best available broadband services in the area.