

**Matter SC1 – SOUTH CAMBRIDGESHIRE LOCAL PLAN
STRATEGY FOR THE RURAL AREA
Development Frameworks**

Development framework boundary and omission sites.

Is the plan sound without the amendment of the development framework boundary to include the land at Mill Lane, Sawston as shown on Plan 1 attached and/or the allocation of the site shown shaded pink on Plan 1 for housing development , and if not, why not?

1. Land at 58 Mill Lane, Sawston

- 1.1 Whilst recognising the importance of strategic sites as part of the growth strategy, development at the edge of the Rural Centres is more deliverable, requires less infrastructure and has shorter lead-in times and thus will help deliver homes sooner in an area of extreme housing stress. This level of site allocations has an important role to play in meeting short and medium term housing needs within the plan period. The soundness of the plan and effectiveness of its housing trajectory must recognise the long lead in periods of the new settlements and include sufficient deliverable sites to maintain housing supply. We would also question the spatial strategy as referred to in Policy S/6. It does not provide a robust position against which to maintain a 5 year supply and the draft plan does not include any safeguarding for under delivery. It should be noted that the Council has under delivered in the past and that a 20% buffer should be included. The provision of 860 dwellings in the villages is simply not enough and will not meet the demands for housing in the rural area over the next 20 years. The dependence on the provision of large sites could result in the Council being in the same position as they have been recently in that they have not been able to demonstrate a 5 year supply because of the failure of large strategic sites to come forward within the required timescale.
- 1.2 Having regard to paras 177-181 of the NPPF we maintain that the plan will not meet objectively assessed need without additional allocations in the rural area. There is insufficient land identified for development to meet the actual need for the district during the plan period. The modifications proposed in November 2016 will not address the soundness concerns which arise from the matter of principle related to the growth strategy and green belt review.
- 1.3 Within the Rural Centres, the development frameworks should be set in accordance with existing built form and function whilst also considering sites to be allocated for development. We consider the plan is unsound without the inclusion of land off Mill Lane, Sawston for the following reasons:

- 1.4 Sawston is correctly recognised as one of the five most sustainable villages in the district. The policy places no strategic constraint on the amount of housing development or redevelopment that may come forward, other than by the tightly drawn development framework.
- 1.5 The development framework for Sawston essentially differentiates between land that is designated green belt and land that is not, with the notable exception of land to the west of Sawston including the representation site. This land is not Green Belt nor is it proposed to be allocated. It is effectively 'white' land. With the increasing pressure for additional housing such sites are in the minority and should be considered for development now to reduce pressure on Green Belt sites and sites in less sustainable locations.
- 1.6 The plan must also identify additional land for release under policy H/1, with further land safeguarded as Reserve Sites in and around more sustainable settlements such as the Rural Centres in the event of a housing shortfall to ensure that growth accords with the over-arching strategy of the plan. This would seek to support the general development strategy and ensure that the plan is 'sound'. The Land at Mill Lane, Sawston could be identified as a reserve site under Policy H/1. Alternatively, it should be released now and included within the development framework for Sawston to enable housing development to come forward on a windfall basis if housing delivery becomes delayed during the plan period. However, should the various evidence that has been submitted on objectively assessed need be preferred, the Land at Mill Lane could be allocated for housing for circa 50 new homes.
- 1.7 The site is deliverable. There are no technical constraints to development. The Council has acknowledged the sustainability of the site from its original appraisal undertaken as part of the SHLAA.
- 1.8 As set out in our representations to Policy H/1, the land at Mill Lane, Sawston is considered to have good access to local facilities, as well as being well located in terms of access to sustainable modes of transport. Sawston itself is identified as a rural centre and has a significant number of facilities and services available within the settlement. Sawston has good quality public transport links to Cambridge. The site is not located within the Green Belt and is available for development now. It has been demonstrated and agreed by the EA that flooding and drainage can be dealt with adequately.
- 1.8 As such, in setting development framework boundaries, the plan fails to properly consider sites in Rural Centres that it is no longer necessary to keep open and no longer serve a green belt purpose and could form sustainable development opportunities. The site is suitable for development and sequentially preferable in delivering the spatial strategy under Policy S/1.
- 1.9 The SHLAA identifies that the site has "limited development potential". The only reason given for not allocating the site was that it was outside of the development framework. This is the same as most of the allocations proposed. The SHLAA confirmed that subject to mitigation that the site was effectively suitable for development.

- 1.10 Sawston Village College is located in northern Sawston off New Road, approximately 650m from the application site via Mill Lane and New Road, yet there are numerous footpaths through the residential development to the northern side of Mill Lane which would reduce travelling distances for pedestrians and cyclists significantly.
- 1.11 The plan is therefore not justified having regard to the entirety of the evidence base. It is not consistent with national policy within the NPPF.
- 1.12 To make the Plan sound the following changes are required:
 - 1) Redraw the development framework boundary as show on the attached plan (Plan 1); and
 - 2) Allocate the site for residential development.

PLAN 1

South Cambridgeshire Proposed Submission Policies Map: July 2013

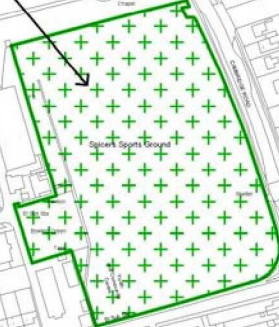
Inset No. 89 Sawston
Map 1 of 5
Scale 1:5000

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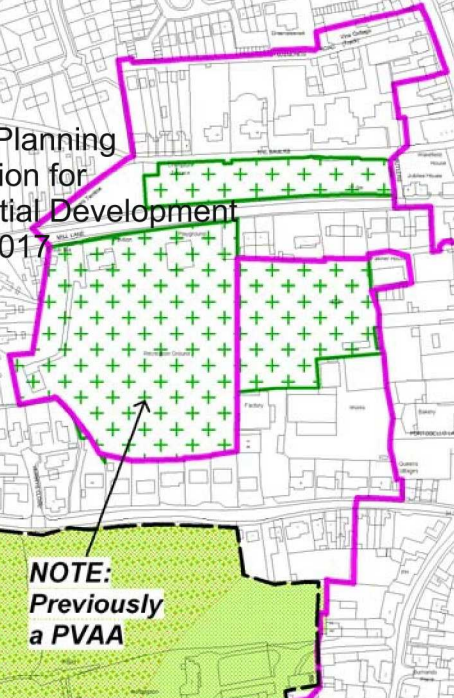
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NOTE:
Previously
a PVAA



Outline Planning
Permission for
Residential Development
March 2017



NOTE:
Previously
a PVAA

Representation
Site

Proposed Revision
to Development
Framework

