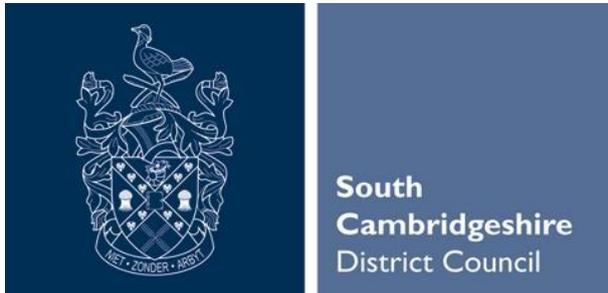


**SC1/SCDC**



Examination into the Soundness of the  
South Cambridgeshire Local Plan

**Matter SC1 – Strategy for the Rural Area**

South Cambridgeshire District Council

May 2017



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## Introduction

1. This statement sets out the Council's response in relation to the Inspectors' Matter SC1 relating to Strategy for the Rural Area.
2. All the documents referred to in this statement are listed in Appendix 1, and examination library document reference numbers are used throughout the statement for convenience.

## Matter SC1 Development Frameworks, Strategy for the Rural Area, and the Omission Sites

### Introduction - The Development Strategy – summary of position regarding the rural area

3. It is important that the approach to development in the rural area is seen in the context of the wider development strategy for the Greater Cambridge area.
4. The Council addressed the development strategy for Greater Cambridge in the joint Councils' statement to Matter 2: Overall Spatial Vision and General Issues (M2-CCC&SCDC) and Topic Paper – Joint Working and Development Strategy (2014) (RD/Top/010). Following receipt of the Inspectors' letter of May 2015 setting out their preliminary conclusions, further work was undertaken to review the development strategy. In particular this is drawn together in the Development Strategy Update (November 2015, RD/MC/060).
5. The following summary provides an outline of the development strategy, and the role of the rural area within that strategy, in order to provide a context for considering the representations relating to the rural strategy policies and to omission site proposals in the rural area put forward by objectors to the Local Plan.
6. The current development strategy for the Greater Cambridge area carries forward and builds on the sustainable development strategy contained in the Cambridgeshire and Peterborough Structure Plan (2003)<sup>1</sup> and East of England Plan (2008)<sup>2</sup>, which was incorporated into the Council's Local Development Framework (adopted between 2007-2010)<sup>3</sup>. This retains a Cambridge-focus; the development sequence maximises use of land within the urban area of Cambridge and on the edge of Cambridge compatible with protecting the Green Belt setting of the historic city, and then in new settlements linked to Cambridge by sustainable transport corridors and finally in the larger and more sustainable villages.
7. The Development Strategy Update<sup>4</sup>, and Sustainability Appraisal Addendum<sup>5</sup>, confirmed that the development sequence remains robust, but it has been the role of

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<sup>1</sup> Cambridgeshire and Peterborough Structure Plan 2003 (RD/AD/010)

<sup>2</sup> East of England Plan (2008) (RD/NP/130)

<sup>3</sup> South Cambridgeshire Local Development Framework – RD/AD/100 – RD/AD/150, RD/AD/280, RD/AD/290

<sup>4</sup> Development Strategy Update (RD/MC/060)

this plan review to consider how much development should take place at each level of the sequence. The approach to the 'Better Served Villages' is summarised in paragraphs 4.35 to 4.41 of the Development Strategy Update. In summary a dispersed development strategy would not enable the focused delivery of infrastructure including transport infrastructure, and would mean greater travel to access services, facilities and employment, particularly by car. A strategy focusing development at this final stage of the sequence has therefore been rejected<sup>6</sup>.

8. The preferred development strategy of both Councils for Greater Cambridge, as set out in the Development Strategy Update<sup>7</sup> and given effect in the submission Local Plans:
  - maximises development within the urban area of Cambridge focusing on previously developed land
  - includes the existing major developments on the edge of Cambridge identified in the adopted plans through previous Green Belt releases
  - releases limited land for development on the edge of Cambridge weighing in each case the sustainability merits of such locations with extent of harm to the purposes of the Cambridge Green Belt
  - focuses growth at new settlements on two key strategic growth corridors, supported by transport improvements to achieve sustainable high quality public transport and other infrastructure provision such as education, with potential to support longer term sustainable growth outside the Green Belt;
  - continues to limit the amount of new development in villages, whilst providing for new development focused at the more sustainable villages to provide some flexibility to meet local needs
  - supports the recycling of land at villages and schemes to meet local needs, with the scale of schemes guided by the rural settlement hierarchy.
  
9. The rural area comprises the lowest tier within the development sequence defined in the Development Strategy (Policy S/6) behind edge of Cambridge and new settlements. It should be noted that Policy S/6 only identifies Rural Centres and Minor Rural Centres at this lowest stage of the development sequence. These are identified as the better served villages, with a better range of services and facilities available. Group and Infill villages are not identified in this development sequence, as they generally offer limited services and facilities, and are not sustainable locations for growth beyond meeting local needs.<sup>8</sup>

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<sup>5</sup> Cambridge and South Cambridgeshire Local Plans SA Addendum Report (November 2015) (RD/MC/020)

<sup>6</sup> see Development Strategy Update RD/MC/060 paragraphs 4.45 to 4.42. SA Addendum Report RD/MC/021 Chapter 9 – 'The Preferred Approach', Draft Final Sustainability Appraisal Report RD/Sub/SC/060 section 3.2.6 'Reasons for choosing the preferred option for the further sites in South Cambridgeshire'.

<sup>7</sup> Development Strategy Update (RD/MC/060) para 4.75

<sup>8</sup> Further detail on the range of services and facilities available in the different categories of village is provided in the Village Classification Report (June 2012) (RD/Strat/240) and the Services and Facilities Study (March 2014) (RD/Strat/250)

10. In recognition that new settlements have a long lead in time the Council has included, as allocations, some sites in the larger and more sustainable villages. This will help to provide flexibility and help provide a continuous supply of housing across the plan period. It will also provide some sustainable growth in the larger villages whilst retaining the overall focus on strategic sites that are have better access to services and facilities.
11. Policies in the submitted South Cambridgeshire Local Plan include 8 new sites as allocations at larger villages, set out in Policy H/1 and Modifications submitted alongside the Local Plan<sup>9</sup> provide a further 4 site allocations through Parish Council proposals in smaller villages, providing for a total of 12 sites and 936 dwellings. The allocations include four sites currently in the Green Belt. Of these allocations, 5 of the 12 have either planning permission or resolution to grant planning permission (the 12 allocations are now anticipated to provide 961 total dwellings, due to refinement through the planning application process). Further information on how the Council selected these sites is included below.
12. In addition, windfall development is provided for within development frameworks of all villages at an appropriate scale depending upon their relative sustainability<sup>10</sup>. This will enable the recycling of land and to address local housing needs. This will also help maintain sustainable rural communities. Policy H/10: Rural Exception Site Affordable Housing also provides flexibility to provide affordable housing adjoining frameworks to address local needs. Evidence has shown that windfall development accounts for an average of 200 dwellings a year<sup>11</sup>. Neighbourhood Planning also provides another mechanism to address local needs if Parishes wish to bring forward neighbourhood plans. Note that the Council has proposed a Modification to the Local Plan to include a list of the Strategic Policies for Neighbourhood Planning<sup>12</sup> as required by the National Planning Policy Framework<sup>13</sup> and as necessary to ensure the Local Plan is sound.
13. Total Supply in the Rural Area (including all categories of village) over the plan period, including completions, sites with planning permission and anticipated windfalls was 8,220 dwellings as at 2015 at the time the Development Strategy Update 2015 was prepared. The supply figure has been updated, which takes account of a number of sites that have now secured planning permission or resolution to grant planning permission in the context of the Council currently being unable to demonstrate a 5-year housing land supply, and was 9,085 dwellings as at December 2016.
14. The Council's position remains that further allocations beyond those in the submitted Local Plan as proposed to be modified are not required in order to make the plan

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<sup>9</sup> South Cambridgeshire Schedule of Proposed Major Modifications (RD/Sub/SC/030), MM/7/01 and MM/7/02.

<sup>10</sup> In accordance with Policies S/8-S/11, Proposed Submission South Cambridgeshire Local Plan (July 2013) (RD/Sub/SC/010)

<sup>11</sup> South Cambridgeshire Draft Final Sustainability Report (RD/Sub/SC/060) Annex A Audit Trail Chapter 2 Page A88 to A84; Housing Land Supply Update (RD/MC/050) Page A120 to A121.

<sup>12</sup> Neighbourhood Planning – Strategic Policies in the Local Plan RD/Strat/500

<sup>13</sup> NPPF (RD/NP/010) paragraph 184

sound. The Housing Trajectory in the latest Annual Monitoring Report<sup>14</sup> identified 22,216 dwellings anticipated within the plan period in South Cambridgeshire compared to the 19,500 Objectively Assessed Need (OAN). For the Greater Cambridge Area, and the joint trajectory which the Councils consider is the appropriate way to plan for the needs of the Cambridge area, the total is 37,128 compared to the OAN of 33,500. The Councils have taken a more cautious estimate of delivery of a number of larger sites than the promoters are advancing, including for new settlements, in order to give greater confidence in delivery. However, taking account of Modifications proposed by the Council, there is no policy constraint on the rate of delivery, and if those sites deliver as the promoters intend, supply will be greater. Whilst South Cambridgeshire alone currently does not have a 5 year land supply (using Sedgefield 20% method), jointly the Councils maintain a 5 year land supply from 2017 onwards. The Councils' case regarding a joint trajectory is detailed in their Matter PM1 statement, and is not repeated here.

#### Reviewing the Village Classification Policies

15. As confirmed in the Development Strategy Update 2015 (RD/MC/060), the 'Better Served Villages' are, rightly, at the bottom of the development sequence for the Cambridge area. Whilst there are some variations between individual villages, they generally offer poorer access to services, facilities and transport compared to development options higher up the development sequence.
16. Whilst some larger villages have a greater range of services, facilities, and public transport options, many South Cambridgeshire villages are small, offering few services and facilities, and often lacking amenities such as a primary school. Development in these locations would mean travel for accessing even basic day to day services, as well as public transport opportunities, are typically very limited. To include appropriate village groupings within the submitted Local Plan is important both to help direct new housing allocations to the most sustainable locations and also to help inform the policies for windfall development in villages to make sure that such development is appropriate in scale and reflects the relative sustainability of the village. They also help control and limit the overall level of development taking place at the lower end of the development sequence.
17. The local plan making process included a review of the village hierarchy that was included in the adopted Core Strategy<sup>15</sup>. The review was informed by the South Cambridgeshire Village Classification Report 2012 (and errata 2013) (RD/Strat/240). This directly compared the provision for secondary education, public transport, services and facilities, and employment of the larger villages in the district.<sup>16</sup> Options for the Village Hierarchy were subject to consultation through the Issues and Options

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<sup>14</sup> South Cambridgeshire District Council Annual Monitoring Report 2016 (RD/AD/480), pages 40-59

<sup>15</sup> South Cambridgeshire District Council Core Strategy Development Plan Document (RD/AD/100), policies ST/4-ST/7

<sup>16</sup> South Cambridgeshire Village Classification Report 2012 (and errata 2013) (RD/Strat/240), Chapter 2: Methodology for establishing the Rural Settlement Hierarchy, pages 2-7.

process<sup>17</sup>. This included options to change the classification of a number of villages, and whether an additional category should be created for better served group villages.

18. The Spatial Strategy Chapter of the submitted South Cambridgeshire Local Plan identifies Rural Centres as the most sustainable villages in South Cambridgeshire, offering the highest level of access to a combination of services, facilities, employment and public transport and which provide services to a small rural hinterland. Minor Rural Centres are the next in the hierarchy, offering a lower level of services and facilities, but still more than at smaller villages. The number of Minor Rural Centres is proposed to be increased in the submitted local plan compared to the adopted Core Strategy, by including a number of other villages which have a higher level of services and facilities than most other villages in the district and perform similarly to other existing Minor Rural Centres. These were described as Better Served Group Villages during the Issues and Options consultations, and all included a secondary school. At the bottom of the hierarchy, Group Villages have a primary school but only limited other services, and Infill Villages do not have a primary school and are generally the smallest villages in the district.
19. In addition to the Village Classification Report, the Council has prepared a Village Services and Facilities Study (updated in 2014, RD/Strat/250), which provides detailed information of the services and facilities available in each settlement.
20. Within this context, the Council has responded below to the Inspectors' questions regarding Policies S/8 to S/11, and to questions regarding the classification of specific villages.

#### Decisions regarding Five Year Land Supply Planning Applications

21. Two Section 78 planning application appeals allowed on 25 June 2014<sup>18</sup> for sites in Waterbeach in South Cambridgeshire on the basis that the Inspector concluded that the Council was not able to satisfactorily demonstrate a 5-year supply of housing land as required by the NPPF. The issue of 5-year supply and the proposed joint housing trajectory has been discussed at previous hearing sessions (Matter 8, PM1), and is not repeated here.
22. Since the Waterbeach appeals, the Council has accepted for the purposes of development control that it cannot currently, and in advance of further progress towards adoption of the Local Plan, demonstrate a five year housing land supply in the district as required by the NPPF. In these circumstances any adopted policies which can be considered to restrict the supply of housing land have been considered 'out of date' in respect of paragraph 49 of the NPPF. "Out of date" policies, include the village classification policies and development frameworks. Paragraph 14(2) of

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<sup>17</sup> Issues and Options 2012, Issue 13 (see Draft Final Sustainability Appraisal (RD/Sub/SC/060) Annex A Audit Trail Chapter 2, Pages A182-A189)

<sup>18</sup> Appeal Decision: APP/W0530/A/13/2207961 Land to the west of Cody Road, Waterbeach, Cambridge, CB25 9LS. June 2014 (RD/Strat/330) and Appeal Decision: APP/W0530/A/13/2209166 Land north of Bannold Road, Waterbeach, Cambridgeshire. June 2014 (RD/Strat/340)

the Framework advises, in terms of decision making, that where the development plan is absent, silent or relevant policies are out-of-date, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. In accordance with the decision of the Court of Appeal in the *Hopkins Homes* suite of appeals, the Council, as decision maker, has had to assess nonetheless the weight that should be given to the existing policies, including out of date policies, and consider whether in this context the policy continues to perform a material planning objective consistent with the policies of the NPPF.

23. The Council has considered that the planning objective of the achieved by the village hierarchy policies in the adopted Core Strategy remains important and is consistent with the NPPF presumption in favour of sustainable development. The village hierarchy policies limit the scale of development in less sustainable rural settlements with a limited range of services to meet the needs of new residents in a sustainable manner and are thus considered to continue to fulfil an important planning function in terms of securing that development takes place in sustainable location. However, this objective has to be balanced against the lack of a five year supply of housing land in the District as required by NPPF paragraph 14(2).
24. The Council has considered the circumstances of each application in the context, given the absence of a 5 year housing land supply, of the para.14(2) test set out in the NPPF. The balance required by the para.14(2) test has included consideration of the need to grant planning permission for new houses given the 5 year supply shortfall, as well as the level of and accessibility to services and facilities to meet the needs of that development such that in locational terms the proposed development can be considered sustainable. In a number of cases, the para.14(2) test has resulted in the consideration of housing need, given the absence of a five year housing land supply, prevailing thereby leading to the grant of planning permission by the Council for scales of development above the indicative scale of scheme allowed by the adopted and the proposed village hierarchy policies in both the adopted and emerging Local Plans, and outside development frameworks. In some cases there have also been appeal decisions which have allowed development in these circumstances.
25. However, the development strategy together with the Local Plan which that strategy has informed falls to be considered, not in the context of NPPF para.14(2), but rather para.14(1) and in particular the test for soundness set out NPPF para.182. As such, the considerations which led to the grant of planning permissions in the absence of a five year housing land supply and in the context of para.,14(2) are different from the considerations against which the soundness of the Local Plan falls to be assessed. The overall aim of the development strategy being pursued through the Local Plan, the role of the rural settlement hierarchy in that strategy, and the approach to the scheme size of windfall development within different stages in the rural settlement hierarchy, is sound and consistent with the NPPF objective of contributing to the achievement of sustainable development. The plan identifies how development needs will be met, and directs growth to strategic sites in the most sustainable locations. In particular, the strategy would be substantially undermined by allowing larger scales of windfall development in the rural area at Minor Rural Centres at the very bottom of

the development sequence or at Group and Infill villages that are not included in the development sequence at all.

Identification of Site Allocations in the Proposed Submission Local Plan

26. As part of responding to the Inspectors' questions regarding omission sites, the Council considers that it would be helpful to include a brief summary of how sites were identified and considered through the plan making process.
27. To identify potential development sites the Council prepared a Strategic Housing Land Availability Assessment (SHLAA)<sup>19</sup>. The SHLAA was first published in July 2012 and a supplement was published in December 2012. Further updates were published in June 2013, and then August 2013. The latter replaced the previous documents.
28. The SHLAA was informed by a 'Call for Sites' in 2011 which yielded over 300 site suggestions. In addition, a number of sites were proposed in representations to the Issues and Options consultations<sup>20</sup>. Each site was subject to testing according to a consistent methodology, and was informed by comments from key stakeholders and via a Housing Market Partnership that included representatives of the development industry. The criteria applies considered strategic and local planning constraints, as well as an assessment of whether a site was available and deliverable. The testing included consideration of the infrastructure required to serve a site, and whether the site was economically viable. Sites were also subject to Sustainability Appraisal<sup>21</sup>, which considered each site against a set of criteria to consider impacts on the identified sustainability objectives. At this early stage the SHLAA assessment included sites at all villages, excluding only Infill Villages. This was because the approach to the development sequence and the village hierarchy was still being determined. The South Cambridgeshire SHLAA and Sustainability Assessments identify key constraints and considerations relating to potential development sites including suitability, availability and achievability. In order to draw information together in an accessible form, and reach an overall conclusion on the merits of the sites assessed, summary assessment tables were prepared. These can be found in the Sustainability Appraisal<sup>22</sup>.
29. The Council has not treated Green Belt as an absolute constraint. Paragraph 85 of the NPPF<sup>23</sup> requires Local Plans to consider the consequences of directing growth towards towns and villages inset within the Green Belt. Whilst there are no towns,

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<sup>19</sup> Strategic Housing Land Availability Assessment (August 2013) (RD/Strat/120)

<sup>20</sup> South Cambridgeshire District Council Issues and Options Report (2012) (RD/LP/030) & Cambridge City Council and South Cambridgeshire District Council - Issues and Options 2, Part 1 – Joint Consultation on Development Strategy and Site Options on the Edge of Cambridge (2013) (RD/LP/150) South Cambridgeshire District Council Issues and Options 2 Report: Part 2 – South Cambridgeshire Further Site Options (2013) (RD/LP/050)

<sup>21</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices

<sup>22</sup> South Cambridgeshire Draft Final Sustainability Report (RD/Sub/SC/060) Annex B Summary of SHLAA and SA Assessments

<sup>23</sup> National Planning Policy Framework (RD/NP/010)

there are a range of villages inset within the Cambridge Green Belt. Four of the five Rural Centres are within or on the edge of the Green Belt. The same applies to four Minor Rural Centres, and a number of Group and Infill Villages. The South Cambridgeshire SHLAA<sup>24</sup> identified some opportunities for development at these villages, either through releases of land from the Green Belt where assessment showed it could be developed without significant harm to Green Belt purposes or by reusing previously developed sites.

30. Those sites considered to have development potential (shown as Green in the summary assessment tables<sup>25</sup>) or limited development potential (defined as having some constraints or adverse impacts but where there was still development potential, shown as Amber), at better served villages (Rural Centres and existing or potential Minor Rural Centres<sup>26</sup>) were consulted upon as Site Options in Issues and Options 2012 or Issues and Options 2013<sup>27</sup>. In respect of Group Villages that were not identified in the Issues and Options documents as having potential to change to a higher category in the village hierarchy, sites that the SHLAA had tested and identified as Amber sites were also rejected at this stage given the housing capacity of available more sustainable options higher in the development sequence. Those sites considered to have no development potential (shown as Red) at all categories of village were rejected.
31. Collectively the site options identified in the Issues and Options documents could accommodate significantly more development than required to meet the objectively assessed housing need (OAN). This reflected that stage of plan making, when consideration was still being given to the development strategy, and where in the development sequence growth should be focused. As such, the Issues and Options stage identified sufficient sites to enable a significant amount of development in the rural area in the event that the preferred development strategy was a dispersed strategy.
32. The decision in the Proposed Submission Local Plan to focus growth at higher stages of the development sequence meant that only limited allocations were needed in the rural area in order to meet development needs, for the reasons stated in paragraph 8 above.

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<sup>24</sup> Strategic Housing Land Availability Assessment (August 2013) (RD/Strat/120)

<sup>25</sup> South Cambridgeshire Draft Final Sustainability Report (RD/Sub/SC/060) Annex Bm Summary of SHLAA and SA Assessments

<sup>26</sup> At Issues and Options 2012 a number of villages were considered for an additional category of Better Served Group Village, or to be added to the list of Minor Rural Centres. Issues and Options 2012 Issue 13 (see Sustainability Appraisal (Rd/Sub/SC/060) Annex A Audit Trail Chapter 2 Page A182 to A189)

<sup>27</sup> South Cambridgeshire District Council Issues and Options Report (2012) (RD/LP/030) & Cambridge City Council and South Cambridgeshire District Council - Issues and Options 2, Part 1 – Joint Consultation on Development Strategy and Site Options on the Edge of Cambridge (2013) (RD/LP/150) South Cambridgeshire District Council Issues and Options 2 Report: Part 2 – South Cambridgeshire Further Site Options (2013) (RD/LP/050)

33. This allowed the Council to select what it considered to be the best sites (favouring those sites which would have the least harm in planning terms) in the most sustainable locations in accordance with the development strategy (outlined in the previous section), having regard to any site specific planning constraints identified through the SHLAA and SA process.
34. Policy H/1: Allocations for Residential Development at Villages<sup>28</sup> focuses rural development at the most appropriate sites in the larger villages which have a greater range of services and facilities. Five sites are proposed in the highest tier, Rural Centres, including three at Sawston which scores highest in the village hierarchy assessment<sup>29</sup> and is close to the employment clusters to the south of the city. Three sites are allocated at Minor Rural Centres, as these sites outperformed other sites in Rural Centres and reflected specific site opportunities. Sites at Group and Infill Villages were rejected, as developable options are available higher in the development sequence.
35. The exception to this is where development at a smaller village had been proposed by a Parish Council reflecting a Neighbourhood Planning approach. The Council had offered the opportunity to local communities to put forward proposals for housing development through the Local Plan rather than prepare Neighbourhood Plans. Two Parish Councils put forward sites but had not been able to complete the process of engagement with their local communities by the time the Proposed Submission Local Plan was published for consultation, but were able to provide evidence of local community support by the time the Local Plan was agreed for submission and the Council submitted Proposed Modifications to Policy H/1 alongside the Local Plan, reflecting the evidence of local support at a level that would have been capable of being included in a Neighbourhood Plan.
36. The Council identified reasons for rejection of other site options in the Sustainability Appraisal Audit Trail. It responded to representations on site options and rejected site options following the issues and options consultation. It also responded to representations on rejected site options made to the Proposed Submission Local Plan. These can also be found in the Sustainability Appraisal Audit Trail.<sup>30</sup>
37. A number of additional site proposals were made in representations to the Proposed Submission Local Plan that had not been put forward through the three previous opportunities, comprising the call for sites and the two Issues and Options consultations. These have not been subject to assessment through the SHLAA. The Council did respond to the representations in the Sustainability Appraisal Audit Trail.<sup>31</sup>

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<sup>28</sup> Proposed Submission South Cambridgeshire Local Plan (July 2013) (RD/Sub/SC/010), Pages 130-132

<sup>29</sup> Village Classification Report (June 2012) (RD/Strat/240)

<sup>30</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A

<sup>31</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A, in particular Chapter 3: Strategic Sites, Pages A219-48.

Responding to the Inspector's questions regarding Omission Sites

38. For each of the Omission Sites, the Inspector has asked why the Local Plan is unsound without the inclusion of the site.
39. The Council's position remains that further allocations beyond those in the submitted Local Plan as proposed to be modified are not required in order to make the plan sound.
40. In order to assist the Inspectors, the Council has provided a summary for each site, setting out how it was assessed during plan making, where those assessments can be found in the evidence base, and why sites were not included in the Local Plan and do not need to be included for soundness. Each summary includes the following:
- Summary of promoter's proposal
  - Council's initial assessment
  - Issues and Options consultations 2012 & 2013
  - Council's Response to Issues and Options consultations
  - Proposed Submission Local Plan 2013
  - Representations Received on Proposed Submission Local Plan
  - Submitted Local Plan 2014
  - Assessment and Conclusion
41. Appendix 2 contains maps of the omission sites, showing the Inspector's issue number, the relevant representation number(s) and where a site now has planning permission for all or the majority of the site. In general, where a site is now effectively resolved through the granting of planning permission or resolution to grant planning permission, the Inspector has not asked questions about the site.
42. Appendix 3 shows sites that now have planning permission or resolution to grant planning permission where it applies to part of an omission site, but where the Inspector has asked questions focused on the remainder of the omission site.

## 1.1 GENERAL POLICY ISSUES

### 1.1A Policy S/7: Development Frameworks

#### **i. Is paragraph 2 of the policy too restrictive? Should it enable the redevelopment of redundant sites outside of a village development framework where it is demonstrated that there are clear benefits in planning terms?**

43. No, paragraph 2 of the Policy is not too restrictive, and enables development within settlements whilst providing appropriate protection to the countryside beyond.
44. Through the Issues and Options process the Council consulted on options for frameworks: to retain as they are, retain but allow some development on the edge of villages, or delete them<sup>32</sup>. There was clear support for retaining village frameworks along existing lines and on balance it was considered that changing the approach to frameworks would undermine the sustainable development strategy, by loosening controls on the scale of development in rural areas and thereby potentially encouraging development in unsustainable locations. It would also undermine delivery of affordable housing exception sites, which is important for meeting affordable housing needs in rural areas, by raising aspirations for market housing schemes outside frameworks. There is no evidence of harm to village services as a result of the village frameworks policy.
45. Flexibility has been introduced for specific uses by other policies in the plan. Policy S/7 paragraph 2 expressly provides for certain forms of development outside development frameworks which require, or a suitably located in, a rural environment, subject to compliance with other policies of the Local Plan. Policy H/10 supports Rural Exception Site Affordable Housing to meet identified local needs. Policy E/13 supports redevelopment of generally brownfield sites on the edge of villages for employment purposes in appropriate circumstances. Policy NH/9 as proposed to be modified in the Council's statement to Matter SC4 provides for the redevelopment of brownfield sites in the Green Belt consistent with the NPPF, where it would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

#### **ii. Would the growth in housing numbers as enabled by the policy, place additional burdens on the existing school infrastructure provision which could not be accommodated within the current level of educational facilities? Should the development of key community infrastructure be allowed outside the development frameworks?**

46. The availability of school places is capable of being addressed on a case by case basis through the planning application process. It is normal practice for the Council to consult the Local Education Authority on applications for residential development regarding whether education needs can be met. Where appropriate the Council also

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<sup>32</sup> Issues and Options 2012 Issue 15 (see Sustainability Appraisal (Rd/Sub/SC/060) Annex A Audit Trail Chapter 2 Page A152 to A181)

seeks contributions from development to address the needs generated. Policy TI/8 Infrastructure and New Developments provides an appropriate mechanism for this.

47. It is not appropriate for the policy to provide general support for key community infrastructure to be provided outside frameworks, as they should ideally be in accessible locations such as in or near the village centre. Where infrastructure necessary to serve a proposed development is not available and cannot be provided within the development framework, permission for that proposed development may to be refused. In appropriate circumstances, and where delivery of key community infrastructure to serve a settlement within its development framework is not achievable, an exception may be made through the planning application process allowing potentially delivery of key community infrastructure outside the framework, dealing with each case on its merits in the normal way.

### **1.1B Policy S/8: Rural Centres**

#### **i. Is paragraph 2 of the policy too restrictive? Should it enable the redevelopment of redundant sites outside of a village development framework where it is demonstrated that there are clear benefits in planning terms?**

48. No, paragraph 2 is not overly restrictive. With regard to development outside frameworks, please see response to question 1.1A i.

#### **ii. Should the policy identify the rural centres as locations for destination shops to assist in retaining the sustainability and viability of those villages?**

49. No. Retail development is addressed by Policies E/21 Retail Hierarchy and E/22 Applications for New Retail Development. The retail hierarchy indicates that Rural Centres are second within the hierarchy of South Cambridgeshire, however paragraph 8.70 clarifies that Rural Centres fulfil the role of local centres, but are not appropriate for shopping to serve a larger / dispersed catchment. It would not be appropriate, and would not be consistent with NPPF paragraph 23, for the Rural Centres policy to indicate support for shops of a scale that would compete with higher order centres and encourage large numbers of trips to the rural area, many of which would be by car. Cambridge and the proposed new settlements provide appropriate locations for higher order retail facilities compatible with their location in the retail hierarchy

#### **iii. Should the Policy be amended to specify the level of detail required in a planning application?**

50. No. It is not necessary or appropriate for this policy to provide further information on the level of detail required to be submitted with a planning application. Further guidance on matters such as infrastructure and drainage (mentioned in representations) is not required in this policy, as the matters are addressed in greater detail in other policies in the Plan. In particular infrastructure is addressed by Policy TI/8 and its supporting text. The Plan should be read as a whole, and it is not necessary or appropriate to cover all issues within a single policy.

### **1.1C Policy S/9: Minor Rural Centres**

#### **i. Is there a sound justification for the maximum scheme size threshold in paragraph 2 of the policy? How was the figure derived? Should the villages be assessed on an individual basis in this regard?**

51. Through the plan making process consideration was given as to whether the limits in the adopted Local Development Framework on the scale of residential development schemes that can come forward on windfall sites remained appropriate, or whether there should be a different approach. Options considered whether the scheme size thresholds should be maintained, increased for certain village types, or removed entirely<sup>33</sup>.
52. Following consultation, it was considered that the thresholds form an important element of the sustainable development strategy of the plan. There is a need to apply restrictions to development in all but the largest villages in order to restrict the scale of development taking place in the most unsustainable locations. This will support delivery of the development strategy and the implementation of the development sequence discussed at Matter 2, and explored further following the Inspectors' letter of May 2015 in the Development Strategy Update (RD/MC/060). In particular, the preferred approach to the villages is addressed in paragraphs 4.35 to 4.41 of this document. If the thresholds were removed it would undermine the ability of the plan to deliver a sustainable development strategy, by allowing larger scales of development at the lowest levels of the search sequence and beyond the better served villages in an uncontrolled manner.
53. The thresholds provide a reasonable balance between allowing development, and avoiding unsustainable levels of growth in areas with limited access to services, facilities and employment by sustainable modes of travel. The thresholds still allow recycling of land and modest schemes to support local needs. The policies provide an appropriate response to paragraph 55 of the NPPF.
54. Minor Rural Centres comprise the second category of village in the rural settlement hierarchy and sit in the bottom stage in the development sequence. However, they are not as well served as Rural Centres. The maximum scheme size of 30 represents an appropriate scale of development for a Minor Rural Centre, allowing a reasonable size of development but restricting large scale growth. This scheme size is stated as being indicative, and site specific circumstances can be considered through the planning application process.
55. Some representors question whether that threshold is appropriate if sites of that scale are not identified or available within the village. The thresholds do not represent a target. It is not necessary to identify whether there are currently sites capable of delivering up to that threshold. The threshold defines the indicative scale of scheme that may be suitable should a site become available during the plan period.

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<sup>33</sup> Issues and Options 2012 Issue 14 (see Sustainability Appraisal (Rd/Sub/SC/060) Annex A Audit Trail Chapter 2 Page A189 to A204)

56. It is not necessary or appropriate to assess an individual threshold for each individual village. The indicative nature of the threshold provides an appropriate basis for assessing development opportunities in a flexible way thereby reflecting the relative sustainability of the location.

**ii. Should the policy be amended to allow local Parish Councils to agree to development going ahead, provided adequate services, facilities and infrastructure are available?**

57. Parish Councils have an important role in the planning process, and are fully consulted on planning applications. However, it would not be appropriate for policy to require their agreement for development to take place, as it is the role of the district council to determine planning applications in accordance with the statutory scheme.
58. Further detail on matters such as infrastructure is not required in this policy, as the matters are addressed in greater detail in other policies in the Plan. In particular infrastructure is addressed by Policy TI/8 and its supporting text. The Plan should be read as a whole, and it is not necessary or appropriate to cover all issues within a single policy.

**1.1D Policy S/10: Group Villages**

**i. Is there a sound justification for the maximum scheme size thresholds in paragraphs 2 and 3 of the policy? How were these figures derived?**

59. The general reasons for restricting the scale of development within all but the largest villages is addressed in the response to question 1.1Ci above.
60. Group villages generally have a limited level of services and facilities, although the definition of Group villages requires that they do all have a Primary School. They are not sustainable locations for large scale development. The indicative threshold of 8 dwellings, or 15 for a previously developed site, will allow groups of dwellings to be developed, but not such a scale of development that would allow large scale developments in these locations, particularly in the context of the overall development strategy to focus growth in strategic scale developments with their sustainability benefits.
61. The policy addresses the size of individual development schemes, rather than placing a cap on the total number of new dwellings in a particular village. The policy enables the recycling of land on small sites, supporting the continued evolution of villages, but avoids large scale estate schemes which would create unsustainable scales of development where there are limited services and facilities, and access to even basic services would likely be by car. Alongside this policy the exceptions sites affordable housing policy (Policy H/10) will also support meeting local housing needs.

**ii. Should the villages be assessed on an individual basis in this regard?**

62. It is not necessary or appropriate to assess an individual threshold for each individual village. The Indicative threshold provides an appropriate basis for assessing

schemes, reflecting the relative sustainability of the village and the overall development strategy.

**1.1E Policy S/11: Infill Villages**

**i. Do the infill villages have the capacity in terms of land availability to provide future housing development up to a maxima scheme sizes in paragraphs 2 and 3 of the policy?**

63. Infill villages are the smallest settlements in the district, and have very few services and facilities, and lack even basic amenities like a primary school. They are not sustainable locations for material levels of new development. However, the policy enables small schemes of one or two dwellings to come forward, on gaps in existing frontages, where there would be limited harm to village amenity and the character of the area and on overall sustainability.
64. Evidence from monitoring windfalls suggests that Infill villages do continue to yield these small developments.

## 1.2 RURAL CENTRES

65. The development strategy set out in Policy S/6 identifies the rural area as the lowest tier within the development sequence in South Cambridgeshire, and in particular Rural Centres and Minor Rural Centres. This comes behind edge of Cambridge and new settlements.
66. Four of the five Rural Centres are situated within or on the edge of the Cambridge Green Belt, close to Cambridge. Only Cambourne lies entirely outside the Green Belt. Rural Centres are also the largest and most sustainable villages of the district and provide services to a wider rural hinterland. They contain a secondary school and have good access to employment opportunities, a variety of services and facilities, and are situated on transport corridors which generally have better public transport provision to Cambridge or a market town, as well as access to good quality cycle infrastructure.

### 1.2A CAMBOURNE

#### Background and context

67. As a result of the Structure Plan (1989) proposal for a new settlement on the A428 west of Cambridge, the District Council granted outline permission for the new settlement of Cambourne on land between the villages of Caxton and Bourn to the south and the A428 to the north, some 8 miles from Cambridge. This settlement has now grown into one of the largest and best served settlements in the district.
68. The Local Plan preferred development strategy focuses development on key strategic sites on the edge of Cambridge and at new settlements to meet objectively assessed housing need, but the Council allocated some development in the rural area at the more sustainable settlements to provide flexibility, support sustainable local communities and help ensure a continuous supply of housing across the plan period. The Council acknowledged the relative sustainability of Cambourne in its consideration of suitable rural sites. One site was considered suitable for allocation in the Proposed Submission Local Plan - Policy SS/8: Cambourne West, proposing approximately 1,200 dwellings<sup>34</sup>. In the context of a lack of a five-year housing land supply, a planning application for a larger scale of development for 2,350 dwellings was resolved to be granted planning permission in January 2017, subject to completion of a Section 106 Agreement<sup>35</sup>.

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<sup>34</sup> Proposed Submission South Cambridgeshire Local Plan (RD/Sub/SC/010), page 74.

<sup>35</sup> Outline application S/2903/14/OL was approved at the SCDC planning committee on 11 January 2017 subject to completion of a Legal Agreement under Section 106 (RD/CR/770). It is for land to the West of Cambourne (Excluding Swansley Wood Farm). Development of up to 2,350 residential units including affordable housing; retail, use classes A1-A5 (up to 1.04 ha); offices/light industry, use class B1 (up to 5.66ha.).

**i. Omission sites**

**Is the plan unsound without the allocation of the following sites for housing development, and if so, why?:**

**a. Land at Great Common Farm and Cottages, Cambourne (no appearances)**  
**University of Manchester represented by Jennifer Thomas, Strutt and Parker LLP -**  
**Rep 60937 (Policy H/1)**

Summary of promoters' proposal

69. The promoter is proposing an extension to Cambourne on approximately 2.5ha.

70. The omission site is shown on the village map in Appendix 2.

Proposed Submission Local Plan 2013

71. The site was not put forward during the early stages of the Local Plan making process and was not included in the Proposed Submission Local Plan. The site was first submitted during the Proposed Submission Local Plan consultation in July-October 2013.

Representations Received on Proposed Submission Local Plan

72. An objection was received from the site promoter objecting to the non-inclusion of their site in the Local Plan. The site promoter raised the following issues in their representation (rep 60937):

- Logically forms part of Cambourne new settlement;
- Site directly abuts and is to east of Upper Cambourne, allotments and Broadway;
- Current use is agricultural and residential, including a Listed Farmhouse which would be retained;
- Near to facilities, services, employment opportunities, and easy access to modern infrastructure.
- Good public transport links to Cambridge and market towns.

73. The representation included a report with a Sustainability Appraisal to support the allocation of the site which states:

- There are existing accesses off Broadway but a through connection to Brace Dein and Mosquito Road is also possible.
- The gross site area is 2.5ha.
- The current use is agricultural and residential, including a Listed Farmhouse which would be retained.
- The site is adjacent to an area already allocated for development and would form a logical extension to the settlement.
- It is near to facilities, services, employment opportunities, and has easy access to modern infrastructure.
- The allocation would represent development on previously developed land (approximately 50%) with no loss of Green Belt.
- Upper Cambourne wraps around the site and as such the site is a logical extension.

- Excellent links exist to all areas of Cambourne with easy access to schools (particularly Vine School), shops, employment and strategic infrastructure.
- Good public transport links are available to Cambridge and other market towns.

74. The Council's response to representations received to sites not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 8<sup>36</sup>.

75. The Council's assessment was:

"The site lies outside the planned boundary of Upper Cambourne. It would not form a logical part of the village, and would conflict with the design principles of the village. Development would impact on the gap between the Bourn Airfield site and Cambourne. It is not suitable for residential development."

#### Submitted Local Plan 2014

76. The site was not included in the submitted South Cambridgeshire Local Plan.

#### Assessment and Conclusion

77. It is not necessary to allocate this site in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.

78. The site lies outside the planned boundary of Upper Cambourne. It would not form a logical part of the village, and would conflict with the design principles of the village. Development would impact on the gap between the Bourn Airfield site and Cambourne. It is not suitable for residential development. There were better site options to meet the development strategy. The site is not required to meet the objectively assessed need in the Plan. The site does not need to be allocated to make the Plan 'sound'.

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<sup>36</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A: Audit Trail Appendix 8 (page A1625)

## 1.2B COTTENHAM

### Background and context

79. Cottenham lies on the B1049, some five miles north of Cambridge, on the edge of the Fens. The Cambridge Green Belt defines the edge of the open countryside on the southern limit of the village which is mostly surrounded by Grade 1 agricultural land.

### ii. Omission sites

**Is the plan unsound without the allocation of the following sites for housing development, and if so, why?:**

#### a. The Redlands and Land at Oakington Road, Cottenham

**Persimmon Homes East Midlands represented by Mr Martin Bagshaw, John Martin & Associates – Rep 62249 (Policy H/1)**

#### Summary of promoters' proposal

80. The promoter is seeking residential development on an area of 7.77ha.
81. The omission site is shown on the village map in Appendix 2. Within this omission site, there are also a number of representations covering smaller parcels of land, which are shown on the map.

#### Council's initial assessment

82. The site was submitted through the 'Call for Sites' in 2011 and was considered through the Strategic Housing Land Availability Assessment (SHLAA)<sup>37</sup> (Sites 003 and 260) and Sustainability Appraisal (SA)<sup>38</sup> process and assessed as a site with development potential (scored Green).
83. The SHLAA and SA identify the main planning constraints as:
- **Historic environment** - Non-statutory archaeological site - Cropmarks show a site of intensive late prehistoric or Roman settlement in the area. However, with careful design and it should be possible to mitigate the historic environment, impacts of development of this site
  - **Landscape and townscape** - Development of this site would have an adverse effect on the landscape and townscape setting of Cottenham. Development of this site, with its long plot depth would result in a cul-de-sac that is out of character with the rest of Cottenham and thus have a detrimental impact on the character of this linear approach to the village. However, with careful design and it should be possible to mitigate the townscape and landscape impacts of development of this site.
  - **Noise issues** - Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance.

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<sup>37</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 260-7 (Site 003) and pages 353-60 (Site 260)

<sup>38</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B30-4

- **School capacity** - After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.

84. Although there were a few planning considerations arising with these sites, they were considered to be 'sites with development potential'.

Council's review following Issues and Options consultations

85. The Council therefore included the sites as options in the Issues and Options 2012 consultation – Site Options 22 and 23.<sup>39</sup>

86. In summary, the Issues and Options consultation resulted in the following representations on Site Option 22 (SHLAA Site 260):

Support: 11; Object: 6; Comment: 8

Questionnaire Responses to Question 6:

- 0 responses related to this site.

The following representations were received to Site Option 23 (SHLAA Site 003):

Support: 6; Object: 6; Comment: 6

Questionnaire Responses to Question 6:

- 1 response supported this site.

Cottenham Parish Council commented on Options 22 and 23:

“The parish council has no difficulty with the broad location but the scale of the proposed development needs consideration in that 175 dwellings would swamp the existing residential area of Orchard Close + The Rowells and the north west section includes an old orchard which CPC would like to see retained / rejuvenated. Furthermore, neither this nor any other development of similar size will be acceptable to Cottenham PC without a master plan for the village which includes significant addition to the infrastructure and job creation.”

87. The Council's response to representations on Site Options is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 2<sup>40</sup>.

88. The Council's response to both sites:

“Whilst identified as a development option, development of this site would have an adverse effect on the landscape and townscape setting of Cottenham. Development of this site, with its long plot depth would result in a cul-de-sac that is out of character with the rest of Cottenham and thus have a detrimental impact

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<sup>39</sup> South Cambridgeshire Issues and Options Report (RD/LP/030), page 66: Site Option 22 site size 4.9ha. with a dwelling capacity of 110. Site Option 23 site size 2.87ha. with a dwelling capacity of 65.

<sup>40</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Audit Trail, Appendix 2 (pages A1099-1103)

on the character of this linear approach to the village. Other sites are available in the district which would avoid these impacts.

Primary Schools in Cottenham have already been expanded beyond the ideal size. The education needs of further allocations cannot be accommodated in the village.<sup>41</sup>

Do not allocate for development in the draft Local Plan”

#### Proposed Submission Local Plan 2013

89. The sites were not included in the Proposed Submission Local Plan.

#### Council's response to representations to the Proposed Submission Local Plan

90. Objection was received from the site promoter objecting to the non-inclusion of the site in the Local Plan. The site promoter raised the following issues in their representation (Reps 62249) (for Sites 003 and 260):

- Planning obligations, including affordable housing, would benefit the community;
- Limited impact on landscape and setting;
- Good accessibility by foot and cycle;
- The only site 'with development potential' within Cottenham.

Note: Mr G Love (represented by Mr Clive Barnes, C R Barnes Limited) also submitted a representation on SHLAA site 003 comprising the northern part of the site (Rep 60613), raising the following issues:

- Site classified as green in SHLAA;
- Site supported by Parish Council and Cottenham Design Group;
- 10 years ago an Inspector deemed the site good for development at the appropriate time - now is an appropriate time due to need for housing;
- Good development option;
- A well designed scheme could reduce speed of traffic on Oakington Road;
- No sites have been progressed in Cottenham through the SHLAA.

91. The Council's response to representations received to sites not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 8<sup>42</sup>.

92. The Council's assessment for both sites was:

“The site has been assessed through the SHLAA and SA processes and was consulted upon as a Site Option (Site Options 22 and 23 I&O 2012). Primary schools in Cottenham have already been expanded beyond the ideal size. The education needs of further allocations cannot be accommodated in the village.

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<sup>41</sup> County education officers advised that there was no further capacity in the schools – see Assessment and Conclusion for further detail.

<sup>42</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Audit Trail, Appendix 8 (page A1630)

There were better site options to meet the development strategy. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.”

Submitted Local Plan 2014

93. The sites were not included in the submitted South Cambridgeshire Local Plan.

Sustainability Appraisal Addendum 2016

94. The Sustainability Appraisal Addendum Report<sup>43</sup> reaffirms the Council's original assessment of the site in identifying that there is no capacity to further extend the existing primary school and development of the scale proposed would not be sufficient to deliver a new primary school. (This changed the overall assessment of the site from Green to Red).

Assessment and Conclusion

95. It is not necessary to allocate this site in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.
96. The SHLAA and SA provide a robust assessment of the sites and comparison with alternatives.
97. The sites were assessed through the SHLAA and SA processes and the sites were consulted upon as Site Options (Site Options 22 and 23 in I&O 2012).
98. At the time of the SHLAA update in August 2013 County education officers advised there was no capacity on the existing primary school site for further expansion beyond the scheme planned and soon to be implemented at that time to 3 forms of entry. Therefore the need for new primary school places created by any further housing allocations in Cottenham could not be accommodated within the existing primary school (as proposed to be expanded). The County Education officers advised that no further development in the village could be supported unless of a scale that would support the provision of a new school. Development of the site options considered through the SHLAA would not be of sufficient scale to provide a small new school and no allocations were made in the plan.<sup>44</sup>
99. In response to recent speculative planning applications in the village (including on part of this site) in the context of a lack of a five-year housing land supply, the County Council has needed to give consideration to potential mitigations. As part of this process it has been confirmed that the current school site does not provide suitable capacity for the further expansion of provision beyond the school's current 3 FE. This is in part due to the existing access constraints relating to Lamb's Lane. However,

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<sup>43</sup> Cambridge and South Cambridgeshire Local Plans SA Addendum Report (RD/MC/020), pages 1056-71.

<sup>44</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 265 (Site 003) and pages 357-8 (Site 260)

following discussions with the existing school the County Council has identified that there may be potential opportunities for further expansion of the school if land adjacent to the current school site became available. It is on this basis that in response to recent planning applications, the County Council has sought S106 contributions towards the delivery of a new access from Rampton Road and expansion of the school by up to 1FE (210 places). The detailed work to determine how this will be achieved and access secured has yet to be developed. However, the principles for this being the appropriate response to further housing development in the village, especially in the context of planning applications currently approved, and/or under consideration, have been agreed with the school. It is recognised that there remain a number of challenges in delivering this mitigation, but these will need to be addressed, as in any other circumstance, through a detailed planning application process.

100. The County Council have commented that 'In order to retain an effective class structure, the Council is of the view that accommodation for an additional full form of entry would need to be provided. It is understood that the developer of the site at Rampton Road has accepted this. It is accepted by the Council that there is a need to ensure there is proportionality in the contributions sought. There should be an expectation that if further housing developments are identified in the village contributions should be sought towards the remaining costs'. This is because this development would be expected to generate only a proportion of the 210 school age children would comprise a 1FE extension. Planning permission for the school expansion will be required.
101. Part of the omission site has planning permission for the demolition of the existing barn and construction of up to 50 dwellings (S/1952/15/OL). (See map in Appendix 3). There is also a planning application (S/1606/16/OL), yet to be determined on the remainder of the omission site for the erection of up to 126 dwellings. This planning application will be considered by the Council's planning committee on 10 May 2017.<sup>45</sup> It has an officer recommendation of delegated approval, subject to the signing of a section 106 agreement. The Council will update the Inspectors on the outcome of this planning application following its consideration by planning committee.
102. At the time of submitting the Local Plan the omission site was identified as a site option with no development potential due to the education constraints. There may be a change to the education situation as a result of a recent speculative planning application and the County Council's response to it, subject to further consideration. Notwithstanding, development of this site would have some adverse effect on the landscape and townscape setting of Cottenham. The character of this part of the village is linear, with long rear gardens, such that development would create an area of residential development in a cul-de-sac, which would alter the character of this largely ribbon settlement. There are better site options to meet the development strategy. The omission site is not required to meet the objectively assessed need. The site does not need to be allocated to make the Plan 'sound'.

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<sup>45</sup> South Cambridgeshire District Council's Planning Committee 10 May 2017 (RD/CR/780)

**b. Land south of Ellis Close and East of Oakington Road, Cottenham (no appearances)  
Christ's College represented by Mr Guy Kaddish, Bidwells – Rep 58316 (Policy H/1)**

Summary of promoters' proposal

103. The site was originally proposed for 132 dwellings with public open space on 4.4ha. The promoter is now proposing 128 dwellings.
104. The omission site is shown on the village map in Appendix 2.

Council's initial assessment

105. The site was submitted through the 'Call for Sites' in 2011 and was considered through the Strategic Housing Land Availability Assessment (SHLAA)<sup>46</sup> (Site 129) and Sustainability Appraisal (SA)<sup>47</sup> process and assessed as a site with limited development potential (scored Amber).
106. The SHLAA and SA identify the main planning constraints as:
- **Green Belt** - The site falls within an area where development would have some adverse impact on Green Belt purposes and functions. The function of this landscape is providing a backdrop to views of the city, and providing a setting for approaches to connective, supportive and distinctive areas of townscape and landscape. Outer Rural Areas play a lesser role in contributing to the distinctiveness of Cambridge and its setting, and are less finite. They may also have the potential to accommodate change and development that does not cause adverse effects on the setting and special character.
  - **Heritage considerations** - Listed buildings – Grade II Listed Moretons Charity Almshouses, Rampton Road are to the east of the site (90m). Adverse effect
  - as northern edge of site obscures rural context, views and backdrop for these buildings. With careful design it should be possible to mitigate impacts on the historic environment provided development does not obscure the rural context, views and backdrop for these buildings
  - **Townscape and landscape** - Development of this site would have an adverse effect on the landscape and townscape setting of Cottenham. The character of this part of the village is largely linear along Histon Road, with long rear gardens. It is in a prominent location and would create a large area of residential development in a cul-de-sac, which would alter and detract from the character of this largely linear settlement. It would be of a scale which would be detrimental to the rural character and setting of the village and have a detrimental impact on the openness of the Green Belt in this location. Issues can be mitigated in part. A smaller scale of development carefully designed may be possible, providing the opportunity to create a new softer edge to the village.
  - **School capacity** - After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.

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<sup>46</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 328-36

<sup>47</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B622-6

107. Although there were a number of planning considerations arising with this site, none were so significant as to warrant rejection at that early stage. It was identified as a 'site with limited development potential'.

Issues and Options consultations 2012 & 2013

108. The Council therefore included the site as an option in the Issues and Options 2012 consultation – Site Option 24.<sup>48</sup>
109. In summary, the Issues and Options consultation resulted in the following representations to Site Option 24 (SHLAA site 129):

Support: 6; Object: 5; Comment: 7

This included an objection from Cottenham Parish Council as the site is in the Green Belt and thus unacceptable and unworthy of consideration as 'sustainable' sites.

Questionnaire Responses to Question 6:

- 1 response supported this site.

Council's review following Issues and Options consultations

110. The Council's response to representations on Site Options is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 2<sup>49</sup>.
111. Council's response:

"The Council had identified this site as a site with limited development potential. Site falls within an area where development would have some adverse impact on Green Belt purposes and functions. The site forms an important part of the setting of several Grade II Listed Buildings - adverse effect as northern edge of site obscures rural context, views and backdrop for these buildings. Development would result in the loss of High Grade agricultural land – Grade 1. Development of this site would have an adverse effect on the landscape and townscape setting of Cottenham. The character of this part of the village is largely linear along Histon Road, with long rear gardens. It is in a prominent location and would create a large area of residential development in a cul-de-sac, which would alter and detract from the character of this largely linear settlement. It would be of a scale which would be detrimental to the rural character and setting of the village and have a detrimental impact on the openness of the Green Belt in this location.

Primary Schools in Cottenham have already been expanded beyond the ideal size. The education needs of further allocations cannot be accommodated in the village.<sup>50</sup>

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<sup>48</sup> South Cambridgeshire Issues and Options Report (RD/LP/030), page 67 Site size 4.4 ha. with a dwelling capacity of 100.

<sup>49</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Audit Trail, Appendix 2 (pages A1004-6)

<sup>50</sup> County education officers advised that there was no further capacity in the schools – see Assessment and Conclusion for further detail.

Do not allocate for development in the draft Local Plan.”

Proposed Submission Local Plan 2013

112. The site was not included in the Proposed Submission Local Plan.

Representations Received on Proposed Submission Local Plan

113. Objection was received from the site promoter objecting to the non-inclusion of the site in the Local Plan. The site promoter raised the following issues in their representation (Rep 58316):

- No technical matters why development of the site could not be delivered;
- Site very well related to settlement form of Cottenham;
- To avoid the Green Belt the housing strategy relies on new settlements outside the Green Belt: new settlements will require significant infrastructure;
- Promoter has undertaken a series of studies (submitted at the I&O stage) to justify development at the site, including an Access Appraisal; Landscape Appraisal and Design Framework; and Heritage Appraisal.

114. The Council’s response to representations received to sites not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 8<sup>51</sup>.

115. The Council’s assessment was:

“The site has been assessed through the SHLAA and SA processes and was consulted upon as a Site Option (Site Option 24 I&O 2012). Primary Schools in Cottenham have already been expanded beyond the ideal size. The education needs of further allocations cannot be accommodated in the village. There were better site options to meet the development strategy. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.”

Submitted Local Plan 2014

116. The site was not included in the submitted South Cambridgeshire Local Plan.

Sustainability Appraisal Addendum 2016

117. The Sustainability Appraisal Addendum Report<sup>52</sup> reaffirms the Council’s original assessment of the sites:

118. The Sustainability Appraisal Addendum Report<sup>53</sup> reaffirms the Council’s original assessment of the site in identifying that development would have some adverse

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<sup>51</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Audit Trail, Appendix 8 (pages A1631)

<sup>52</sup> Cambridge and South Cambridgeshire Local Plans SA Addendum Report (RD/MC/020), pages 1072-9

impact on Green Belt purposes and functions. Adverse impacts on landscape and townscape, and heritage considerations and that there is no capacity to further extend the primary school and development of the scale proposed would not be sufficient to deliver a new primary school. (This changed the overall assessment of the site from Green to Red).

#### Assessment and Conclusion

119. It is not necessary to allocate this site in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.
120. The SHLAA and SA provide a robust assessment of the site and comparison with alternatives.
121. The site was assessed through the SHLAA and SA processes and was consulted upon as a Site Option (Site Option 24 I&O 2012).
122. At the time of the SHLAA update in August 2013 County education officers advised there was no capacity on the existing primary school site for further expansion beyond the scheme planned and soon to be implemented at that time to 3 forms of entry. Therefore the need for new primary school places created by any further housing allocations in Cottenham could not be accommodated within the existing primary school (as proposed to be expanded). The County Education officers advised that no further development in the village could be supported unless of a scale that would support the provision of a new school. Development of the site options considered through the SHLAA would not be of sufficient scale to provide a small new school and no allocations were made in the plan.<sup>54</sup>
123. In response to recent speculative planning applications in the village in the context of a lack of a five-year housing land supply, the County Council has needed to give consideration to potential mitigations. As part of this process it has been confirmed that the current school site does not provide suitable capacity for the further expansion of provision beyond the school's current 3 FE. This is in part due to the existing access constraints relating to Lamb's Lane. However, following discussions with the existing school the County Council has identified that there may be potential opportunities for further expansion of the school if land adjacent to the current school site became available. It is on this basis that in response to recent planning applications, the County Council has sought S106 contributions towards the delivery of a new access from Rampton Road and expansion of the school by up to 1FE (210 places). The detailed work to determine how this will be achieved and access secured has yet to be developed. However, the principles for this being the appropriate response to further housing development in the village, especially in the context of planning applications currently approved, and/or under consideration, have been agreed with the school. It is recognised that there remain a number of

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<sup>53</sup> Cambridge and South Cambridgeshire Local Plans SA Addendum Report (RD/MC/020), pages 1056-71.

<sup>54</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), page 333

challenges in delivering this mitigation, but these will need to be addressed, as in any other circumstance, through a detailed planning application process.

124. The County Council have commented that 'In order to retain an effective class structure, the Council is of the view that accommodation for an additional full form of entry would need to be provided. It is understood that the developer of the site at Rampton Road has accepted this. It is accepted by the Council that there is a need to ensure there is proportionality in the contributions sought. There should be an expectation that if further housing developments are identified in the village contributions should be sought towards the remaining costs'. This is because this development would be expected to generate only a proportion of the 210 school age children which would comprise a 1FE extension. Planning permission for the school expansion will be required.
125. At the time of submitting the Local Plan the omission site was identified as a site option with no development potential due to the education constraints. There may be a change to the education situation as a result of a recent speculative planning application and the County Council's response to it, subject to further consideration. Notwithstanding, development of the site would have some adverse impact on Green Belt purposes and functions and landscape, townscape and heritage considerations. Whilst the site assessment acknowledged that with careful design and landscaping it should be possible to provide mitigation, negative impacts on landscape and townscape would remain and be unavoidable. There are no exceptional circumstances, arising as a result of development needs or otherwise, to warrant amending the Green Belt boundary to as to exclude this omission site. There were better site options to meet the development strategy. The site is not required to meet the objectively assessed need in the Plan. The site does not need to be allocated to make the Plan 'sound'.

**c. Land to Rear of 69 High Street, Cottenham (no appearances)  
Mr Unwin and Mr Smith represented by Mr Peter Moore Bletsoes – Rep 62205 (Policy H/1)**

Summary of promoters' proposal

126. The promoter originally proposed development on two sites comprising 20 dwellings on 0.76ha. and 100-150 dwellings on 7.02ha.
127. The omission site is shown on the village map in Appendix 2.

Council's initial assessment

128. The site was submitted through the 'Call for Sites' in 2011 and was considered through the Strategic Housing Land Availability Assessment (SHLAA)<sup>55</sup> (Sites 021 and 316) and Sustainability Appraisal (SA)<sup>56</sup> process and assessed as sites with no development potential (scored Red).
129. The SHLAA and SA identify the main planning constraints as:
- **Heritage considerations** - The site forms an important part of the setting of several Grade II Listed Buildings and the Conservation Area. It would not be possible to mitigate impacts on the historic environment because backland development would result in the loss of the green rural backdrop and is out of character with the linear settlement pattern.
  - **Townscape and landscape** - Development of this site would have a significant adverse effect on the landscape and townscape setting of Cottenham. The site is within the Conservation Area and close to several Listed Buildings. Development of this site would result in backland development contrary to single depth development on this part of village, harming the historic linear settlement pattern, and would result in the loss of significant green backdrop.
  - **School capacity** - After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.
130. The planning constraints identified for this site were considered so significant as to warrant the rejection of the site at that early stage. It was identified as a 'site with no development potential'.

Issues and Options consultations 2012 & 2013

131. Due to the planning constraints that exist on the site the Council did not propose the site as an option for development in the Issues and Options (2012) consultation<sup>57</sup>.

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<sup>55</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 268-74

<sup>56</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B121-5

<sup>57</sup> South Cambridgeshire Issues and Options Report (RD/LP/030)

Council's review following Issues and Options consultations

132. No representations were received relating to this site through the Issues and Options consultation. Therefore it was not considered for inclusion in the Proposed Submission Local Plan.

Proposed Submission Local Plan 2013

133. The site was not included in the Proposed Submission Local Plan.

Council's response to representation to the Proposed Submission Local Plan

134. Objection was received from the site promoter objecting to the non-inclusion of the site in the Local Plan. The site promoter raised the following issues in their representation (Rep 62205):
- Site provides opportunity for development at core of village, reflecting traditional growth;
  - Scheme would be an exemplar development, incorporating mix tenure, house sizes and density;
  - Access gained through demolition of 33 High Street, a 1970s house in a traditional street scene.
  - Object to the SHLAA assessment which highlights potential landscape and townscape impacts which would be difficult to mitigate against. A well designed scheme will enhance surrounding area, and include public open space.
135. The Council's response to representations received to sites not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 8<sup>58</sup>.
136. The Council's assessment was:
- “The site has been assessed through the SHLAA and SA processes and was rejected. Primary Schools in Cottenham have already been expanded beyond the ideal size. The education needs of further allocations cannot be accommodated in the village. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.”

Submitted Local Plan 2014

137. The site was not included in the submitted South Cambridgeshire Local Plan.

Assessment and Conclusion

138. It is not necessary to allocate this site in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.

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<sup>58</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Audit Trail, Appendix 8 (page A1632)

139. The SHLAA and SA provide a robust assessment of the site and comparison with alternatives.
140. At the time of the SHLAA update in August 2013 County education officers advised there was no capacity on the existing primary school site for further expansion beyond the scheme planned and soon to be implemented at that time to 3 forms of entry. Therefore the need for new primary school places created by any further housing allocations in Cottenham could not be accommodated within the existing primary school (as proposed to be expanded). The County Education officers advised that no further development in the village could be supported unless of a scale that would support the provision of a new school. Development of the site options considered through the SHLAA would not be of sufficient scale to provide a small new school and no allocations were made in the plan.<sup>59</sup>
141. In response to recent speculative planning applications in the village in the context of a lack of a five-year housing land supply, the County Council has needed to give consideration to potential mitigations. As part of this process it has been confirmed that the current school site does not provide suitable capacity for the further expansion of provision beyond the school's current 3 FE. This is in part due to the existing access constraints relating to Lamb's Lane. However, following discussions with the existing school the County Council has identified that there may be potential opportunities for further expansion of the school if land adjacent to the current school site became available. It is on this basis that in response to recent planning applications, the County Council has sought S106 contributions towards the delivery of a new access from Rampton Road and expansion of the school by up to 1FE (210 places). The detailed work to determine how this will be achieved and access secured has yet to be developed. However, the principles for this being the appropriate response to further housing development in the village, especially in the context of planning applications currently approved, and/or under consideration, have been agreed with the school. It is recognised that there remain a number of challenges in delivering this mitigation, but these will need to be addressed, as in any other circumstance, through a detailed planning application process.
142. The County Council have commented that 'In order to retain an effective class structure, the Council is of the view that accommodation for an additional full form of entry would need to be provided. It is understood that the developer of the site at Rampton Road has accepted this. It is accepted by the Council that there is a need to ensure there is proportionality in the contributions sought. There should be an expectation that if further housing developments are identified in the village contributions should be sought towards the remaining costs'. This is because this development would be expected to generate only a proportion of the 210 school age children which would comprise a 1FE extension. Planning permission for the school expansion will be required.
143. Development of the site would have significant historic environment, townscape and landscape impacts which cannot be mitigated. Development would have a

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<sup>59</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 272-3 (Site 021) and pages 2288-9 (Site 316)

detrimental impact on the setting of several Grade II Listed Buildings and the Conservation Area, which it would also not be possible to mitigate. There were better site options to meet the development strategy. The site is not required to meet the objectively assessed need in the Plan. The site does not need to be allocated to make the Plan 'sound'.

**d. Land off Histon Road, Cottenham (no appearances)**  
**Mrs Laura Lawrence, Oakington & Westwick Parish Council – Rep 64110 (Policy H/1)**

Summary of promoters' proposal

144. The site was originally proposed for up to 17 dwellings on 0.83ha. Oakington & Westwick Parish Council object to rejection of this site and therefore wish to see this site included in the Local Plan.

Note: this overlaps with site e. Land to the rear of 34 to 46 Histon Road.

145. The omission site is shown on the village map in Appendix 2.

Council's initial assessment

146. The site was submitted through the 'Call for Sites' in 2011 and was considered through the Strategic Housing Land Availability Assessment (SHLAA)<sup>60</sup> (Site 123) and Sustainability Appraisal (SA)<sup>61</sup> process and assessed as a site with limited development potential (scored Amber).

147. The SHLAA and SA identify the main planning constraints as:

- **Green Belt** - adverse impact on Green Belt purposes and functions in providing a backdrop to views of the city, and providing a setting for approaches to connective, supportive and distinctive areas of townscape and landscape and contributing to the distinctiveness of Cambridge and its setting.
- **Townscape and Landscape** - adverse effect on the landscape and townscape setting of Cottenham. Development of this site would create a large area of residential development in a cul-de-sac, which would alter the character of this largely ribbon settlement. It is in a prominent location and would be of a scale which would alter the current rural character and setting of the village and impact on the openness of the Green Belt in this location.
- **School capacity** - After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.

148. The site was identified as a 'site with development potential'.

Issues and Options consultations 2012 & 2013

149. The Council therefore included the site as an option in the Issues and Options 2012 consultation – Site Option 26.<sup>62</sup>

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<sup>60</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 361-9

<sup>61</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B591-6

<sup>62</sup> South Cambridgeshire Issues and Options Report (RD/LP/030), page 67. Site size 0.83 ha. with a dwelling capacity of 15.

150. In summary, the Issues and Options consultation resulted in the following representations on Site Option 26:

Support: 2; Object: 4; Comment: 6

An objection from Cottenham Parish Council – All sites recommended on Histon Road options 24,25,26,27 are in the Green Belt and thus unacceptable and unworthy of consideration as 'sustainable' sites.

#### Council's Response to Issues and Options consultations

151. The Council's response to representations on sites identified as options in the Issues and Options Report is outlined in the Sustainability Appraisal Annex A Appendix 2<sup>63</sup>.
152. Council's response:

“Identified as a site with limited development potential. Site falls within an area where development would have some adverse impact on Green Belt purposes and functions. Loss of High Grade agricultural land – Grade 1. Development of this site would have an adverse effect on the landscape and townscape setting of Cottenham. The character of this part of the village is linear, with long rear gardens. Development of this site would create a large area of residential development in a cul-de-sac, which would alter the character of this largely ribbon settlement. It is in a prominent location and would be of a scale which would alter the current rural character and setting of the village and impact on the openness of the Green Belt in this location.

Primary Schools in Cottenham have already been expanded beyond the ideal size. The education needs of further allocations cannot be accommodated in the village.<sup>64</sup>

Do not allocate for development in the draft Local Plan.”

#### Proposed Submission Local Plan 2013

153. The site was not included in the Proposed Submission Local Plan.

#### Representations Received on Proposed Submission Local Plan

154. The site promoter did not make any representations to the Proposed Submission Local Plan.
155. Objection was received from Oakington and Westwick Parish Council objecting to the non-inclusion of the site in the Local Plan. The Parish Council raised the following issues in their representation (Rep 64110):

“Object to the rejection of Site Option 25 from Issues and Options 1.”

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<sup>63</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 2 (pages A1109-10)

<sup>64</sup> County education officers advised that there was no further capacity in the schools.

Submitted Local Plan 2014

156. The site was not included in the submitted South Cambridgeshire Local Plan.

Assessment and Conclusion

157. It is not necessary to allocate this site in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.
158. The site promoter did not seek the inclusion of the site in the Submission Local Plan. Therefore the Council is not satisfied that the site is deliverable and developable in accordance with the National Planning Policy Framework.<sup>65</sup>
159. Development of this site would have some adverse impact on Green Belt purposes and functions. It would also have an adverse effect on the landscape and townscape setting of Cottenham. The character of this part of the village is linear, with long rear gardens, such that development would create a large area of residential development in a cul-de-sac, which would alter the character of this largely ribbon settlement. It is in a prominent location and would be of a scale which would alter the current rural character and setting of the village and impact on the openness of the Green Belt in this location. The site is not required to meet the objectively assessed need in the Plan. The site does not need to be allocated to make the Plan 'sound'

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<sup>65</sup> National Planning Policy Framework (RD/NP/010), Chapter 6

**e. Land to the rear of 34 to 46 Histon Road, Cottenham (no appearances)  
Oakington & Westwick Parish Council – Rep 64111 (Policy H/1)**

Summary of promoters' proposal

160. The site was originally proposed for 55-95 dwellings on 1.04ha. Oakington & Westwick Parish Council object to rejection of this site and therefore wish to see this site included in the Local Plan.

Note: this overlaps with site d. Land off Histon Road.

161. The omission site is shown on the village map in Appendix 2.

Council's initial assessment

162. The site was submitted through the 'Call for Sites' in 2011 and was considered through the Strategic Housing Land Availability Assessment (SHLAA)<sup>66</sup> (Site 263) and Sustainability Appraisal (SA)<sup>67</sup> process and assessed as a site with limited development potential (scored Amber).

163. The SHLAA and SA identify the main planning constraints as:

- **Green Belt** - adverse impact on Green Belt purposes and functions in providing a backdrop to views of the city, and providing a setting for approaches to connective, supportive and distinctive areas of townscape and landscape and contributing to the distinctiveness of Cambridge and its setting.
- **Townscape and Landscape** - adverse effect on the landscape and townscape setting of Cottenham. Development of this site would create a large area of residential development in a cul-de-sac, which would alter the character of this largely ribbon settlement. It is in a prominent location and would be of a scale which would alter the current rural character and setting of the village and impact on the openness of the Green Belt in this location.
- **School capacity** - After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.

164. The site was identified as a 'site with development potential'.

Proposed Submission Local Plan 2013

165. The Council therefore included the site as an option in the Issues and Options 2012 consultation – Site Option 26.<sup>68</sup>

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<sup>66</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 361-9

<sup>67</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B591-6

<sup>68</sup> South Cambridgeshire Issues and Options Report (RD/LP/030), page 67. Site size 1.04ha. with a dwelling capacity of 20.

166. The Council included the site as an option (Site Option 26) in the Issues and Options Report that was subject to public consultation in July-September 2012.
167. In summary, the Issues and Options consultation resulted in the following representations on Site Option 26:

Support: 5; Object: 4; Comment: 6

An objection from Cottenham Parish Council – In the Green Belt, unworthy for any consideration as sustainable sites.

#### Council's Response to Issues and Options consultations

168. The Council's response to representations on sites identified as options in the Issues and Options Report is outlined in the Sustainability Appraisal Annex A Appendix 2<sup>69</sup>.
169. Council's response:

“Identified as a site with limited development potential. Site falls within an area where development would have some adverse impact on Green Belt purposes and functions. Loss of High Grade agricultural land – Grade 1. Development of this site would have an adverse effect on the landscape and townscape setting of Cottenham. The character of this part of the village is linear, with long rear gardens. Development of this site would create a large area of residential development in a cul-de-sac, which would alter the character of this largely ribbon settlement. It is in a prominent location and would be of a scale which would alter the current rural character and setting of the village and impact on the openness of the Green Belt in this location.

Primary Schools in Cottenham have already been expanded beyond the ideal size. The education needs of further allocations cannot be accommodated in the village.<sup>70</sup>

Do not allocate for development in the draft Local Plan.”

#### Proposed Submission Local Plan 2013

170. The site was not included in the Proposed Submission Local Plan.

#### Representations Received on Proposed Submission Local Plan

171. The site promoter did not make any representations to the Proposed Submission Local Plan.
172. Objection was received from Oakington and Westwick Parish Council objecting to the non-inclusion of the site in the Local Plan. The Parish Council raised the following issues in their representation (Rep 64111):

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<sup>69</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 2 (pages A1107)

<sup>70</sup> County education officers advised that there was no further capacity in the schools.

“Object to the rejection of Site Option 26 from Issues and Options 1.”

Submitted Local Plan 2014

173. The site was not included in the submitted South Cambridgeshire Local Plan.

Assessment and Conclusion

174. It is not necessary to allocate this site in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.
175. The site promoter did not seek the inclusion of the site in the Submission Local Plan, Therefore the Council is not satisfied that the site is deliverable and developable in accordance with the National Planning Policy Framework.<sup>71</sup>
176. Development of this site would have some adverse impact on Green Belt purposes and functions. It would also have an adverse effect on the landscape and townscape setting of Cottenham. The character of this part of the village is linear, with long rear gardens, such that development would create a large area of residential development in a cul-de-sac, which would alter the character of this largely ribbon settlement. It is in a prominent location and would be of a scale which would alter the current rural character and setting of the village and impact on the openness of the Green Belt in this location. The site is not required to meet the objectively assessed need in the Plan. The site does not need to be allocated to make the Plan ‘sound’.

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<sup>71</sup> National Planning Policy Framework (RD/NP/010), Chapter 6

## 1.2C GREAT SHELFORD AND STAPLEFORD

### Background and context

177. The parishes of Great Shelford and Stapleford are located south of Cambridge, and the built-up areas of the two parishes are physically joined. For planning purposes the two villages are considered together as one combined settlement. Both villages are surrounded by the Green Belt and large areas of high grade agricultural land.

#### **i. Development framework boundary and omission sites**

**Is the plan unsound without the amendment of the development framework boundary to include the following sites, and/or the allocation of the sites for housing or other development (where specified), and if so, why?:**

**a. Land east of Hinton Way and north of Mingle Lane, Great Shelford (no appearances)  
Landowners of Mingle Lane in Great Shelford represented by Brian Flynn, Carter Jonas – Reps 59739 (Policy H/1), 59728 (Policy S/7) and 59712 (Policy S/4)**

#### Summary of promoters' proposal

178. The site is 10 hectares and could accommodate 150+ dwellings, and if developed in conjunction with the neighbouring paddock site a total of 200+ dwellings could be provided.

179. The omission site is shown on the village map in Appendix 2.

#### Council's initial assessment

180. The site was submitted as two separate sites through the 'Call for Sites' in 2011. They were considered through the Strategic Housing Land Availability Assessment (SHLAA)<sup>72</sup> (Sites 207 & 212) and Sustainability Appraisal (SA)<sup>73</sup> process and assessed as a site with no development potential (scored Red).

181. The SHLAA and SA identify the main planning constraints as:

- **Green Belt** – adverse impact on Green Belt purposes and functions. Development in this location would change the linear character of this area of the village and result in backland development and encroachment into the transitional area of enclosed fields that provide a softer edge to the village.
- **Heritage considerations** - site adjoins the Conservation Area. Development of this site is likely to have an adverse effect on the Conservation Area due to intensification to create a vehicular entrance to the development adjacent to the Conservation Area. It should be possible to partly mitigate the impact on the setting of the Conservation Area through careful design. The site is located on the north side of Stapleford's historic village core, north of the medieval parish

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<sup>72</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 568-574

<sup>73</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B642-8

church of St Andrew. Further information would be necessary in advance of any planning application for this site.

- **Tree Preservation Orders** – there are some trees with TPOs along the southern boundary of the site.
- **Landscape and townscape** – significant adverse impact on the landscape and townscape of this area, as it would result in considerable encroachment of built development into the strongly rolling chalk hills rising from the village edge and would create development contrary to the ribbon development character of this part of the village. It is not possible to mitigate the impacts on the landscape and townscape.
- **Highways** - The Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site. The access link to the public highway is unsuitable to serve the number of units that are being proposed. Suitable access to the site would need to be agreed with the Highways Authority.

182. There were a number of planning constraints arising with these sites and they were identified as 'sites with no development potential'.

Issues and Options consultations 2012 & 2013

183. The Council did not propose either site as an option for development in the Issues and Options (2012) consultation.<sup>74</sup>
184. Site 207 was referenced in 230, and Site 212 in 226, of the 254 representations that supported the continued rejection of one or more of the Great Shelford and Stapleford sites.
185. An objection was received from the site promoter objecting to the rejection of this site. The site promoter raised the following issues in their representation (Rep 40783):

“The site represents a suitable location for 200+ dwellings and associated open space, outdoor recreation, and strategic landscaping, and therefore should be allocated for development with associated amendments to the development framework boundary. A Concept Masterplan and a Landscape and Visual Impact Assessment have been submitted to illustrate how the proposed development would relate to its surroundings including the wider landscape. The development of backland sites is a not untypical form of development for Great Shelford. The main access to the site would be from Mingle Lane and access can be achieved via a simple priority junction that accommodates visibility splays consistent with current standards and guidance.”

186. It should be noted that at this stage the promoter's representation is promoting a larger site, which comprises SHLAA sites 207 and 212.

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<sup>74</sup> South Cambridgeshire Issues and Options Report (RD/LP/030)

Council's Response to Issues and Options consultations

187. The Council's response to representations received during the Issues and Options consultation on rejected SHLAA sites is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 3<sup>75</sup>.

188. The Council's assessment of the larger site was:

"The site is an agricultural field within the transitional area of enclosed fields that provide a softer edge to the village.

The site is within the Green Belt and is also within an area identified for improved landscaping to mitigate the impact of the Trumpington Meadows development.

This part of the village has a linear character and as this site is to the rear of the existing residential properties along Hinton Way and Mingle Lane, its development would create extensive backland development and result in considerable encroachment of the built up area into the strongly rolling chalk hills rising from the village edge.

Suitable access would need to be agreed with the Highways Authority and would need to take account of the adjoining Conservation Area as an intensification to create a vehicular entrance is likely to have an adverse effect on this. Even if a suitable access to the site could be provided, the site would still have no development potential due as there are other issues that cannot be mitigated.

Although Great Shelford is one of the most sustainable villages in the district, the harm to the Green Belt and the significant adverse impact of development of this site on the landscape and townscape outweighs this. The site has no development potential."

Proposed Submission Local Plan 2013

189. The site was not included in the Proposed Submission Local Plan.

Representations Received on Proposed Submission Local Plan

190. Objection was received from the site promoter objecting to the non-inclusion of the site in the Local Plan. The site promoter raised the following issues in their representation (Rep 59739 and associated reps 59728 and 59712):

- No significant constraints to development at the site;
- Site could accommodate 150+ dwellings and, if developed in conjunction with adjoining paddock, 200+ dwellings;
- Site benefits from several access points;

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<sup>75</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 3 (page A1230-1)

- Main constraints are Green Belt and being within an area identified for landscape improvements;
- Need for housing and affordable housing represent the very special circumstances that justify the release of land from the Green Belt;
- Development of site would have no adverse impact on the compactness or setting of Cambridge and would not lead to the merging of villages;
- Site is not part of wider landscape but is related to the urban area;
- Development of backland sites is the typical form of development for Great Shelford, so development of site would not be out of character;
- A concept masterplan is submitted, which includes open space, a central green, retention of existing vegetation and a landscape buffer.

191. The Council's response to representations received to sites not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 8 (page A1666).

192. The Council's assessment was:

“The site has been assessed through the SHLAA and SA processes and was rejected. There is a great deal of local opposition to the development of the site. Even with a smaller development it will not be possible to mitigate all the impacts. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.”

#### Submitted Local Plan 2014

193. The site was not included in the submitted South Cambridgeshire Local Plan.

#### Sustainability Appraisal Addendum 2016

194. The Sustainability Appraisal Addendum Report<sup>76</sup> reaffirms the Council's original assessment of the site in identifying significant negative impacts on Green Belt purposes and functions. Development of this site would have significant negative impacts on landscape and townscape and heritage considerations as development of this site would result in considerable encroachment of built development into the strongly rolling chalk hills rising from the village edge and the site forms part of the settings of listed buildings and the Great Shelford Conservation Area; these impacts are incapable of satisfactory mitigation. There are other sites available in the district which would avoid these impacts.

195. The site is not well located to local services and facilities; it is removed from Woollards Lane where a lot of the services and facilities are located, or the nearest health centre (over 1km).

196. There is only a poor quality off road cycle path serving the site, which means having to cross a busy junction with high cycle accident rate to access local facilities/school.

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<sup>76</sup> Cambridge and South Cambridgeshire Local Plans SA Addendum Report (RD/MC/020), pages 915-21 and 929-35

Assessment and Conclusion

197. It is not necessary to allocate this site in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.
198. The SHLAA and SA provide a robust assessment of the site and comparison with alternatives.
199. The promoter provides a transport report to demonstrate that the site can achieve appropriate access. However, County Highways officers advise that Cambridgeshire Fire and Rescue require two vehicular points of access to any development serving more than 100 units. The size of the proposed development would require a second point accessible by emergency service vehicles. Only one point of access is being proposed therefore it would not meet the requirements for safe highway access.
200. Development of the site would have significant adverse impact on Green Belt purposes and functions, and on landscape and townscape and heritage assets which it will not be possible to mitigate satisfactorily. The site is within an area identified for improved landscaping to mitigate the impact of the Trumpington Meadows development. There was considerable local opposition to the allocation of the site. There are no exceptional circumstances to warrant amending the Green Belt boundary, whether to meet development needs or for any other reason. There were better site options to meet the development strategy. The site is not required to meet the objectively assessed need in the Plan. The site does not need to be allocated to make the Plan 'sound'.

**b. Scotsdales Garden Centre, Great Shelford**  
**Scotsdales Garden Centre represented by Neil Waterson, Bidwells – Reps 59984 (Policy S/4) and 59996 (Policy S/7)**

Summary of promoters' proposal

201. The promoter is seeking the removal of the garden centre from the Green Belt and its inclusion within the Development Framework.
202. The omission site is shown on the village map in Appendix 2.

Issues and Options consultations 2012 & 2013

203. The site was proposed to the Council at Issues and Options 2012 and the site promoter raised the following issues in their representation (Rep 41018):

“The Council should take a more flexible and positive approach to Village Frameworks and should correct anomalies in the current Village Frameworks which unduly and unnecessary restrict and stifle development.

Scotsdales Garden Centre is currently excluded from the village framework for Great Shelford which is drawn very tightly to the rear of the residential properties along the Cambridge Road frontage, therefore excluding the whole Garden Centre site.

The Council should exclude the site from the Green Belt and include it within the Great Shelford Village Framework with the boundaries re-drawn accordingly on the new Local Plan Proposals Map.”

Council's Response to Issues and Options consultations

204. The Council's response to representations concerning development frameworks which have not been included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 1<sup>77</sup>.

205. The Council's assessment was not to include the site within the development framework as:

“The Garden centre is currently outside the village framework and in the Green Belt. The site is largely located to the rear of residential properties with long rear gardens and planting. Most of the site is occupied by open parking areas, outside storage, and grassed/landscaped areas. The site is largely undeveloped, and not appropriate for inclusion within the village framework.”

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<sup>77</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1, Table 1 (page A956)

Proposed Submission Local Plan

206. The site remained in the Green Belt and outside the Development Framework boundary in the Proposed Submission Local Plan.

Representations Received on Proposed Submission Local Plan

207. An objection was received from the site promoter. The site promoter raised the following issues in their representation (Reps 59984 & 59996):

“Scotsdales object to Policy S/7 and Inset 45 for Great Shelford and Major Developments Policies Map Inset E as exclusion of Scotsdales Garden Centre at Great Shelford from Development Framework for Great Shelford is not justified. As such, Policy is unsound.

Village framework drawn very tightly to rear of residential properties along Cambridge Road, excluding whole Garden Centre.

Not countryside use - extensive areas of built development along with external storage and display areas and car parking. Not part of countryside or 'open' as required by Green Belt policy. Unreasonable, unnecessary and illogical to exclude Scotsdales site from Development Framework. Unduly and unnecessary restrict and stifle development

Severely detrimental and unreasonable effect on operation of business, placing unnecessary restriction on site - requirements to improve facilities as part of on-going development of business and places them at potential disadvantage to competitors. Proposals for extensions / new buildings previously considered 'inappropriate' having regard to Green Belt policy.”

208. The Council's response to representations received to representations seeking an amendment to the Green Belt boundary to that identified in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Chapter 2: Spatial Strategy.<sup>78</sup>

“Scotsdales Garden Centre - the site has been in the Green Belt since 1965, before planning permission for the garden centre was approved in 1969. Growth of site has taken place with the Green Belt designation in place and there has been no material change in circumstances to warrant its removal. The inspector examining the Local Development Framework only recently concluded that the exclusion<sup>79</sup> of this site from the Green Belt is sound as most of the site is

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<sup>78</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A, Chapter 2: Spatial Strategy (page A49)

<sup>79</sup> Note: This is a misinterpretation of the Report from the Inspector examining the Local Development Framework; the report concluded that the Plan was sound for retaining the site within the Green Belt and excluding the site from the Development Framework. To be absolutely clear, the Inspector stated:

“The Scotsdale Garden Centre at Great Shelford is a large garden centre in the Green Belt and outside the Development Framework in the submitted DPD. It is separated from the ribbon of

occupied by open parking areas, outside storage, and grassed / landscaped areas and most of the structures are of the glasshouse type or have one or more open sides. The scale and nature of development do not constitute such exceptional circumstances as to warrant changing the Green Belt boundary.”

209. The Council’s response to representations concerning development frameworks which have not been included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 1.80

210. The Council’s assessment was not to include the site within the development framework as:

“Previously considered (Ref. No. 30) The Garden centre is outside the village framework and in the Green Belt. The site is largely located to the rear of residential properties with long rear gardens and planting. Most of the site is occupied by open parking areas, outside storage, and grassed/landscaped areas. The site is largely undeveloped, and not appropriate for inclusion within the village framework. The representor claims it’s location within the Green Belt would stifle business, but the planning history for the site would indicate otherwise. No exceptional circumstances for removal from Green Belt.”

#### Submitted Local Plan 2014

211. The site remained in the Green Belt and outside the Development Framework boundary in the Submitted South Cambridgeshire Local Plan.

#### Assessment and Conclusion

212. It is not necessary to amend the Green Belt boundary or to include the site within the Development Framework boundary in order to make the plan sound.

213. The site was within the Green Belt prior to the establishment of the business and the business has continued to grow. Most of the site is occupied by open parking areas, storage and grassed / landscaped areas, and most of the structures are of the glasshouse type or have one or more open sides thereby maintaining a sense of openness consistent with its designation as part of the Green Belt.

214. The Inner Green Belt Study<sup>81</sup> identifies the following implications of Green Belt release for development in this sector:

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houses on the A1301 by long rear gardens and by planting. Most of the site is occupied by open parking areas, outside storage, and grassed/landscaped areas. Most of the structures on the site are of the glasshouse type; others have one or more open sides. The scale and nature of development, and the effects on this commercial use of Green Belt restrictions, again do not constitute such exceptional circumstances as to warrant changing the Green Belt boundary. The submitted plan is also sound in its definition of the boundary of the Development Framework to exclude the site.” (Paragraph 26.4, Page 69) (RD/AD/210)

<sup>80</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1, Table 3 (page A990)

“It is unlikely that any development within this sector could be accommodated without substantial harm to Green Belt purposes. Development would reduce the separation between Cambridge and Great Shelford, as well as affecting a key approach into the city from the south and removing or impinging on a green corridor into the city. It would increase the risk of urban sprawl if development is extended into this sector in the future. No Green Belt release should be contemplated in this sector.”

215. There are no exceptional circumstances to warrant amending the Green Belt boundary and given the largely undeveloped nature of the site it does not warrant inclusion within the Development Framework. The development framework identified on the Policies Map clearly defines the edge of the village consistent with the Local Plan approach to identifying development frameworks set out in paragraphs 2.48-2.50 of the Plan.<sup>82</sup> The plan as submitted is sound.

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<sup>81</sup> Cambridge Inner Green Belt Boundary Study (November 2015) (RD/MC/030), Sector 9 on pages 121-4.

<sup>82</sup> South Cambridgeshire Proposed Submission Local Plan (RD/Sub/SC/010)

**c. Land at Marfleet Close, Great Shelford**  
**St Johns College represented by William Lusty, Savills – Rep 60398 (Policy H/1)**

Summary of promoters' proposal

216. The site is proposed for 20 dwellings on 0.82 hectares.
217. The omission site is shown on the village map in Appendix 2.

Council's initial assessment

218. The site was submitted through the 'Call for Sites' in 2011 and was considered through the Strategic Housing Land Availability Assessment (SHLAA)<sup>83</sup> (Site 149) and Sustainability Appraisal (SA)<sup>84</sup> process and assessed as a site with no development potential (scored Red).
219. The SHLAA and SA identify the main planning constraints as:
- **Green Belt** – the site falls within an area where development would have some adverse impact on the Green Belt purposes and functions. Development in this location would encroach into the rural landscape separating the inner necklace villages from Cambridge, and would change the linear character of this area of the village.
  - **Townscape** – development of this site would have a significant adverse impact on the townscape of this area as it would create development contrary to the ribbon development character of this area of village and result in further encroachment of development into the transitional area of enclosed fields that provide a softer edge to the village.
  - **Cambridge Southern Fringe Area Action Plan (AAP)** – the site is identified as an area of improved landscaping as part of the Cambridge Southern Fringe AAP to mitigate the impact of the Trumpington Meadows development. The area will also provide improved public access to the countryside through the creation of new footpaths, cycle paths and bridleways.
220. There were a number of planning constraints arising with this site and it was identified as a 'site with no development potential'.

Issues and Options consultations 2012 & 2013

221. The Council did not propose the site as an option for development in the Issues and Options Report<sup>85</sup> subject to public consultation in July 2012.<sup>86</sup>

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<sup>83</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 568-574

<sup>84</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B642-8

<sup>85</sup> South Cambridgeshire Issues and Options Report (RD/LP/030)

<sup>86</sup>

Council's Response to Issues and Options consultations

222. This site was referenced in 190 of the 254 representations that supported the continued rejection of one or more of the Great Shelford and Stapleford sites.
223. An objection was received from the site promoter objecting to the rejection of this site. The representation (Rep 37038) submitted by the site promoter raised the following issues:
- paddock land located close to a major commercial enterprise at Scotsdales garden centre – considered that the impact of that major development in the Green Belt is a factor in reconsidering our clients land;
  - the design and layout of the site is capable of addressing any concerns about impact on neighbouring properties and the wider landscape; and
  - Great Shelford as a Rural Centre should continue to be a focus for new growth.
224. The Council's response to representations received during the Issues and Options consultation on rejected SHLAA sites is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 3.<sup>87</sup>
225. The Council responded to representation 37038 by writing:

“Scotsdales Garden Centre is within the Green Belt and development on the site has grown incrementally over the last 40 years as the services and facilities it provides have been increased. Recent changes on site have been justified by special circumstances. This is not justification for land at Marfleet Close being released from the Green Belt for housing development.

The site is also within the Green Belt and is part of the rural landscape that separates the inner necklace villages from Cambridge. It is also within an area identified for improved landscaping to mitigate the impact of the Trumpington Meadows development.

Development in this location would result in the encroachment of the built up area into the transitional area of enclosed fields that provide a softer edge to the village and would create development contrary to the ribbon development character of this area of village.

Although Great Shelford is one of the most sustainable villages in the district, the harm to the Green Belt and the significant adverse impact of development of this site on the landscape and townscape outweighs this. The site has no development potential.”

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<sup>87</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 3 (pages A1226-7)

Proposed Submission Local Plan 2013

226. The site was not included in the Proposed Submission Local Plan.

Representations Received on Proposed Submission Local Plan

227. Objection was received from the site promoter objecting to the non-inclusion of the site in the Local Plan. The site promoter raised the following issues in their representation (Rep 60398):

“The SHLAA assessment of site considered that development would have a significant adverse impact on the Green Belt – we consider this would not be the case as the site would be a modest extension of the built area of the village, which would relate well to the existing built up area and its function, the landscape, townscape, heritage and archaeology considerations.”

228. The Council's response to representations received to sites not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal Annex A Appendix 8<sup>88</sup>.

229. The Council's assessment was:

“The site has been assessed through the SHLAA and SA processes and was rejected. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.”

Submitted Local Plan 2014

230. The site was not included in the submitted South Cambridgeshire Local Plan.

Sustainability Appraisal Addendum 2016

231. The Sustainability Appraisal Addendum Report<sup>89</sup> reaffirms the Council's original assessment of the site in identifying significant negative impacts on townscape and Green Belt purposes.
232. In addition, the site is not well located to local services and facilities; it is removed from Woollards Lane where a lot of the services and facilities are located, or the nearest health centre (both over 1km) and is poorly related to primary and secondary schools.

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<sup>88</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 8 (page A1665)

<sup>89</sup> Cambridge and South Cambridgeshire Local Plans SA Addendum Report (RD/MC/020), pages 894-900

Assessment and Conclusion

233. It is not necessary to allocate this site in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.
234. The SHLAA and SA provide a robust assessment of the site and comparison with alternatives.
235. The Inner Green Belt Study<sup>90</sup> identifies the following implications of Green Belt release for development in this sector:
- “It is unlikely that any development within this sector could be accommodated without substantial harm to Green Belt purposes. Development would reduce the separation between Cambridge and Great Shelford, as well as affecting a key approach into the city from the south and removing or impinging on a green corridor into the city. It would increase the risk of urban sprawl if development is extended into this sector in the future. No Green Belt release should be contemplated in this sector.”
236. Development of this site would have significant adverse impact on Green Belt purposes and functions, and a significant negative impact on townscape and in terms of accessibility to services. There are no exceptional circumstances to warrant amending the Green Belt boundary. There were better site options to meet the development strategy. The site is not required to meet the objectively assessed need in the Plan. The site does not need to be allocated to make the Plan ‘sound’.

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<sup>90</sup> Cambridge Inner Green Belt Boundary Study (November 2015) (RD/MC/030), Sector 9 on pages 121-4.

**d. Land at Grange Field, Church Street, Great Shelford  
Matthew Macan – Rep 61289 (Policy H/1)**

Summary of promoters' proposal

237. The site was proposed for either:
- a. Approximately 25 dwellings (Phase A)
  - b. Approximately 25 dwellings (Phase A) and public open space / recreational use (Phase B) on approximately 1.2 hectares
238. The omission site is shown on the village map in Appendix 2.
239. The site was submitted during the Proposed Submission Local Plan consultation in July 2013.

Issues and Options consultations 2012 & 2013

240. The Council did not include the site as a housing option in the Issues and Options Report that was subject to public consultation in July-September 2012.<sup>91</sup>
241. The site was included as a site option for open space in Issues and Options 2013.<sup>92</sup>
242. In summary, the Issues and Options consultation resulted in the following representations on site option R3:

Support: 55; Object: 0; Comment: 8

This included support from Great Shelford Parsh Council - The Parish Council have been working to extend the recreational facilities of this growing and popular village. Grange field is not used for agriculture and grazing at present

Council's Response to Issues and Options Consultation

243. The Council's assessment of sites for open space is outlined in the Sustainability Appraisal Annex A Audit Trail Chapter 9.<sup>93</sup>
244. Council's response:

"Include allocations in the Local Plan.

Sites are suitable for open space uses. South of Graham's Road Great Shelford would only be suitable for informal recreation, and has limited potential for road access.

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<sup>91</sup> South Cambridgeshire Issues and Options Report (RD/LP/030)

<sup>92</sup> South Cambridgeshire Issues and Options 2 Report (RD/LP/050), Issue 11, Option R3, page 48

<sup>93</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A, Chapter 9: Promoting Successful Communities (pages A782-793).

It is not necessary to remove land from the Green Belt to deliver open space and recreation uses.

Proposals were specifically put forward by Parish councils, and they will be responsible for delivery.

Annex B of the final Sustainability Appraisal Report includes sustainability appraisals of each of the open space allocations that were subject to public consultation in Issues and Option 2013 (see the 'Recreation and Open Space' section)."

#### Proposed Submission Local Plan 2013

245. The site was allocated for open space (Policy SC/1(1e) in the Proposed Submission South Cambridgeshire Local Plan.

#### Representations Received on Proposed Submission Local Plan

246. Objection was received from the site promoter objecting to the non-inclusion of the site in the Local Plan. The site promoter raised the following issues in their representation (Rep 61289):

- the site is available,
- the northern part of the site (phase A) can accommodate up to 25 dwellings, and the remainder of the site (phase B) can be used for public open space / recreational land,
- the site has access to the public highway via the development at Peacocks and Church Lane,
- the site has good access to services and facilities (e.g. bus stop, shop, post office, town centre, GP) which are within a short distance of the site,
- the site is within the Green Belt and the Great Shelford Conservation Area, and
- part of Phase A is within the flood plain and all of phase B is within the flood plain.

247. The site promoter also objected to the allocation of the site for open space (61300):

"Grange Field never been identified in previous plan for such use.

Allocation only justified where shortage of provision and where reasonable prospect of deliverability.

Council Recreation and Open Space study July 2013 - assess existing facilities and identify potential shortfall. Used standards accepted nationally as appropriate and undertook extensive research. Great Shelford well provided compared to majority of communities.

Most significant needs for informal open space. Other allocations in SC/1 taken with Grange Field, result in over provision exceeding standards between 5.93-

7.93 hectares. No justification through shortage of provision and other allocations are available and deliverable which will exceed overall requirements for this community.

Land in private ownership and no intention by owners to dispose of land - therefore not deliverable and contrary to NPPF.”

248. The Council’s response to representations received to sites not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 8<sup>94</sup>.

249. The Council assessment was:

“Whole site is allocated for open space (Policy SC/1 (1e)) as an extension to the existing recreation ground at the request of the Parish Council to address local need. The respondent, as landowner, has objected to the allocation of the land for open space.

The site falls within an area where development would have some adverse impact on the Green Belt purposes and functions, and would impact on the setting of the Conservation Area and Listed Buildings. Part of Phase A and all of Phase B falls within Flood Zone 2. It is not clear how the site could attain safe highway access. Not suitable for housing. The plan is sound as proposed to be submitted.”

250. The Council’s assessment of sites for open space is outlined in the Sustainability Appraisal Annex A Audit Trail Chapter 9.<sup>95</sup>

“Site 1e, Great Shelford – A new allocation which is adjacent to an existing recreation ground and would provide a convenient extension to this facility. A separate representation has been made to allocate the site for housing. The Recreation and Open Space Study 2013 recognises that there is a shortage of such open space in Great Shelford.

It is noted that these landowners do not support the parish councils’ aspirations but the plan includes these proposals as ones to be pursued by these parish councils to meet identified local shortfalls in provision.”

#### Submitted Local Plan 2014

251. The site was not included as a housing allocation in the submitted South Cambridgeshire Local Plan as the site is allocated for open space (Policy SC/1(1e).

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<sup>94</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 8 (page A1662)

<sup>95</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A, Chapter 9: Promoting Successful Communities (pages A782-793).

Assessment and Conclusion

252. The whole site has been allocated for recreation and open space and this issue has already been addressed in Matter SC8 Promoting Successful Communities<sup>96</sup>.
253. It is not necessary to allocate this site in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.
254. Development of this site would have an adverse impact on Green Belt purposes and functions, and impact on the setting of the Conservation Area and Listed Buildings. Part of the site is liable to flooding and there are highway access impacts. There are no exceptional circumstances to warrant amending the Green Belt boundary. There were better site options to meet the development strategy. The site is not required to meet the objectively assessed need in the Plan. The site does not need to be allocated to make the Plan 'sound'.

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<sup>96</sup> Addressed in the Council's South Cambridgeshire District Council's Matter SC8 hearing statement (SC8/SCDC)

**e. Land at Hinton Way, Great Shelford**  
**St Johns College represented by William Lusty, Savills – Rep 60396 (Policy H/1)**

Summary of promoters' proposal

255. The site is proposed for approximately 150 dwellings on 12.16ha.
256. The omission site is shown on the village map in Appendix 2.

Council's initial assessment

257. The site was submitted through the 'Call for Sites' in 2011 and was considered through the Strategic Housing Land Availability Assessment (SHLAA)<sup>97</sup> (Site 146) and Sustainability Appraisal (SA)<sup>98</sup> process and was assessed as being a site with no development potential (scored red).
258. The SHLAA and SA identify the main planning constraints as:
- **Cambridge Southern Fringe Area Action Plan (AAP)** – the site is identified as an area of improved landscaping as part of the Cambridge Southern Fringe AAP to mitigate the impact of the Trumpington Meadows development. The area will also provide improved public access to the countryside through the creation of new footpaths, cycle paths and bridleways.
  - **Green Belt** – the site falls within an area where development would have some adverse impact on the Green Belt purposes and functions. The rural landscape between Great Shelford and Cambridge plays a critical role in preserving the separate identity of the village and the immediate landscape setting of the Cambridge. Development in this location would change the agricultural character of this approach to the village and result in encroachment of development into the strongly rolling chalk hills rising from the village edge to a ridge.
  - **Landscape** – development of this site would have a significant adverse impact on the landscape of this area as it would result in encroachment of the built area into the strongly rolling chalk hills rising from the village edge and into the separation between Cambridge and Great Shelford.

259. There were a number of planning constraints arising with these sites and they were identified as 'sites with no development potential'.

Issues and Options consultations 2012 & 2013

260. The Council did not propose the site as an option for development in the Issues and Options Report<sup>99</sup> subject to public consultation in July 2012.<sup>100</sup>

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<sup>97</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 441-447

<sup>98</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B708-B712

<sup>99</sup> RD/LP/030

<sup>100</sup> South Cambridgeshire Issues and Options Report (RD/LP/030)

261. This site was referenced in 198 of the 254 representations that supported the continued rejection of one or more of the Great Shelford and Stapleford sites. The representation (Rep 37045) submitted by the site promoter raised the following issues:

- land lies adjacent to existing residential development and is well related to the settlement of Great Shelford and Stapleford;
- capable of accommodating approximately 150 dwellings including much needed affordable housing; and
- given the history of the land immediately to the east which had planning permission for a new hotel development, it is considered this site should be excluded from the Green Belt and allocated for residential development.

#### Council's Response to Issues and Options Consultation

262. The Council's response to representations received during the Issues and Options consultation on rejected SHLAA sites is outlined in the Sustainability Appraisal Annex A Appendix 3<sup>101</sup>.

263. The Council responded to representation 37045 by writing:

“The site is within the Green Belt and is part of the rural landscape that plays a critical role in preserving the separate identity of Great Shelford and in providing a countryside setting for the City of Cambridge. It is also within an area identified for improved landscaping to mitigate the impact of the Trumpington Meadows development.

Development in this location would result in the encroachment of the built up area into the strongly rolling chalk hills rising from the village edge to a ridge and would change the agricultural character of this approach to the village.

The planning application for a hotel with associated car parking and landscaping (S/1229/00) was considered as a departure as the use was considered to be inappropriate development in the Green Belt. Exceptional circumstances were provided to justify the development.<sup>102</sup>

Although Great Shelford is one of the most sustainable villages in the district, the harm to the Green Belt and the significant adverse impact of development of this site on the landscape and townscape outweighs this. The site has no development potential.”

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<sup>101</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 3 (pages A1224-5)

<sup>102</sup> Note: this planning permission has since expired.

Proposed Submission Local Plan 2013

264. The site was not included in the Proposed Submission Local Plan.

Representations Received on Proposed Submission Local Plan

265. Objection was received from the site promoter objecting to the non-inclusion of the site in the Local Plan. The site promoter raised the following issues in their representation (Rep 60396):

- SHLAA assessment of site considered that development would have a significant adverse impact on the Green Belt and that it would not be possible to mitigate landscape and townscape impacts – we consider that sensitive development of the site or a reduction in the amount of development would ensure that development could be designed in such a way as to ensure that development would be acceptable; and
- propose that development of the site would be a logical and contained extension to the village.

266. The Council's response to representations received to sites not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal Annex A Appendix 8.<sup>103</sup>

267. The Council's assessment was:

“The site has been assessed through the SHLAA and SA processes and was rejected. There is a great deal of local opposition to the development of the site. Even with a smaller development it will not be possible to mitigate all the impacts. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.”

Submitted Local Plan 2014

268. The site was not included in the submitted South Cambridgeshire Local Plan.

Sustainability Appraisal Addendum 2016

269. The Sustainability Appraisal Addendum Report<sup>104</sup> reaffirms the Council's original assessment of the site in identifying significant negative impacts on landscape and Green Belt.

270. The site is not well located to local services and facilities; it is removed from Woollards Lane where a lot of the services and facilities are located, or the nearest health centre (both over 1km) and is poorly related to primary and secondary schools.

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<sup>103</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 8 (page A1664)

<sup>104</sup> Cambridge and South Cambridgeshire Local Plans SA Addendum Report (RD/MC/020), pages 887-893

Assessment and Conclusion

271. It is not necessary to allocate this site in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.
272. The SHLAA and SA provide a robust assessment of the site and comparison with alternatives.
273. Development of the site would have significant adverse impact on Green Belt purposes and functions and on landscape. There was considerable local opposition to the allocation of the site. It is not well related to services. There are no exceptional circumstances to warrant amending the Green Belt boundary. There were better site options to meet the development strategy. The site is not required to meet the objectively assessed need in the Plan. The site does not need to be allocated to make the Plan 'sound'.

**f. Land at Granham's Farm, Great Shelford**  
**St Johns College represented by William Lusty, Savills – Rep 60397 (Policy H/1)**

Summary of promoters' proposal

274. The site was originally proposed for up to 100 dwellings on 17.54ha. but the promoter is willing to reduce the site area to 7.23ha. for up to 50 dwellings.
275. The omission site is shown on the village map in Appendix 2.

Council's initial assessment

276. The larger site was submitted through the 'Call for Sites' in 2011 and was considered through the Strategic Housing Land Availability Assessment (SHLAA)<sup>105</sup> (Site 145) and SA<sup>106</sup> process and was assessed as being a site with no development potential (scored red).
277. The SHLAA and SA identify the main planning constraints as:
- **Green Belt** – the site falls within an area where development would have some adverse impact on the Green Belt purposes and functions. The rural landscape between Great Shelford and Cambridge plays a critical role in preserving the separate identity of the village and the immediate landscape setting of the Cambridge. Development in this location would change the character of this approach to the village and result in encroachment of development into the open farmland that provides a countryside setting between the village and the City of Cambridge.
  - **Heritage** – development of the site is likely to have a significant adverse impact on the settings of a row of five grade II listed cottages and a grade II listed dovecote that has been converted to a dwelling due to the loss of openness and loss of views of countryside in the context of the former manor and farmstead. Previous archaeological investigations in this area demonstrate the significance of the earthwork remains of a medieval moat and enclosures. CCC Archaeology Team would object to development of this site.
  - **Landscape** – development of this site would have a significant adverse impact on the landscape of this area as it would result in encroachment of the built area into the open farmland that provides a countryside setting to the village and also creates a separation between Cambridge and Great Shelford.
  - **Townscape** – development of this site would have a significant adverse impact on the townscape of this area as it would change the rural character of this area of village, would harm the settings of the listed buildings and would also harm the earthworks, moat and spring at Granhams Farm that are listed in the Village Design Statement as features to protect.
  - **Biodiversity** – development of this site would have a significant negative impact on biodiversity due to an extensive loss of open farmland and paddocks

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<sup>105</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 432-440

<sup>106</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B703-B707

leading to impact upon farmland species including great crested newt, common lizard, brown hare, farmland birds, bats and badgers.

- **Cambridge Southern Fringe Area Action Plan (AAP)** – the site is identified as an area of improved landscaping as part of the Cambridge Southern Fringe AAP to mitigate the impact of the Trumpington Meadows development. The area will also provide improved public access to the countryside through the creation of new footpaths, cycle paths and bridleways.

278. There were a number of planning constraints arising with this site and it was identified as a 'site with no development potential'.

#### Issues and Options consultations 2012 & 2013

279. The Council did not include the site as a housing option in the Issues and Options Report that was subject to public consultation in July-September 2012.<sup>107</sup>

280. This site was referenced in 198 of the 254 representations that supported the continued rejection of one or more of the Great Shelford and Stapleford sites. The representation (Rep 37043) submitted by the site promoter raised the following issues:

- the site lies close to the Cambridge - Kings Cross main line railway line at Great Shelford;
- the site includes both open land as well as a large collection of buildings and structures associated with the farmyard; and
- whilst there may be historic assets in and around the site it is considered that the built up nature of much of the land, its proximity to the built up area and the sustainable nature of the land at Great Shelford is such that the land should be considered for residential development requiring a review of the Green Belt.

281. The site was included as a site option for open space in Issues and Options 2013.<sup>108</sup>

282. In summary, the Issues and Options consultation resulted in the following representations on site option R2:

Support: 54; Object: 0; Comment: 8

#### Council's Response to Issues and Options Consultation

283. The Council's response to representations received during the Issues and Options consultation on rejected SHLAA sites is outlined in the Sustainability Appraisal Annex A Appendix 3<sup>109</sup>.

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<sup>107</sup> South Cambridgeshire Issues and Options Report (RD/LP/030)

<sup>108</sup> South Cambridgeshire Issues and Options 2 Report (RD/LP/050), Issue 11, Option R2, page 48

<sup>109</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 3 (pages A1222-3)

284. For SHLAA site 145, the Council responded to representation 37043 by writing:

“Only a small proportion of this site (around 10%) includes buildings used for residential and commercial purposes. The residential properties include a row of listed cottages and a listed former dovecote that is now a dwelling. A cluster of former agricultural buildings have been converted to commercial use.

The remainder of the site is open fields divided by hedges and trees. The site includes earthwork remains of a medieval moat and previous archaeological investigations in this area demonstrate the significance of the site. The site is within the Green Belt and is part of the rural landscape that plays a critical role in preserving the separate identity of Great Shelford and in providing a countryside setting for the City of Cambridge. It is also within an area identified for improved landscaping to mitigate the impact of the Trumpington Meadows development. The site is part of the settings of the listed buildings within and adjacent to the site.

Development in this location would result in the encroachment of the built up areas into this rural landscape, and is likely to have a major adverse impact on the settings of the listed buildings due to the loss of openness and loss of views to the countryside in the context of the former manor and farmstead. Cambridgeshire County Council would object to development of the site due to the archaeological remains it includes.

Although Great Shelford is one of the most sustainable villages in the district, this is outweighed by the harm to the Green Belt, the landscape and townscape, and the setting of the listed buildings, and the adverse impacts on the archaeological remains. The site has no development potential.”

285. The Council’s assessment of sites for open space is outlined in the Sustainability Appraisal Annex A Audit Trail Chapter 9.<sup>110</sup>

286. Council’s response:

“Include allocations in the Local Plan.

Sites are suitable for open space uses. South of Graham’s Road Great Shelford would only be suitable for informal recreation, and has limited potential for road access.

It is not necessary to remove land from the Green Belt to deliver open space and recreation uses.

Proposals were specifically put forward by Parish councils, and they will be responsible for delivery.

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<sup>110</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A, Chapter 9: Promoting Successful Communities (pages A782-793).

Annex B of the final Sustainability Appraisal Report includes sustainability appraisals of each of the open space allocations that were subject to public consultation in Issues and Option 2013 (see the 'Recreation and Open Space' section)."

#### Proposed Submission Local Plan 2013

287. Part of the site was allocated for open space (Policy SC/1(2h) in the Proposed Submission South Cambridgeshire Local Plan.

#### Representations Received on Proposed Submission Local Plan

288. Objection was received from the site promoter objecting to the non-inclusion of the site in the Local Plan. The site promoter has suggested a smaller site and raised the following issues in their representation (Rep 60397):

- SHLAA assessment of site considered that development would have a significant adverse impact on the Green Belt, its function, the landscape, the townscape, heritage and archaeology – we consider that these impacts could be mitigated if development is approached in a sensitive way; and
- propose that the site would be developed for 50 dwellings so that landscaping and areas free from built development could be included to allow for mitigation of the impacts that the Council has identified.

289. The Council's response to representations received to sites not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal Annex A Appendix 8<sup>111</sup>.

290. The Council's assessment was:

"The southern part of the site is allocated for open space (Policy SC/1 (2h)) at the request of the Parish Council to address local need.

The site has been assessed through the SHLAA and SA processes and was rejected. Even with a smaller development it will not be possible to mitigate all the impacts. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted."

291. The Council's assessment of sites for open space is outlined in the Sustainability Appraisal Annex A Audit Trail Chapter 9.<sup>112</sup>

"An open space allocation proposed at Granhams Farm, Great Shelford (Site 2h) has had a representation for the southern part to be allocated for housing –

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<sup>111</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 8 (page A1663)

<sup>112</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A, Chapter 9: Promoting Successful Communities (pages A782-793).

although no representation was submitted objecting to the open space allocation. There is a recognised need for additional open space within the village in the Recreation and Open Space Study 2013.”

#### Submitted Local Plan 2014

292. The site was not included as a housing allocation in the submitted South Cambridgeshire Local Plan as part of the site is allocated for open space (Policy SC/1(2h).

#### Sustainability Appraisal Addendum 2016

293. The Sustainability Appraisal Addendum Report<sup>113</sup> reaffirms the Council's original assessment of the site in identifying significant negative impacts on biodiversity, landscape, townscape, Green Belt and heritage.
294. The site is not well located to local services and facilities; it is removed from Woollards Lane where a lot of the services and facilities are located, or the nearest health centre (both over 1km) and is poorly related to primary and secondary schools.
295. The site was not included as a housing allocation in the submitted Local Plan, however part of the site is allocated for open space in the submitted Local Plan and the site is within an area identified for improved landscaping as part of the Cambridge Southern Fringe AAP to mitigate the impact of the Trumpington Meadows development.

#### Assessment and Conclusion

296. Part of the site has been allocated for recreation and open space and this issue has already been addressed in Matter SC8 Promoting Successful Communities<sup>114</sup>.
297. It is not necessary to allocate this site in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.
298. The SHLAA and SA provide a robust assessment of the site and comparison with alternatives.
299. Planning permission has been granted for the conversion of five agricultural barns into four dwellings on a small part of the site (S/2195/15/F). (See map in Appendix 3).
300. Development of the site would have significant adverse impact on Green Belt purposes and functions, townscape and landscape, heritage assets and biodiversity which are not capable of mitigation, even with a smaller site. It is not well located to

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<sup>113</sup> Cambridge and South Cambridgeshire Local Plans SA Addendum Report (RD/MC/020), pages 879-886

<sup>114</sup> Addressed in the Council's South Cambridgeshire District Council's Matter SC8 hearing statement (SC8/SCDC)

local services. There was considerable local opposition to the allocation of the site. There are no exceptional circumstances to warrant amending the Green Belt boundary. There were better site options to meet the development strategy. The site is not required to meet the objectively assessed need in the Plan. The site does not need to be allocated to make the Plan 'sound'.

**g. Land south of Great Shelford Caravan and Camping Club, Great Shelford**  
**Shelford Investments Ltd represented by Brian Flynn, Carter Jonas – Reps 58793**  
**(Policy H/1), 58785 (Policy S/7), and 58782 (Policy S/4)**

Summary of promoters' proposal

301. The site is proposed for approximately 60-70 dwellings on 1.8ha.
302. The omission site is shown on the village map in Appendix 2.

Council's initial assessment

303. The site was submitted through the 'Call for Sites' in 2011 and was considered through the Strategic Housing Land Availability Assessment (SHLAA)<sup>115</sup> (Site 188) and Sustainability Appraisal (SA)<sup>116</sup> process and assessed as a site with no development potential (scored Red).
304. The SHLAA and SA identify the main planning constraints as:
- **Green Belt** – some adverse impact on the Green Belt purposes and functions. Development in this location would encroach into the rural landscape separating the inner necklace villages from Cambridge, would change the linear character of this area of the village, and would increase the depth of the coalescence between Trumpington and Great Shelford..
  - **Heritage considerations** - The site is located approximately 60 metres west of Scheduled Monument 57.
  - **Noise issues** - The south west corner of the site adjoins an industrial / commercial use which was recently Elms & Scothall BMW (176-178 Cambridge Road). Might be possible to coexist but possible offsite noise impacts or statutory nuisances so requires careful consideration prior to allocation.
  - **Landscape and townscape** – Development of this site would have some adverse impact on the townscape and landscape of this area, as it would create development contrary to the ribbon development character of this part of the village and result in further encroachment of development into the transitional area of enclosed fields that provide a softer edge to the village. It is not possible to mitigate the impacts on townscape and landscape.
  - **Highways access** - The proposed site does not appear to have a direct link to the adopted public highway. The access link to the public highway is unsuitable to serve the number of units that are being proposed. Suitable access to the site would need to be agreed with the Highways Authority
305. There were a number of planning constraints arising with this site and it was identified as a 'site with no development potential'.

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<sup>115</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 568-574

<sup>116</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B642-8

### Issues and Options consultations 2012 & 2013

306. The Council did not propose the site as an option for development in the Issues and Options Report subject to public consultation in July 2012.<sup>117</sup>
307. This site was referenced in 190 of the 254 representations that supported the continued rejection of one or more of the Great Shelford and Stapleford sites. The representation (Rep 39151) submitted by the site promoter raised the following issues:
- This site is accessible to the services and facilities provided by the village, but it is possibly better related to those that exist to the north in Trumpington.
  - The Green Belt boundary around the village should be reviewed and this site should be allocated for residential development.
  - The development of backland sites is the typical form of development for Great Shelford.
  - It is within an area identified for landscape improvements and these could be undertaken in conjunction with this development.
  - Site is not part of the wider landscape but is related to the urban area.
  - It has an existing access to the highway network, which will need to be upgraded to accommodate residential development on the site.”

### Council's Response to Issues and Options Consultation

308. The Council's response to representations received during the Issues and Options consultation on rejected SHLAA sites is outlined in the Sustainability Appraisal Annex A Appendix 3<sup>118</sup>.
309. For SHLAA site 188, the Council responded to representation 39151 by writing:
- “Only a small proportion of the site (around 20%) includes a dwelling and garden, land used for the storage of caravans and agricultural buildings. The remainder of the site is an open grassed field within the transitional area of enclosed fields that provide a softer edge to the village and which form part of the rural landscape separating the inner necklace villages from Cambridge.”

### Proposed Submission Local Plan 2013

310. The site was not included in the Proposed Submission Local Plan.

### Representations Received on Proposed Submission Local Plan

311. Objection was received from the site promoter objecting to the non-inclusion of the site in the Local Plan. The site promoter raised the following issues in their representation (Rep 58793):

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<sup>117</sup> South Cambridgeshire Issues and Options Report (RD/LP/030)

<sup>118</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 3 (pages A1228-9)

- No significant constraints to development at the site;
  - Main constraints are Green Belt and being within an area identified for landscape improvements;
  - Located outside, but adjacent to the Development Framework of Great Shelford;
  - Site has existing access to the highways network, which will need to be upgraded;
  - Site in Green Belt but the need for housing and affordable housing are acknowledged to represent special circumstances that justify the release of land from the Green Belt;
  - Development would have no adverse impact on the compactness or setting of Cambridge and would not lead to the merging of villages;
  - Site can accommodate 60-70 dwellings, with open space.
312. The Council's response to representations received to sites not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 8<sup>119</sup>.
313. The Council's assessment was:
- "The site has been assessed through the SHLAA and SA processes and was rejected. There is a great deal of local opposition to the development of the site. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted."
314. The promoter also sought an amendment to the Development Framework boundary to include the site (Rep 58782).
315. The Council's response to the representations received on amendments to the development framework is outlined in the Sustainability Appraisal Annex A Appendix 1<sup>120</sup>.
316. The Council's assessment was not to include the site within the development framework as:
- "Previously considered (SHLAA site 188). Within an area identified for improved landscaping as part of the Cambridge Southern Fringe Area Action Plan (Policy CSF/5). Partially enclosed site lies to the rear of linear residential development to south west. Site includes a dwelling and garden, agricultural buildings and open grassed field used for storage of caravans. Rural character. Not part of the built-up area. Within the Green Belt. No exceptional circumstances to review the Green Belt."

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<sup>119</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 8 (page A1668)

<sup>120</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1 (page A990)

Submitted Local Plan 2014

317. The site was not included in the submitted Local Plan and the Development Framework was not amended. The site remains in the Green Belt.

Sustainability Appraisal Addendum 2016

318. The Sustainability Appraisal Addendum Report<sup>121</sup> reaffirms the Council's original assessment of the site in identifying some adverse impacts on Green Belt purposes and functions, but will have significant negative impacts landscape and townscape. There are potential noise issues and heritage considerations which it may be possible to mitigate, but there does not appear to be direct highway access to the site and the access is not suitable to serve the scale of development proposed.
319. The site is not well located to local services and facilities; it is removed from Woollards Lane where a lot of the services and facilities are located, or the nearest health centre (both over 1km) and is poorly related to primary and secondary schools.

Assessment and Conclusion

320. It is not necessary to allocate this site or amend the Green Belt or Development Framework boundary in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.
321. The SHLAA and SA provide a robust assessment of the site and comparison with alternatives.
322. The Inner Green Belt Study<sup>122</sup> identifies the following implications of Green Belt release for development in this sector:

“It is unlikely that any development within this sector could be accommodated without substantial harm to Green Belt purposes. Development would reduce the separation between Cambridge and Great Shelford, as well as affecting a key approach into the city from the south and removing or impinging on a green corridor into the city. It would increase the risk of urban sprawl if development is extended into this sector in the future. No Green Belt release should be contemplated in this sector.”

323. Development of the site would have significant negative impacts on landscape and townscape, and some adverse impact on Green Belt purposes and functions and heritage considerations. It is not clear that satisfactory access can be achieved from the public highway. The site is not well located to local services and gives rise to

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<sup>121</sup> Cambridge and South Cambridgeshire Local Plans SA Addendum Report (RD/MC/020), pages 901-7

<sup>122</sup> Cambridge Inner Green Belt Boundary Study (November 2015) (RD/MC/030), Sector 9 on pages 121-4.

amenity issues arising from exposure to noise. There was considerable local opposition to the allocation of the site.

324. There are no exceptional circumstances to warrant amending the Green Belt boundary. The development framework identified on the Policies Map clearly defines the edge of the village consistent with the Local Plan approach to identifying development frameworks set out in paragraphs 2.48- 2.50 of the Plan.<sup>123</sup> There were better site options to meet the development strategy. The site is not required to meet the objectively assessed need in the Plan. The site does not need to be allocated to make the Plan 'sound'.

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<sup>123</sup> South Cambridgeshire Proposed Submission Local Plan (RD/Sub/SC/010)

**h. Dernford Farm site, Great Shelford**

**Russell Smith Farms represented by Simon Firkins, SF Planning Ltd – Rep 61122  
(Policy E/18)**

Summary of promoters' proposal

325. The promoter is proposing the allocation of the site for leisure / tourism facility as part of a farm diversification scheme, in accordance with Policy E/18: Farm Diversification.
326. The omission site is shown on the village map in Appendix 2.
327. The site was submitted during the Proposed Submission Local Plan consultation in July 2013.

Representations Received on Proposed Submission Local Plan

328. Objection was received from the site promoter objecting to the non-inclusion of the site in the Local Plan. The site promoter raised the following issues in their representation (Rep 61122):

“Allocate as leisure/tourism facility as part of farm diversification scheme, once creation of reservoir and mineral extraction process has come to an end.

Suggested that Dernford Farm site has considerable potential in terms of generating employment opportunities, providing tourist facilities and accommodation, providing sport and outdoor recreation facilities, increasing green network, and enhancing biodiversity without undermining character or function of Green Belt. By preserving central reservoir and maintaining large expanse of green land site has potential to enhance character and biodiversity of area. Close to 2 Rural Centres. Accords with Policies E/13, E/19, E20, NH/4, NH/6, NH/8, NH/10.”

329. The Council's response to representations received to representations seeking an amendment to Chapter 8 in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Chapter 8: Building a Strong and Competitive Economy.<sup>124</sup>

“The Dernford farm site was not submitted through the issues and options consultation process. Dernford Farm is located within the Green Belt. There is not sufficient justification to allocate land for development for a major tourism facility, and the plan remains sound.”

Assessment and Conclusion

330. The Local Plan is not unsound without the allocation of land at Dernford Farm for leisure uses / holiday lodges.

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<sup>124</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A, Chapter 8: Building a Strong and Competitive Economy (page A756)

331. The Dernford Farm site was not submitted through the issues and options consultation process. Such a proposal is capable of being considered through the planning application process, and the Local Plan provides a suitable policy framework to consider such proposals, in particular in Chapter 8: Building a Strong and Competitive Economy. There are no exceptional circumstances to allocate Green Belt land for this use in the Local Plan.
332. A planning application was refused (S/1952/14/OL) in January 2015 for recreation development including 50 holiday lodges. The application was refused, as it was determined that the development would comprise inappropriate development in the Green Belt, and did not demonstrate very special circumstances. It would also have an adverse impact on the physical separation, setting and character of Sawston, Great and Little Shelford and Stapleford.
333. The site does not need to be allocated to make the Plan 'sound'.

**i. Land off Cambridge Road, Great Shelford**  
**Great Shelford Ten Acres Limited represented by Stacey Rawlings, Bidwells – Reps**  
**60627 (Policy H/1) and 60632 (Policy S/4)**

Summary of promoters' proposal

334. The site is proposed for approximately 150 dwellings on 3.96ha.
335. The omission site is shown on the village map in Appendix 2.

Council's initial assessment

336. The site was submitted through the 'Call for Sites' in 2011 and was considered through the Strategic Housing Land Availability Assessment (SHLAA)<sup>125</sup> (Site 005) and Sustainability Appraisal (SA)<sup>126</sup> process and assessed as a site with limited development potential (scored Amber).
337. The SHLAA and SA identify the main planning constraints as:
- **Green Belt** – The site falls within an area where development would have some adverse impact on the Green Belt purposes and functions. Development in this location would increase the depth of the coalescence between Trumpington and Great Shelford, change the linear character of this area of village, and result in further encroachment of development into the transitional area of enclosed fields that provide a softer edge to the village.
  - **Biodiversity features** - The greatest impact would be as a result of loss of grassland habitat affecting foraging areas for birds and invertebrates, although the value for bats may be limited due to light pollution from the adjacent rugby club. However, there are opportunities for habitat enhancement through the planting of small copses and extending hedgerows into the site.
  - **Noise issues** - The site will be adjacent to Shelford Rugby Club, which includes a social club as well as sports pitches. The distance separation between sports / recreational and residential uses is unlikely to be in accordance with the Open Space SPD and there are possible issues with noise from training and competitive matches and artificial lighting. Recreational and any entertainment noise would need assessment and insulation works to the social club may be required by s106 obligations or similar. The existing floodlighting of the sports pitches may require consideration. The site should not be allocated until these issues and potential mitigation options have been considered.
  - **Landscape and townscape** – Development of this site would have some adverse impact on the townscape and landscape of this area. Cambridge Road is mainly residential ribbon development with very little original backland development, and in general the houses have long gardens giving on to agricultural land. The VDS seeks to protect the scenic views to and from the village, in particular the glimpses of the countryside from within the village. Development would change the linear character of this area of village and result in further encroachment of development into the transitional area of enclosed

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<sup>125</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 568-574

<sup>126</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B642-8

fields that provide a softer edge to the village. It should be possible to partly mitigate noise issues and impacts on townscape and landscape through careful design.

- **Highways Access** - The Highway Authority has concerns in relation to the provision of a suitable inter vehicle visibility splay for this site. The access link to the public highway is unsuitable to serve the number of units that are being proposed. The promoter has advised that the existing access to the site would be upgraded as part of any development proposal, and that there is sufficient space within the same ownership and the highway to provide a suitable access.

338. Although there were a number of planning considerations arising with this site, none were so significant as to warrant rejection at that early stage. It was identified as a 'site with limited development potential'.

#### Issues and Options consultations 2012 & 2013

339. The Council therefore included the site as an option in the Issues and Options 2012 consultation – Site Option 18.<sup>127</sup>

340. In summary, the Issues and Options consultation resulted in the following representations on this site option:

Support: 7; Object: 10; Comment: 5

This is included an objection from Great Shelford Parish Council

Questionnaire Responses to Question 6:

- 0 responses referenced this option specifically.
- 6 responses supported development in Great Shelford and Stapleford.

#### Council's Response to Issues and Options Consultation

341. The Council's response to representations on sites identified as options in the Issues and Options documents outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 2<sup>128</sup>.

342. Council's response:

"Site with limited development potential. The site falls within an area where development would have some adverse impact on the Green Belt purposes and functions. It would change the linear character of this area of village, and result in further encroachment of development into the transitional area of enclosed fields that provide a softer edge to the village. There are other sites available in the district which would avoid these impacts.

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<sup>127</sup> South Cambridgeshire Issues and Options Report (RD/LP/030), page 65. Site size 3.96 ha. with a dwelling capacity of 120.

<sup>128</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Audit Trail, Appendix 2 (pages A1090-2)

There are potential noise issues from the adjacent Shelford Rugby Club, which includes a social club as well as sports pitches. Also issues with artificial lighting. The Highways Authority has concerns that it is not possible to achieve safe access to the site and the access link to the public highway is unsuitable to serve the number of units that are being proposed.

Do not allocate for development in the draft Local Plan.”

#### Proposed Submission Local Plan 2013

343. The site was not included in the Proposed Submission Local Plan.

#### Representations Received on Proposed Submission Local Plan

344. Objection was received from the site promoter objecting to the non-inclusion of the site in the Local Plan. The site promoter raised the following issues in their representations (Reps 60627 and 60632):

- Site has characteristics of an infill site because it is completely surrounded by development - no longer “open” in a visual sense;
- Development of site would not result in sprawl of Cambridge or the village;
- No new ‘development edge’ would be created in the open countryside;
- Unquestionably a sustainable settlement - should be considered in advance of the proposed allocations at Melbourn, Gamlingay, Willingham and Comberton.

345. The Council’s response to representations received to sites not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 8<sup>129</sup>.

346. The Council’s assessment was:

“The site has been assessed through the SHLAA and SA processes and was consulted upon as a Site Option (Site Option 18 I&O 2012). It was not included in the Proposed Submission Local Plan as the site is remote from services and facilities and there are potential noise and lighting issues from the adjacent rugby club, and there were better site options to meet the development strategy. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.”

#### Submitted Local Plan 2014

347. The site was not included in the submitted South Cambridgeshire Local Plan.

#### Sustainability Appraisal Addendum 2016

348. The Sustainability Appraisal Addendum Report<sup>130</sup> reaffirms the Council’s original assessment of the site in identifying some negative impacts on Green Belt, landscape and townscape, biodiversity, noise and highways access.

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<sup>129</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Audit Trail, Appendix 8 (page A1667)

349. The site is not well located to local services and facilities; it is removed from Woollards Lane where a lot of the services and facilities are located, or the nearest health centre (both over 1km) and is poorly related to primary and secondary schools.

Assessment and Conclusion

350. It is not necessary to allocate this site in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.
351. The SHLAA and SA provide a robust assessment of the site and comparison with alternatives.
352. The site was assessed as a site with limited development potential through the SHLAA and SA processes in the early stages of the plan making process and before the development strategy was decided. In that context it was consulted upon as a Site Option (Site Option 18 I&O 2012).
353. The Inner Green Belt Study<sup>131</sup> identifies that development could be undertaken without harm to the Green Belt in sector 8.2, provided certain parameters are complied with to avoid any increase in urbanising influences. These include ensuring development is of similar height and grain to existing ribbon development along Cambridge Road / Shelford Road, and that development should create a robust and permanent and soft green edge to help integrate the built form and minimise the urbanising effects of development on the countryside, where possible retaining existing vegetation.
354. Development of the site would have an adverse impact on Green Belt purposes and functions, landscape and townscape biodiversity, noise and highways. The site is not well related to local services, including to the primary school. There are no exceptional circumstances to warrant amending the Green Belt boundary to meet development needs or otherwise. There were better site options to meet the development strategy. The site is not required to meet the objectively assessed need in the Plan. The site does not need to be allocated to make the Plan 'sound'.

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<sup>130</sup> Cambridge and South Cambridgeshire Local Plans SA Addendum Report (RD/MC/020), pages 749-55

<sup>131</sup> Cambridge Inner Green Belt Boundary Study (November 2015) (RD/MC/030), Sector 8 on pages 115-120.

## 1.2D HISTON AND IMPINGTON

### **Background and context**

355. Histon and Impington are physically joined and are considered as a "necklace" settlement located on both sides of the B1049 north of Cambridge. The close proximity of Histon and Impington with its services and facilities means that for planning purposes the two villages are considered together as one combined settlement. Histon and Impington together is one of the largest settlements in the district but is completely surrounded by the Cambridge Green Belt.
356. The preferred development strategy focuses development on key strategic sites on the edge of Cambridge and at new settlements to meet objectively assessed housing need, but the Council has allocated some development in the rural area at the more sustainable settlements to provide flexibility, support sustainable local communities and help ensure a continuous supply of housing across the plan period. The Council acknowledged the relative sustainability of Histon and Impington in its consideration of suitable rural sites. One site was considered suitable for allocation in the Proposed Submission Local Plan - Policy H/1(d) land north of Impington Lane, Impington.<sup>132</sup> The allocated site was considered at the Matter 5A hearing and addressed in the Council's Matter 5A statement<sup>133</sup>.

### **iii. Omission sites**

**Is the plan unsound without the allocation of the following sites for housing development, and if so, why?:**

#### **a. Land at Buxhall Farm, Histon (no appearances)**

**Mr Stephen Conrad, Cambridgeshire County Council, represented by Mr Richard Seamark, Carter Jonas LLP – Reps 63097 (Policy H/1) & 63091 (Policy S/4)**

#### Summary of promoters' proposal

357. The site was originally proposed for 400 dwellings, but the promotor is willing to consider a lower number, in the order of 187-250 dwellings.
358. The omission site is shown on the village map in Appendix 2.

#### Council's initial assessment

359. The site was submitted through the 'Call for Sites' in 2011 and was considered through the Strategic Housing Land Availability Assessment (SHLAA)<sup>134</sup> (Site 133) and Sustainability Appraisal (SA)<sup>135</sup> process and assessed as a site with limited development potential (scored Amber).

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<sup>132</sup> Proposed Submission South Cambridgeshire Local Plan (RD/Sub/SC/010)

<sup>133</sup> South Cambridgeshire District Council's Matter SC5A hearing statement (SC5A/SCDC), Matter 5A.4

<sup>134</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 568-574

<sup>135</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B642-8

360. The SHLAA and SA identify the main planning constraints as:

- **Green Belt** – adverse impact on Green Belt purposes and functions. The function of this landscape is providing a backdrop to views of the city, and providing a setting for approaches to connective, supportive and distinctive areas of townscape and landscape. Outer Rural Areas play a lesser role in contributing to the distinctiveness of Cambridge and its setting, and are less finite.
- **Flood and drainage** - 200m south and 200m north of reported flooding. Further investigation and possible mitigation will be required.
- **Air quality** - located close to the Councils' Air Quality Management Area.
- **Landscape and townscape** – Development of this site would have an adverse effect on the landscape and townscape setting of Histon. There is a clear edge to the built up part of the village in this location, to the rear of a line of residential properties along Garden Walk and Youngman Avenue. North of the site the village becomes more sporadic and takes on a rural character, comprising linear development in long plots. Development in this location would have a detrimental impact on the rural character.
- **Highways** - In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links; such infrastructure will extend beyond the confines of the site.
- **School capacity** - There is currently limited capacity within the village's Infant and Junior Schools.

361. Although there were a number of planning considerations arising with this site, none were so significant as to warrant rejection at that early stage. It was identified as a 'site with limited development potential'.

#### Issues and Options consultations 2012 & 2013

362. The Council therefore included the site as an option in the Issues and Options 2012 consultation – Site Option 13.<sup>136</sup>

363. In summary, the Issues and Options consultation resulted in the following representations on this site option:

Support: 4; Object: 215; Comment: 4

This included a strong objection from Histon and Impington Parish Council.

Questionnaire Responses to Question 6:

- 0 responses referenced this option specifically.
- 1 response supported development in Histon and Impington, 1 objected.

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<sup>136</sup> South Cambridgeshire Issues and Options Report (RD/LP/030), page 64. Site size 12.44 ha. with a dwelling capacity of 250.

Council's Response to Issues and Options Consultation

364. The Council's response to representations on sites identified as options in the Issues and Options documents outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 2.<sup>137</sup>

365. Council's response:

- "Focuses on a more sustainable village – Rural Centre.
- Provides homes close to the jobs in and around Cambridge.
- Does not make best use of brownfield land.
- Loss of Green Belt.

Site was identified as having limited development potential. This assessment acknowledged that development would have some adverse impact on Green Belt purposes and functions. There is a clear edge to the built up part of the village in this location, beyond which the village becomes more sporadic with linear development in long plots. Development in this location would have a detrimental impact on the rural character. The assessment acknowledged that with careful design and landscaping it should be possible to provide mitigation, but negative impacts would remain. There are other sites available in the district which would avoid these impacts.

In addition to capacity issues for local primary school education, the Local Education Authority advise that this site would not be a suitable location for a new school as the site is over 2 miles (the statutory walking distance for primary aged pupils) from some parts of the village.

There are more sustainable options available for allocation."

Proposed Submission Local Plan 2013

366. The site was not included in the Proposed Submission Local Plan.

Representations Received on Proposed Submission Local Plan

367. Objection was received from the site promoter objecting to the non-inclusion of the site in the Local Plan. The site promoter raised the following issues in their representation (Rep 63097):

- **Green Belt** – no adverse effects on setting and special character.
- **Landscape and townscape** - Careful design and landscaping should mitigate any impacts on historic and natural environment.
- **Flooding and Air Quality** - Further investigation and possible mitigation to address.
- **Highways** - Junction onto Glebe Way should be acceptable, subject to detailed design.
- **School capacity** - Limited capacity, or scope to provide additional, in schools - site may provide for relocation.

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<sup>137</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Audit Trail, Appendix 2 (page A1071)

- Capable of providing 187-250 (30-40dph).
- Available, viable, deliverable.
- SHLAA - no constraints to preclude development.
- Previously proposed 400 dwellings - willing to consider lower number.

368. The Council's response to representations received to sites not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 8.<sup>138</sup>

369. The Council's assessment was:

"The site has been assessed through the SHLAA and SA processes and was consulted upon as a Site Option (Site Option 13 I&O 2012). There was a great deal of local opposition to the development of the site. It was not included in the Proposed Submission Local Plan as there were capacity issues for local primary school education and there were better site options to meet the development strategy. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted."

#### Submitted Local Plan 2014

370. The site was not included in the submitted South Cambridgeshire Local Plan.

#### Sustainability Appraisal Addendum 2016

371. The Council assessed the impact of a smaller site for 187 dwellings in the Sustainability Appraisal Addendum Report.<sup>139</sup> The main findings can be summarised as:

The site is within the Green Belt and development would have some adverse impact on Green Belt purposes and functions. Adverse impacts on landscape and townscape. The assessment acknowledged that with careful design and landscaping it should be possible to provide mitigation, but negative impacts cannot be avoided and would remain. There are other sites available in the district which would avoid these impacts.

There is insufficient primary and secondary school capacity.

Even with a smaller scale of development on the site, it would not alter the Council's overall assessment of the site. There are other sites available in the district which would avoid the harmful impacts, particularly to Green Belt, landscape and townscape.

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<sup>138</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Audit Trail, Appendix 8 (page A1675)

<sup>139</sup> Cambridge and South Cambridgeshire Local Plans SA Addendum Report (RD/MC/020) (pages 725-732)

Assessment and Conclusion

372. It is not necessary to allocate this site in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.
373. The SHLAA and SA provide a robust assessment of the site and comparison with alternatives.
374. The site was assessed as a site with limited development potential through the SHLAA and SA processes in the early stages of the plan making process and before the development strategy was decided. In that context it was consulted upon as a Site Option (Site Option 13 I&O 2012).
375. At the time of the SHLAA update in August 2013 County education officers advised that there was currently limited capacity within the village's Infant and Junior Schools, and there were limited opportunities to provide additional capacity, especially the Infant School where the site is constrained. The approach to mitigating the impact of development would need to be considered as part of a wider review of education provision in the village. As part of this, consideration may need to be given to either providing a new school, or exploring re-provision existing schools on a new site. At that time the Buxhall Farm site was not considered suitable for the re-provision of one or both schools, as the site is more than 2 miles (the statutory walking distance for primary aged pupils) from some parts of the village, which would require provision of free transport to pupils and this was not considered acceptable.
376. That position was based on the premise that the current pattern of infant and junior school provision in the village would be retained. In the intervening period there has been an increase in demand for school places within the village. This has led to the County Council, alongside the Academy Trust (CPET), securing temporary accommodation at the Junior School site to allow all the pupils from the village seeking a place at the Infant School being able to secure one. This only represents a temporary solution and more permanent solutions to meet the existing growth in demand have been identified. As part of this process, there has been detailed consultation, and in conjunction with CPET, the opportunity to alter the current education provision has emerged. This has resulted in emerging proposals for securing changes to the age range of both schools, making them both all-through primary schools. The County Council is in the process of exploring the potential for bringing forward a proposal for development of a new school at Buxhall Farm as a departure application demonstrating 'very special circumstances' for development in the Green Belt. This reflects the result of work to consider what other sites, if any, may exist in and around the village to allow the additional capacity to meet the village's existing demand for school places to be delivered.
377. Given that the school solution requires development in the Green Belt which, to secure planning permission, the local education authority would be required to demonstrate very special circumstances which clearly outweigh Green Belt and other harm in accordance with the NPPF policy test. The outcome of any such planning application cannot be certain at this stage. As such, it is not appropriate, at this stage,

to rely on the delivery of that strategy and through it, new school capacity, to overcome an objection which would otherwise exist to a major omission site given that the delivery of the strategy for increased school places cannot be assured at this stage.

378. The consideration by the local education authority of the Buxhall Farm site as a potential location to meet existing primary school requirements as a departure application is a separate matter to the consideration of the omission site for residential development as part of the Local Plan examination process. Development of the omission site for housing would have some adverse impact on Green Belt purposes and functions. Whilst the site assessment acknowledged that with careful design and landscaping it should be possible to provide some mitigation, negative impacts on landscape and townscape cannot be avoided and would remain. There was considerable local opposition to the allocation of the site. There are no exceptional circumstances to warrant amending the Green Belt boundary whether to meet development needs or otherwise. There were better site options to deliver the development strategy. The site is not required to meet the objectively assessed need in the Plan. The site does not need to be allocated to make the Plan 'sound'.

**b. Land off Villa Road, Histon**

**Mr Alan Scott, Copsehill Developments represented by Murray Planning Associates Ltd - Rep 60357 (Policy H/1)**

Summary of promoters' proposal

379. The site was originally proposed for 40 dwellings on 6.64ha.
380. The omission site is shown on the village map in Appendix 2.

Council's initial assessment

381. The site was submitted through the 'Call for Sites' in 2011 and was considered through the Strategic Housing Land Availability Assessment (SHLAA)<sup>140</sup> (Site 227) and Sustainability Appraisal (SA)<sup>141</sup> process and assessed as a site with no development potential (scored Red).
382. The SHLAA and SA identify the main planning constraints as:
- **Green Belt** – site falls within an area where development would have a significant impact on Green Belt purposes and functions. The Landscape Design Associates Green Belt Study (2002) identifies the rural landscape separating the inner necklace villages, and separating those villages from Cambridge, as critical in preserving the separate identities of these villages and therefore the immediate landscape setting of the city. The site is within an area of land considered to be most critical in separating settlements within the immediate setting of Cambridge, and which should be afforded the greatest protection.
  - **Flood** - 4/5ths of the site is within Flood Zones 2 and 3. The land closest to the village framework is Flood Zone 1.
  - **Noise** - site is to the north of the A14 and prevailing winds are from the south west - will require assessment and careful mitigation.
  - **Landscape and townscape** - Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The site is on the edge of the village and has a soft boundary, with trees and scrub providing a buffer area between the built-up area and the wider countryside. It provides an area of contrast with the wider open landscape. The land is within the Green Belt in an area where development would have a significant adverse impact on Green Belt purposes and functions, where the landscape is open with long views to be had across towards Cambridge and Girton.
  - **Highway access** - the proposed site does not appear to have a direct link to the adopted public highway. It is unclear whether appropriate access can be secured to the site. (Note - the Highway Authority are in communication with the landowner of the SCA Packaging Ltd site (SHLAA site 046) at present to provide a connection to the public highway.)
  - **School capacity** - There is currently limited capacity within the village's Infant and Junior Schools

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<sup>140</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 576-582

<sup>141</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B1096-1102

- **Distance to centre** – the site is over 1km from the High Street which is surrounded by a large number of services and facilities.

383. The planning constraints identified for this site were considered so significant as to warrant the rejection of the site at that early stage. It was identified as a 'site with no development potential'.

#### Issues and Options consultations 2012 & 2013

384. The Council did not include the site as an option in the Issues and Options Report that was subject to public consultation in July-September 2012.<sup>142</sup>

385. An objection was received from the site promoter objecting to the rejection of this site. The site promoter's objection (rep 43517) can be summarised as follows:

"Site was considered by Council in the SHLAA report as being suitable for residential development in planning policy terms and conclusions stated that the site has limited development potential.

The majority of the other sites being consulted also were categorised as being of limited development potential. Unclear why our client's site has not been included as a site of limited development potential, as it has similar, and better, characteristics to provide for a range of housing needs. Our client's site is not in any worse category for providing for development than the other sites around Histon / Impington that are being consulted upon.

It is unclear if an error has been made regarding the site options but we would request that our client's site on land off Villa Road in Histon is considered as a residential allocation in the Local Plan process."

#### Council's Response to Issues and Options consultations

386. The Council's response to representations received during the Issues a Options consultation on rejected SHLAA sites is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 3<sup>143</sup>.

387. Council's response:

"The site is within the Green Belt, within an area of land considered to be most critical in separating settlements within the immediate setting of Cambridge, and which should be afforded the greatest protection.

Approximately 4/5ths of the site is within Flood Zones 2 and 3, which will reduce the developable area to a small area unsuitable for development.

Further investigation and possible mitigation will be required to address the physical considerations, including possible land contamination and noise.

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<sup>142</sup> South Cambridgeshire Issues and Options Report (RD/LP/030)

<sup>143</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 3 (page A1235)

The site does not appear to have a direct link to the adopted public highway.

Although Histon and Impington is one of the most sustainable villages in the district, this is outweighed by the harm to the Green Belt, the landscape and townscape. The site has no development potential.”

#### Proposed Submission Local Plan 2013

388. The site was not included in the Proposed Submission Local Plan.

#### Representations Received on Proposed Submission Local Plan

389. An objection was received from the site promoter objecting to the non-inclusion of their site in the Local Plan. The site promoter raised the following issues in their representation (Rep 60357):

- The site is physically well related to the existing settlement and sustainable location with excellent access to facilities and services.
- The site is capable of accommodating residential development.
- It would not impact on the functions or integrity of the Green Belt – serves no meaningful purpose under the criteria based approach in section 9 of NPPF.
- The site is connected to the recently adopted highway (as part of Bellway Homes development to north of site).
- A drainage solution has been established to address flood risk (which would be detailed in a flood risk assessment to accompany any development proposal).

390. The Council's response to representations received to sites not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 8<sup>144</sup>.

391. The Council's assessment was:

“The site has been assessed through the SHLAA and SA processes and was rejected. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted”

#### Submitted Local Plan 2014

392. The site was not included in the submitted South Cambridgeshire Local Plan.

#### Sustainability Appraisal Addendum 2016

393. The Sustainability Appraisal Addendum Report<sup>145</sup> reaffirms the Council's original assessment of the site:

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<sup>144</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 8 (page A1676)

<sup>145</sup> Cambridge and South Cambridgeshire Local Plans SA Addendum Report (RD/MC/020), pages 980-7

The site is within the Green Belt, and development would have significant negative impact on Green Belt purposes and functions and landscape.

A large proportion of the site (approximately 4/5ths) is within flood zones 2 and 3. However, the land closest to the village framework is Flood Zone 1.

The site is not well located to local services and facilities; it is removed from the High Street where a lot of the services and facilities are located (over 1km).

The proposed site does not appear to have a direct link to the adopted public highway. (Note - the Highway Authority are in communication with the landowner of the SCA Packaging Ltd site at present to provide a connection to the public highway.)

### Assessment and Conclusion

394. It is not necessary to allocate this site in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.
395. The SHLAA and SA provide a robust assessment of the site and comparison with alternatives.
396. County highways previously advised that the site did not have access to the adopted public highway. The section of Villa Road facing this site is now adopted public highway and as such if a suitable access of 2m wide footways with a 5.5m wide carriageway and suitable inter vehicle visibility splays were provided then County highways consider the proposed level of development should be acceptable in highway terms.
397. It is anticipated that the A14 Cambridge to Huntingdon improvement scheme<sup>146</sup> will help to address noise issues; Highways England are proposing to address the noise impacts on existing residential properties along the Cambridge northern bypass with very low noise road surfacing and provision of noise barriers.
398. The Inner Green Belt Study<sup>147</sup> identifies the importance of sector 1 as:
- “This sector plays a key role in the separation between the village of Girton and the existing and future edge of Cambridge, both adjacent to the Darwin Green development and in relation to the development at North West Cambridge. It also provides separation between the future edge of Cambridge and Histon and Impington. It retains open countryside close to the future edge of the city and prevents sprawl of built development as far as the edge of Girton and the A14, retaining the distinctive approach into Cambridge from the north west along Huntingdon Road. It also preserves what remains of the separate identity of the southern part of Girton.”

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<sup>146</sup> <http://roads.highways.gov.uk/projects/a14-cambridge-to-huntingdon/>

<sup>147</sup> Cambridge Inner Green Belt Boundary Study (November 2015) (RD/MC/030), Sector 1 on pages 73-80

399. The Inner Green Belt Study<sup>148</sup> identifies the following implications of Green Belt release for development in sector 1:

“When the land previously released from Green Belt is developed, sub area 1.3 will protect narrow gaps between the new edge of Cambridge and Girton, Histon and Impington and a narrow set back from the A14...It is important that in this sector the edge of Cambridge continues to be seen across an open, rural landscape.” (para 6.45)

400. Development of the site would have significant adverse impact on Green Belt purposes and functions and landscape. The site is not particularly well located to local services and facilities within the village. It is largely within flood zones 2 and 3 and national policy is clear that Local Plans should direct development away from areas at highest flood risk and apply a risk-based approach to the location of development to avoid where possible flood risk to people and property.<sup>149</sup> There are no exceptional circumstances to warrant amending the Green Belt boundary. There were better site options to meet the development strategy. The site is not required to meet the objectively assessed need in the Plan. The site does not need to be allocated to make the Plan ‘sound’.

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<sup>148</sup> Cambridge Inner Green Belt Boundary Study (November 2015) (RD/MC/030), Sector 1 on pages 73-80

<sup>149</sup> National Planning Policy Framework (RD/NP/010), paragraph 100

**c. Land west of 113 Cottenham Road, Histon (no appearances)  
Mr C Meadows represented by Brian Flynn, Carter Jonas LLP – Repts 58852 (Policy H/1), 58848 (Policy S/7), 58844 (Policy S/4)**

Summary of promoters' proposal

401. The site was originally proposed for residential development on 2.16ha.
402. The omission site is shown on the village map in Appendix 2.

Council's initial assessment

403. The site was submitted through the 'Call for Sites' in 2011 and was considered through the Strategic Housing Land Availability Assessment (SHLAA)<sup>150</sup> (Site 306) and Sustainability Appraisal (SA)<sup>151</sup> process and assessed as a site with no development potential (scored Red).
404. The SHLAA and SA identify the main planning constraints as:
- **Green Belt** – some adverse impact on Green Belt purposes and functions. The function of this landscape is providing a backdrop to views of the city, and providing a setting for approaches to connective, supportive and distinctive areas of townscape and landscape.
  - **Heritage considerations** - two semi-detached Grade II Listed thatched cottages around 250m to the south west of the site and Cropmarks located to the immediate north indicate the location of enclosures and probable settlement of late prehistoric or Roman settlement.
  - **Noise and malodour issues** - The south west corner of the site adjoins Unwins Industrial Estate - possible noise and malodour as appears to be used as an industrial / agricultural site with outbuildings. Proposals would be closer than existing residential. Moderate adverse noise / odour risk but would be sensible to check planning history of this adjacent site before allocating. Further investigation and possible mitigation will be required to address the potential for noise and malodour.
  - **Landscape and townscape** - adverse effect on the landscape and townscape setting of Histon. Whilst the site is screened from adjoining residential properties, and the Unwins industrial estate, it is open to views across to the north west, where the landscape becomes more exposed. The landscape is clearly rural in character, and development in this location would be harmful to the character of the area. Issues can only be mitigated in part - developing just the meadow area of the site would enable the retention of most of the screening provided by the wood. This would screen the site from the open farmland to the north, the farm and paddocks to the west, from the Listed Buildings to the south west, and would diminish the noise issues arising from proximity to the Unwins industrial estate.
  - **Highways Access** - The track that at present serves as an access is unlikely to be suitable as an access for such a large area of land. It is not established that safe access can be provided. Access could be taken through the site of 113

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<sup>150</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 2240-5

<sup>151</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B1431-40

Cottenham Road if the house currently standing on the land were to be demolished and replaced by an access road.

- **School capacity** - There is currently limited capacity within the village's Infant and Junior Schools.

405. The planning constraints identified for this site were considered so significant as to warrant the rejection of the site at that early stage. It was identified as a 'site with no development potential'.

#### Issues and Options consultations 2012 & 2013

406. The Council did not include the site as an option in the Issues and Options Report that was subject to public consultation in July-September 2012.<sup>152</sup>

407. An objection was received from the site promoter objecting to the rejection of this site. The site promoter raised the following issues in their representation (Rep 50850):

"I do not understand how on one hand this proposal (31128) is rejected, but then representation 47253, adjacent to representation 31128, is also a proposal for public open space. Also, 31128 was rejected on the basis of 'unsuitable access'. There is direct access from Cottenham Road."

#### Council's Response to Issues and Options consultations

408. The Council's response to representations received during the Issues a Options consultation on rejected SHLAA sites is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 3<sup>153</sup>.

409. Council's response:

"Land at ByPass Farm, Histon was suggested through representation 47253 as a site for public open space by Histon & Impington Parish Council, and was not suggested for housing development. Land west of 113 Cottenham Road, Histon was suggested through representation 31128 as a site for housing development. The two representations cannot be compared.

Suitable access to the site would need to be agreed with the Highways Authority. Even if a suitable access to the site could be provided, the site would still have no development potential due to its adverse impact on the landscape and townscape. The site has no development potential."

#### Proposed Submission Local Plan 2013

410. The site was not included in the Proposed Submission Local Plan.

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<sup>152</sup> South Cambridgeshire Issues and Options Report (RD/LP/030)

<sup>153</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 3 (page A1235)

Representations Received on Proposed Submission Local Plan

411. An objection was received from the site promoter objecting to the non-inclusion of their site in the Local Plan. The site promoter raised the following issues in their representation (Rep 58852):
- **Green Belt** – comprehensive review needed to meet objectively assessed need. Development at the site would have no adverse impact on the compactness or setting of Cambridge, and would not lead to the merging of villages. As such, the site makes a limited contribution to the purposes for including land within the Green Belt purposes. Landscape improvements could be undertaken to protect the factors that define the special character.
  - **Landscape** - a smaller developable area (the meadow) could be developed, retaining the woodland, and minimising landscape impacts.
  - **Highways** – access will need to be assessed in detail but can be achieved by demolishing 113 Cottenham Road (owned by the promoter).
  - No other SHLAA constraints that could not be resolved by mitigation measures.
  - Further technical studies would be required.
  - The site is accessible to a range of services and facilities and served by a good bus service and cycle route into Cambridge.
412. The Council's response to representations received to sites not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 8<sup>154</sup>.
413. The Council's assessment was:
- “The site has been assessed through the SHLAA and SA processes and was rejected. The SHLAA assessment acknowledges that if a smaller site (the meadow) were developed, the landscape impacts would be reduced. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.”
414. The promoter also sought an amendment to the Development Framework boundary to include the site (Rep 58848).
415. The Council's response to the representations received on amendments to the development framework is outlined in the Sustainability Appraisal Annex A Appendix 1<sup>155</sup>.
416. The Council's assessment was not to include the site within the development framework as:
- “Previously considered (SHLAA site 306). The site lies to the rear of linear residential development to the east. The eastern third of the site is meadow and the western two thirds of the site is woodland. To the north and west of the site is

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<sup>154</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 8 (page A1677)

<sup>155</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1 (page A993)

open agricultural land, to the south is allotments and paddock. Rural character. Not part of the built-up area. Within the Green Belt. No exceptional circumstances for removal from Green Belt.”

Submitted Local Plan 2014

417. The site was not included in the submitted Local Plan and the Development Framework was not amended. The site remains in the Green Belt.

Sustainability Appraisal Addendum 2016

418. The Sustainability Appraisal Addendum Report<sup>156</sup> reaffirms the Council’s original assessment of the site:

Development of the site would have some adverse impact on Green Belt purposes and functions and negative impacts on landscape and townscape. The site is in an area with a rural character. Even the smaller development site (the meadow) will be open to views from the wider area, particularly to the north west where the landscape becomes more exposed, and harmful to the character of the area.

The Council noted that the promoter is proposing that access may be achieved via demolition of a property (although the site boundary does not include any property). If this were possible (subject to further investigation) it could change the score from Red to Amber (from ‘Insufficient capacity / access’ to ‘Negative effects capable of appropriate mitigation’).

The site is not well located to local services and facilities; it is removed from the High Street where a lot of the services and facilities are located (over 1km).

Submitted Local Plan 2014

419. The site was not included in the Submission South Cambridgeshire Local Plan.

Assessment and Conclusion

420. It is not necessary to allocate this site or amend the Green Belt or Development Framework boundary in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.
421. The SHLAA and SA provide a robust assessment of the site and comparison with alternatives.
422. Development of the site would have some adverse impact on Green Belt purposes and functions, townscape and landscape. The promoter suggests development could be achieved on a smaller site (the meadow), retaining the woodland and minimising landscape impacts. However, development of the meadow would have adverse impacts on the linear and rural character of the village in this location and, due to the

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<sup>156</sup> Cambridge and South Cambridgeshire Local Plans SA Addendum Report (RD/MC/020), pages 950-7

exposed nature of the site, impact on the Green Belt and landscape. The site is not particularly well located to local services and facilities within the village, and may be subject to noise and malodour.

423. There are no exceptional circumstances to warrant amending the Green Belt boundary. The development framework identified on the Policies Map clearly defines the edge of the village consistent with the Local Plan approach to identifying development frameworks set out in paragraphs 2.48- 2.50 of the Plan.<sup>157</sup> There were better site options to meet the development strategy. The site is not required to meet the objectively assessed need in the Plan. The site does not need to be allocated to make the Plan 'sound'.

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<sup>157</sup> South Cambridgeshire Proposed Submission Local Plan (RD/Sub/SC/010)

**d. Mill Lane, Impington**  
**PS Hunter - Rep 60092 (Policy H/1)**

Summary of promoters' proposal

424. The site was originally proposed for 30+ dwellings on 1.35ha.
425. The omission site is shown on the village map in Appendix 2.

Council's initial assessment

426. The site was submitted through the 'Call for Sites' and was considered through the Strategic Housing Land Availability Assessment (SHLAA)<sup>158</sup> (Site 053) and Sustainability (SA)<sup>159</sup> process and assessed as a site with no development potential (scored Red).
427. The SHLAA and SA identify the main planning constraints as:
- **Green Belt** - Site falls within an area where development would have some adverse impact on GB purposes and functions. The function of this landscape is providing a backdrop to views of the city, and providing a setting for approaches to connective, supportive and distinctive areas of townscape and landscape. Outer Rural Areas play a lesser role in contributing to the distinctiveness of Cambridge and its setting, and are less finite.
  - **Flood zones** - The southern-most part of the site is within Flood Zones 2 and 3, which will reduce the developable area, although there is sufficient land remaining for development.
  - **Heritage Considerations** - Conservation Area lies 16m to the south west. Development would obscure views across countryside to the east. Grade II Listed 2 Mill Lane and 2 & 4 Glebe Way lie to the south west.
  - **Townscape and landscape** - development of this site would create a large area of residential development in depth, in a cul-de-sac, which would alter the character of this largely ribbon settlement.
  - **Highways access** – The highway authority has concerns about the provision of suitable inter vehicle visibility splays for this site. It is not possible to provide safe highway access to the site.
  - **School capacity** - There is currently limited capacity within the village's Infant and Junior Schools.
  - **Planning history** - The Local Plan 2004 Inspector considered land east of Ambrose Way: "...in my view the site is an integral part of the rural landscape to the east of Histon & Impington and there are no exceptional circumstances justifying its release from the Green Belt."

An attempt to gain planning permission for a single dwelling to the rear of 42 Mill Lane (S/1768/91/O) was refused as it constitutes backland and an isolated form of development, out of character with the surrounding area, adversely affecting the amenity of adjoining properties. The proposed access, close to 40 Mill Lane, will result in a loss of amenity through increased noise and

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<sup>158</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 544-50

<sup>159</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages 271-5

disturbance. The proposed site lies adjacent to the Green Belt and the inner boundary of the village framework. Any dwelling in this location will increase the urbanisation of this rural area and be to the visual detriment of the adjacent Green Belt.

428. The planning constraints identified for this site were considered so significant as to warrant the rejection of the site at that early stage. It was identified as a 'site with no development potential'.

#### Issues and Options consultations 2012 & 2013

429. The Council did not include the site as an option in the Issues and Options Report that was subject to public consultation in July-September 2012.<sup>160</sup>

#### Council's Response to Issues and Options consultations

430. No representations relating to this site were received during the Issues and options consultations.

#### Proposed Submission Local Plan 2013

431. The site was not included in the Proposed Submission Local Plan.

#### Representations Received on Proposed Submission Local Plan

432. An objection was received from the site promoter objecting to the rejection of this site. The site promoter raised the following issues in their representation (Rep 60092):

- Logical idea to square off the boundary (as indicated);
- Ambrose Way is a ready-made entrance;
- Infrastructure in place already;
- Would make a worthwhile contribution to the need for extra housing close to the guided bus way and Cambridge;
- Site equally as suitable as site allocation H/1:d.

433. The Council's response to representations received to sites not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 8<sup>161</sup>.

434. The Council's assessment was:

"The site has been assessed through the SHLAA and SA processes and was rejected. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted."

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<sup>160</sup> South Cambridgeshire Issues and Options Report (RD/LP/030)

<sup>161</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 8 (page A1679)

Submitted Local Plan 2014

435. The site was not included in the submitted South Cambridgeshire Local Plan.

Sustainability Appraisal Addendum 2016

436. The Sustainability Appraisal Addendum Report<sup>162</sup> reaffirms the Council's original assessment of the site:

The site is within the Green Belt and development would have some adverse impact on Green Belt purposes and functions.

Development in this location would have significant negative impacts on landscape and heritage assets through the loss of an area of transition landscape between village edge and countryside, and loss of significant and distinctive long orchard plots within a group of contemporary C19 terraces which were probably part of the significant late C19 extension of the village for Chivers Jam production.

This part of the village is characterised largely by ribbon development. Development would have some adverse impact on townscape through the creation of a large area of cul-de-sac development which would alter the character of this area.

The highway authority had some concerns over the suitability of the access and whether it is possible to provide suitable inter vehicle visibility splays.

Submitted Local Plan 2014

437. The site was not included in the Submission South Cambridgeshire Local Plan.

Assessment and Conclusion

438. It is not necessary to allocate this site in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.
439. The SHLAA and SA provide a robust assessment of the site and comparison with alternatives.
440. The site is in a particularly sensitive location where development would cause significant harm to landscape and heritage assets. The site is within the Green Belt and development would have some adverse impact on Green Belt purposes and functions and townscape, and there are concerns about highway access. There are no exceptional circumstances to warrant amending the Green Belt boundary. There were better site options to meet the development strategy. The site is not required to meet the objectively assessed need in the Plan. The site does not need to be allocated to make the Plan 'sound'.

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<sup>162</sup> Cambridge and South Cambridgeshire Local Plans SA Addendum Report (RD/MC/020), pages 972-9

**e. Land north of Impington Lane, Impington**

**WJ Unwin & Messrs Biggs represented by Sophie Pain, Beacon Planning Ltd - Reps 58658 (Policy H/1), 58640 (Policy S/4), 58649 (Policy S/7)**

Summary of promoters' proposal

441. The site was originally submitted as two separate sites:
- a. Land r/o 49-71 Impington Lane, Impington was proposed for 30-46 dwellings together with public open space, on 1.82ha.
  - b. Land north of Impington Lane, Impington was proposed for 32 dwellings with public open space, on 1.77ha
442. These sites have subsequently been combined into one site and the Council allocated a smaller site in the Local Plan (Policy H/1(d) that included the land closer to the existing village framework and excluded the more open part of the site to the north. The promoter is seeking the inclusion of the whole of their original (combined) site.
443. The allocated site (Policy H/1(d) land north of Impington Lane, Impington) was considered at the Matter 5A hearing and addressed in the Council's Matter 5A statement<sup>163</sup>.
444. The omission site is shown on the village map in Appendix 2.

Council's initial assessment

445. The site was submitted as two separate, larger sites through the 'Call for Sites'. They were considered independently through the SHLAA<sup>164</sup> (Sites 112 & 114) and SA<sup>165</sup> process. Smaller sites<sup>166</sup> were assessed as sites with limited development potential (scored Amber).
446. The SHLAA and SA identify the main planning constraints as:
- **Green Belt** - some adverse impact on Green Belt purposes and functions. It is an area from which distinct views of the city are scarce or absent. The function of this landscape is providing a backdrop to views of the city, and providing a

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<sup>163</sup> South Cambridgeshire District Council's Matter SC5A hearing statement (SC5A/SCDC), Matter 5A.4

<sup>164</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 551-8

<sup>165</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B546-50

<sup>166</sup> The sites as a whole (as submitted by the promoter) would have been assessed as sites with no development potential (scoring Red). However, the SHLAA and SA process identified that development on a smaller area of land which did not extend so far north into open countryside (where there would be significant Green Belt, townscape & landscape and heritage impacts, and into flood zones 2 & 3), could mitigate its impacts. The Council therefore reduced the site area by scaling back the northern boundary of both sites to reduce the extent of these harmful impacts; and these smaller sites were assessed as sites with limited development potential, scoring Amber.

setting for approaches to connective, supportive and distinctive areas of townscape and landscape.

- **Flooding and drainage** - northern and western-most parts of the sites are within flood zones 2 and 3 which will reduce the developable area, although there is sufficient land remaining for development. There is reported flooding 100m north.
- **Heritage Considerations** – adverse effect as site forms an important part of the setting of two Conservation Areas and two Grade II Listed Buildings.
- **Townscape and Landscape** - Development of this site would have an adverse effect on the landscape and townscape setting of Impington. Development of this site would create a large area of residential development in a cul-de-sac, which would alter the character of this largely ribbon settlement. It would detract from open and rural appearance and character of area.
- **Highways Access** - The Highway Authority believes that the site (114) can only achieve safe highway access with access provided via site 112.
- **School capacity** - There is currently limited capacity within the village's Infant and Junior Schools.

447. Although there were a number of planning considerations arising with these smaller sites, none were so significant as to warrant rejection at that early stage. The smaller sites were identified as a 'site with limited development potential'.

#### Issues and Options consultations 2012 & 2013

448. The Council therefore included the smaller sites as options in the Issues and Options 2012 consultation – Site Options 14 & 15.<sup>167</sup>

449. In summary, the Issues and Options consultation resulted in the following representations to Site Option 14 (SHLAA site 112):

Support: 4; Object: 25; Comment: 5

This included a strong objection from Histon and Impington Parish Council.

Questionnaire Responses to Question 6:

- 0 responses referenced this option specifically.
- 1 response supported development in Histon and Impington, 1 objected.

The following representations were received to Site Option 15 (SHLAA site 114):

Support: 1; Object: 17; Comment: 4

This included a strong objection from Histon and Impington Parish Council.

Questionnaire Responses to Question 6:

- 1 response objected to this site.
- 1 response supported development in Histon and Impington, 1 objected

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<sup>167</sup> South Cambridgeshire Issues and Options Report (RD/LP/030), page 64

450. An objection was received from the site promoter objecting to the rejection of the larger sites. The site promoter raised the following issues in their representation (Rep 46590):

- Support for Site Options 14 and 15 but with boundary amendments.
- Revised site - 3.2 ha. with dwelling capacity of 96, is enclosed visually.
- Flood risk, drainage and highways reports demonstrate issues can be properly dealt with – site is deliverable, would not increase flood risk or generate inappropriate vehicular traffic.

#### Council's Response to Issues and Options Consultation

451. The Council's response to representations on Site Options is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 2<sup>168</sup>.

- "Provides homes close to the jobs in and around Cambridge.
- Focuses on a more sustainable village – Rural Centre.

Adjoins Site Option 14 / 15, presenting the opportunity for a comprehensive development.

Expected completions during the plan period are 25 dwellings (for the combined sites 14 and 15. This is a lower figure than the 35 dwellings that the Issues & Options 1 consultation describes as the total capacity of the two sites. The density of development has reduced from 40dph in Issues & Options 2, to reflect the agreed approach to density included in policy H/7 'Housing Density'. The sustainability appraisal of the site remains a sound assessment of the site.

Although currently in the Green Belt, the site is capable of integrating development into the village with minimal impacts to the historic and natural environment, landscape and townscape through careful design. It can be designed to mitigate impact on the Conservation Area and nearby Listed Buildings, and to create a significant landscape buffer along the boundary of the site to provide a soft green village edge. The site avoids areas of flood zones 2 and 3 to the north. Although there will be additional pressure on infrastructure and utilities, these will be capable of mitigation, including a contribution to any necessary additional capacity in local schools.

Allocate for development in the draft Local Plan."

#### Proposed Submission Local Plan 2013

452. The (combined, smaller) site was allocated in the Proposed Submission Local Plan in Policy H/1(d) as follows:

Site area: 1.21 ha.  
Indicative capacity: 25 dwellings  
Development requirements:

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<sup>168</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Audit Trail, Appendix 2 (pages A1073-7)

- Creation of a significant landscape buffer along the boundary of the site where it adjoins or could be seen from open countryside to provide a soft green village edge.
- Design to mitigate impact on the conservation area and nearby listed buildings.
- No built development to take place in flood zones 2 or 3.

453. The omission site was not included in the Proposed Submission Local Plan.

Council's response to representations to the Proposed Submission Local Plan

454. Objection was received from the site promoter objecting to the non-inclusion of the site in the Local Plan. The site promoter raised the following issues in their representation (Rep 58658):

- Proposed northern boundary of the H/1:d site, and also the proposed Development Framework and Green Belt boundary, are illogical due to there being no defined or physical boundary on the ground;
- Green Belt boundary not in accordance with NPPF (para 85);
- Given Rural Centre status, it is considered that the release of Green Belt land as currently proposed to accommodate just 25 dwellings is inappropriate, unjustified and is not effective in one of the most sustainable villages;
- Proposed amendment to the northern boundary will respect and retain the local character and distinctiveness of the local landscape.
- Promoter has undertaken a series of studies to justify development at the site.

455. The Council's response to representations received to sites not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 8<sup>169</sup>.

456. The Council's assessment was:

"The site has been assessed through the SHLAA and SA processes and a smaller site was consulted upon as a Site Option (Site Options 14 and 15 I&O 2012). This smaller site was subsequently allocated in the Proposed Submission Local Plan. The site will create a new defensible boundary to the Green Belt, whilst the existing vegetation will further help to reduce the impacts of the site.

A larger development area would have greater impact on Green Belt purposes, heritage assets and local townscape and landscape and part would be at risk of flooding. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted."

457. The promoter also sought an amendment to the Development Framework boundary to include the site (Rep 58649).

458. The Council's response to the representations received on amendments to the development framework is outlined in the Sustainability Appraisal Annex A Appendix 1<sup>170</sup>.

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<sup>169</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Audit Trail, Appendix 8 (page A1678)

459. The Council's assessment was not to include the site within the development framework as:

"A smaller site is allocated for development (Policy H/1:d); the representor has submitted comments to Policy H/1:d, where the issue of the site boundary will be addressed (Rep 58658)."

Submitted Local Plan 2014

460. The (combined, smaller) site was allocated in the submitted Local Plan in Policy H/1(d) as follows:

Site area: 1.21 ha.

Indicative capacity: 25 dwellings

Development requirements:

- Creation of a significant landscape buffer along the boundary of the site where it adjoins or could be seen from open countryside to provide a soft green village edge.
- Design to mitigate impact on the conservation area and nearby listed buildings.
- No built development to take place in flood zones 2 or 3.

461. The omission site was not included in the submitted Local Plan.

Sustainability Appraisal Addendum 2016

462. The Sustainability Appraisal Addendum Report<sup>171</sup> reaffirms the Council's original assessment of the sites:

The smaller (allocated) site will have some adverse impact on the Green Belt purposes and functions, and will create a new defensible boundary to the Green Belt, whilst the existing vegetation will further help to reduce the impacts of the site.

A larger development area would have significant negative impacts on Green Belt purposes and functions heritage assets, local townscape and landscape, rather than some adverse impacts resulting from the allocated site.

The whole of the site allocated within the Submission Local Plan (as shown on the map) is located within Flood Zone 1. The promoter submitted a larger site, which included land to the rear of Merrington Place, part of which is within Flood Zones 2 and 3.

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<sup>170</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1 (page A993)

<sup>171</sup> Cambridge and South Cambridgeshire Local Plans SA Addendum Report (RD/MC/020), pages 733-48

Assessment and Conclusion

463. It is not necessary to allocate the omission site in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.
464. The SHLAA and SA provide a robust assessment of the site and comparison with alternatives.
465. The omission site was assessed through the SHLAA and SA processes and rejected, although a smaller site was consulted upon as Site Options (Site Options 14 and 15 in I&O 2012). This smaller site was subsequently allocated in the Submission Local Plan.
466. The site promoter has undertaken a series of studies to justify development at the site, including a transport appraisal. County highways have confirmed that the proposed access shown in this assessment would be acceptable to serve the promoter's larger site.
467. The inclusion of the omission site in conjunction with the smaller site allocated in Policy H/1 would have significant negative impact on Green Belt purposes, heritage assets and local townscape and landscape due to its greater prominence in the wider landscape. The allocated site allows a small extension to the built-up area, adjoining another recent housing development on a brownfield site, rounding-off this edge of the village. As this location forms an important part of the setting of two Conservation Areas and two Grade II Listed Buildings, development beyond the current built edge would cause more significant harm to heritage assets, as well as the to Green Belt, landscape and townscape. The majority of the additional land would be at risk of flooding. There are no exceptional circumstances to warrant amending the Green Belt boundary to include the omission site. There were better site options to meet the development strategy than allocating a larger site in this location. The larger site is not required to meet the objectively assessed need in the Plan. The site does not need to be allocated to make the Plan 'sound'.

## 1.2E SAWSTON

### **Background and context**

468. Sawston is located about 7 miles to the south of Cambridge and is surrounded by the Green Belt. It provides services and facilities to the surrounding villages and continues to be one of the most sustainable villages in the district.
469. The preferred development strategy for the district focuses development on key strategic sites on the edge of Cambridge and at new settlements to meet the objectively assessed housing need, but also allocates some development in the rural area at the more sustainable settlements to provide flexibility, support sustainable local communities and help ensure a continuous supply of housing across the plan period. The Council acknowledged the relative sustainability of Sawston in its consideration of suitable rural housing sites. It also recognised that the village is close to several major business parks. The Local Plan allocates three sites on the edge of Sawston (two of which fall within the parish of Babraham): Policy H/1(a) Dales Manor Business Park, Sawston; Policy H/1(b) Land north of Babraham Road; and Policy H/1(c) Land south of Babraham Road<sup>172</sup>. The proposed allocations were considered as part of Matter SC5A.

#### **i. Omission Sites:**

**Is the plan unsound without the allocation of the following sites for housing or other development where specified, and if so why?**

##### **a. Mill Lane, Sawston**

**Moatside Properties represented by David Mead, Partners in Planning Ltd – Rep 59943 (Policy H/1)**

**Oakington and Westwick Parish Council – Rep 64098 (Policy H/1)**

##### Summary of promoters' proposal

470. The site is proposed for residential development.
471. The omission site is shown on the village map in Appendix 2.

##### Council's initial assessment

472. The site was submitted through the 'Call for Sites' in 2011 and was considered through the SHLAA<sup>173</sup> (Site 230) and SA<sup>174</sup> process and assessed as being a site with limited development potential (scored amber).
473. The SHLAA and SA identify the main planning constraints as:

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<sup>172</sup> Proposed Submission South Cambridgeshire Local Plan (RD/Sub/SC/010)

<sup>173</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 631-636

<sup>174</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B1111-B1115

- **Flood Risk:** The site lies within Flood Zone 2, with drainage issues capable of being appropriately addressed.
- **Heritage:** The site is within the setting of a Grade II listed building and development of the site would have a significant adverse effect on this heritage asset due to loss of trees, loss of openness and loss of rural setting. The site is located east of the nationally important Iron Age ringwork Borough Hill, therefore further information concerning the impact on this asset would be necessary in advance of any planning application.
- **Townscape and Landscape:** Development of this site would have an adverse impact on the landscape setting of Sawston by introducing built development into a small enclosed field visible from the west. It should be possible to mitigate impacts on the landscape through retention of trees and hedges.

474. Although there were planning constraints identified for this site, none were so significant as to warrant the rejection of the whole site at that early stage. The site was identified as a 'site with limited development potential'.

#### Issues and Options consultations 2012 & 2013

475. The Council included the site as an option (Site Option 10) in the Issues and Options Report<sup>175</sup> that was subject to public consultation in July-September 2012.
476. In summary, the Issues and Options consultation resulted in the following representations on this Site Option 10<sup>176</sup>:

Support: 6; Object: 26; Comment: 7

Questionnaire responses to Question 6: 9 responses about development in Sawston – 4 supporting and 5 objecting, and 1 response supported this option specifically

#### Council's Response to Issues and Options consultations

477. The Council's response to representations on sites identified as options in the Issues and Options Report is outlined in the Sustainability Appraisal<sup>177</sup>, and includes an assessment of this site.

**"Council's response:** Site does not use brownfield land. Does not avoid land at risk of flooding – Flood Zone 2. NPPF Sequential Test applied – other sites in Flood Zone 1 are available. Site was identified as having limited development potential. Development of this site would have an adverse impact on the landscape setting of Sawston by introducing built development into a small enclosed field visible from the west. Better sites are available in the district, including elsewhere in Sawston. Other sites are

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<sup>175</sup> South Cambridgeshire Issues and Options Report (RD/LP/030), page 63

<sup>176</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 2 (pages A1048-A1050)

<sup>177</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 2 (pages A1048-A1050)

available which have less flood risk. The sequential test in the NPPF means that the Council should look to these first.”

#### Proposed Submission Local Plan 2013

478. The site was not included in the Proposed Submission Local Plan.

#### Representations Received on Proposed Submission Local Plan

479. An objection was received from the site promoter objecting to the non-inclusion of their site in the Local Plan. The site promoter raised the following issues in their representation (rep 59943):

- development would have limited impact on the landscape setting;
- site is close to local services and facilities;
- Flood Risk Assessment has been prepared (submitted with the representation) and approved by the Environment Agency – FRA confirms that flooding and drainage are not significant enough issues to restrict the development of the site;
- site is not within the Green Belt; and
- site is available and deliverable.

480. Oakington & Westwick Parish Council also objected to the rejection of this site (rep 64098).

481. The Council’s response to the representations received on sites not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal<sup>178</sup>.

482. The Council’s assessment was:

“The site has been assessed through the SHLAA and SA processes and was consulted upon as a Site Option (Site Option 10 I&O 2012). There was local opposition to the development of the site. It was not included in the Proposed Submission Local Plan as there were other sites available which have less flood risk and there were better site options to meet the development strategy. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.”

#### Submitted Local Plan 2014

483. The site was not included in the submitted South Cambridgeshire Local Plan.

#### Sustainability Appraisal Addendum 2016

484. The Council assessed the site in the Sustainability Appraisal Addendum Report<sup>179</sup>. The main findings can be summarised as:

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<sup>178</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 8 (page A1706)

- **Flood Risk:** The site lies within Flood Zone 2, with drainage issues capable of being appropriately addressed.
- **Heritage:** The site is within the setting of a Grade II listed building and development of the site would have a significant adverse effect due to loss of trees, loss of openness and loss of rural setting. The site is located east of the nationally important Iron Age ringwork Borough Hill.
- **Landscape:** Development of this site would have an adverse impact on the landscape setting of Sawston by introducing built development into a small enclosed field visible from the west. It should be possible to partially mitigate impacts on the landscape through retention of trees and hedges.

#### Assessment and Conclusion

485. It is not necessary to allocate this site in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.
486. The SHLAA and SA provide a robust assessment of the site and comparison with alternatives.
487. The site was assessed as being a site with limited development potential through the SHLAA and SA processes in the early stages of the plan making process and before the development strategy was decided. In that context it was consulted upon as a Site Option (Site Option 10 I&O 2012).
488. The promoter states that the site is within Flood Zone 2 and drainage issues can be mitigated and their Flood Risk Assessment mainly concentrates on fluvial flooding. It acknowledges that overland flow could occur but does not analyse it (section 3.21). The flood risk from the national surface water flood maps show that the development area is at risk of surface water flooding and development here is considered inappropriate.
489. The Council refused planning permission for up to 46 dwellings on the same site footprint in 2016 (S/2454/15/OL). The main reasons for refusal included the isolated area of built form that would project beyond the existing depth of development, leading to visual intrusion and loss of openness that would harm the rural character and appearance of the countryside and adjoining Green Belt. The application did not demonstrate appropriate access could be achieved or that surface water drainage could be accommodated on the site and not result in an increase in flooding to the site and surrounding area.
490. Development of the site would have a significant adverse effect on heritage assets, including the nationally important Iron Age ringwork Borough Hill and the setting of a Grade II listed building due to loss of trees, loss of openness and loss of the rural setting. The Council would require further information to establish whether these

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<sup>179</sup> Cambridge and South Cambridgeshire Local Plans SA Addendum Report (RD/MC/020), pages 1026-1032

impacts can be adequately mitigated. Development of the site would also have an adverse impact on the landscape setting of Sawston by introducing built development into a small enclosed field visible from the west; however it should be possible to partially mitigate impacts on the landscape through retention of trees and hedges. The site lies within Flood Zone 2, and applying the sequential test set out in the National Planning Policy Framework, there are other sites available for allocation that are within Flood Zone 1. The site is not required to meet the objectively assessed housing need for development needs or otherwise. The site does not need to be allocated to make the Plan 'sound'.

**b. Land between 66 & 68 Common Lane, Sawston (no appearances)**  
**Mr & Mrs Bysouth – Rep 57543 (Policy H/1)**  
**Oakington and Westwick Parish Council – Rep 64100 (Policy H/1)**

Summary of promoters' proposal

491. The site is proposed for 18+ dwellings.
492. The omission site is shown on the village map in Appendix 2.

Council's initial assessment

493. The site was submitted through the 'Call for Sites' in 2011 and was considered through the SHLAA<sup>180</sup> (Site 023) and SA<sup>181</sup> process and assessed as being a site with limited development potential (scored amber).
494. The SHLAA and SA identify the main planning constraints as:
- **Flood Risk:** The site lies within Flood Zone 2, with drainage issues capable of being appropriately addressed.
  - **Odour:** Moderate risk from malodour from the sewage pumping station nearby.
  - **Townscape and Landscape:** Development of this site would have an adverse impact on the landscape setting of Sawston by introducing built development into a small enclosed field where it would be partly visible from the A1301. However, issues can be mitigated through the retention of boundary hedgerows and trees.
495. Although there were planning constraints identified for this site, none were so significant as to warrant the rejection of the whole site at that early stage. The site was identified as a 'site with limited development potential'.

Issues and Options consultations 2012 & 2013

496. The Council included the site as an option (Site Option 12) in the Issues and Options Report<sup>182</sup> that was subject to public consultation in July-September 2012.
497. In summary, the Issues and Options consultation resulted in the following representations on this Site Option 10<sup>183</sup>:

Support: 7; Object: 23; Comment: 5

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<sup>180</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 584-589

<sup>181</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B1111-B1115

<sup>182</sup> South Cambridgeshire Issues and Options Report (RD/LP/030), page 63

<sup>183</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 2 (pages A1053-A1055)

Questionnaire responses to Question 6: 9 responses about development in Sawston – 4 supporting and 5 objecting

Council's Response to Issues and Options consultations

498. The Council's response to representations on sites identified as options in the Issues and Options Report is outlined in the Sustainability Appraisal<sup>184</sup>, and includes an assessment of this site.

"Council's response: Does not make best use of brownfield land. Does not avoid land at risk of flooding – Flood Zone 2. NPPF Sequential Test applied – other sites in Flood Zone 1 are available. Site was identified as having limited development potential. Development of this site would have an adverse impact on the landscape setting of Sawston by introducing built development into a small enclosed field where it would be partly visible from the A1301. Better sites are available in the district, including elsewhere in Sawston. Other sites are available which have less flood risk. The Sequential test in the NPPF means that the Council should look to these first."

Proposed Submission Local Plan 2013

499. The site was not included in the Proposed Submission Local Plan.

Representations Received on Proposed Submission Local Plan

500. An objection was received from the site promoter objecting to the non-inclusion of their site in the Local Plan. The site promoter raised the following issues in their representation (rep 57543):

- historical flooding was from River Cam, which we now understand has been fitted with valves to prevent flooding;
- A1301 bypass has been built on a bank forming a flood barrier between the river and Sawston;
- the entire field is raised with sand and gravel assisting drainage;
- northern boundary has a drainage ditch; and
- no flooding in 2012 when there was heavy and constant rainfall.

501. Oakington & Westwick Parish Council also objected to the rejection of this site (rep 64100).

502. The Council's response to the representations received on sites not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal<sup>185</sup>.

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<sup>184</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 2 (pages A1053-A1055)

<sup>185</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 8 (page A1702)

503. The Council's assessment was:

"The site has been assessed through the SHLAA and SA processes and was consulted upon as a Site Option (Site Option 12 I&O 2012). There was local opposition to the development of the site. It was not included in the Proposed Submission Local Plan as there were other sites available which have less flood risk and there were better site options to meet the development strategy. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted."

Submitted Local Plan 2014

504. The site was not included in the submitted South Cambridgeshire Local Plan.

Sustainability Appraisal Addendum 2016

505. The Council assessed the site in the Sustainability Appraisal Addendum Report<sup>186</sup>. The main findings can be summarised as:

- **Flood Risk:** The site lies within Flood Zone 2, with drainage issues capable of being appropriately addressed.
- **Townscape and Landscape:** Development of this site would have an adverse impact on the landscape setting of Sawston by introducing built development into a small enclosed field where it would be partly visible from the A1301. However, issues can be mitigated through the retention of boundary hedgerows and trees.

Assessment and Conclusion

506. It is not necessary to allocate this site in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.

507. The SHLAA and SA provide a robust assessment of the site and comparison with alternatives.

508. The site was assessed as being a site with limited development potential through the SHLAA and SA processes in the early stages of the plan making process and before the development strategy was decided. In that context it was consulted upon as a Site Option (Site Option 12 I&O 2012).

509. An outline planning application (S/2286/16/OL) was submitted in September 2016 for erection of up to 12 dwellings and associated works, including access, car parking and landscaping.

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<sup>186</sup> Cambridge and South Cambridgeshire Local Plans SA Addendum Report (RD/MC/020), pages 718-724

510. The promoter states that the site is within Flood Zone 2 and drainage issues can be mitigated and have provided a Flood Risk Assessment. The national surface water flood maps show that the development is not affected by surface water flooding. Also the flood maps for planning show that the development is in Zone 1. As such there is no longer a flooding issue for this site.
511. Development of the site would have some adverse impact on the landscape setting of Sawston by introducing built development into a small enclosed field on the edge of the village; however some of this impact could be partially mitigated through the retention of boundary hedges and trees. The site is not required to meet the objectively assessed housing need. The site does not need to be allocated to make the Plan 'sound'.

**c. Land north of Whitefield Way and Spicers Estate, Sawston [business led mixed use]**  
**(no appearances)**

**Spicers represented by Jake Nugent, Bidwells - Rep 58832 (Policy H/1)**

**Wrenbridge represented by Gareth Wilson, Barton Willmore – Reps 63237 (Policy H/1)  
and 60638 (Policy E/3)**

Summary of promoters' proposal

512. The site consists of two separate parcels of land.
- a. Land north of Whitefield Way is proposed for residential development (78-104 dwellings) (eastern parcel).
  - b. Land at Spicers Estate is proposed for employment uses (western parcel).

513. The omission site is shown on the village map in Appendix 2.

Council's initial assessment

514. Land north of Whitefield Way (eastern parcel) was submitted to the Council through the Issues and Options consultation in July-September 2012 and was considered through the SHLAA<sup>187</sup> (Site 311) and SA<sup>188</sup> process and assessed as being a site with development potential (scored green).

515. The SHLAA and SA identify the main planning constraints as:

- **Green Belt:** The site falls within an area where development would have an adverse impact on Green Belt purposes and functions, by having a detrimental impact upon the setting of Sawston. This site separates the village from the A1301 providing a green foreground to views towards the village which in this location has a soft attractive green edge, and by causing a loss of rural character through creation of a vehicular access across the site. The impact on Green Belt purposes can be mitigated to a large degree by confining built development to the smaller field to the north of White Field Way to retain the green foreground to the village setting.
- **Heritage:** The site is located to the east of the nationally important Iron Age ringwork Borough Hill, therefore recommend evaluation prior to the determination of any planning application.
- **Environmental Designations:** A tree belt running north to south through the site is protected by a Tree Preservation Order.
- **Noise:** The west of the site is bounded by and runs parallel to the relatively busy A1301 and Cambridge Road and a mainline railway to west. Traffic noise will need assessment in accordance with best practice guidance. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. However residential use is likely to be acceptable as proposed with careful noise mitigation.

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<sup>187</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 2262-2267

<sup>188</sup> Draft Final Sustainability Appraisal1446-B1450

- **Landscape:** A strong belt of trees runs across the site and continues to the immediate south of Mill Lane, helping to form a distinctive soft green edge to the village. Provided that built development does not encroach onto the open field that adjoins the A1301, there would be very little impact on the landscape setting of Sawston.

516. Land north of Whitefield Way (eastern parcel) was identified as a 'site with development potential'.
517. The Land at Spicers Estate (western parcel) was submitted to the Council in response to the Proposed Submission Local Plan consultation in July-October 2013.

#### Issues and Options consultations 2012 & 2013

518. The Council included land north of Whitefield Way (eastern parcel) as an option (Site Option H4) in the Issues and Options 2: Part 2 Report<sup>189</sup> that was subject to public consultation in January-February 2013.
519. In summary, the Issues and Options consultation resulted in the following representations on this Site Option H4<sup>190</sup>:

Support: 31; Object: 56; Comment: 13

Including an objection from Sawston Parish Council

#### Council's Response to Issues and Options consultations

520. The Council's response to representations on sites identified as options in the Issues and Options 2: Part 2 Report is outlined in the Sustainability Appraisal<sup>191</sup>, and includes an assessment of this site.

"Council's response: Focuses on a more sustainable village – Rural Centre. Provides homes close to the jobs in and around Cambridge. Providing homes close to the jobs south of Cambridge in view of the predominance of new housing in villages to the north over many years and substantial jobs growth in the south. Does not make best use of brownfield land. Loss of Green Belt. Site was identified as having development potential. However, the site falls within an area where development would have an adverse impact on Green Belt purposes and functions, by having a detrimental impact upon the setting of Sawston. The tree belt running north to south through the middle of the site is protected by a Tree Preservation Order. This makes access to the eastern part of the site

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<sup>189</sup> South Cambridgeshire Issues and Options 2: Part 2 South Cambridgeshire Further Site Options Report (RD/LP/050), page 14

<sup>190</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 2 (pages A1060-A1055)

<sup>191</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 2 (pages A1060-A1055)

difficult as White Field Way which is a private road and not suitable.  
Development on the eastern part of the site, whilst more capable of being integrated into the landscape setting, would not relate well to the existing built-up area, creating a promontory of backland development.  
Development west of the tree belt would be very prominent and closer to the A1301, which would present noise issues.”

#### Proposed Submission Local Plan 2013

521. Land north of Whitefield Way (eastern parcel) was not included in the Proposed Submission Local Plan.
522. The Proposed Submission Policies Map<sup>192</sup> included a technical amendment to the development framework boundary and Green Belt boundary at 4 Whitefield Way to correct an anomaly<sup>193</sup>.
523. The Land at Spicers Estate (western parcel) was not included in the Proposed Submission Local Plan as the site was submitted during the Proposed Submission Local Plan consultation in July-October 2013.

#### Representations Received on Proposed Submission Local Plan

524. Objections were received from the site promoters objecting to the non-inclusion of land north of Whitefield Way (eastern parcel) in the Local Plan for residential development. The site promoters raised the following issues in their representations (reps 58832 and 63237):
- site is within the Green Belt;
  - site is not within the flood plain or subject to any environmental designations;
  - site is well enclosed on three sides;
  - additional development would continue to strength the vitality and viability of the village and provide much needed housing;
  - there is an on to create access from western field through existing tree belt – given the size of the tree belt this would not be a significant loss of trees and new tree planting could be included within the development;
  - oppose assertion that it would create a promontory of backland development; and
  - site is vacant, available and deliverable and identified as a site with development potential;
525. Objections were also received from the site promoter objecting to the non-inclusion of land at Spicers Estate (western parcel) in the Local Plan for employment use. The site promoter raised the following issues in their representation (rep 60638):

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<sup>192</sup> South Cambridgeshire Proposed Submission Policies Map (RD/Sub/SC/020), Inset 89, Map 1 of 5

<sup>193</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1 (Ref 73, pages A949 and A980)

- land identified would provide an opportunity for business led mixed use development, enabled by residential development on land north of Whitefield Way;
- site would require new principal access across the railway line to realise its full potential.

526. The Council's response to the representations received on sites not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal.

527. The Council's assessment of land north of Whitefield Way (eastern parcel) for residential development was:

"The site has been assessed through the SHLAA and SA processes and was consulted upon as a Site Option (Site Option H4 I&O2 2013). There was local opposition to the development of the site. It was not included in the Proposed Submission Local Plan on the grounds of poor and adverse landscape impacts, and there were better site options to meet the development strategy. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted."<sup>194</sup>

528. The Council's assessment of land at Spicers Estate (western parcel) for employment uses was:

"The Spicers Site at Sawston is identified as an Established Employment Area in the Countryside on the Policies Map, which already provides flexibility for future employment development of the site, and is the appropriate designation for the site.

The proposal for residential development north of Whitefield Way was considered as a site option through the Issues and Options process, but rejected as there were other more suitable options available for residential development. This Green Belt site has a number of constraints, including landscape impact and access. The proposal to make it enabling development for the wider Spicers site is not justified."<sup>195</sup>

#### Submitted Local Plan 2014

529. Neither of the eastern or western parcels were included in the submitted South Cambridgeshire Local Plan.

530. The technical amendment to the development framework boundary and Green Belt boundary at 4 Whitefield Way, as shown on the Proposed Submission Policies Map,<sup>196</sup> are included in the submitted Local Plan.

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<sup>194</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 8 (pages A1703-1704)

<sup>195</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Chapter 8 (page A862)

<sup>196</sup> South Cambridgeshire Proposed Submission Policies Map (RD/Sub/SC/020), Inset 89, Map 1 of 5

Sustainability Appraisal Addendum 2016

531. The Council assessed land north of Whitefield Way (eastern parcel) for residential development in the Sustainability Appraisal Addendum Report<sup>197</sup>. The main findings can be summarised as:

- **Green Belt:** Within the Green Belt - negative impact on Green Belt purposes.
- **Environmental Designations:** The tree belt running through the site is protected by a Tree Preservation Order.
- **Noise:** Development compatible with neighbouring uses.
- **Landscape:** Development would have a neutral impact on landscape as assumptions made that appropriate design and mitigation measures would be achieved through the development process. Assumes built development is confined to the east of the north-south tree belt.

Assessment and Conclusion

532. It is not necessary to allocate land north of Whitefield Way (eastern parcel) for residential use in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs for housing.

533. The SHLAA and SA provide a robust assessment of the site and comparison with alternatives.

534. This land was assessed as being a site with development potential through the SHLAA and SA processes in the early stages of the plan making process and before the development strategy was decided. In that context it was consulted upon as a Site Option (Site Option H4 I&O2 2013).

535. Land north of Whitefield Way (eastern parcel) is within the Green Belt and development would have an adverse impact on its purposes and functions, by having a detrimental impact on the setting of Sawston; the site separates the village from the A1301 providing a green foreground to views towards the village which in this location has a soft attractive green edge. Development of the eastern part of the site is more capable of being integrated into the landscape due to the tree belt running north-south through the site. However it would create a promontory of backland development and the need to create vehicular access across the site would result in the loss of rural character, and tree belt is protected by Tree Preservation Orders. The site is not required to meet the objectively assessed housing need.

536. It is not necessary to allocate land at Spicers Estate (western parcel) for employment use in order to make the plan sound. The land is identified as being within an Established Employment Area in the Countryside, which already provides flexibility

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<sup>197</sup> Cambridge and South Cambridgeshire Local Plans SA Addendum Report (RD/MC/020), pages 795-801

for future employment development of the site, and is the appropriate designation for the site.

537. County Highways advise that any access to the Spicer's site, across the railway line, would need to be agreed with Network Rail; this is likely to be very expensive to deliver and is therefore likely to affect the viability of the site. The delivery of this site cannot be assured.
538. There were better site options to meet the development strategy. The site is not required to meet the objectively assessed need in the Plan. The site does not need to be allocated to make the Plan 'sound'.

### 1.3 MINOR RURAL CENTRES

539. The development strategy set out in Policy S/6 identifies the rural area as the lowest tier within the development sequence in South Cambridgeshire, and in particular Rural Centres and Minor Rural Centres. This comes behind edge of Cambridge and new settlements.
540. There are 13 Minor Rural Centres located across the district. Minor Rural Centres are also some of the more sustainable villages of the district and provide services to a wider rural hinterland, although they have a lower level of services, facilities and employment than Rural Centres. Some contain a secondary school or have good access to one, and have reasonably good access to employment opportunities, a variety of services and facilities, and many are situated on transport corridors which generally have better public transport provision to Cambridge or a market town.

#### 1.3A BASSINGBOURN

##### Background and context

541. Bassingbourn is located about 13 miles south west of Cambridge and about 3 miles north of Royston.

##### i. Village Classification:

##### **Is Bassingbourn correctly classified as a Minor Rural Centre, and is the failure to allocate any sites inconsistent with that classification?**

542. Bassingbourn is correctly identified as a Minor Rural Centre.
543. As detailed in the Village Classification Report<sup>198</sup>, five settlements (Bassingbourn, Comberton, Girton, Milton and Swavesey) previously in the Group Village category stood out above existing Group villages in terms of availability of services, particularly due to the presence of employment, public transport, secondary education and proximity to Cambridge. They also performed better than some existing Minor Rural Centres. Rather than creating an additional category of village, these have been included as Minor Rural Centres. This prevents the hierarchy becoming too complex. The performance of the five villages (including Bassingbourn) against a consistent set of factors justifies their position in the hierarchy.
544. The presence of a village college has been given weight. Bassingbourn Village College is one of only 10 village colleges in the District, and does provide community and sports facilities for a small rural hinterland. Whilst the services and facilities do not compare with higher order centres classified as Rural Centre, such as Sawston for example, it does warrant a higher degree of flexibility for future growth than smaller less well served villages in the district, and this is recognised by the Minor Rural Centre Policy.

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<sup>198</sup> Village Classification Report 2012 (RD/Strat/240)

545. The classification as a Minor Rural Centre does not depend on making residential allocations. Nor does it require the identifying identification of sites capable of accommodating a windfall site of 30 dwellings as one representor suggests, but allows for this scale of development should a suitable site of up to the indicative threshold become available. The 30 dwelling indicative maximum scheme size is not to be regarded as a target, as has been explained elsewhere in this Statement. It should however be noted in this context that rural exception sites for affordable housing can be brought forward at any time to address local housing needs by a willing landowner in accordance with the NPPF and Policy H/13 of the Local Plan.

**ii. Omission Sites:**

**Is the plan unsound without the allocation of the following sites for housing development, and if so why?**

**a. Land north of Elbourn Way, Bassingbourn**

**Roger Worboys represented by Brian Flynn, Carter Jonas – Reps 59890 (Policy H/1) and 59874 (Policy S/7)**

Summary of promoters' proposal

546. The site is proposed for up to 100 dwellings with public open space.

547. The omission site is shown on the village map in Appendix 2.

Council's initial assessment

548. The site was submitted through the 'Call for Sites' in 2011 and was considered through the SHLAA<sup>199</sup> (Site 219) and SA<sup>200</sup> process and the northern part of the site was assessed as being a site with limited development potential (scored amber).<sup>201</sup>

549. The SHLAA and SA identify the main planning constraints as:

- **Townscape and Landscape:** Development of the site would result in the encroachment of built development into the enclosed fields that form a soft edge to the village and provide a rural setting for the listed buildings and conservation area. The proposed development would be contrary to the pattern of single depth development in the historic core of the village. However, it should be possible to partly mitigate the impact on the townscape and landscape, and the settings of the listed buildings and Conservation Area, through careful design and through the development of only the northern section of the site. Development of only this section of the site would ensure that a green and rural setting is retained around the historic core of the village and that the rural character is retained.
- **Flood Risk:** A very small area adjacent to the drain on the western edge of the site is in flood zones 2 and 3.
- **Heritage:** Development of the site is likely to have a significant adverse impact on the settings of the listed buildings and the Conservation Area, and the earthwork remnants of a moat, due to the loss of a green rural backdrop.

550. Although there were planning constraints identified for this site, none were so significant as to warrant the rejection of the whole site at that early stage. The northern part of the site was identified as a 'site with limited development potential'.

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<sup>199</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 680-686

<sup>200</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B1056-B1060

<sup>201</sup> Note: the map of site in the SHLAA (at Appendix 8) shows the whole site as being a rejected site (red). The conclusion of the site assessment is that part of the site has limited development potential (amber).

Issues and Options consultations 2012 & 2013

551. The Council included the northern part of the site as an option (Site Option 38) in the Issues and Options Report<sup>202</sup> that was subject to public consultation in July-September 2012.
552. In summary, the Issues and Options consultation resulted in the following representations on Site Option 38<sup>203</sup>:

Support: 1; Object: 78; Comment: 7

This included an objection from Bassingbourn-cum-Kneesworth Parish Council.

Questionnaire responses to Question 6: 2 responses objected to this option specifically, 7 responses supported development in Bassingbourn, and 6 responses objected to development in Bassingbourn.

Council's Response to Issues and Options consultations

553. The Council's response to representations on sites identified as options in the Issues and Options Report is outlined in the Sustainability Appraisal<sup>204</sup>, and includes an assessment of this site.

"Council's response: Site was identified as having limited development potential. The site includes very small areas of Flood Zones 2 and 3a along the western boundary of the site. NPPF Sequential Test applied – other sites in Flood Zone 1 are available. Achieving suitable access would be problematic.

Development of the whole of this site is likely to have a major adverse effect on the setting of the Conservation Area and the setting of several Listed Buildings, including the Grade I Listed church, due to the loss of significant open space, the green rural backdrop and the functional link with countryside beyond. The site has significant archaeological potential. Development of this site would have an adverse impact on the landscape and townscape of this area as it would result in the encroachment of built development into the enclosed fields that form a soft edge to the village and form part of the rural setting for the listed buildings and conservation area. The proposed development would be contrary to the pattern of single depth development in the historic core of the village."

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<sup>202</sup> South Cambridgeshire Issues and Options Report (RD/LP/030), page 71

<sup>203</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 2 (pages A1148-A1152)

<sup>204</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 2 (pages A1148-A1152)

Proposed Submission Local Plan 2013

554. The site was not included in the Proposed Submission Local Plan.

Representations Received on Proposed Submission Local Plan

555. An objection was received from the site promoter objecting to the non-inclusion of their site in the Local Plan. The site promoter raised the following issues in their representations (reps 59890 and 59874):

- site is well related to the existing village – adjacent to existing residential areas and the development framework boundary, so is a logical extension;
- SHLAA 2012 identified the site as a potential development option, while the SHLAA 2013 reassessment suggests the site has no development potential, both assessments should have reached the same conclusions;
- impact on the adjacent conservation areas and surrounding landscape could be addressed through careful design and layout;
- site could accommodate 100 dwellings and open space;
- site can be accessed via Elbourn Way;
- development framework boundary should be amended to include this site.

556. The Council's response to the representations received on sites not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal<sup>205</sup>.

557. The Council's assessment was:

“The site has been assessed through the SHLAA and SA processes and was rejected. The SHLAA assessment was amended in 2013 to reflect the difficulties of obtaining access to the northern part of the site, the only part considered to have development potential<sup>206</sup>. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.”

558. The Council's response to the representations received on amendments to the development framework not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal<sup>207</sup>.

559. The Council's assessment was not to include the site within the development framework as:

“Large agricultural field boarded with mature trees and hedges to south and west. Open to wider agricultural land to north and east. The south-

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<sup>205</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 8 (page A1622)

<sup>206</sup> Note: the SHLAA (August 2013) includes the update in the 'Can issues be mitigated?' section as part of the assessment of infrastructure capacity, but does not include the update in the 'Highways access?' section.

<sup>207</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1 (page A985)

west corner of the site includes a balancing pond associated with the adjoining residential development. Clear edge to the village. Rural character. Not part of the built-up area.”

#### Submitted Local Plan 2014

560. The site was not included in the submitted South Cambridgeshire Local Plan and the development framework was not amended.

#### Sustainability Appraisal Addendum 2016

561. The Council assessed the site in the Sustainability Appraisal Addendum Report<sup>208</sup>. The main findings can be summarised as:

- **Townscape and Landscape:** Development of the site would result in the encroachment of built development into the enclosed fields that form a soft edge to the village and provide a rural setting for the listed buildings and conservation area, and would also change the rural character of this wooded and enclosed area of the village. Development of this site would be contrary to the pattern of linear development predominant in the village, especially the historic core.
- **Flood Risk:** A very small area adjacent to the drain on the western edge of the site is in flood zones 2 and 3.
- **Heritage:** Development of the site is likely to have a significant adverse impact on the settings of the listed buildings and the Conservation Area, and the earthwork remnants of a moat.

#### Assessment and Conclusion

562. It is not necessary to allocate this site or amend the development framework boundary in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.
563. The SHLAA and SA provide a robust assessment of the site and comparison with alternatives.
564. The northern part of the site was assessed as being a site with limited development potential through the SHLAA and SA processes in the early stages of the plan making process and before the development strategy was decided. In that context it was consulted upon as a Site Option (Site Option 38 I&O 2012).
565. Development of the whole site would result in the encroachment of built development into the enclosed fields that form a soft edge to the village and would also change the rural character of this wooded and enclosed area of the village. It is also likely to have a significant adverse impact on the settings of the listed buildings and the

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<sup>208</sup> Cambridge and South Cambridgeshire Local Plans SA Addendum Report (RD/MC/020), pages 1572-1578

Conservation Area, and the earthwork remnants of a moat. It should be possible to partly mitigate the impacts on the townscape and landscape, and the settings of the heritage assets, through careful design and development of only the northern section of the site, as this would ensure that a green and rural setting is retained around the historic core of the village retaining its rural character. However, there are difficulties in gaining access to the northern section of the site.

566. The development framework identified on the Policies Map clearly defines the edge of the village consistent with the Local Plan approach to identifying development frameworks set out in paragraphs 2.48-2.50 of the Local Plan<sup>209</sup>. The development framework clearly defines the edge of the village and the proposed site is not part of the built-up area of the village.
567. The site is not required to meet the objectively assessed need in the Plan. The site does not need to be allocated to make the Plan 'sound'.

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<sup>209</sup> South Cambridgeshire Proposed Submission Local Plan (RD/Sub/SC/010)

**b. Land east of South End, Bassingbourn (no appearances)**  
**Peter Howes – Rep 57504 (Policy H/1)**

Summary of promoters' proposal

568. The site is proposed for residential development.
569. The omission site is shown on the village map in Appendix 2.

Proposed Submission Local Plan 2013

570. The site was not included in the Proposed Submission Local Plan. The site was submitted during the Proposed Submission Local Plan consultation in July-October 2013.

Representations Received on Proposed Submission Local Plan

571. An objection was received from the site promoter objecting to the non-inclusion of their site in the Local Plan. The site promoter raised the following issues in their representation (rep 57504):
- land is currently old orchards; and
  - would like to see more 2 and 3 bedroom privately built bungalows as there is a lack of these properties in the surrounding area.

572. The Council's response to the representations received on sites not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal<sup>210</sup>.

573. The Council's assessment was:

“The site falls within an area where development would have an adverse impact on the setting of the Conservation Area and Listed Buildings as it would result in the encroachment of the built up area into an area that forms a soft rural edge to the village and provides a rural and green setting for the listed buildings, conservation area and historic core of the village. Development would also be contrary to the pattern of single depth development in the historic core of this part of village. It is not clear how the site could attain safe highway access. Not suitable for housing. The plan is sound as proposed to be submitted.”

Submitted Local Plan 2014

574. The site was not included in the submitted South Cambridgeshire Local Plan.

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<sup>210</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 8 (pages A1621 and A1722)

Assessment and Conclusion

575. It is not necessary to allocate this site in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.
576. The site is within an area of Bassingbourn where development would have an adverse impact on its heritage, townscape and landscape, as it would result in the encroachment of the built up area into an area that forms a soft rural edge to the village and provides a rural setting for the listed buildings, conservation area and historic core of the village.
577. The site is not required to meet the objectively assessed housing need. The site does not need to be allocated to make the Plan 'sound'.

**c. Land next to Walnut Tree Close, North End, Bassingbourn (no appearances)  
Oakington & Westwick Parish Council – Rep 64119 (Policy H/1)**

Summary of promoters' proposal

578. The site is proposed for 30-40 dwellings.
579. The omission site is shown on the village map in Appendix 2.

Council's initial assessment

580. The site was submitted through the 'Call for Sites' in 2011 and was considered through the SHLAA<sup>211</sup> (Site 085) and SA<sup>212</sup> process and was assessed as being a site with limited development potential (scored amber).
581. The SHLAA and SA identify the main planning constraints as:
- **Townscape and Landscape:** Development of this site would have some adverse impact on the landscape and townscape of this area as it would result in the encroachment of built development into the views across the open fields, which are considered as key attribute, and would also change the well defined village edge provided by the gardens of Walnut Tree Close. It should be possible to partly mitigate through careful design.
  - **Flood Risk:** Approximately a quarter of the site is in flood zones 2 and 3 both in the west and the east of the site.
  - **Physical Constraints:** The promoter has indicated that a pipe line runs through the site and that this cannot be built on and must have a 3 metre buffer either side.
582. Although there were planning constraints identified for this site, none were so significant as to warrant the rejection at that early stage. It was identified as a 'site with limited development potential'.

Issues and Options consultations 2012 & 2013

583. The Council included the site as an option (Site Option 37) in the Issues and Options Report<sup>213</sup> that was subject to public consultation in July-September 2012.
584. In summary, the Issues and Options consultation resulted in the following representations on Site Option 37<sup>214</sup>:

Support: 4; Object: 96; Comment: 5

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<sup>211</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 674-679

<sup>212</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B411-B415

<sup>213</sup> South Cambridgeshire Issues and Options Report (RD/LP/030), page 71

<sup>214</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 2 (pages A1146-A1147)

This included an objection from Bassingbourn-cum-Kneesworth Parish Council. Questionnaire responses to Question 6: 2 responses objected to this option specifically, 7 responses supported development in Bassingbourn, and 6 responses objected to development in Bassingbourn.

#### Council's Response to Issues and Options consultations

585. The Council's response to representations on sites identified as options in the Issues and Options Report is outlined in the Sustainability Appraisal<sup>215</sup>, and includes an assessment of this site.

Council's response: Site was identified as having limited development potential. Approximately a quarter of the site along the western and eastern boundaries is within Flood Zones 2, 3a and 3b. NPPF Sequential Test applied – other sites in Flood Zone 1 are available. Development of this site would have some adverse impact on the landscape and townscape of this area as it would result in the encroachment of built development into the views across the open fields, which are considered as key attribute, and would also change the well defined village edge provided by the gardens of Walnut Tree Close.”

#### Proposed Submission Local Plan 2013

586. The site was not included in the Proposed Submission Local Plan.

#### Representations Received on Proposed Submission Local Plan

587. The site promoter did not submit a representation during this consultation, however Oakington & Westwick Parish Council objected to the rejection of this site (rep 64119).

#### Submitted Local Plan 2014

588. The site was not included in the submitted South Cambridgeshire Local Plan.

#### Sustainability Appraisal Addendum 2016

589. The Council assessed the site in the Sustainability Appraisal Addendum Report<sup>216</sup>. The main findings can be summarised as:

- **Landscape and Townscape:** Minor negative impact as development of this site would result in the encroachment of built development into the views across the open fields and would change the well defined village edge.

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<sup>215</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 2 (pages A1146-A1147)

<sup>216</sup> Cambridge and South Cambridgeshire Local Plans SA Addendum Report (RD/MC/020), pages 1565-1571

- **Flood Risk:** Approximately a quarter of the site is in Flood Zones 2 and 3 both in the west and east of the site.

#### Assessment and Conclusion

590. It is not necessary to allocate this site in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.
591. The SHLAA and SA provide a robust assessment of the site and comparison with alternatives.
592. The site was assessed as being a site with limited development potential through the SHLAA and SA processes in the early stages of the plan making process and before the development strategy was decided. In that context it was consulted upon as a Site Option (Site Option 37 I&O 2012).
593. The site promoter did not seek the inclusion of the site in the Local Plan, therefore the Council is not satisfied that the site is deliverable and developable in accordance with the National Planning Policy Framework<sup>217</sup>.
594. Approximately a quarter of the site lies within Flood Zones 2 and 3, and applying the sequential test set out in the National Planning Policy Framework, there are other sites available for allocation that are not within flood zones. Development of this site would have some adverse impact on the landscape and townscape of this area as it would result in the encroachment of built development into the views across the open fields, which are considered as key attribute, and would also change the well defined village edge provided by the gardens of Walnut Tree Close.
595. The site is not required to meet the objectively assessed housing need. The site does not need to be allocated to make the Plan 'sound'.

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<sup>217</sup> National Planning Policy Framework (RD/NP/010), Chapter 6

### 1.3B COMBERTON

#### **Background and context**

596. Comberton is located 4 miles west of Cambridge and is surrounded by the Green Belt.
597. The preferred development strategy for the district focuses development on key strategic sites on the edge of Cambridge and at new settlements to meet the objectively assessed housing need, but also allocates some development in the rural area at the more sustainable settlements to provide flexibility, support sustainable local communities and help ensure a continuous supply of housing across the plan period. The Council acknowledged the relative sustainability of Comberton in its consideration of suitable rural sites and allocates one site on the edge of Comberton (which falls within the parish of Toft): Policy H/1(h) Land at Bennell Farm, Comberton<sup>218</sup>.

#### **i. Village Classification:**

##### **Is Comberton correctly classified as a Minor Rural Centre?**

598. Comberton is correctly identified as a Minor Rural Centre.
599. Comberton benefits from the presence of a village college and a range of services and facilities which exceeds that which is generally available within Group villages.
600. The Village Classification report<sup>219</sup> supporting the Local Plan showed five settlements (Bassingbourn, Comberton, Girton, Milton and Swavesey) previously in the Group Village category as standing out above existing Group villages in terms of availability of services, particularly due to the presence of employment, public transport, secondary education or proximity to Cambridge. They also performed better than some existing Minor Rural Centres. Rather than creating an additional category of village, these have been included as Minor Rural Centres. This prevents the hierarchy becoming too complex. The performance of the five villages against a consistent set of factors justifies their position in the Hierarchy. The villages classified as Minor Rural Centres are capable of accommodating a larger scale of windfall site than the Group villages.
601. The presence of a village college has been given weight. Comberton Village College is one of only 10 village colleges in the District, and does provide community and sports facilities for a small rural hinterland. The village college is technically in Toft Parish, but it is physically located within the built area of Comberton village in functional planning terms, and has been captured as such in the Village Classification Study. Comberton does benefit from a range of services, such as a post office, library (although now open part time), and a doctors' surgery. There is also now a cashpoint in the village store. It is acknowledged that public transport services do not offer the frequency of some villages, particularly compared with Rural Centres, and this was

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<sup>218</sup> Proposed Submission South Cambridgeshire Local Plan (RD/Sub/SC/010)

<sup>219</sup> Village Classification Report 2012 (RD/Strat/240)

reflected in the scoring process. A number of representors raise concerns regarding availability of infrastructure to serve development. If additional or expanded infrastructure is required to serve new development these are matters capable of being addressed in the usual way through the planning application process.

**ii. Omission Sites:**

**Is the plan unsound without the allocation of the following sites for housing development, and if so why?**

**a. Birdlines Manor Farm, South Street, Comberton**

**Mr & Mrs J Dane represented by Andrew Campbell, Andrew S Campbell Associates Ltd – Rep 60117 (Policy S/7)**

Summary of promoters' proposal

602. The promoter is seeking the inclusion of the site within the development framework of Comberton to enable the development of up to 4 dwellings.
603. The omission site is shown on the village map in Appendix 2.
604. The proposed amendment to the development framework was submitted during the Proposed Submission Local Plan consultation in July-October 2013.

Proposed Submission Local Plan 2013

605. The site was not included in the Proposed Submission Local Plan.

Representations Received on Proposed Submission Local Plan

606. An objection was received from the site promoter objecting to the non-inclusion of the proposed amendment to the development framework in the Local Plan. The site promoter raised the following issues in their representation (rep 60117):
- although in the Green Belt, an ideal site for expansion and logical infill;
  - proposed for 4 dwellings – acceptable and appropriate development as an exception in the Green Belt; and
  - development framework boundary should be amended to include this site.
607. The Council's response to the representations received on amendments to the development framework not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal<sup>220</sup>.
608. The Council's assessment was not to include the site within the development framework as:

“Grassland field surrounded by hedgerow. Lies beyond a well defined edge to the village, and adjacent to Birdlines Manor Farm. Allotments and open agricultural land to the east. Rural character. Not part of the built-up area. Within the Green Belt. No exceptional circumstances to review the Green Belt.”

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<sup>220</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1 (page A985)

Submitted Local Plan 2014

609. The development framework was not amended in the submitted South Cambridgeshire Local Plan.

Assessment and Conclusion

610. The development framework identified on the Policies Map clearly defines the edge of the village consistent with the Local Plan approach to identifying development frameworks set out in paragraphs 2.48- 2.50 of the Local Plan<sup>221</sup>. The proposed site lies beyond a well defined edge to the village and is not part of the built-up area of the village.
611. It is not necessary to amend the development framework boundary in order to make the plan 'sound'.

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<sup>221</sup> South Cambridgeshire Proposed Submission Local Plan (RD/Sub/SC/010)

**b. Land adjacent to 69 Long Road, Comberton [residential care home] (no appearances)**

**Redland Care Group represented by Murray Graham, Urban Roots – Rep 59927 (Policy H/1)**

**AND**

**e. Land adjacent to and north of 69 Long Road, Comberton (no appearances)**  
**Oakington & Westwick Parish Council – Rep 64124 (Policy H/1)**

Summary of promoters' proposal

612. The site was originally proposed for residential development (10 houses), but is now being proposed for a residential care home.

613. The omission site is shown on the village map in Appendix 2.

Council's initial assessment

614. The site was submitted through the 'Call for Sites' in 2011 and was considered through the SHLAA<sup>222</sup> (Site 004) and SA<sup>223</sup> process and was assessed as being a site with development potential (scored green).

615. The SHLAA and SA identify the main planning constraints as:

- **Green Belt:** The site is within the Green Belt and development would have an adverse impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village and so causing a loss of rural character.
- **Townscape and Landscape:** Development of this site would extend the linear estate housing of Long Road further to the north into open countryside with a strong rural character away from the village centre. Development would have some adverse effect on the landscape setting of Comberton but this is capable of mitigation given the small size of the site and its robust landscaping.

616. The site was identified as a 'site with development potential'.

Issues and Options consultations 2012 & 2013

617. The Council included the site as an option (Site Option 42) in the Issues and Options Report<sup>224</sup> that was subject to public consultation in July-September 2012.

618. In summary, the Issues and Options consultation resulted in the following representations on Site Option 42<sup>225</sup>:

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<sup>222</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 702-708

<sup>223</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B35-B38

<sup>224</sup> South Cambridgeshire Issues and Options Report (RD/LP/030), page 73

Support: 14; Object: 59; Comment: 15

This included an objection from Comberton Parish Council – would only support its inclusion in the Local Plan if it was for an exception site for affordable housing.

Questionnaire responses to Question 6: 6 responses referenced this option specifically, 4 responses supported development in Comberton, and 307 responses objected to development in Comberton

#### Council's Response to Issues and Options consultations

619. The Council's response to representations on sites identified as options in the Issues and Options Report is outlined in the Sustainability Appraisal<sup>226</sup>, and includes an assessment of this site.

"Council's response: Small site at the furthest northern extent of the village. Development would have an adverse impact on Green Belt purposes regarding the setting, scale and character of Comberton. Development of this site would extend the linear estate housing of Long Road further to the north into open countryside with a strong rural character away from the village centre. There are other more sustainable sites available for allocation."

#### Proposed Submission Local Plan 2013

620. The site was not included in the Proposed Submission Local Plan.

#### Representations Received on Proposed Submission Local Plan

621. An objection was received from the site promoter objecting to the non-inclusion of their site in the Local Plan. The site promoter raised the following issues in their representation (rep 59927):

- identified as having development potential in the SHLAA; and
- capable of accommodating a 55 bed care home for the elderly.

622. Oakington & Westwick Parish Council also objected to the rejection of this site (rep 64124).

623. The Council's response to the representations received on sites not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal<sup>227</sup>.

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<sup>225</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 2 (pages A1162-A1164)

<sup>226</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 2 (pages A1162-A1164)

<sup>227</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 8 (page A1626)

624. The Council's assessment was:

"The site has been assessed through the SHLAA and SA processes and was consulted upon as a Site Option (Site Option 42 I&O 2012). It was not included in the Proposed Submission Local Plan as it would have an adverse impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village and so causing a loss of rural character, and there were better site options to meet the development strategy. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted."

Submitted Local Plan 2014

625. The site was not included in the submitted South Cambridgeshire Local Plan.

Sustainability Appraisal Addendum 2016

626. The Council assessed the site in the Sustainability Appraisal Addendum Report<sup>228</sup>. The main findings can be summarised as:

- **Green Belt:** Development would have negative impact on Green Belt purposes.
- **Townscape and Landscape:** Development of this site would extend the linear estate housing of Long Road further to the north into open countryside with a strong rural character away from the village centre. Development would have some adverse effect on the landscape setting of Comberton but this is capable of mitigation given the small size of the site and its robust landscaping.

Assessment and Conclusion

627. It is not necessary to allocate this site in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.

628. The SHLAA and SA provide a robust assessment of the site and comparison with alternatives.

629. The site was assessed as a site with development potential through the SHLAA and SA processes in the early stages of the plan making process and before the development strategy was decided. In that context it was consulted upon as a Site Option (Site Option 42 I&O 2012).

630. The site is within the Green Belt and its development would have an adverse effect on the purposes of the Green Belt. Since the site is not required to meet development needs, there are no exceptional circumstances to justify modification to Green Belt boundaries to release the site from its current designation. Development of the site would have an adverse impact on its purposes regarding the setting, scale

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<sup>228</sup> Cambridge and South Cambridgeshire Local Plans SA Addendum Report (RD/MC/020), pages 1600-1606

and character of Comberton by increasing the footprint of the village and so causing a loss of rural character. Development of this site would extend the linear estate housing of Long Road further to the north into open countryside with a strong rural character.

631. The site is not required to meet the objectively assessed housing need. The site does not need to be allocated to make the Plan 'sound'.

**c. Land at corner of Long Road and Barton Road, Comberton (no appearances)  
RG Carter Farms Ltd represented by Mike Carpenter, CODE Development Planners Ltd  
– Rep 60245 (Policy H/1)**

Summary of promoters' proposal

632. The site is proposed for residential development.
633. The omission site is shown on the village map in Appendix 2.
634. The site was submitted during the Proposed Submission Local Plan consultation in July-October 2013.

Proposed Submission Local Plan 2013

635. The site was not included in the Proposed Submission Local Plan.

Representations Received on Proposed Submission Local Plan

636. An objection was received from the site promoter objecting to the non-inclusion of their site in the Local Plan. The site promoter raised the following issues in their representation (rep 60245):
- Comberton is capable of accommodating more growth than is currently allocated;
  - there are alternative sites which relate well to the form and facilities of the existing village, including this site.

637. The Council's response to the representations received on sites not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal<sup>229</sup>.
638. The Council's assessment was:

“Development would have an adverse impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village and so causing a loss of rural character. Development of this site would extend the village into open countryside with a strong rural character away from the village centre. Not suitable for housing. The plan is sound as proposed to be submitted.”

Submitted Local Plan 2014

639. The site was not included in the submitted South Cambridgeshire Local Plan.

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<sup>229</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 8 (pages A1627 and A1724)

Assessment and Conclusion

640. It is not necessary to allocate this site in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.
641. The site is within the Green Belt and development would have an adverse impact on its purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village and so causing a loss of rural character. Development of this site would extend the village into open countryside with a strong rural character.
642. The site is not required to meet the objectively assessed housing need. The site does not need to be allocated to make the Plan 'sound'.

**d. Land off Long Road and South of Branch Road, Comberton (no appearances)**  
**Oakington & Westwick Parish Council – Rep 64123 (Policy H/1)**

Summary of promoters' proposal

643. The site is proposed for residential development.
644. The omission site is shown on the village map in Appendix 2.

Council's initial assessment

645. The site was submitted through the 'Call for Sites' in 2011 and was considered through the SHLAA<sup>230</sup> (Site 158) and SA<sup>231</sup> process and was assessed as being a site with limited development potential (scored amber).
646. The SHLAA and SA identify the main planning constraints as:
- **Green Belt:** The site is within the Green Belt and development would have an adverse impact on its purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village, and by the loss of farmland causing a loss of rural character.
  - **Townscape and Landscape:** Development of this site would extend the linear estate housing of Long Road further to the north into open countryside with a strong rural character away from the village centre. Development would have an adverse effect on the landscape setting of Comberton.
647. Although there were planning constraints identified for this site, none were so significant as to warrant the rejection at that early stage. It was identified as being a 'site with limited development potential'.

Issues and Options consultations 2012 & 2013

648. The Council included the site as an option (Site Option 41) in the Issues and Options Report<sup>232</sup> that was subject to public consultation in July-September 2012.
649. In summary, the Issues and Options consultation resulted in the following representations on Site Option 41<sup>233</sup>:

Support: 15; Object: 69; Comment: 14

This included a strong objection from Comberton Parish Council.

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<sup>230</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 744-750

<sup>231</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B769-B773

<sup>232</sup> South Cambridgeshire Issues and Options Report (RD/LP/030), page 72

<sup>233</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 2 (pages A1159-A1160)

Questionnaire responses to Question 6: 7 responses referenced this option specifically, 4 responses supported development in Comberton, and 307 responses objected to development in Comberton.

#### Council's Response to Issues and Options consultations

650. The Council's response to representations on sites identified as options in the Issues and Options Report is outlined in the Sustainability Appraisal<sup>234</sup>, and includes an assessment of this site.

"Council's response: Identified as a site with limited development potential. Development of this site would have an adverse impact on Green Belt purposes regarding the setting, scale and character of Comberton. It would extend further the linear estate housing of Long Road further to the north into open countryside with a strong rural character away from the village centre. Development would have an adverse effect on the landscape setting of Comberton. Concern from Mullard Radio Telescope that it could interfere with observatory."

#### Proposed Submission Local Plan 2013

651. The site was not included in the Proposed Submission Local Plan.

#### Representations Received on Proposed Submission Local Plan

652. The site promoter did not submit a representation during this consultation, however Oakington & Westwick Parish Council objected to the rejection of this site (rep 64123).

#### Submitted Local Plan 2014

653. The site was not included in the submitted South Cambridgeshire Local Plan.

#### Sustainability Appraisal Addendum 2016

654. The Council assessed the site in the Sustainability Appraisal Addendum Report<sup>235</sup>. The main findings can be summarised as:

- **Landscape and Townscape:** Development of this site would extend the linear estate housing of Long Road further to the north into open countryside with a strong rural character away from the village centre. Development would have an adverse effect on the landscape setting of Comberton.
- **Green Belt:** Development would have a negative impact on Green Belt purposes.

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<sup>234</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 2 (pages A1159-A1160)

<sup>235</sup> Cambridge and South Cambridgeshire Local Plans SA Addendum Report (RD/MC/020), pages 1593-1599

Assessment and Conclusion

655. It is not necessary to allocate this site in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.
656. The SHLAA and SA provide a robust assessment of the site and comparison with alternatives.
657. The site was assessed as being a site with limited development potential through the SHLAA and SA processes in the early stages of the plan making process and before the development strategy was decided. In that context it was consulted upon as a Site Option (Site Option 41 I&O 2012).
658. The site promoter did not seek the inclusion of the site in the Local Plan, therefore the Council is not satisfied that the site is deliverable and developable in accordance with the National Planning Policy Framework<sup>236</sup>.
659. The site is within the Green Belt and development would have an adverse impact on its purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village, and by the loss of farmland causing a loss of rural character. Development of this site would extend the linear estate housing of Long Road further to the north into open countryside and would have an adverse effect on the landscape setting of Comberton.
660. The site is not required to meet the objectively assessed housing need. The site does not need to be allocated to make the Plan 'sound'.

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<sup>236</sup> National Planning Policy Framework (RD/NP/010), Chapter 6

**f. Land east of Bush Close, Comberton (no appearances)**  
**Oakington & Westwick Parish Council – Rep 64125 (Policy H/1)**

Summary of promoters' proposal

661. The site is proposed for housing development.
662. The omission site is shown on the village map in Appendix 2.

Council's initial assessment

663. The site was submitted through the 'Call for Sites' in 2011 and was considered through the SHLAA<sup>237</sup> (Site 255) and SA<sup>238</sup> process and was assessed as being a site with limited development potential (scored amber).
664. The SHLAA (July 2012) and SA identify the main planning constraints as:
- **Green Belt:** The site is within the Green Belt and development would have an adverse impact on upon Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village out into the open rural countryside, by the loss of the views into the village from the south, and by causing a loss of rural character.
  - **Heritage:** Development would have an adverse effect on Comberton St Marys Conservation Area and the setting of the church due to the prominence of the site in the foreground in views from the footpath and land to southeast of the site. The impact could be mitigated by restricting development to the northern part of the site. Cropmarks indicate the location of Romano-British settlement to the east, part of which is designated as a Scheduled Monument, therefore further information would be necessary in advance of any planning application for this site.
  - **Townscape and Landscape:** This site is screened from view by the robust hedges and tree belt adjacent to the byway which runs down the eastern edge of the site. Development would have a neutral effect on the landscape setting of Comberton. The impact of development on the byway which extends to the south could be mitigated by retention of robust hedgerows and tree belt.
  - **Highways Access:** the proposed site does not appear to have a direct link to the adopted public highway except by the unsurfaced byway which has unrestricted access to all vehicles.
  - **Physical considerations:** there are sewers crossing the site.
665. Although there were planning constraints identified for this site, none were so significant as to warrant the rejection at that early stage. It was identified as a 'site with limited development potential'.<sup>239</sup>

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<sup>237</sup> Strategic Housing Land Availability Assessment (July 2012) (RD/Strat/520), Appendix 6 – Comberton, Site 255

<sup>238</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B1239-B1243

Issues and Options consultations 2012 & 2013

666. The Council included the site as an option (Site Option 43) in the Issues and Options Report<sup>240</sup> that was subject to public consultation in July-September 2012.
667. In summary, the Issues and Options consultation resulted in the following representations on Site Option 43<sup>241</sup>:

Support: 14; Object: 70; Comment: 14

This included a strong objection from Comberton Parish Council.

Questionnaire responses to Question 6: 2 responses referenced this option specifically, 4 responses supported development in Comberton, and 307 responses objected to development in Comberton

Council's Response to Issues and Options consultations

668. The Council's response to representations on sites identified as options in the Issues and Options Report is outlined in the Sustainability Appraisal<sup>242</sup>, and includes an assessment of this site.

"Council's response: Evidence indicates that it is not possible to provide safe highway access to the site and it is not linked to the adopted public highway. The SHLAA assessment<sup>243</sup> and Sustainability Appraisal have been revised in light of comments received from an objector, such that the site is no longer considered to have development potential."

Proposed Submission Local Plan 2013

669. The site was not included in the Proposed Submission Local Plan.

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<sup>239</sup> The SHLAA was updated in June 2013 to identify the site as having no development potential (rather than being identified as a site with limited development potential) due to it not being possible to provide safe highways access to the site and it not being linked to an adopted public highway [see Strategic Housing Land Availability Assessment (RD/Strat/120), pages 758-764].

<sup>240</sup> South Cambridgeshire Issues and Options Report (RD/LP/030), page 73

<sup>241</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 2 (pages A1166-A1167)

<sup>242</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 2 (pages A1166-A1167)

<sup>243</sup> The SHLAA was updated in June 2013 to identify the site as having no development potential (rather than being identified as a site with limited development potential) due to it not being possible to provide safe highways access to the site and it not being linked to an adopted public highway [see Strategic Housing Land Availability Assessment (RD/Strat/120), pages 758-764].

Representations Received on Proposed Submission Local Plan

670. The site promoter did not submit a representation during this consultation, however Oakington & Westwick Parish Council objected to the rejection of this site (rep 64125).

Submitted Local Plan 2014

671. The site was not included in the submitted South Cambridgeshire Local Plan.

Sustainability Appraisal Addendum 2016

672. The Council assessed the site in the Sustainability Appraisal Addendum Report<sup>244</sup>. The main findings can be summarised as:

- **Green Belt:** Development would have a negative impact on Green Belt purposes.
- **Heritage:** Development would have an adverse effect on Comberton St Marys Conservation Area and the setting of the church due to the prominence of the site in the foreground in views from the footpath and land to southeast of the site. The impact could be mitigated by restricting development to the northern part of the site.
- **Townscape and Landscape:** This site is screened from view by the robust hedges and tree belt adjacent to the byway which runs down the eastern edge of the site. Development would have a neutral effect on the landscape setting of Comberton. The impact of development on the byway which extends to the south should be mitigated. The impact on landscape and townscape can be mitigated by restricting development to the northern part of the site and through the design of the development.
- **Highways Access:** It is not possible to provide safe highway access to the site and it is not linked to the adopted public highway.

Assessment and Conclusion

673. It is not necessary to allocate this site in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.
674. The SHLAA and SA provide a robust assessment of the site and comparison with alternatives.
675. The site was assessed as being a site with limited development potential through the SHLAA and SA processes in the early stages of the plan making process and before the development strategy was decided. In that context it was consulted upon as a Site Option (Site Option 43 I&O 2012).

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<sup>244</sup> Cambridge and South Cambridgeshire Local Plans SA Addendum Report (RD/MC/020), pages 1607-1613

676. The site promoter did not seek the inclusion of the site in the Local Plan, therefore the Council is not satisfied that the site is deliverable and developable in accordance with the National Planning Policy Framework<sup>245</sup>.
677. The site is within the Green Belt and development would have an adverse impact on its purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village out into the open rural countryside, by the loss of the views into the village, and by causing a loss of rural character. This site is screened from view by the robust hedges and tree belt adjacent to the byway which runs down the eastern edge of the site and the impact of development could be mitigated by the retention of robust hedgerows and tree belt. Development would have an adverse effect on the Conservation Area and the setting of the church which could be mitigated by restricting development to the northern part of the site. There is no direct link to the adopted public highway as access to the site is via an unsurfaced byway and it is considered that no safe access to the site can be achieved.
678. The site is not required to meet the objectively assessed housing need. The site does not need to be allocated to make the Plan 'sound'.

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<sup>245</sup> National Planning Policy Framework (RD/NP/010), Chapter 6

### 1.3C FULBOURN

#### **Background and context**

679. Fulbourn is one of the inner “necklace villages” around Cambridge; it lies 4 miles from the centre of Cambridge and less than 2 miles from Cherry Hinton. It is off the main road network, lying south-east of Cambridge in the triangle formed by the A14, A11 and A1307. The village is surrounded by the Cambridge Green Belt.

#### **i. Village classification**

##### **Is Fulbourn correctly classified as a Minor Rural Centre?**

**Castlefield International Ltd represented by Bidwells – Rep 59715**

**Dr Alison Cooke – Rep 18569**

680. Fulbourn is correctly identified as a Minor Rural Centre.

681. As detailed in the Village Classification report supporting the Local Plan, Fulbourn did not compare favourably with the other Rural Centres and its services and facilities were more in line with those of other Minor Rural Centres. The Issues and Options 2012 consultation specifically sought views on whether it should be changed from its designation as a Rural Centre in the adopted plan to a Minor Rural Centre<sup>246</sup>. The change received support at the issues and options stage (52 representations), and subsequently the Proposed Submission plan stage, including from the Parish Council. The Village Classification Report states that:

*Fulbourn does not perform as well as the villages above (Histon & Impington, Cambourne, Sawston, Great Shelford). Fulbourn has no village college, and no direct public transport link to Bottisham Village College which it is served by. It has a lesser offering in terms of shops and services (note: at over 3km from the village centre the Tesco at Yarrow Road has not been included in the Fulbourn assessment). It does have a good public transport to Cambridge provided by the Citi 1 service. It does score particularly well in terms of access to employment, with a high ratio of jobs to people due to the business park and hospitals that fall within the ward.<sup>247</sup>*

682. Representors question the conclusions regarding access to Village College and level of services available. However, the Council considers that the study presents an accurate picture of the services and facilities relative to other villages. Whilst it compares favourably with other Minor Rural Centres, the level of services available does not justify continued designation as a Rural Centre.

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<sup>246</sup> Issues and Options 2012 Issue 13 (see Sustainability Appraisal (Rd/Sub/SC/060) Annex A Audit Trail Chapter 2 Page A182 to A189)

<sup>247</sup> Village Classification Report 2012 (RD/Strat/240) page 9

**ii. Development Framework Boundary**

**Is the development framework boundary and / or Green Belt boundary correctly shown in relation to the garden at 36 Apthorpe Street? (no appearances)**

Summary of promoters' proposal

683. The respondent is seeking to amend the Development Framework boundary and / or Green Belt boundary in relation to the garden of 36 Apthorpe Street, Fulbourn.

Issues and Options consultations 2012 & 2013

684. The amendment was proposed to the Council at Issues and Options 2012 and the respondent raised the following issues in his representation (50354):

- Development framework boundary at 36 Apthorpe Street and 6 Highfield Gate, Fulbourn should be amended.
- This land has always been a part of this cottage which was built in 1661.

685. The Council's response to representations concerning development frameworks which have not been included in the Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 1<sup>248</sup>.

686. The Council's assessment was:

“Long rear and side gardens which wrap around the side and rear of properties. Comprising grassland separated from adjoining arable fields by dense hedge. Rural character. Not part of the built up area.”

Proposed Submission Local Plan

687. There was no amendment made to the Development Framework boundary in Fulbourn.

Representations Received on Proposed Submission Local Plan

688. Objection was received from the respondent objecting to the Development Framework in Fulbourn in the Local Plan. The respondent raised the following issues in his representation (60738):

- The village boundary and the green belt are detailed incorrectly in relation to his garden curtilage. Half of his garden is shown as outside the village boundary and a similar though not identical part is shown as green belt.
- The gardens are fully used domestically and these incorrections need addressing, not least to protect this area in future from further possible large scale planning applications to the green belt arable land immediately adjoining almost the full extent of his (non green belt) gardens.

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<sup>248</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1, Table 1 page A955 ref 24 and for map see page A968

689. The Council's response to representations concerning development frameworks which have not been included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 1<sup>249</sup>.

690. The Council's assessment was:

"Smaller site to that previously considered (Ref No 24) Long rear gardens. Comprises grassland, separated from adjoining properties and arable fields by dense hedge. Rural character. Not part of the built up area. Part white land and part Green Belt. No exceptional circumstances to review the Green Belt."

Submitted Local Plan 2014

691. No amendments were made to the Development Framework or Green Belt boundary in Fulbourn.

Assessment and Conclusion

692. The development framework identified on the Policies Map clearly defines the edge of the village consistent with the Local Plan approach to identifying development frameworks set out in paragraphs 2.48- 2.50 of the Plan. The proposed site lies beyond a well defined edge to the village and is not part of the built-up area of the village. The site is within the Green Belt and there are no exceptional circumstances to review the Green Belt in this location.

693. It is not necessary to amend the development framework boundary or the Green Belt boundary in order to make the plan sound.

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<sup>249</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1, Table 1 page A988 ref 89 and for map see page A1001

**iii. Omission sites**

**Is the plan unsound without the allocation of the following sites for housing development or other uses as specified below, and if so why?:**

**a. Land at Court Meadows House, off Balsham Road and land off Home End, Fulbourn (no appearances)**

**Note: there are two separate sites included in this question that were considered separately during the plan making process. The Council has therefore addressed them separately below.**

**Part 1 - Land at Court Meadows House, off Balsham Road, Fulbourn (no appearances)  
KG Moss Will Trust represented by Carter Jonas - Rep 59843 (Policy H/1) and Rep 59830 (Policy S/7) and Rep 59820 (S/4)**

Summary of promoters' proposal

694. The site was proposed for up to 166 dwellings by the promoter.
695. The omission site is shown on the village map in Appendix 2.

Council's initial assessment

696. The site was submitted through the Call for Sites and was considered through the Strategic Housing Land Availability Assessment (SHLAA)<sup>250</sup> (213) and SA<sup>251</sup> process and assessed as a site with no development potential (scored Red).
697. The SHLAA and SA identify the main planning constraints as:
- **Green Belt** - The site falls within an area where development would have an adverse impact on the GB purposes and functions. The site retains a strong rural character linking to open countryside.
  - **Flood Zone** -To the east of the site there is a band of land within flood zone 3 – a fifth of the area..
  - **Heritage considerations** - the conservation area boundary adjoins the north west boundary of the site. Major adverse effect on setting of conservation area and village due to prominent position of site on approach into Fulbourn. 4 to 14 Stonebridge Lane are Grade II listed buildings north west of the site. Nos. 16 Stonebridge Lane adjoins the boundary of the site. Major effect on settings of listed buildings along Stonebridge Lane due to obstruction of foreground and rural backdrop to these properties. Non-statutory archaeological site - The site is located adjacent to the medieval site Shardlowe's Moat.(north of Stonebridge Lane). Cropmarks to the east suggest settlement of Roman date. Further information would be necessary in advance of any planning application for this site.
  - **Environmental and wildlife designations** -TPOs – for the full length of Hind Loders (track) there are protected trees. Public Rights of Way – the site is divided by a track / byway – Hind Loders which links Balsham Road to Stonebridge Lane to the north.

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<sup>250</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 829 -35

<sup>251</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B1025-8

- **Townscape and landscape** - Development of this site would have a significant adverse effect on the landscape and townscape setting of **Fulbourn** because it would extend the built form of the eastern edge of the village and the setting of listed buildings within a rural backdrop would be lost.
- **Highways access** - In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links which; such infrastructure will extend beyond the confines of the site
- **Integration with existing communities** - Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses. Large site, well removed from the existing built-up area of the village.

698. There were a number of planning considerations arising with this site, which resulted in it being rejected at this early stage.

Issues and Options consultations 2012 & 2013

699. The site was not included in the Issues and Options consultation as a site option.

700. No representations were received on this site during this consultation.

Proposed Submission Local Plan 2013

701. The site was not included in the Proposed Submission Local Plan.

Representations Received on Proposed Submission Local Plan

702. Objection was received from the site promoter objecting to the non-inclusion of the site in the Local Plan. The site promoter raised the following issues in their representation against Policy H/1 (Rep 59843):

- Proposed housing target is not sufficient and a higher housing target would mean that additional sites need to be allocated;
- No significant constraints to development at the site;
- SHLAA assessed site for approximately 250 dwellings;
- Fulbourn contains a good range of services and facilities, reflecting its Rural Centre status: primary school, doctors, pharmacy, library, post office, supermarket and other small convenience stores, village hall, outdoor recreation and play facilities, regular bus services and cycle route to Cambridge;
- Fulbourn is a sustainable location and a suitable location for additional development;
- The site meets the site selection criteria and complies with the development strategy contained in Policy S/6.

703. There was also an objection to Policy S/7 (Rep 59830) from the promoter regarding the village framework which included land off Balsham Road. The issues raised were that the settlement framework boundaries had been drawn too tightly which had resulted in the rejection of potential development sites to meet local housing needs is unlikely to be provided.

704. An objection was also submitted to Policy S/4 Green Belt ( Rep 59820) regarding the Green Belt boundary in Fulbourn proposing that this site should be released from

the Green Belt and that a proper assessment had not been carried out in preparing the Local Plan.

705. The Council's response to representations received to sites not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 8<sup>252</sup>.

“The site has been assessed through the SHLAA and SA processes and was rejected. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.”

#### Submitted Local Plan 2014

706. No change was proposed to the Submission Local Plan – the site was not included.

#### Sustainability Appraisal Addendum 2016

707. The Sustainability Appraisal Addendum Report<sup>253</sup> reaffirms the Council's earlier assessment of the sites. The results of the SHLAA and SA assessments remain valid.

#### Assessment and Conclusion

708. It is not necessary to allocate this site in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.
709. The SHLAA and SA provide a robust assessment of the site and comparison with alternatives.
710. The site falls within an area where development would have an adverse impact on the Green Belt purposes. The site retains a strong rural character linking to open countryside and development of this site would have a significant adverse effect on the landscape and townscape setting of Fulbourn, including the conservation area and the setting of other heritage assets. The development of the site would adversely affect the use and character of public rights of way.
711. The site is not required to meet the objectively assessed need in the Plan. The site does not need to be allocated to make the Plan 'sound'.

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<sup>252</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A: Audit Trail Appendix 8 – page 1641

<sup>253</sup> Cambridge and South Cambridgeshire Local Plan SA Addendum Report (RD/MC/020) pages 1749

**Part 2 - Land off Home End (no appearances)**

**KG Moss Will Trust represented by Carter Jonas. Rep 62132 (H/1), rep 59830 (S/7) and rep 59820 (S/4)**

Summary of promoter's proposal

712. The site was proposed for up to 14 new dwellings by the promoter.

713. The omission site is shown on the village map in Appendix 2.

Council's initial assessment

714. The site was submitted through the Call for Sites and was considered through the Strategic Housing Land Availability Assessment (SHLAA)<sup>254</sup> (214) and SA<sup>255</sup> process and assessed as a site with no development potential (scored Red).

715. The SHLAA and SA identify the main planning constraints as:

- **Green Belt** - Site falls within an area where development would have an adverse impact on the GB purposes and functions. The site is within the Fulbourn Eastern Fen Edge which is an area of gently rolling arable farmland providing a rural setting to Fulbourn. The site retains a strong rural character linking to open countryside.
- **Heritage considerations** - Major adverse effect on Conservation Area due to loss of prominent and important open green space, playing fields and countryside views. To the north west of the site is 2 Home End – Grade II listed (10metres); 8 and 15 Home End are Grade II listed to the south of the site (30metres); 2 Stonebridge Lane is Grade II to the east (65metres) Adverse effect on settings of listed buildings in Home End and in views of Village Hall (a Heritage Asset and positive building within Conservation Area).
- **Environmental and wildlife designations** – there is an Important Countryside Frontage along the western edge looking across the site.
- **Physical considerations Noise issues** - Recreational & Commercial / Entertainment. The site will be immediately adjacent to an existing skateboard park, play equipment and general recreation ground and guide & scout club buildings. The site is also adjacent to Townley Memorial Hall, Home End and a Community Facility / Building (Fulbourn Sports & Social club) which hold entertainment type events such as music and theatre / plays.
- **Flooding and drainage issues** - There have been 2 reports of flooding in Home End close to this site in 2007/8 associated with highway drain.
- **Townscape and landscape** - Development of this site would have a significant adverse effect on the landscape and townscape setting of Fulbourn because it would reduce the transitional area including the recreation ground on this edge of the village and the setting of listed buildings nearby would be adversely affected.
- **Integrate with existing communities** - Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site poorly related to the existing built-up area of the village.

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<sup>254</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 836 -841

<sup>255</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B1031-35

716. There were a number of planning considerations arising with this site, which resulted in it being rejected at this early stage.

Issues and Options consultations 2012 & 2013

717. The site was not included in the Issues and Options consultation as a site option.
718. An objection was received from the site promoter objecting to the rejection of this site. The site promoter's objection (rep 46079) can be summarised as follows:

“The land off Home End, Fulbourn provides a clear example of where circumstances have changed at the site and its immediate surroundings which means that it no longer performs the function or purpose of land within the Green Belt. The site is now surrounded by buildings and a car park. We request that a review of the Green Belt boundary is required, and land off Home Farm should be released from the Green Belt for development. The site is an undeveloped parcel of land, adjacent to the Development Framework boundary of Fulbourn. Fulbourn is a Rural Centre and one of the preferred locations for development.”

719. The Sustainability Appraisal Annex A Audit Trail Appendix 3<sup>256</sup> responds to the representations on rejected SHLAA sites.

720. The Council's response to objections to this site being rejected is as follows:

“The site lies within the Green Belt. Development of this site would have a significant adverse effect on the landscape and townscape setting of Fulbourn. It would have a major adverse effect on Conservation Area due to loss of prominent and important open green space, playing fields and countryside views, and the setting of listed buildings nearby would be adversely affected. The land has been an Important Countryside Frontage to protect the views towards the recreation ground and the rural area beyond. Moderate to major significant noise related issues from the adjoining recreational and social uses. Such short distance separation between a skateboard park and residential is unlikely to be in accordance with SCDC's Open Space SPD. Although Fulbourn is one of the most sustainable villages in the district, this is outweighed by the harm to the Green Belt, the landscape and townscape and environmental issues. The site has no development potential.”

Proposed Submission Local Plan 2013

721. The site was not included in the Proposed Submission Local Plan

Representations Received on Proposed Submission Local Plan

722. Objection was received from the site promoter objecting to the non-inclusion of the site in the Local Plan. The site promoter raised the following issues in their representation (Rep 62132)

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<sup>256</sup>– Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), page 1252.

- Proposed housing target is not sufficient and a higher housing target would mean that additional sites need to be allocated;
- No significant constraints to development at the site; SHLAA assessed site for approximately 18 dwellings;
- Fulbourn contains a good range of services and facilities, reflecting its Rural Centre status: primary school, doctors, pharmacy, library, post office, supermarket and other small convenience stores, village hall, outdoor recreation and play facilities, bus services and cycle route to Cambridge;
- Fulbourn is a sustainable location and a suitable location for additional development;
- The site meets the site selection criteria and complies with the development strategy contained in Policy S/6;
- At second Issues and Options stage it was suggested land should be identified as Local Green Space but was not carried forward into draft Local Plan: we support decision as it did not meet the criteria.

723. There was also an objection to Policy S/7 (Rep 59830) from the promoter regarding the village framework which included Home End. The issues raised were that the settlement framework boundaries had been drawn too tightly which had resulted in the rejection of potential development sites to meet local housing needs is unlikely to be provided.

724. An objection was also submitted to Policy S/4 Green Belt (Rep 59820) regarding the Green Belt boundary in Fulbourn proposing that this site should be released from the Green Belt and that a proper assessment had not been carried out in preparing the Local Plan.

725. The Sustainability Appraisal Annex A Audit Trail Appendix 8 <sup>257</sup> outlines the Council's response to representations received to sites not included in the Proposed Submission Local Plan.

726. The Council's assessment was :

“The site has been assessed through the SHLAA and SA processes and was rejected. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.”

#### Submitted Local Plan 2014

727. No change was proposed to the Submission Local Plan – the site was not included.

#### Sustainability Appraisal Addendum 2016

728. The Sustainability Appraisal Addendum Report<sup>258</sup> reaffirms the Council's earlier assessment of the sites. The results of the SHLAA and SA assessments remain valid.

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<sup>257</sup> Draft Final Sustainability Appraisal and HRA Screening Report (RD/Sub/SC/060 Annex A Audit Trail Appendix 8 (page A1644)

<sup>258</sup> Cambridge and South Cambridgeshire Local Plans SA Addendum Report (RD/MC/020) page 1757

Assessment and Conclusion

729. It is not necessary to allocate this site in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.
730. The SHLAA and SA provide a robust assessment of the site and comparison with alternatives.
731. The site lies within the Green Belt. Development of this site would have a significant adverse effect on the landscape and townscape setting of Fulbourn including upon a designated Important Countryside Frontage. It would have a major adverse effect on Conservation Area due to loss of prominent and important open green space, playing fields and countryside views, and the setting of listed buildings nearby would be adversely affected. Although Fulbourn is one of the most sustainable villages in the district, this is outweighed by the harm to the Green Belt, the landscape and townscape and environmental issues. Moreover, the omission site is not located such that development here could be acceptably integrated into the existing settlement.
732. The site is not required to meet the objectively assessed need in the Plan. The site does not need to be allocated to make the Plan 'sound'.

**b. Land between Teversham Road and Cow Lane, Fulbourn (no appearances)**  
**Castlefield International Limited represented by Bidwells – Rep 59740**

Summary of promoters' proposal

733. The site was proposed for up to 92 dwellings by the promoter.
734. The omission site is shown on the village map in Appendix 2.

Council's initial assessment

735. The site was submitted through the Call for Sites and was considered through the Strategic Housing Land Availability Assessment (SHLAA)<sup>259</sup> (162) and SA<sup>260</sup> process and assessed as a site with no development potential (scored Red).
736. The SHLAA and SA identify the main planning constraints as:
- **Heritage considerations** - Adverse effect on setting of Conservation Area as loss of significant green space as backdrop and approach to Conservation Area. The site is located on the north side of the historic village core. Evidence for Iron Age settlement is known to the west and for Roman settlement to the east.
  - **Tree Preservation Orders** - Area Tree Protection Order north of Poorwell Water covers the south east section of the site. Area TPO in the grounds of the pumping station adjoins to the south west.
  - **Land contamination** – site is adjacent to current industrial / commercial use and railway line and may need investigation.
  - **Noise and odour** - The North-West of the site is bounded by industrial type units at Breckenwood Road (Gatewood Joinery) and P&R Coachworks. Both of these businesses have the potential to generate solvent type smells / odours associated with aerosol paint spraying or similar and associated industrial type noise has the potential to cause noise nuisance. A Noise Survey & Assessment has been submitted as additional info. We disagree with the noise impact assessment used to determine the suitability of the site as residential. It is unlikely that mitigation measures on the proposed development site alone can provide an acceptable ambient noise environment and it is very difficult to abate off site odour sources effectively. Environmental Health currently object to this site and before any consideration is given to allocating this site for residential development it is recommended that these noise and odour constraints are thoroughly investigated.
  - **Noise and vibration** - The North of the site is also bounded by an operational railway line. However it is likely that such a railway noise and vibration transport source can be abated to an acceptable level.
  - **Drainage issues** - There is a high water table in the general area. There have been serious flooding incidents in Thomas Road to the west. A pumped land drainage system was recently installed to prevent flooding of the area from a combination of high groundwater and heavy periods of rainfall. Environmental Health advised that it was not possible to conclude that viable flood mitigation /

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<sup>259</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 818-28

<sup>260</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B774-8

attenuation measures such as pumped drainage or attenuation ponds can be provided and the site may even have to be elevated to deal with flooding. The representor submitted further evidence on the drainage issue which has been resubmitted with the Call for Sites questionnaire. The additional evidence has been reviewed by the Environment Agency. They advise that it relies on historic information provided by the Agency, which identifies a high water table at the proposed location, and there is a high probability of periodic groundwater flooding occurring at the site. The Environment Agency recommends that the site not be allocated unless it can be demonstrated that this risk can be mitigated to their satisfaction. With the presence of groundwater flood risk it is not sufficient to simply accept the inclusion of higher floor levels for new development. The impact on third parties off site must also be considered.

- **Townscape and landscape** - The southern boundary of the site adjoins the historic area of Fulbourn which is within the Conservation Area. There are groups of mature trees along Cow Lane which are protected and contribute to the street scene by creating a green character to the area. The South Cambridgeshire Village Capacity Study includes such trees within its list of key attributes for Fulbourn. Development of the site would impact of the setting of this area. Development of this site would have a neutral effect on the landscape setting of Fulbourn because the site is so well screened from the residential and commercial buildings that surround it on three sides with the railway forming a barrier to the north.

#### Issues and Options consultations 2012 &2013

737. Due to the planning constraints that exist on the site the Council did not propose the site as an option for development in the Issues and Options (2012)<sup>261</sup> consultation.
738. The Council received representations to Issue 38: Local Green Space in the Issues and Options consultation<sup>262</sup> proposing this site for Local Green Space. The site was considered by the Council to meet the test for LGS and the Council consulted on an option to include the site as Local Green Space (LGS) in Issues and Options 2.<sup>263</sup>
739. The Sustainability Appraisal Annex A Audit Trail Appendix 3<sup>264</sup> outlines the Council's response to representations received during the Issues a Options consultation on rejected SHLAA sites.
740. The site promoter raised the following issues in their representation (Rep 45023 (I&O1) and 51903 (I&O2)):

“The site east of Teversham Road is well related to the built-up framework of the village and existing community facilities. The potential impact of development will be minimal:

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<sup>261</sup> South Cambridgeshire Issues and Options Report (RD/LP/030),

<sup>262</sup> South Cambridgeshire Issues and Options Report (RD/LP/030), page 112

<sup>263</sup> South Cambridgeshire District Council – Issues and Options 2 Report: Part 2 South Cambridgeshire Further Site Options (RD/LP/050), Issue 12: Protecting Important Green Spaces, page 57

<sup>264</sup> Draft Final Sustainability Appraisal and HRA Screening Report (RD/Sub/SC/060 Annex A Audit Trail Appendix 3 page A1250-1

- The site is the only one of the 10 sites at Fulbourn being assessed for development which is not within the Green Belt and which meets the aspirations of South Cambridgeshire. The site will therefore enable the Council to avoid setting a precedent of allocating village sites in the Green Belt for development elsewhere.
- The site is in single ownership, facilitating early delivery.
- The site owner has the required finance to secure the development of the site which will equally facilitate early delivery. They are a credible, well funded international developer who will be able to provide certainty in its ability to bring the development of the site to fruition.
- The site is easily accessible, both from outside of the village and from areas within the village, making it a highly sustainable option.
- All the technical work undertaken has been professionally evaluated by independent consultants who conclude that the site raises no issues for development and therefore is an unconstrained site; noise, odour, transportation, sustainability, landscape and townscape setting; drainage; outside of the Green Belt.
- It is noted that some six criteria are advanced for the purpose of selecting additional housing site options for consultation. In relation to SHLAA site 162, Land between Teversham Road and Cow Lane, Fulbourn, these criteria are entirely met and therefore the site should appear in the Local Plan document for consultation purposes:
  - The site exceeds 10 dwellings;
  - The site is in a sustainable location given Fulbourn's position in the settlement hierarchy;
  - Development of the site would not affect any townscape, biodiversity, heritage assets;
  - Development of the site is viable;
  - The site could deliver housing development over the Plan period; and
  - Development of the site involves no loss of employment.
- On behalf of Castlefield International Ltd, a planning assessment report together with technical reports was submitted to the initial Issues and Options Consultation in September 2012, to support an allocation for residential purposes of land east of Teversham Road, Fulbourn.
- The Issues and Options 2 document for consultation is incomplete in that it does not make any reference whatsoever to SHLAA Site 162 in terms either of a policy option for allocation or a comprehensive sustainability appraisal.
- Appendix 3 contains a list of certain sites rejected by the Council for inclusion in this current consultation document. This is a partial list of rejected sites and does not include a significant number of sites which were initially rejected as part of the SHLAA process. It is not acceptable for this appendix to cross-reference the SHLAA which is an entirely separate process, with the resulting SHLAA being a document to support the Local Plan. All sites, whether or not assessed through the SHLAA, should be listed in Appendix 3. The SHLAA cannot be used as a document to support or not support the inclusion of sites within the Local Plan.”

741. The Council's review reaffirmed the earlier assessment that the site had no development potential and concluded:

“There are drainage issues on the site, which it has not been demonstrated can be adequately addressed. The Environment Agency recommends that the site not be allocated unless it can be demonstrated that this risk can be mitigated to their satisfaction.

The site adjoins industrial type units with the potential to generate solvent type smells / odours and potential to cause noise nuisance. It is unlikely that mitigation measures on the proposed development site alone can provide an acceptable ambient noise environment and it is very difficult to abate off site odour sources effectively.

Development of the site would have an adverse effect on the setting of the Conservation Area as it would result in the loss of significant green space which provides a backdrop and approach to the Conservation Area. The site includes trees protected by Tree Preservation Orders. The South Cambridgeshire Village Capacity Study (1998) describes the edge of the village to the south of the site as soft and well defined with mature woodland and low density development adjoining the open fields that form the site. Development of this site would therefore be harmful to the character of the village.

Although Fulbourn is one of the most sustainable villages in the district, this is outweighed by the harm to the village character and by the environmental issues on this site, which it has not been demonstrated can be adequately addressed to provide acceptable living conditions. The site has no development potential.”

#### Proposed Submission Local Plan 2013

742. The site was not included in the Proposed Submission Local Plan for development however it was proposed as a Local Green Space.

#### Representations Received on Proposed Submission Local Plan

743. Objection was received from the site promoter objecting to the non-inclusion of the site in the Local Plan. The site promoter raised the following issues in their representation (Rep 59740):
- Technical reports demonstrate that there are no barriers to the delivery of a residential scheme on this site;
  - **Transport:** there are no issues to prevent an acceptable access being created to the site;
  - **Drainage:** the matters raised in the 2012 SHLAA assessment are dealt with in drainage assessment, no issues which would preclude development;
  - **Noise:** any issues in relation to noise from the adjoining railway and small scale industrial premises can be mitigated through detailed design;
  - **Ecology:** Ecological Report confirms that the ecological issues raised will not preclude development and to the contrary development of the site has the potential to deliver enhanced opportunities for biodiversity;
  - **Odour:** assessment identifies that any level of odour experienced by residents would not adversely affect residential amenity and would in any event be able to be mitigated through the detailed design process;
  - Technical reports demonstrate clearly that the site is deliverable;
  - Fulbourn is one of the largest and most sustainable villages in the district with good access to a wide range of services and facilities;

- A number of employment sites are included in the Proposed Submission Local Plan, thereby increasing employment provision;
- Close proximity to Cambridge with opportunities for sustainable travel, which provide good access to further services, facilities and employment opportunities;
- Allocating this site as Local Green Space does not compliment the need for South Cambs District Council to deliver homes, jobs and services;
- Site outside the Green Belt;
- Sustainable settlement therefore the site's use for residential purposes must take priority over the currently proposed use;
- Council's five year land supply shortfall further emphasises the need for sites such as this one to be delivered for residential purposes as opposed to open space;
- Plan allocates only eight sites within villages outside the proposed new settlements: not sufficient or appropriate to meet housing need;
- The demonstrable history of under delivery requires the council to provide a 20% buffer - the council has not demonstrated that provision has been made for 20% additional housing;
- Strategy presents an inflexible approach to meeting the 5 year housing land need: there is an urgent need for sites which can be delivered in the shortest possible timeframe. The allocation of smaller, available sites would contribute to meeting this demand.

744. The Sustainability Appraisal Annex A Audit Trail Appendix 8<sup>265</sup> outlines the Council's response to representations received to sites not included in the Proposed Submission Local Plan.

745. The Council's assessment was:

"The site has been assessed through the SHLAA and SA processes and was rejected. The site was consulted on as an option for Local Green Space in I&O2 2013 (Option G34) and received considerable local support. It has subsequently been designated as Local Green Space in the draft Local Plan. The plan is sound as proposed to be submitted."

746. The Sustainability Appraisal Addendum Report<sup>266</sup> reaffirms the Council's earlier assessment of the site:

747. There are noise and pollution (odour) constraints which cannot be mitigated. The site is also adjacent to an operational railway line.

748. There would be major adverse effect on setting of Conservation Area as loss of significant green space as backdrop and approach to Conservation Area. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process.

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<sup>265</sup> Draft Final Sustainability Appraisal and HRA Screening Report (RD/Sub/SC/060 Annex A Audit Trail Appendix 8 pages A1642 -3

<sup>266</sup> Cambridge and South Cambridgeshire Local Plans SA Addendum Report (RD/MC/020) pages 1742 -1746

749. There is a high groundwater level so although the site is not in high flood zone it has had localised flooding.

Submitted Local Plan 2014

750. There are more sustainable options available for allocation and the site was not allocated for housing in the Proposed Submission Local Plan.
751. The Council designated the site as Local Green Space (NH/12-074).

Assessment and Conclusion

752. A planning application to develop the site in Fulbourn for housing was refused by the Council on 12 August 2015 (Ref S/2273/14/OL). There was an appeal against this decision which was dismissed (decision date 3 November 2016)<sup>267</sup>. The S.78 Inspector considered the appeal taking account of the Council's current lack of five year land supply. The Inspector found in the appeal proposal's favour on many of the main issues, but did not consider that open space infrastructure had been appropriately addressed. The appeal was therefore dismissed.
753. Objections to the designation of the LGS site (NH/12-074) were considered in the Local Plan Examination hearing held on 18 January 2017 in Matter SC4: Natural and Historic Environment.<sup>268</sup> The interim findings of the Inspectors from this hearing about LGS was included in their letter dated 16 March 2017 which stated the following for this particular site:

**“LGS Site NH/12-074-Field between Cox’s Drove, Cow Lane and land adjacent to Horse Pound, Fulbourn**

This is a large parcel of land on the northern fringe of the village which appears largely unkempt and overgrown. I could see nothing demonstrably special that would enable this site to be designated as LGS. In this regard, I therefore agree with the findings of the Inspector in regard to appeal decision APP/W0530/15/3139730 who commented that he did not consider the site as a valued landscape in Framework terms, or that it satisfies the criteria for LGS designation.”

754. The Council is intending to review all LGS as a result of the guidance provided by the Inspectors in their letter.
755. A further application was received on this site by the Council on 23 January 2017 (S/0202/17/OL). This development is for an outline application including consideration of access points, for high quality residential development of up to 110 dwellings with areas of landscaping and public open space and associated infrastructure works. The Council will update the Inspectors on the outcome of this application when a decision is made.

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<sup>267</sup> RD/NE/290 - Appeal Ref: APP/W0530/W/15/3139730 Land at Teversham Road, Fulbourn.

<sup>268</sup> South Cambridgeshire District Council Matter SC4 – Natural and Historic Environment (SC4/SCDC), Issue SC4C.xxii, pages 44-45.

756. In the case of the planning appeal<sup>269</sup>, the S.78 Inspector weighed the benefit of site development, in the context of a lack of five year supply, against any harm that would result. The Inspector found some harm to the significance of heritage assets (namely the setting of the Conservation Area) but less than substantial. In the absence of a 5 year housing land supply the Inspector considered that the benefits in delivery of housing having regard to the shortfall outweighed that heritage harm (See appeal decision paragraph 52). He also found moderate adverse effect in visual terms on Poorwell Water - a Protected Village Amenity Area in the adopted LDF (See appeal decision paragraph 33).
757. The soundness of the plan falls to be considered in a different context to that applied in determining a planning application on the basis of currently adopted policy but in the context of the absence of a 5 year housing land supply. The development strategy is considered to meet the development needs for the plan period. There is no necessity to allocated this site particularly given the findings of harm to heritage assets and in visual terms.
758. The low density of the development proposed in the current planning application for 110 dwellings on a 6.85 ha site is because of drainage issues and the need for parts of the site to be given over to addressing drainage constraints. Compared to other development opportunities which are realised through the Local Plan, the site is not an efficient site for development.
759. The SHLAA and SA provide a robust assessment of the site and comparison with alternatives. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.
760. The site is not required to meet the objectively assessed need in the Plan. It is not necessary to allocate this site in order to make the plan sound.

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<sup>269</sup> RD/NE/290 - Appeal Ref: APP/W0530/W/15/3139730 Land at Teversham Road, Fulbourn.

**c. Land off Station Road, Fulbourn**

**G C Lacey and Son Ltd represented by Cheffins. Rep 60647 (Policy H/1) and Rep 64112 (Policy H/1)**

Summary of promoters' proposal

761. The site was originally proposed for up to 186 dwellings but the promoter submitted a smaller site during the Proposed Submission Local Plan consultation for approximately 50 dwellings.
762. The omission site is shown on the village map in Appendix 2.

Council's initial assessment

763. The site was submitted through the Call for Sites and was considered for up to 186 dwellings through the Strategic Housing Land Availability Assessment (SHLAA)<sup>270</sup> (074) and SA<sup>271</sup> process and assessed as a site with limited development potential (scored Amber).
764. The SHLAA and SA identify the main planning constraints as:
- **Green Belt** - adverse impact on the GB purposes and functions. The site assists in providing a separation between Fulbourn and Stow cum Quy and retains a rural character linking to open countryside although the railway line to the north of the site forms a distinct physical boundary.
  - **Heritage** - Conservation Area – The boundary of the Fulbourn Conservation Area follows part of the southern as well as part of the western boundary of the site. Adverse effect to setting of Conservation Area due to loss of significant open countryside.  
Listed Buildings – 77 Station Road is a Grade II listed building which is adjacent to the eastern boundary of the site ; 53 Station Road is to the east of the site (30metres); 36, 38 and 40 Aphorpe Street are Grade II listed buildings adjacent to the western boundary of the site; a row of listed almshouses in Church Lane are to the south of the site (70metres) St Vigor Church is listed Grade II\* is to the south (120metres); 15 Church Lane – Queens College Farmhouse is Grade II listed to the south (70metres). Major adverse effect on the setting of these listed buildings and others nearby within the Conservation Area if the site were to be developed due to obstruction of significant views and loss of countryside context.
  - **Tree Preservation Orders** - There is a group of protected trees on land opposite the north east corner of the site; to the north west of the site there is a group of protected trees one field distant away from the site boundary (200metres).
  - **Protected Village Amenity Area** - There is a protected area around the church to the south of the site (110metres).
  - **Presence of protected species** – Greatest impact may result through the loss of a large area of open grassland which may provide bat and badgers with foraging area.

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<sup>270</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 784-793

<sup>271</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B356 -360

- **Noise issues** - Industrial and Transport Noise. The North of the site is bounded on the other side of the railway by medium to large sized industrial type units / uses at the Fielding Industrial Estate / Station Yard, Wilbraham Road including Storage Delivery & Solutions, Station Garage (Cambridge) with MOT / servicing bays and a spray booth, Four Wheels vehicle servicing and S & B Herba Food Limited- Mill Processes and an operational railway line. It is uncertain whether mitigation measures on the proposed development site alone can provide an acceptable ambient noise environment. Noise insulation / mitigation abatement measures could be required off-site at the industrial units but there is uncertainty as to whether these would be effective. Such mitigation measures are likely to require the full cooperation of the business operators and section 106 planning / obligation requirements may be required and there are no guarantees that these can be secured. Without mitigation any detrimental economic impact on existing businesses should also be considered prior to allocation. Environmental Health currently object to this site and before any consideration is given to allocating this site for residential development it is recommended that these noise and odour constraints are thoroughly investigated and duly considered / addressed. It is likely that a significant part of this site could be developed, once the issues have been considered appropriately.
- **Railway Noise and Vibration to North** - The North of the site is also bounded by an operational railway line. However it is likely that such a railway noise and vibration transport source can be abated to an acceptable level with careful mitigation. Overall, Noise issues should be capable of mitigation by restricting development to a part of the site and by physical measures such as bunds and other noise abatement measures.
- **Flooding and drainage issues** - There have been 2 reports of flooding on Station Road close to the eastern boundary of this site in 2008 & 2009 associated with the highway drain. The nearest flood zone lies some 470m to the east of the site.
- **Highways access** - The HA has severe concerns due to the access being located in such close proximity to the existing level crossing and would recommend that the Local Planning Authority contact Rail Track before progressing this site.
- **Public transport journey time to City Centre** (41 to 50 minutes) 17 service - 30 Minutes from Fulbourn to Newmarket. Citi 1 - 50 Minutes from Fulbourn to Cambridge.

#### Issues and Options consultations 2012&2013

765. Although there were a number of planning considerations arising with this site, it was considered to be a site with limited development potential. The Council therefore included the site as an option in the Issues and Options 2012 consultation – Site Option 28.<sup>272</sup>
766. The Council's response to representations on Site Options is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 2<sup>273</sup> (page A1113 -1116).

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<sup>272</sup> South Cambridgeshire Issues and Options Report (RD/LP/030), page 66

<sup>273</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Audit Trail Appendix 2<sup>273</sup> (page A1113 -1116).

767. In summary, the Issues and Options consultation resulted in the following representations on this site option:

Support: 3; Object: 81; Comment:6

Questionnaire Responses to Question 6:

- 1 response supported this option specifically.
- 4 responses supported development in Fulbourn, 4 objected

768. Fulbourn Parish Council objected to all the options considered by SHLAA including site option 28. FPC is opposed to changes to the Green Belt around the village and between the village and Cherry Hinton in order to retain the environment and ambiance of Fulbourn and to protect the open countryside which extends into built up areas of the village. This land brings the countryside into the heart of the village, a feature which the Parish Plan and Parish Action Plan seek to retain.

769. Whilst the Council maintained its view that development in Fulbourn would focus on a more sustainable village (a Rural Centre) and provide homes close to jobs in and around Cambridge, the site was identified as having limited development potential.

770. The Council's site assessment acknowledged that development of the site would have an adverse impact on the Green Belt purposes and functions. There would be adverse effect to setting of Conservation Area due to loss of significant open countryside. There would be major adverse effect on the setting of several Grade II and one Grade II\* Listed Buildings within the Conservation Area if the site were to be developed due to obstruction of significant views and loss of countryside context. There would be potential vibration, noise and odour issues from adjoining railway line and industrial buildings. There have been reports of flooding close to the site.

771. It would not be possible to achieve satisfactory safe access to the south of the site due to historic constraints or north of the site due to proximity to the railway crossing. In the Council opinion the promoters have not demonstrated that alternative access could be achieved.

#### Proposed Submission Local Plan 2013

772. There were more sustainable options available for allocation. The site was not included in the Proposed Submission Local Plan.

#### Representations Received on Proposed Submission Local Plan

773. Objection was received from the site promoter objecting to the non-inclusion of a smaller site in the Local Plan. The site promoter raised the following issues in their representation (Rep 60647):

“Our clients' site is in a highly sustainable location close to the centre of Fulbourn and the site was identified in the Council's SHLAA (ref: 074) as being the only site with development potential out of all the sites put forward for development in Fulbourn.

- Policy makes no reference to the provision of self-build housing development at any of the proposed housing sites despite need for a range of house types, sizes and mixes - we believe that this is a serious omission;
- Nowhere in SHMA is there any mention of the needs of people who wish to build their own homes;
- Whilst we are not challenging the overall spatial strategy it is clear that the Local Plan is not justified because the plan is not the most appropriate strategy when considered against the reasonable alternatives - a principle alternative being one that includes policies with provision for self builds;
- Site is close to heart of village, enabling it to become an integral part of the community and shorter distances to services and facilities;
- Revised proposal now includes a substantial element of self-build housing, as well as housing for older people and people with disabilities;
- Site is in a highly sustainable location and was identified in the Council's SHLAA as the only site in the village with development potential out of the sites put forward;
- Site is deliverable and developable in the early years of the Plan period;
- Indicative capacity of circa 50 dwellings;
- Revised proposal addresses issues previously raised - the area of the site has been reduced and now only includes the southern part of the landholding, immediately adjacent to the village - this would reduce the visual impact on the Green Belt, reduce the amount of traffic using Church Lane / Barleyfields, and remove the need for access from Station Road<sup>274</sup>;
- Potential for general low density of development that would be in keeping with the character and identity of this part of the village;
- In most cases this site would have less visual impact on the countryside than those housing sites that have been selected at Comberton, Willingham and Melbourn;
- Fulbourn is the only Minor Rural Centre to the east of Cambridge: no housing sites are proposed in Fulbourn for the Plan period despite its acknowledged sustainable location.

774. The Council's response to representations received to sites not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 8<sup>275</sup>.

775. The Council's assessment was:

"Although a smaller site, similar to that assessed through the SHLAA and SA processes and consulted upon as a Site Option (Site Option 28 I&O 2012). There was considerable local opposition to the development of the site. It was not included in the Proposed Submission Local Plan due to the sensitivities of the site, particularly impact on the historic environment and achieving safe access, and there were better site options to meet the development strategy. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted."

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<sup>274</sup> See Assessment and Conclusion for latest comments from County Highways officers regarding access to site (paragraph 95)

<sup>275</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Audit Trail Appendix 8 page A 1742-46

776. The Sustainability Appraisal Addendum Report <sup>276</sup> reaffirms the Council's original assessment of the site – however it is assessed as the larger site for 186 dwellings.

Submitted Local Plan 2014

777. The site was not included in the South Cambridgeshire Submission Local Plan.

Assessment and Conclusions

778. It is not necessary to allocate this site in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.
779. A smaller site has been proposed by the promoters during the Proposed Submission consultation which has an access from Church Lane via Barleyfields rather than Station Road. The original SHLAA assessment of the site had highlighted concerns about the safety of the Station Road access. The County Highway's officer has been given the opportunity to comment on this alternative access proposal:
- “This site was subject to an outline planning application S/1442/15/OL which was dismissed at appeal. The Highway Authority raised no objection to the access off Barleyfields and our stance is unlikely to change.”
780. An appeal was dismissed in June 2016 against the non determination of planning application S/1442/15/OL (for the erection of 50 dwellings). The reasons the appeal was dismissed include that development would comprise inappropriate development in the Green Belt and would cause significant harm to the openness of the Green Belt. The proposed development would be separated from the Conservation Area by existing and proposed boundary planting but the urbanisation of the site would clearly alter the setting and erode the historic relationship of the village with the open countryside beyond, and adversely affect the setting of the Conservation Area. Because the identified benefits of the proposal [in terms of addressing housing need and open space provision] do not outweigh the totality of the harms there are no very special circumstances that justify approval of the proposal.
781. Although a smaller site is proposed, it is similar to that assessed through the SHLAA and SA processes and consulted upon as a Site Option (Site Option 28 I&O 2012).
782. Development of the site would have an adverse impact on the Green Belt and its purpose in this location. There would be a major adverse impact on the setting of the Conservation Area and the setting of nearby listed buildings due to the loss of significant views and loss of open countryside context. Noise and odour constraints would need to be investigated and addressed for the smaller site. The promoters have taken account of the safe access issue raised in the initial assessment.

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<sup>276</sup> Cambridge and South Cambridgeshire Local Plans SA Addendum Report (RD/MC/020) pages 1549 - 1556

783. The site is not required to meet the objectively assessed need in the Plan. The site does not need to be allocated to make the Plan 'sound'.

**d. Land next to Townley Hall, Fulbourn (no appearances)**  
**A D Andrews – Rep 57532**

784. A representation was received during the Proposed Submission consultation in 2013 objecting to 'Land between Townley Hall, fronting Home End not being designated as a Local Green Space.
785. This site had been included as an option G33 during the Issues and Options 2 consultation 2013<sup>277</sup>. There were 48 representations of support for this site.
786. Whilst there had been much support for this LGS the site is within the Green Belt and the Council had decided that such sites should not be designated as LGS as it would duplicate the protection provided by Green Belt.
787. The National Planning Practice Guidance published after the Local Plan was submitted for examination confirmed the Council's standpoint. This guidance states:
- “What if land is already protected by Green Belt or as Metropolitan Open Land (in London)?  
If land is already protected by Green Belt policy, or in London, policy on Metropolitan Open Land, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space.”  
Ref - Paragraph: 010 Reference ID: 37-010-20140306
788. The Council considers that there is no additional local benefit to be gained and that it is correct that this site should not be allocated as a Local Green Space in the Local Plan. The site does not need to be allocated to make the Plan 'sound'.

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<sup>277</sup> South Cambridgeshire Issues and Options 2 Report (RD/LP/040),

### 1.3D GAMLINGAY

#### **Background and Context**

789. Gamlingay is some 15 miles to the west of Cambridge, on the borders of South Cambridgeshire with Bedfordshire. The village lies on the B1040 which runs from Biggleswade to St. Ives. The market towns of Sandy, St. Neots and Biggleswade are each about seven miles distant. The parish lies between the 68 metres (225 feet) and 22 metres (75 feet) contours, as the land falls away westwards to form the valley of the Great Ouse.

#### **i. Village classification**

##### **Is Gamlingay correctly classified as a minor rural centre?**

**Linda Kitson – Rep 21792**

790. Gamlingay is correctly identified as a Minor Rural Centre. Its status has not changed since the adopted Local Development Framework. It does provide services to a small rural hinterland, and has a range of services and facilities comparable with other Minor Rural Centres. It does not offer the level of services and facilities to warrant Rural Centre status.<sup>278</sup>

791. The Village Classification Study summarises the village as follows:

***Gamlingay** is on the western boundary of the district and the nearest large settlements are outside of the district at Bedford and St Neots. It has very limited public transport services to Cambridge. The village college is a middle school rather than full secondary school. It has a limited retail offering compared to the larger villages. It does perform the function of a Minor Rural Centre<sup>279</sup>.*

792. One representor questions the status given that the plan allocates the site at Green End for 90 dwellings (Policy H/1), above the 30 dwellings scheme size indicated in the policy. This allocation represented a specific opportunity, and part of the wider development strategy to include an element of development at the better served villages. The SHLAA assessment process enabled the Council to ensure that adequate services and facilities, in particular education, could be made available to support the proposed allocation. The indicative 30 dwellings scheme size for Minor Rural Centres applies to windfall developments and is appropriate to control the overall amount of development that can come forward as opportunities arise through the plan period.

793. A number of representors raised issues regarding development at Gamlingay, specifically in relation to supporting the designation of the 'Lupin Field' site as a Local Green Space. This site (NH/12-076) was considered at Matter SC4 (see matter statement SC/4 SCDC questionSC4c.xxv).<sup>280</sup>

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<sup>278</sup> Some shops have now closed and as a result Gamlingay would lose 1 point. This would not alter its status as a Minor Rural Centre.

<sup>279</sup> Village Classification Report 2012 (RD/Strat/240) page 11

<sup>280</sup> It will also be picked up in the Council's review of Local Green Space in response to the Inspectors' letter of 16 March 2017 (<https://www.scambs.gov.uk/local-plan-examination>)

794. Some representors raise concerns regarding availability of infrastructure to serve development. With regard to the Minor Rural Centres policy, these are matters capable of being considered through the planning application process, including the availability of suitable road infrastructure to serve a windfall development.

**ii. Omission Sites:**

**Is the plan unsound without the allocation of the following sites for housing development, and if so why?**

**a. Land at Mill Road, Gamlingay (no appearances)**

**Endurance Estates Limited represented by Bidwells - Rep 59897**

795. This site now has planning permission for up to 29 dwellings (S/2367/16/OL) and is no longer an examination issue.(See map in Appendix 3)

**b. Land at Potton Road, Gamlingay (no appearances)  
Mr and Mrs D Izzard represented by Roger Sargent Rep 61812 (Policy H/1) and  
Rep 59061 (Policy S/7)**

Summary of promoter's proposal

796. The site was proposed for up to 30 mobile homes by the promoter to provide some specialist accommodation for the elderly on a Residential Park (rep 61812). The site lies within a wider area that the promoter proposes should be included in the village framework (rep 59061)
797. The Inspector's question is about the omission site for residential development and is shown on the village map in Appendix 2. The framework representation is also shown on the map for completeness.

Proposed Submission Local Plan 2013

798. This site had not been previously suggested for housing and therefore no Strategic Housing Land Availability Assessment (SHLAA) assessment has been carried out on this area. It was submitted during the consultation of the Proposed Submission Local Plan.
799. The site had not been included in the Proposed Submission Local Plan.

Representations Received on Proposed Submission Local Plan

800. Objection was received from the site promoter objecting to the non-inclusion of the site in the Local Plan. The site promoter raised the following issues in their representation (Rep 61812) – Policy H/1:
- There is not only a lack of affordable housing but also an ageing population which continues to grow and needs to be housed in different types of accommodation;
  - The delivery of housing for people who are unable to afford open market housing prices or rents is reliant on market housing schemes providing for these needs as a proportion of a comprehensive residential development;
  - No mention of Residential Parks (mobile home accommodation) as part of the solution);
  - There are services and facilities a short distance from site (approx. 0.75 mile);
  - Existing building on site could be converted to house associated facilities such as site office, club house, laundry room, storage etc.;
  - Site could accommodate 30 mobile homes.
801. The Sustainability Appraisal Annex A Audit Trail Appendix 8<sup>281</sup> outlines the Council's response to representations received to sites not included in the Proposed Submission Local Plan.

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<sup>281</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), appendix 8 page A1649

802. The Council's assessment was:

"The site lies in a remote area of scattered development, removed from the development framework for Gamlingay, with poor access to services and facilities in the village. Not suitable for allocation for residential development. No identified need for mobile homes. The plan is sound as proposed to be submitted."

803. The promoter's also submitted a representation objecting to Policy S/7 (Rep 59061) suggesting the development framework be considerably extended to the south to include many properties in Potton Rd including the proposed housing site.

- Proposed development framework boundary for Gamlingay is drawn too tightly around the existing settlement and does not recognise long established built up area along Potton Road
- Existing development not an isolated and scattered group of buildings in open countryside but a close knit neighbourhood of properties, part of and integral to village as a whole.

804. The Council's response to representations concerning development frameworks which have not been included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 1<sup>282</sup>.

"Scattered development of a mixture of uses, including residential properties, residential care home, mobile homes, storage, workshops, car repair business, farm and stables. Not all uses meet the policy criteria to be included within a development framework. Some uses are relatively isolated and/or set within large grounds. There are large open areas between some uses which it is not appropriate to include. Located south of Gamlingay, removed from the built-up extent of the village. Rural character. Not part of the built-up area."

#### Submitted Local Plan 2014

805. No change was proposed to the Submission Local Plan – the site was not included and no amendment made to the Development Framework boundary.

#### Assessment and Conclusion

806. The development framework identified on the Policies Map clearly defines the edge of the village consistent with the Local Plan approach to identifying development frameworks set out in paragraphs 2.48- 2.50 of the Plan. .

807. It is not necessary to allocate this site or to amend the development framework boundary in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs for housing.

808. The site lies in a remote area of scattered development, removed from the development framework for Gamlingay, with poor access to services and facilities in

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<sup>282</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1, Table 3 page A988 ref 90 and for map see page A1001

the village. The Council consider that it is not suitable for allocation for any form of residential development . Given its remoteness from the core of the village of Gamlingay, and the services offered, the site is particularly unsuitable for elderly persons who may depend to a greater extent than others on such services.

809. The site is not required to meet the objectively assessed need in the Plan. The site does not need to be allocated to make the Plan 'sound'.

**c. Land off Grays Road, Gamlingay**  
**Merton College represented by D H Barford & Co Limited - Rep 60345 (Policy H/1)**

Summary of promoter's proposal

810. The site was proposed for up to 47 new dwellings by the promoter.
811. The omission site is shown on a map in Appendix 2.

Council's initial assessment

812. The site was submitted through the Call for Sites and was considered through the Strategic Housing Land Availability Assessment (SHLAA)<sup>283</sup> (Site 171) and Sustainability Appraisal (SA)<sup>284</sup> process and assessed as a site with limited development potential (scored Amber).
813. The SHLAA and SA identify the main planning constraints as:
- **Townscape and landscape** - Development of this site would have a material effect upon the landscape setting of Gamlingay by introducing development to the rear of the historic linear development along Church End. However a smaller site would leave the landscape setting viewed from the east essentially unchanged despite the intrusion into open countryside. It would however be unacceptable to continue the harsh exposed village edge in this location when viewed from the north. Scope exists to provide for a new soft green edge to the village, which would be characteristic of the historic village and which would have a beneficial impact on the landscape setting.
  - **Environmental and wildlife designations and considerations** – Tree Preservation Order to the south of the site on house gardens. Public Right of Way runs along the southern boundary of the site. Agricultural land of high grade – Small part to south east corner grade 1 (Excellent).
  - **High quality public transport** - Service does not meet the requirements of a high quality public transport (HQPT).
  - **Nearest main employment centre** – The site is 7.6km ACF from centre of site to South Cambridgeshire 008A (Cambourne Business Park)
814. There were a number of planning considerations arising with the eastern part of the site which resulted in it being rejected at this early stage. The western part of the site was however considered to be a site with limited development potential.

Issues and Options consultations 2012 & 2013

815. The Council included the western part of the site as an option in the Issues and Options 2012 consultation – Site Option 32.<sup>285</sup>

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<sup>283</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 879-884

<sup>284</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B819-823

<sup>285</sup> South Cambridgeshire Issues and Options Report (RD/LP/030), page 64. Site size 2.10 hec with dwelling capacity of 45.

816. In summary, the Issues and Options consultation resulted in the following representations on this site option:

Support: 3; Object: 11; Comment: 4

Questionnaire Responses to Question 6:

- 0 responses referenced this option specifically.
- 4 responses supported development in Gamlingay, 2 objected.

Gamlingay Parish Council strongly objected to the inclusion of this site. They considered that only after the delivery of the two large developments within the existing framework are delivered and the impact of these has been fully assessed should consideration of this site be made in consultation with local people.

#### Council's Response to Issues and Options Consultation

817. The Council's response to representations on sites identified as options in the Issues and Options documents outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 2<sup>286</sup>, and the assessment of this site can be found on page A1133.
818. The Council's response was:

"Site with limited development potential. Development of this site would have a material effect upon the landscape setting of Gamlingay by introducing development to the rear of the historic linear development along Church End. On balance, continuing the harsh exposed village edge in this location when viewed from the north would not be appropriate, particularly when other development options are available."

#### Proposed Submission Local Plan 2013

819. The site was not included in the Proposed Submission Local Plan.

#### Representations Received on Proposed Submission Local Plan

820. Objection was received from the site promoter objecting to the non-inclusion of the site in the Local Plan. The site promoter raised the following issues in their representation (Rep 60345):
- Paragraph 2.45 of Proposed Submission Local Plan explains that without including major expansion at Cambourne a significant amount of development would have to be accommodated at villages and 'would result in a sort of disbursed development strategy confirmed as being unsustainable'. This sweeping statement is disputed and implies the Council's strategy is underpinned by the premise that development in rural villages is unsustainable;
  - There are well established Rural and Minor Rural Centres offering a range of facilities and infrastructure able to accommodate further growth in a more sustainable way;

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<sup>286</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Audit Trail Appendix 2 page 1133

- We disagree with the Council's strategy of restricting growth in villages and question the deliverability of growth that relies on new settlements as:
  - the delivery of new settlements will require substantial 'up front' infrastructure costs and there is no certainty over their viability;
  - expansion of established villages enables existing infrastructure to be improved, thereby improving their sustainability;
  - there are lengthy timescales for the delivery of new settlements;
  - the proposed new settlement at Bourn Airfield is in close proximity to the expansion of Cambourne which will put the two developments in competition for the same housing demand which is likely to undermine their deliverability;
  - the opportunity for windfall growth within villages has become increasingly limited as the development opportunities have been exhausted and the village framework boundaries have not been enlarged;
- Village is in accessible location and offers a good level of services and facilities - therefore a sustainable location;
- Site has scope to provide a logical and sustainable expansion of the village that relates well to the existing built framework;
- Site capable of being brought forward within immediate timescales;
- Allocation of the site offers cope to provide a new 'soft' green edge to the village that would enclose the site;
- New planting provides opportunity to improve biodiversity;
- Proposal would not involve the loss of high quality agricultural land: although SHLAA identifies land quality this is in respect of the much larger area and specifically land to the east;
- No impact on heritage assets;
- No insurmountable infrastructure issues and no viability issues.

821. The Council's response to representations received to sites not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 8 (pages A1650-1)

822. The Council's assessment was:

"The site has been assessed through the SHLAA and SA processes and was consulted upon as a Site Option (Site Option 32 I&O 2012). It was not included in the Proposed Submission Local Plan as the site forms an important part of the landscape setting of Gamlingay and there were better site options to meet the development strategy. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted."

#### Submitted Local Plan 2014

823. The site was not included in the submitted South Cambridgeshire Local Plan.

#### Sustainability Appraisal Addendum 2016

824. The Council assessed the impact of the site in the Sustainability Appraisal Addendum Report (pages 1175-1182).<sup>287</sup> This reaffirms the Council's original assessment of the site. The site forms an important part of the landscape setting of Gamlingay and there

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<sup>287</sup> Cambridge and South Cambridgeshire Local Plans SA Addendum Report (RD/MC/020)

were better site options to meet the development strategy. The plan is sound as proposed to be submitted.

Assessment and Conclusion

- 825. It is not necessary to allocate this site in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.
- 826. The SHLAA and SA provide a robust assessment of the site and comparison with alternatives.
- 827. Gamlingay may be a sustainable location for development within the rural settlement hierarchy, but the site is not well located to local services and facilities within the village.
- 828. The relative sustainability is also outweighed by harm that the development of this site would have as it forms an important part of the landscape setting of Gamlingay.
- 829. The site is not required to meet the objectively assessed need in the Plan. The site does not need to be allocated to make the Plan 'sound'.

**d. Land off Green End, Gamlingay**

**Wyboston Lakes Limited represented by D H Barford & Co Limited - Rep 60341 (Policy H/1)**

Summary of promoter's proposal

830. The site was proposed for up to 31 new dwellings by the promoter.

831. The omission site is shown on the village map in Appendix 2.

Council's initial assessment

832. The site was submitted through the Call for Sites and was considered through the Strategic Housing Land Availability Assessment (SHLAA)<sup>288</sup> (Site 174) and Sustainability Appraisal (SA)<sup>289</sup> process and assessed as a site with no development potential (scored Red).

833. The SHLAA and SA identify the main planning constraints as:

- **Heritage** - Adverse effect due to loss of significant open countryside and separation between hamlet of Dennis Green from Green End. Major adverse effect on setting of Listed Building 1 Dennis Green (Grade II) and loss of rural context and green backdrop. Loss of former village green (Dennis Green).
- **Land contamination** - This site was previously a licensed landfill site. A site investigation should be carried out to assess whether the site is likely to come forward for development during the plan period.
- **Townscape and landscape** - Development of this site would have an adverse impact on the landscape setting of Gamlingay by reducing the transitional area of small fields, hedgerows and trees and by the creation of a promontory of built development into the countryside. The upper floors of houses would be visible above retained hedgerows to the detriment of the rural character of the area. The landscape impact could not be fully mitigated. The loss of rural context and green backdrop for Listed Buildings could not be effectively mitigated.
- **Integration with existing communities** - Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site is poorly related to the existing built-up area.
- **Viable development** - The local planning authority also has concerns about the landowner's ability to deliver a financially viable development; this site may not be sufficiently attractive for developers to be interested in acquiring it in the current market.

834. There were a number of planning considerations arising with this site, which resulted in it being rejection at that early stage. It was identified as a 'site no development potential'.

Issues and Options Consultations 2012 &2013

835. The site was not included as a site option for these consultations.

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<sup>288</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 897-902

<sup>289</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B834-40

836. The site promoter raised the following issues in their representation (Rep 40797) to the Issues and Options consultation.
- The site has scope to provide a logical and sustainable expansion of the village that relates well to the existing built framework, with good access links to village facilities.
  - The site is enclosed by established boundary planting, and there is ample scope for reinforcing existing boundary trees and hedges to maintain a 'soft' green edge to this part of the village. There is also the opportunity to safeguard/enhance the setting of the Listed Cottage at 1 Dennis Green by reintroducing a Village Green (Dennis Green) between the existing cottage and any new development.
  - The development of the land would have no adverse impact on the conservation area.
  - Although the site has been the subject of landfill in the past, the Council's Environmental Protection officer was satisfied this did not pose a risk to development on adjacent land.
  - Contrary to the statement in the SHLAA there are no viability issues. In the absence of any significant on or off-site abnormal development costs, the current poor grazing use and the extremely low current use (and book) value, a residential development will provide sufficient return to enable a viable development scheme and meet the development/infrastructure costs.

#### Council's Response to Issues and Options Consultation

837. The Council's response to representations on sites that were rejected SHLAA sites in the Issues and Options documents outlined in the Sustainability Appraisal Annex A: Audit Trail<sup>290</sup> Appendix 3 and for this site is on page A1253.
838. The Council's response was:

"While the objector responds to several of the original reasons for rejection, the Council considers that the adverse effects on the landscape, rural character of the area, and major adverse impacts via the loss of rural context and green backdrop to the Grade II Listed 1 Dennis Green, cannot be sufficiently mitigated. In particular, this development would create a promontory of development into the countryside, and as noted in the original reasons for rejection, the upper floors of houses would be visible above retained hedgerows. The site therefore has no development potential."

#### Proposed Submission Local Plan 2013

839. The site was not included in the Proposed Submission Local Plan.

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<sup>290</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A: Audit Trail Appendix 3 : responding to reps on rejected SHLAA sites – page 1253

Representations Received on Proposed Submission Local Plan

840. Objection was received from the site promoter objecting to the non-inclusion of the site in the Local Plan. The site promoter raised the following issues in their representation (Rep 60341):
- Paragraph 2.45 of Proposed Submission Local Plan explains that without including major expansion at Cambourne a significant amount of development would have to be accommodated at villages and 'would result in a sort of dispersed development strategy confirmed as being unsustainable'. This sweeping statement is disputed and implies the Council's strategy is underpinned by the premise that development in rural villages is unsustainable;
  - There are well established Rural and Minor Rural Centres offering a range of facilities and infrastructure; We disagree with the Council's strategy of restricting growth in villages and question the deliverability of growth that relies on new settlements as:
    - the delivery of new settlements will require substantial 'up front' infrastructure costs and there is no certainty over their viability;
    - expansion of established villages enables existing infrastructure to be improved, thereby improving their sustainability;
    - there are lengthy timescales for the delivery of new settlements;
    - the proposed new settlement at Bourn Airfield is in close proximity to the expansion of Cambourne which will put the two developments in competition for the same housing demand which is likely to undermine deliverability;
    - the opportunity for windfall growth within villages has become increasingly limited as the development opportunities have been exhausted and the village framework boundaries have not been enlarged;
  - Village is in accessible location and offers a good level of services and facilities - therefore a sustainable location;
  - SHLAA confirms site is not subject to any strategic consideration which would make it unsuitable for development;
  - Within easy and safe walking / cycling distance of village facilities;
  - Can be brought forward within immediate timescales;
  - Site comprises poor quality land;
  - Opportunity to enhance setting of Listed cottage by reintroducing a village green;
  - No history of flooding or flood risk;
  - No adverse impact on conservation area;
  - County Highways have confirmed that there are no highways or access constraints;
  - No insurmountable infrastructure issues;
  - Site subject of landfill in the past - the Council's Environmental Protection officer was satisfied this did not pose a risk to development on adjacent land;
  - Contrary to SHLAA, there are no viability issues.
841. The Council's response to representations received to sites not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 8<sup>291</sup>.

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<sup>291</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A: Audit Trail Appendix 8 – page 1652 - 53)

842. The Council's response was:

"The site has been assessed through the SHLAA and SA processes and was rejected. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted."

843. The site was not included in the submitted Local Plan.

Submitted Local Plan 2014

844. The site was not included in the submitted South Cambridgeshire Local Plan.

Sustainability Appraisal Addendum 2016

845. The Council assessed the impact of the site in the Sustainability Appraisal Addendum Report<sup>292</sup>. This reaffirms the Council's original assessment of the site.

Assessment and Conclusion

846. It is not necessary to allocate this site in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.

847. The SHLAA and SA provide a robust assessment of the site and comparison with alternatives.

848. The relative sustainability of Gamlingay is outweighed by harm to heritage and townscape and landscape considerations. The position remains the same as at SA annex 3: responding to reps on rejected SHLAA sites: i.e. adverse effects on the landscape, rural character of the area, and major adverse impacts via the loss of rural context and green backdrop to the Grade II Listed 1 Dennis Green, cannot be sufficiently mitigated. In particular, this development would create a promontory of development into the countryside, and as noted in the original reasons for rejection, the upper floors of houses would be visible above retained hedgerows.

849. The site is not required to meet the objectively assessed need in the Plan. The site does not need to be allocated to make the Plan 'sound'.

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<sup>292</sup> Cambridge and South Cambridgeshire Local Plan SA Addendum Report (RD/MC/020) page 1295  
– 1300

### 1.3E GIRTON

#### **Background and context**

850. Girton lies close to the north-west edge of Cambridge City. Girton is bisected by the dual-carriageway A14T which runs through the village in a cutting. The village does have access to the Cambridge to Huntingdon road via Girton Road, which bridges the A14 to the north of Girton College and Wellbrook Way.

#### **i. Village classification:**

#### **Is Girton correctly classified as a Minor Rural Centre? (no appearances)**

851. Girton is correctly identified as a Minor Rural Centre.
852. Girton along with Milton, is unusual in that it has a population over 3,000 people, but is not currently classified as a Minor Rural Centre in the adopted LDF. The location of both villages close to the northern edge of Cambridge means that they generally do not provide a focus for a wider rural hinterland. For this reason they had previously been classified as Group Villages. However, the Village Classification study identified that they performed better than other Group villages in terms of availability of and access to services in particular. Rather than creating an additional category of village, these have been included as Minor Rural Centres. This prevents the hierarchy becoming too complex. The performance of the five villages (including Girton) against a consistent set of factors justifies their higher position in the hierarchy.
853. Responding to points made in representations, the post office now operates part time, which changed around the time of the proposed submission consultation, after the village classification study was completed. The Council nonetheless considered that the Minor Rural Centre status remained appropriate.<sup>293</sup> There is an ATM at the Co-op, as well as at the garage at Huntingdon Road. Although the Citi6 bus service which runs through the centre of the village was reduced from a 20 minute frequency to a 30 minute frequency service in 2015, the village also benefits from the 20 minute frequency Citi5 service at its southern end, and remains well served.
854. The status does not depend on a windfall site of 30 dwellings coming forward, but allows for sites of up to this indicative scale of development should a site become available. A number of representors raise general concerns regarding the impact of development, on road infrastructure, school places, and flooding for example. These matters are capable of being appropriately considered through the planning application process, to ensure appropriate infrastructure is available if development is permitted.

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<sup>293</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Chapter 2 (pages A 196-8)

**ii. Development framework boundary:**

**a. Should properties on the south side of Huntingdon Road be taken out of the Green Belt and included within the development framework? (no appearances)**

**Mr Mark Dean represented by Beacon Planning Ltd – Reps 60615 (Policy S/4) and 60612 (Policy S/7)**

Summary of promoters' proposal

855. The respondent is seeking that properties on the south side of Huntingdon Road be taken out of the Green Belt and included within the development framework.
856. The omission site is shown on the village map in Appendix 2.

Issues and Options consultations 2012 & 2013

857. The amendment was proposed to the Council at Issues and Options 2 2013 and the respondent raised the following issue in his representation (55110):

“An anomaly that several properties are excluded from Girton’s framework.”

858. The Council’s response to representations concerning development frameworks which have not been included in the Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 1294.
859. The Council’s assessment was not to include the site within the development framework as:
- “Area of land encompassing a small number of large houses and farm buildings, set within the Green Belt. Less densely developed than land on either side, with a rural character. Not part of the built-up area. Within the Green Belt. No exceptional circumstances to review the Green Belt (it was not removed from the Green Belt when defining the extend of the NW Cambridge proposals. “

Proposed Submission Local Plan

860. No amendment was proposed to the development framework in the Huntingdon Road / Girton area in the Proposed Submission Local Plan and the land remains in the Green Belt.

Representations Received on the Proposed Submission Local Plan

861. Objection was received from the respondent objecting to the Development Framework and Green Belt boundary in the Girton area in the Local Plan The respondent raised the following issues in their representations:

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<sup>294</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1, Table 1 page A979 ref 68 and for map see page A979

Rep 60612 – Policy S/7 – Development Framework:

- Properties on the southern side of Huntingdon Road should be included within the Girton village development framework.
- As a result of the North West Cambridge development, this area is no longer on the outer edge of Girton but instead is enclosed within the built form.
- The area has a similar development pattern to the properties along Huntingdon Road to the west and there is no material justification for this land to be excluded from the village framework.

Rep 60615 – Policy S/4 –Green Belt:

- The properties on the southern side of Huntingdon Road in Girton should be released from the Cambridge Green Belt.
- As a result of the piecemeal release of land for the North West Cambridge and NIAB development sites, the remaining area of Green Belt no longer performs the functions of Green Belt as defined in the NPPF.
- This strip of land is of low significance to the purposes of Green Belt and therefore there is no requirement for it to be kept permanently open. Moreover, restricting development in this area conflicts with the aims of sustainable development.

862. The Council's response to representations concerning development frameworks which have not been included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 1<sup>295</sup>.

863. The Council's assessment was not to include the site within the development framework as:

“Previously considered (site ref 68). Area of land encompassing a small number of large houses and farm buildings, set within the Green Belt. Less densely developed than land on either side, with a rural character. Buildings are largely hidden from the Huntingdon Road frontage by fencing and large hedgerow trees which give it a more rural character than the linear development to the west. Not part of the built up area. Within the Green Belt. No exceptional circumstances to review the Green Belt (it was not removed from the Green Belt when defining the extent of the NW Cambridge proposals).”

864. A further assessment of this was included in Sustainability Appraisal Annex A Audit Trail Chapter 2<sup>296</sup>:

“South side of Huntingdon Road – The Green Belt boundary in this part of the district was reviewed during the preparation of the North West Cambridge Area Action Plan (AAP), adopted in 2009. The site was not removed from the Green Belt and the North West Cambridge AAP has been through inquiry and found sound.”

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<sup>295</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1, Table 1 page A988 ref 91 and for map see page A1001

<sup>296</sup> Draft Final Sustainability Appraisal and HRA Screening Report (RD/Sub/SC/060 Annex A Audit Trail Chapter 2 page A49

Submitted Local Plan 2014

865. No change was proposed to the submitted Local Plan for either the boundary of the Green Belt or development framework in the Girton area.

Assessment and Conclusion

866. It is not necessary to amend the development framework or Green Belt in the Huntingdon Road area in Girton in order to make the plan sound.
867. The character of the area relates to a more rural character and not to the build up area of Girton. There are no exceptional circumstances to warrant amending the Green Belt boundary. The development framework identified on the Policies Map clearly defines the edge of the village consistent with the Local Plan approach to identifying development frameworks set out in paragraphs 2.48- 2.50 of the Plan.<sup>297</sup> The Plan is sound as submitted.

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<sup>297</sup> South Cambridgeshire Proposed Submission Local Plan (RD/Sub/SC/010)

**b. Does the particular needs of Girton College and any benefits to be gained from consolidating its activities on one site, amount to exceptional circumstances to justify amending the boundary of the Green Belt in this location and what would be the impact on the purposes of the Green Belt if the site were to be taken out of the Green Belt?**

**Girton College represented by Andy Thompson, Beacon Planning Ltd - Rep 60611 (Policy S/4)**

Summary of promoter's proposal

868. The promoter is seeking an amendment to the Green Belt for Girton College.
869. The omission site is shown on the village map in Appendix 2.
870. The site was submitted during the Proposed Submission Local Plan consultation in July 2013.

Proposed Submission Local Plan 2013

871. The site was located within the Green Belt in the Proposed Submission Local Plan.

Representations Received on Proposed Submission Local Plan

872. An objection was received from the site promoter objecting to the inclusion of their land within the Green Belt. The site promoter raised the following issues in their representation (Rep 60611):

“The College objects to the Green Belt boundary as shown on the Proposals Map.

The College site does not appear to have been assessed as part of the current review of the Local Plan.

A detailed assessment of this site has been carried out for the College to determine the contribution it makes to the purposes of the Green Belt. This concluded that development with the area proposed for release from the Green Belt would be barely noticeable and not affect the setting of the city.

A detailed justification for removing Green Belt designation from part of the College site is within a report that accompanies this representation.”

873. The Council's response to representations received to sites not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Chapter 2: Strategic Sites.<sup>298</sup>

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<sup>298</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Chapter 2: Strategic Sites (pages A37-50)

874. The Council's assessment was:

"Babraham Research Campus, Girton College & Syngenta – It is not unusual to have areas of built development within the Green Belt. Being located within the Green Belt does not preclude appropriate development. Proposals can be considered through the planning application process as to whether site specific issues warrant exceptional circumstances within the Green Belt. The Green Belt boundary is considered sound."

Submitted Local Plan 2014

875. The site was located within the Green Belt in the submitted Local Plan.

Assessment and Conclusion

876. It is not necessary to amend the Green Belt boundary in order to make the plan sound.

877. Since the Local Plan was submitted Girton College has obtained planning permission for student residential accommodation and ancillary meeting, office and social space (S/0957/15/OL), having demonstrated very special circumstances to justify the development proposals. The college had previously obtained permission for a three storey building for student accommodation in 2011 (S/1191/11/FL). These approvals are only on part of the omission site. (See map in Appendix 3)

878. Girton College was considered in the Inner Green Belt Study 2015<sup>299</sup>, in Sector Number 1. The LDA study identifies the importance of the sector to Green Belt purposes as:

"plays a key role in the separation between the village of Girton and the existing and future edge of Cambridge, both adjacent to the Darwin Green development and in relation to development at North West Cambridge...It also preserves what remains of the separate identity of the southern part of Girton.

On the implications of Green Belt releases for development the study concludes: "No Green Belt release should be contemplated in sub areas 1.1 and 1.2." [Girton College being in sub area 1.1]

879. The LDA study demonstrates the importance of retaining this land within the Green Belt. Although the college is within the Green Belt it has continued to grow. There are no exceptional circumstances to warrant amending the Green Belt boundary. The plan as submitted is sound. As the recent planning history concerning development at Girton College has demonstrated, the needs of the College may, in appropriate circumstances, give rise to very special circumstances which may justify College related development being approved within the Green Belt.

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<sup>299</sup> Cambridge Inner Green Belt Boundary Study (RD/MC/030), section 6.4, pages 73-80

iii. Omission sites:

a. Land at Cockerton Road, Girton  
**St Johns College represented by Savills - Rep 60393 (Policy H/1)**

Summary of promoters' proposal

880. The site was proposed for up to 13 dwellings by the promoter.
881. The omission site is shown on the village map in Appendix 2.

Council's initial assessment

882. The site was submitted through the Call for Sites and was considered through the Strategic Housing Land Availability Assessment (SHLAA)<sup>300</sup> (143) and Sustainability Appraisal (SA)<sup>301</sup> process and assessed as a site with limited development potential (scored Amber).
883. The SHLAA and SA identify the main planning constraints as:
- **Green Belt** - significant adverse impact on GB purposes and functions. The site is within an area of land considered to be most critical in separating settlements within the immediate setting of Cambridge, and which should be afforded the greatest protection.
  - **Heritage** - Grade II\* Listed Church of St Andrew and Grade II Listed Numbers 21 and 23 Cambridge Road lie 65m to the south. Non-statutory archaeological site - The site is located in the historic village core to the north of the medieval parish church of St Andrew.
  - **Townscape and landscape** - Development of this site would have an adverse effect on the landscape and townscape setting of Girton. There is currently a clear edge to the village at the end of Cockerton Road. The site has a rural character and provides an important part of the setting of the historic core of the village. The church tower and two Listed Buildings are visible to the south.
  - **Land contamination** - this site has an area of filled land, a Contaminated Land Assessment will be required as a condition of any planning application.
  - **Noise issues** - the site is to the east of the A14 and prevailing winds from the South West.
884. Although there were a number of planning considerations arising with this site, none were so significant as to warrant rejection at that early stage. It was identified as a 'site with limited development potential'.

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<sup>300</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 911-918

<sup>301</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B693-99

Issues and Options consultations 2012 & 2013

885. The Council therefore included the site as an option in the Issues and Options 2012 consultation – Site Option 40.<sup>302</sup>
886. In summary, the Issues and Options consultation resulted in the following representations on this site option:

Support: 2; Object: 10; Comment: 4

Questionnaire Responses to Question 6:

- 0 responses referenced this option specifically.
- 3 responses supported development in Girton, 1 objected

Council's Response to Issues and Options Consultation

887. The Council's response to representations on sites identified as options in the Issues and Options documents outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 2.<sup>303</sup>

“Site was identified as having limited development potential. Development of this site would have an adverse impact on Green Belt purposes and functions and an adverse effect on the landscape and townscape setting of Girton. There is currently a clear edge to the village at the end of Cockerton Road. The site has a rural character and provides an important part of the setting of the historic core of the village. The church tower (Grade II\* Listed) and two other Listed Buildings are visible to the south. There are other more sustainable sites available for allocation.

Do not allocate for development in the draft Local Plan.”

Proposed Submission Local Plan 2013

888. The site was not included in the Proposed Submission Local Plan.

Representations Received on Proposed Submission Local Plan

889. Objection was received from the site promoter objecting to the non-inclusion of the site in the Local Plan. The site promoter raised the following issues in their representation (60393):
- Propose site capacity of 10 dwellings;
  - SHLAA assessed site as a 'site with limited development potential';
  - SHLAA assessment considers that the development of the site would have a significant adverse impact upon the Green Belt and its function: we do not agree. The site is of a modest size; its location is such that its development would not erode separation with Cambridge; site relates well to the built up

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<sup>302</sup> South Cambridgeshire Issues and Options Report (RD/LP/030), page 72. Site size 0.63hec dwelling capacity 15. .

<sup>303</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Audit Trail, Appendix 2 (page A1156)

edge of the village; and its development would be appropriate in landscape and townscape terms;

- Impact upon the setting of the nearby listed church could be mitigated by careful design.

890. The Council's response to representations received to sites not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 8.<sup>304</sup>

891. The Council's assessment was:

"The site has been assessed through the SHLAA and SA processes and was consulted upon as a Site Option (Site Option 40 I&O 2012). It was not included in the Proposed Submission Local Plan as the site forms an important part of the landscape and townscape setting of Girton, including the historic core, and there were better site options to meet the development strategy. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted."

#### Submitted Local Plan 2014

892. The site was not included in the submitted South Cambridgeshire Local Plan.

#### Sustainability Appraisal Addendum 2016

893. The Sustainability Appraisal Addendum Report<sup>305</sup> reaffirms the Council's original assessment of the site as having limited development potential. Development of this site would have an adverse impact on Green Belt purposes and functions and an adverse effect on the landscape and townscape setting of Girton. There is currently a clear edge to the village at the end of Cockerton Road. The site has a rural character and provides an important part of the setting of the historic core of the village. The church tower (Grade II\* Listed) and two other Listed Buildings are visible to the south. There are other more sustainable sites available for allocation.

#### Assessment and Conclusion

894. It is not necessary to allocate this site in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.

895. The SHLAA and SA provide a robust assessment of the site and comparison with alternatives.

896. Development of this site would have significant adverse impact on Green Belt purposes and functions and some adverse effect on the landscape and townscape setting of Girton. There is currently a clear edge to the village at the end of Cockerton

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<sup>304</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Audit Trail, Appendix 8 (page A1654)

<sup>305</sup> Cambridge and South Cambridgeshire Local Plans SA Addendum Report (RD/MC/020) pages 1586-92

Road. The site has a rural character and provides an important part of the setting of the historic core of the village. The church tower (Grade II\* Listed) and two other Listed Buildings are visible to the south. There are no exceptional circumstances to warrant amending the Green Belt boundary. There were better site options to meet the development strategy. The site is not required to meet the objectively assessed need in the Plan. The site does not need to be allocated to make the Plan 'sound'.

**b. Land at Dodford Lane / High Street, Girton**  
**St Johns College represented by Savills - Rep 60394 (Policy H/1)**

Summary of promoters' proposal

897. The site was proposed for up to 50 dwellings but the promotor is willing to consider a lower number, in the order of 25 dwellings to allow landscaping and areas free from development.
898. The omission site is shown on the village map in Appendix 2.

Council's initial assessment

899. The site was submitted through the Call for Sites and was considered through the SHLAA<sup>306</sup> (144) and SA<sup>307</sup> process and assessed as a site with limited development potential (scored Amber).
900. The SHLAA and SA identify the main planning constraints as:
- **Green Belt** - adverse impact on GB purposes and functions. The function of this landscape is providing a backdrop to views of the city, and providing a setting for approaches to connective, supportive and distinctive areas of townscape and landscape. Outer Rural Areas play a lesser role in contributing to the distinctiveness of Cambridge and its setting, and are less finite.
  - **Flood zones** - a part of the western edge of the site is within Flood Zones 2 and 3.
  - **Heritage considerations** - Listed Buildings – Grade II Listed Numbers 65 and 67 High Street lie 40m to the south. Non-statutory archaeological site - The site is located to the north west of the historic village core.
  - **Environmental and wildlife designations** - Tree Preservation Orders – Group of protected trees lie 15m on the opposite side of the High Street. Important Countryside Frontage – along the High Street frontage on the eastern edge of the site. Protected Village Amenity Area – 35m to the north.
  - **Physical conditions** - Noise issues - the east of the site is adjacent to a Public House / Restaurant - likely to be moderate to major significant noise related issues. Any entertainment noise at Pub would need assessment and insulation works may be required by s106 obligations or similar.  
Noise issues - The site is to the east of the A14 and prevailing winds from the South West. Traffic noise will need assessment in accordance with PPG 24 and associated guidance. Artificial Lighting - Girton Golf Club and associated parking is immediately to the west. Any floodlighting and hours of use could cause a light nuisance. Requires assessment but could be mitigated offsite by s106 agreement.
  - **Townscape and landscape** - Development of this site would have a significant adverse effect on the landscape and townscape setting of Girton. The site forms an important part of the setting for the High Street, where it forms a particularly attractive incursion of countryside into the village. Development would have a detrimental impact on the rural character of this historic part of the village.

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<sup>306</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 918-924

<sup>307</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B698-702

- **Highways access** - A junction located on to Dodford Lane would be acceptable to the Highway Authority but there should be no motor vehicle access from the High Street. The proposed site is acceptable in principle subject to detailed design. In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links; such infrastructure will extend beyond the confines of the site.

901. Due to the planning constraints that exist on the site the Council did not propose the site as an option for development in the Issues and Options (2012) consultation.

#### Issues and Options consultations 2012 & 2013

902. The site was not included in the Issues and Options consultation.

903. An objection was received from the site promoter objecting to the rejection of this site. The site promoter raised the following issues in their representation (Rep 37035) to the Issues and Options consultation:

- This site lies to the south of existing residential properties, south of Dodford Lane and housing frontage to the High Street. The site lies within the Green Belt and is some 3 hectares in extent. The site could accommodate approximately 50 dwellings having regard to the character of this site and will provide an important contribution to the Council's Housing Land Supply in the village with a good level of services and facilities.
- Whilst it is acknowledged that the frontage of the site is identified as an important countryside frontage, the design and layout of any residential scheme on site is capable of mitigating the impacts of the street scene and protecting the character of this part of the village.

#### Council's Response to Issues and Options consultations

904. The Council's response to representations received during the Issues a Options consultation on rejected SHLAA sites is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 3<sup>308</sup>.

905. Council's response:

"Site falls within an area where development would have some adverse impact on Green Belt purposes and functions. The site forms an important part of the setting for the High Street, where it forms a particularly attractive incursion of countryside into the village. Development would have significant historic environment, townscape and landscape impacts, including a detrimental impact on the setting of two Grade II Listed Buildings and the Important Countryside Frontage. It would be very difficult to mitigate these impacts unless a much smaller scale of development were proposed, which would be difficult to integrate into the built form of the village. A view shared by an independent planning inspector - "The site can be prominently seen from High Street, where it forms a particularly attractive incursion of countryside into the northern part of the village." (Local Plan1993 Inspector)."

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<sup>308</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 3 (pages 1256-7).

In addition, potential for noise from the adjacent public house and possibly from the A14, together with potential impact from floodlighting at the golf club, could influence the design and layout of any development, making it even more difficult to achieve a suitable development in a very sensitive location.

Although Girton is one of the more sustainable villages in the district, this is outweighed by the harm to the Green Belt, the landscape and townscape, and the setting of the listed buildings, and the adverse impacts on the Important Countryside Frontage. The site has no development potential.”

#### Proposed Submission Local Plan 2013

906. The site was not included in the Proposed Submission Local Plan.

#### Representations Received on Proposed Submission Local Plan

907. Objection was received from the site promoter objecting to the non-inclusion of the site in the Local Plan. The site promoter raised the following issues in their representation (Rep 60394):

- SHLAA assessment considers that the development of the site would have a significant adverse impact upon the Green Belt and its function, the landscape, the townscape and heritage considerations: we consider that these impacts could be mitigated if development is approached in a sensitive way;
- SHLAA assessed site as having capacity for 50 dwellings: in light of the constraints identified by the Council, we propose that the site would be developed for 25 dwellings to allow landscaping and areas free from development.

908. The Sustainability Appraisal Annex A Audit Trail Appendix 8<sup>309</sup> outlines the Council’s response to representations received to sites not included in the Proposed Submission Local Plan.

909. The Council’s assessment was:

“The site has been assessed through the SHLAA and SA processes and was rejected. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.”

#### Submitted Local Plan 2014

910. The site was not included in the submitted Local Plan.

#### Sustainability Appraisal Addendum 2016

911. The Sustainability Appraisal Addendum Report<sup>310</sup> reaffirms the Council’s earlier assessment of the sites. The results of the SHLAA and SA assessments remain valid.

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<sup>309</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A: Audit Trail Appendix 8 page A1655

Assessment and Conclusion

912. It is not necessary to allocate this site in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.
913. The SHLAA and SA provide a robust assessment of the site and comparison with alternatives.
914. Development of the site would have some adverse impact on Green Belt purposes and functions. Although a smaller number of dwellings is proposed by the promoter to allow landscaping and areas free from development, the site forms an important part of the setting for the High Street, where it forms a particularly attractive incursion of countryside into the village. Development, even if at a lower density, would have significant historic environment, townscape and landscape impacts, including a detrimental impact on the setting of two Grade II Listed Buildings and the Important Countryside Frontage. It would be very difficult to mitigate these impacts unless a much smaller scale of development were proposed, which would be difficult to integrate into the built form of the village. There are no exceptional circumstances to warrant amending the Green Belt boundary. There were better site options to meet the development strategy. The site is not required to meet the objectively assessed need in the Plan. The site does not need to be allocated to make the Plan 'sound'.

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<sup>310</sup> Cambridge and South Cambridgeshire Local Plans SA Addendum Report (RD/MC/020) page 1793-99

**c. Land at Howes Close / Whitehouse Lane, Girton (student accommodation)  
Anglia Ruskin University represented by Mr David Henry, Savills - Rep 60005 (Policy S/4)**

Summary of promoter's proposal

915. The promoter would like this land to be released from the Green Belt to allow for development for student accommodation.
916. The omission site is shown on the village map in Appendix 2.
917. This proposal was submitted during the consultation on the Proposed Submission Local Plan.

Representations Received on Proposed Submission Local Plan

918. An objection was received from the promoter requesting the release of this land at Howes Close / Whitehouse Lane from the Green Belt. The site promoter raised the following issues in their representation (Rep 60005):
- Anglia Ruskin plays a major role in the sub-region as a provider of higher education. It expects student numbers to increase from around 9,400 in 2012/13 to 9,950 by 2021.
  - The university has already completed significant new facilities at its City Centre Campus and new student residential accommodation is being delivered as part of CB1.
  - Further enhancements to the City Centre campus are expected. However, there remains a significant shortage of student residential accommodation available to the University and the Cambridge City Local Plan does not make sufficient provision for student residential accommodation needs.
  - The Cambridge City Local Plan seeks to restrict student occupation of HMOs, and is therefore likely to exacerbate the need for student residential accommodation.
  - The University owns land at Howes Close/Whitehouse Lane, which forms part its outdoor sports pitches. That area of the city is to undergo significant change, with the developments by Cambridge University and Barratt.
  - Land should be released from the Green Belt and allocated to meet the university's needs for student residential accommodation.
  - Development can be accommodated behind the existing significant green frontage without impact on the character of this approach to the city.
919. The Council has responded to objections to the Green Belt and to this representation in the SA Annex A Audit Trail Chapter 2<sup>311</sup>.
920. The Council's assessment was:
- "Girton – South side of Huntingdon Road – The Green Belt boundary in this part of the district was reviewed during the preparation of the North West Cambridge

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<sup>311</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A: Audit Trail Chapter 2 page A45.

Area Action Plan (AAP), adopted in 2009. The site was not removed from the Green Belt and the North West Cambridge AAP has been through inquiry and found sound.

The above site, together with Land at Howes Close / Whitehouse Lane, Girton, form a very important part of the separation between Girton and the edge of Cambridge.”

Submitted Local Plan 2014

921. The site was located within the Green Belt in the submitted Local Plan.

Assessment and Conclusion

922. It is not necessary to amend the Green Belt boundary in order to make the plan sound.

923. This site was considered in the Inner Green Belt Study 2015<sup>312</sup>, in Sector Number 1. The LDA study identifies the importance of the sector to Green Belt purposes as:

“plays a key role in the separation between the village of Girton and the existing and future edge of Cambridge, both adjacent to the Darwin Green development and in relation to development at North West Cambridge...It also preserves what remains of the separate identity of the southern part of Girton.

On the implications of Green Belt releases for development the study states:  
“Any form of development within sub area 1.2 would compromise the separation between Cambridge and Girton, as well as Girton’s identity as a separate settlement, allowing Cambridge to encroach into the very limited separation that currently exists between the two settlements. No Green Belt release should be contemplated in sub areas 1.1 and 1.2.” [This site being in sub area 1.2]

924. The LDA study demonstrates the importance of retaining this land within the Green Belt. There are no exceptional circumstances to warrant amending the Green Belt boundary. The plan as submitted is ‘sound’.
925. The issue of student accommodation in Cambridge has been considered at Matter CC6: Maintaining a Balanced Supply of Housing of the examination of the Cambridge Local Plan<sup>313</sup>. Cambridge City Council, in its statement to the local plan examination on Matter CC6 has explained its strategy to meeting the needs of students during the plan period. It did not identify any need for further sites to be allocated to meet student accommodation needs.

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<sup>312</sup> Cambridge Inner Green Belt Boundary Study (RD/MC/030), section 6.4, pages 73-80

<sup>313</sup> Addressed in Cambridge City Council’s hearing statement (CC6/CCC), Matter CC6A.2.

### 1.3F LINTON

#### **Background and context**

926. Linton lies in the valley of the River Granta, some 11 miles south-east of Cambridge and five miles north-west of Haverhill. It lies close to the Cambridgeshire border with Essex, and is bypassed by the main A1307 road.

#### **i. Omission sites:**

**Is the plan unsound without the allocation of the following sites for housing development, and if so, why?:**

#### **a. Land adjacent to Paynes Meadow**

**The Fairey Family represented by Carter Jonas – Reps 58807 (Policy H/1); 58802 (Policy S/7)**

#### Summary of promoters' proposal

927. The site was originally proposed for up to 22 dwellings.

#### Council's initial assessment

928. The site was submitted through the 'Call for Sites' in 2011 and was considered through the Strategic Housing Land Availability Assessment (SHLAA)<sup>314</sup> (Site 276) and Sustainability Appraisal (SA)<sup>315</sup> process and assessed as a site with no development potential (scored Red).

929. The SHLAA and SA identify the main planning constraints as:

- **Landscape and Townscape**- Development of this site would have a significant adverse effect on the landscape setting of Linton because the site is within the open countryside that is an important part of the setting of Linton. It would impact on views from the historic centre and ones across the village. Adverse impact on landscape setting of Linton of development on this site could not be mitigated.
- **Highways access** - The proposed site does not appear to have a direct link to the adopted public highway. The Highway Authority has severe concerns with regards to the accident record of the A1307 and how the scheme would access this road.

#### Issues and Options consultations 2012 & 2013

930. The Council did not include the site as an option in the Issues and Options Report that was subject to public consultation in July-September 2012.<sup>316</sup>

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<sup>314</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 1046-52

<sup>315</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B1340 -1345

<sup>316</sup> South Cambridgeshire Issues and Options Report (RD/LP/030)

931. Objections was received from the site promoter objecting to the rejection of this site at both Issues and Options consultations. The site promoter's objections (Reps 39213 and 51227) can be summarised as follows:

- The assessment of the site contains some inaccuracies. The site is not part of a large arable field. It is enclosed by mature hedge boundaries on three sides, which makes it separate from the neighbouring open land.
- The site is well-related to existing housing to the south. The site sits in a valley/dip, which means that the site would be screened from the village by the existing housing and the hedge/tree boundaries.
- The highways concerns about the impact on the A1307 would apply to all the sites around Linton.
- Linton is a suitable village for additional development, and sites should be identified within and adjacent to the development framework boundary.

#### Council's Response to Issues and Options consultations

932. The Council's response to representations received during the Issues and Options consultation on rejected SHLAA sites in Group Villages is outlined in the Sustainability Appraisal<sup>317</sup>:

933. The Council's response was:

"This site is adjoining an exception site for housing and separate from the village framework. An adjoining site promoted during the SHLAA Call for Sites (Sites 101 and 120) was found not to have development potential when it was assessed and therefore was rejected as being considered suitable for housing. Site 276 is not adjoining the village framework and there are no proposals to alter the Linton framework as part of the review of the local plan. Since sites 101 and 120 are not being proposed as having development potential this site 276 could not be considered for housing allocation in the local plan as it is not adjoining the village framework.

The concerns that the Highway Authority has about the A1307 and its accident record have been stated for all the site assessments in Linton as it is equally valid for any additional larger scale development within the village.

The site has no development potential since it neither adjoins the village framework nor is adjacent to a housing site to be allocated in the local plan. Also the concern about the A1307 on any development in Linton is likely to make any larger scale development unacceptable".

#### Proposed Submission Local Plan 2013

934. The site was not included in the Proposed Submission Local Plan.

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<sup>317</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 3 (pages A11262)

Council's response to representations to the Proposed Submission Local Plan

935. The Council's response to representations received to sites not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 8<sup>318</sup>.
936. An objection was received from the site promoter objecting to the rejection of this site. The site promoter raised the following issues in their representation to the Proposed Submission Local Plan (Rep 58807):
- The site was assessed as part of the SHLAA (SHLAA Ref. 276). However, that assessment was based on current policy and did not take into account future development needs or the need for housing and affordable housing in Linton.
  - The SHLAA and Sustainability Appraisal for the site identified no significant constraints to development. The site is suitable for approximately 20 dwellings. The site is well-related to the existing development in the village, and represents a logical extension to the development framework of Linton.
  - The site can be accessed via Paynes Meadow, and the existing footpath to the east provides easy access to the centre of Linton.
  - The village contains a good range of services and facilities and represents a sustainable location for development.
  - The site promoter considers that the assessment of the site contained in the SHLAA contains some inaccuracies, which we would like to correct.
    - The site is not part of a large arable field. It is enclosed by mature hedge boundaries on three sides, which makes it separate from the neighbouring open land. The site is well-related to existing housing to the south.
    - The site sits in a valley/dip, which means that development at the site would be screened from the village by the existing housing and the hedge/tree boundaries.
    - The highways concerns about the impact on the A1307 would apply to all the sites around Linton. The one potential difference with our client's site is that some traffic is likely to head northwards towards Hildersham or Balsham, rather than through Linton and onto the A1307.
  - Consultants SLR have provided a supporting Transport Assessment report of the site to address the highways comments raised in the assessment of the site prepared for the SHLAA. The Transport Assessment concludes that the site is appropriate for residential development, having a means of access, being suitably located for non-car modes of travel to existing services and amenities, and not having a significant or material impact on a junction which is recognised as having capacity and operational limitations.

937. Council's response was:

"The site has been assessed through the SHLAA and SA processes and was rejected. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted."

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<sup>318</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A: Audit Trail, Appendix 8, page A1680

Submitted Local Plan 2014

938. The site was not included in the submitted South Cambridgeshire Local Plan.

Sustainability Appraisal Addendum 2016

939. The Sustainability Appraisal Addendum Report <sup>319</sup> reaffirms the Council's original assessment of the site.

Assessment and Conclusions

940. It is not necessary to allocate this site in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.
941. The SHLAA and SA provide a robust assessment of the site and comparison with alternatives.
942. Linton may be a sustainable location development within the rural settlement hierarchy but the site is not well located to local services and facilities within the village.
943. Although the promoter argues that landscape impacts would be less because of screening from the village by the existing housing and the hedge / tree boundaries, these impacts would still be significant.
944. The Highway Authority had severe concerns about the accident record of the A1307 and how development would access the road when the site was first assessed in the SHLAA. Recent planning permissions within Linton (which included assessments of accident data) have had no objections raised by the Highway Authority. The Highway Authority consider that there is capacity on the road network for the development proposed in those permissions if contributions are made towards the review and recalibration of the operation of the junction of the A1307 with Linton Village College. However, the Highway Authority has concerns about the cumulative traffic impacts of any new development in Linton, which may require the provision of strategic mitigation (involving capacity improvement of the A1307).
945. There were better site options to meet the development strategy. The site is not required to meet the objectively assessed need in the Plan. The site does not need to be allocated to make the Plan 'sound'.

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<sup>319</sup> Cambridge and South Cambridgeshire Local Plans SA Addendum Report (RD/MC/020), pages 1394-1400.

**b. Land east of Station Road, Linton**

**The Planning Law Practice - Rep 60605 (Policy H/1)**

**Oakington & Westwick Parish Council (Mrs Laura Lawrence) - Rep 64113 (Policy H/1)**

Summary of promoter's proposal

946. The site was proposed for up to 36 new dwellings by the promoter.

947. The omission site is shown on the village map in Appendix 2.

Council's initial assessment

948. The site was considered for up to 36 dwellings through the Strategic Housing Land Availability Assessment (SHLAA) Site process<sup>320</sup> – Site 152 and Sustainability Appraisal (SA)process<sup>321</sup>.

949. The SHLAA and SA identify the main planning constraints as:

- **Heritage considerations** (Grade II) Setting of Listed Building - Woodville Cottage would be adversely effected due to loss of wooded backdrop and due to higher ground levels.  
Non-statutory archaeological site - There is evidence for Iron Age settlement to the south. Archaeological works could be secured by condition of planning permission.
- **Environmental and wildlife designations** -Tree Preservation Orders – Nine lime trees are listed along the western side of the site adjoining Station Road.
- **Physical considerations** - Noise issues -There is an industrial type estate to the West and the noise risk has not been quantified. It is uncertain whether mitigation measures on the proposed development site alone can provide an acceptable ambient noise environment. Environmental Health currently object to this site and before any consideration is given to allocating this site for residential development it is recommended that these noise and odour constraints are thoroughly investigated and duly considered / addressed. Noise issues - The North of the site is also bounded by the A1307.
- **Highways access** – A junction located on Cambridge Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design. In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links which; such infrastructure will extend beyond the confines of the site.
- Integrate with existing communities - Site separated from the village facilities and services by the busy A1307.
- **Loss of employment land** - Development would have significant negative effect on employment opportunities, as a result of the loss of existing employment land. There are currently a number of employment uses on the site - a large warehouse occupies a third of the site and is in use. Of the three further large buildings two are in use and one vacant.

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<sup>320</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 1001 -1007

<sup>321</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B 738 -44

950. The site was assessed as a site with limited development potential (scored Amber) and after taking into account this and the planning constraints arising with this site it was included as Site Option 29 in the Issues and Options 1 consultation in 2012<sup>322</sup>.

Issues and Options consultation 2012&2013

951. The site was included as Site Option 29 in the Issues and Options consultation
952. The Sustainability Appraisal Annex A Audit Trail Appendix 2 <sup>323</sup> outlines the Council's response to representations on Site Options.
953. In summary, the Issues and Options consultation resulted in the following representations on Site Option 29 (SHLAA Site 152):

Support: 4; Object: 2; Comment: 5

Questionnaire Responses to Question 6:

- 3 responses supported this option specifically.
- 4 responses supported development in Linton.

**Environment Agency** had no objection to the allocation of the site on the basis that the floodplain would be kept free from inappropriate development.

**Linton Parish Council** commented ' In principle not opposed to this site for social housing reserved for local residents provided access issues to the A1307 can be resolved and the concerns of local residents can be met. In general LPC favours the planned development of the larger sites as a more effective and sustainable method of meeting housing needs and targets.'

954. The Council's response was:

"Site was identified as having limited development potential. Setting of a Grade II Listed cottage would be adversely affected due to loss of wooded backdrop and due to higher ground levels. Development of this site would have a neutral effect on the landscape and townscape setting of Linton because of the mix of uses on the site. The setting of the listed building could be enhanced by sensitively designed development on the site and the removal of the industrial neighbour. Potential noise and odour risk from adjoining industrial premises.

Within the Linton Special Policy Area (Policy CH/10) – Policy seeks to restrict further residential development to the south of the A1307 due to the segregation from the main part of the village and further development in this area would not be sustainable. It is proposed to retain such a policy in the draft Local Plan."

955. The site was not included in the Proposed Submission Local Plan.

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<sup>322</sup> South Cambridgeshire Issues and Options Report (RD/LP/030), page 66

<sup>323</sup> Draft Final Sustainability Appraisal and HRA Screening Report (RD/Sub/SC/060) Annex A Audit Trail Appendix 2 (pages A1117 -1118)

Proposed Submission Local Plan 2013

956. There are more sustainable options available for allocation. The site was not included in the Proposed Submission Local Plan.

Representations Received on the Proposed Submission Local Plan

957. Objection was received from the site promoter objecting to the non-inclusion of the site in the Local Plan. The site being proposed by the promoter is smaller than that assessed through the SHLAA and consulted upon in 2012.
958. The site promoter raised the following issues in their representation (Rep 60605):
- There are no overriding planning constraints to residential development of the site. The Council has already concluded that this site is the most suitable location in Linton for additional residential development and that the site clearly has development potential. Site lies within Special Policy Area because of what is regarded by Council as 'segregation from the main part of the village' but it can access the village's facilities in a safe and sustainable manner;
  - SHLAA site 152 could be developed either on its own or in conjunction with adjoining land if appropriate. Site 152 is currently occupied by a number of commercial properties of varying sizes which provide employment for approximately 10 people. The site is accessed from Cambridge Road via Station Road, but also has a substantial frontage onto Cambridge Road which could be used for providing access and/or services to the site.
  - It has been demonstrated in the **supporting 'response' document** that the concerns expressed by the Council and the Highway Authority about access to public transport and Village facilities can easily be overcome.
  - The main issues of concern to the District Council appear to be firstly the ability of residents of this site to **access** Linton College and other village facilities on the opposite side of Cambridge Road and secondly their ability to access public transport services in a safe manner. These concerns can be overcome by a combination of existing and proposed public transport and other highway works. The bus stop layby for the Linton to Cambridge 30-minute service is located on the same side of Cambridge Road as Site 152 and only a few yards from its boundary.
  - The SHLAA assessment refers to concerns expressed by the Council's Environmental Health Officer about possible **noise** and odour impacts on residential development on Site 152. The noise impact of the commercial/industrial development on residential development is one of the matters that would need to be considered carefully in the design of the residential development. The layout of the development and the siting of the dwellings closest to the commercial site will deal with any noise issues, together if necessary with the installation of noise insulation measures within the relevant dwellings.
  - There is no evidence that the existing commercial/industrial site has any **odour** impact on the existing residential properties on either side of Cambridge Road. This matter can be demonstrated by way of a technical assessment if and when a planning application for Site 152 comes forward.

959. Oakington & Westwick Parish Council also objected to the rejection of this site (rep 64113).

960. The Sustainability Appraisal Annex A Audit Trail Appendix 8 <sup>324</sup> outlines the Council's response to representations received to sites not included in the Proposed Submission Local Plan.
961. The Council's assessment for this site was:
- “The site has been assessed through the SHLAA and SA processes and was consulted upon as a Site Option (Site Option 29 I&O 2012). It was not included in the Proposed Submission Local Plan due to the segregation of the site from the main part of the village and there were better site options to meet the development strategy. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.”
962. The Sustainability Appraisal Addendum Report <sup>325</sup> reaffirms the Council's earlier assessment of the sites. The results of the SHLAA and SA assessments remain valid.

#### Assessment and Conclusion

963. It is not necessary to allocate this site in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.
964. Linton may be a sustainable location development within the rural settlement hierarchy but the site is not well located to local services and facilities within the village. It is also situated within Policy H/5: South of A1307, Linton, which does not permit residential development other than improvements to existing properties.<sup>326</sup> The supporting paragraph to Policy H/5 (para 7.19) states:
- “The A1307 is a major transport route that links Cambridge to Haverhill and is a high casualty route. The southern part of Linton is severed from the rest of the village by the A1307 and includes employment uses, residential uses and Linton Zoo. Although there is a pelican crossing and reduced speed limit, the A1307 makes it difficult for residents, workers or visitors to safely and easily access the services and facilities in the centre of the village. Windfall residential development in this location would not be sustainable with its poor access to the village facilities and services.”
965. Although the promoter argues that noise and odour impacts can be mitigated, the council's position is that these risks have not been assessed yet.
966. There were better site options to meet the development strategy. The site is not required to meet the objectively assessed need in the Plan. The site does not need to be allocated to make the Plan 'sound'.

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<sup>324</sup> Draft Final Sustainability Appraisal and HRA Screening Report (RD/Sub/SC/060 Annex A Audit Trail Appendix 8 (page A1681-1682)

<sup>325</sup> Cambridge and South Cambridgeshire Local Plans SA Addendum Report (RD/MC/020) pages 1168 -1175.

<sup>326</sup> This was addressed in the Council's Matter SC5 hearings statement (SC5A/SCDC), Matter SC5.11.

**c. Land east of Linton**

**Pembroke College & the Balaam Family represented by Bidwells. Rep 58962 (Policy H/1)**

Summary of promoters' proposal

967. The promoter originally submitted a larger site for residential development and open space (on 46.05ha.) through the Call for Sites, but the promoter has submitted a smaller site during the Proposed Submission Local Plan, capable of accommodating approximately 420 dwellings on 27.95ha.

968. The omission site is shown on the village map in Appendix 2.

Council's initial assessment

969. A larger site (46.05ha.) was submitted through the Call for Sites and was considered for residential development and open space through the Strategic Housing Land Availability Assessment (SHLAA)<sup>327</sup> (120) and SA<sup>328</sup> process and assessed as a site with no development potential (scored Red).

970. The planning constraints identified for this site were considered so significant as to warrant the rejection of the site at that early stage. It was identified as a 'site with no development potential'.

Issues and Options consultations 2012 & 2013

971. The Council did not include the site as an option in the Issues and Options Report that was subject to public consultation in July-September 2012.

972. An objection was received from the site promoter objecting to the rejection of this site during the Issues and Options 2 consultation. The site promoter's objection (rep 51923) can be summarised as follows:

- Dispute the critique made in the site assessment. The main concern of the Council is landscape and historic setting impact. Those concerns are not well-founded.
  - There is flexibility within the site to form a development that is most sympathetic to its context and have space available for landscape mitigation or public open space.
  - All views of the developable part of the site will be screened from the conservation area by the existing built form of Linton.
  - Minimal development has been proposed within the area surrounding the listed Tower Mill due to the exposed nature of the land. Any development would be sensitively located and appear, in the context of Linton, to be viewed as an extension to the built form.

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<sup>327</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 993-1000

<sup>328</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B576-585

- Development proposed will be partially visible from the Barham Hall (listed building), however it will be seen in context to the existing backdrop of Linton thereby not significantly altering the character of the setting.
- Within long distance views, the proposed development would appear as a minor extension to Linton.
- Specific reference by the Council is made to the delivery of the A1307
- junction improvements. A clear proposal was included for the improvement of the junctions to the A1307. Detailed traffic assessment and junction designs have been discussed with the Highway Authority and their preliminary assessment is that the junction designs are appropriate. The land to deliver the junctions is in the sole control of the site promoters and the County Council.
- The achievability of the site is also questioned. Letters from the landowners confirm their commitment to delivering a high quality site along with community infrastructure, not least improvements to the A1307. There is no technical reason why the proposal cannot be delivered.

#### Council's Response to Issues and Options consultations

973. The Council considered the smaller site (for up to 420 dwellings on 27.95ha.) through the Strategic Housing Land Availability Assessment (SHLAA)<sup>329</sup> (318) and SA<sup>330</sup> process and assessed as a site with no development potential (scored Red).
974. The SHLAA and SA identify the main planning constraints as:
- **Flood Zone** - A very small part of the south western part of the land south of Bartlow Road is within Flood Zones 2 and 3.
  - **Heritage considerations** - Setting of Linton Conservation Area – Major adverse effect on CA as very prominent countryside site in views across valley and village and on approach.  
Listed buildings - Settings of numerous Listed Buildings – Major adverse effect on functional manorial and countryside setting of closest listed properties at Barham including Barham Hall (Grade II\*), (315metres) views of Water Tower (Grade II ) on Rivey Hill, vista along High Street and as backdrop to listed buildings.  
It would not be possible to mitigate impact on the historic environment as the sites lie within undulating landscape with views into Linton. Development would impact on the setting of the Conservation Area and Listed Buildings.
  - **Physical considerations** - Noise issues - The southern sites are very close to the busy A1307. Traffic noise will need assessment in accordance with PPG 24 and associated guidance.
  - **Landscape and townscape** - Development of these sites as a whole would have a significant adverse effect on the landscape setting of Linton since the fields that make up this site are all on the edge of the village - many in locations where development would have significant impacts on the views from the historic centre and long views across the village.
  - **Highways access** -The Highway Authority has severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme

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<sup>329</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 2294 -2299

<sup>330</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B1466-70

comes forward a detailed analysis of access points onto the A1307 will need to be completed.

- **Viability** – Having undertaken an assessment of this site the LPA have concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential CIL payments. This site may not be sufficiently attractive for developers to be interested in acquiring it in the current market.
- **Integration with Existing Communities** - The extensive scale of the site is out of proportion to the existing settlement and difficult to integrate.

975. Even with the smaller site the planning constraints identified for this site were considered so significant as to warrant the rejection of the site. It was identified as a 'site with no development potential'.

976. The Council's response to representations received during the Issues and Options consultation on rejected SHLAA sites in Group Villages is outlined in the Sustainability Appraisal<sup>331</sup>:

977. The Council's response was:

"The promoter is suggesting the site offers the opportunity to provide up to 420 dwellings, associated public open space and ecological enhancements, which will be designed to incorporate existing landscape features such as boundary and hedgerows to help integrate it into the landscape.

Linton is set within a river valley surrounded by undulating landscape. It is accepted that with a smaller scale of development and careful design, the impacts on the Conservation Area may not be as severe as indicated in the original SHLAA assessment. However, there remains the potential for development on the southern part of the site to impact on the setting of the river valley and the wider setting of the Conservation Area. Similarly, development of the southern and south eastern part of the site would be on hillside facing the Grade II\* Barham Hall, whilst the northern part would impact on the setting of the Grade II Water Tower on Rivey Hill, a dominant backcloth to the village.

The promoter, through their Transport and Access Appraisal, claims to highway impacts of development can be adequately addressed. The Highway Authority has severe concerns with regards to the accident record of the A1307, the A1307 is a high casualty route, and how a scheme would access this road. The scale and likely cost of measures proposed, including junction improvements and measures to improve access by non-car modes, would require a significant level of development. Any necessary road infrastructure, including potential lighting, on the A1307 is likely to be visually intrusive and impact on the setting of Linton Conservation Area and Barham Hall."

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<sup>331</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 3 (pages A1264)

Proposed Submission Local Plan 2013

978. There are more sustainable options available for allocation. The site was not included in the Proposed Submission Local Plan.

Representations Received on Proposed Submission Local Plan

979. Objection was received from the site promoter objecting to the non-inclusion of the site in the Local Plan. The site promoter raised the following issues in their representation (Rep 58962):
- Issues and Options Stage 1 review of the SHLAA found:
    - Site is not within Green Belt;
    - Most of the site (promoted for development) is Flood Zone 1;
    - Some capacity at the health centre;
    - Adverse effect on Linton Conservation Area, townscape and landscape;
    - Adverse effect on Listed Building setting;
    - Concern on the ability to deliver a development compliant with planning policy;
  - The above assessment also found that issues regarding the following could be addressed/ mitigated: archaeology; public rights of way; biodiversity features; noises issues (A1307); utility provision; school places; and highway works;
  - Submission as part of Issues and Options 1 consultation found no technical reason why residential development could not be successfully delivered;
  - Further information submitted as part of the Issues and Options 2 consultation – supporting letters by landowners, planning statement and landscape and heritage statement;
  - The submissions made have been considered and evidenced pieces of work: the comments of SCDC by comparison are not supported by detailed justification and make blanket statements on the development;
  - Outcome of the landscape and heritage appraisal has shaped the proposal: development area limited to a smaller area in response to the landscape and heritage sensitivity;
  - There is more modern development that sits between the development site and the historic core and the nearby listed buildings;
  - The Landscape and Heritage Assessment submitted should be given more weight than the assessment undertaken by SCDC;
  - There is no evidence presented by SCDC to demonstrate that the development cannot be delivered in a manner that complies with planning policy;
  - SCDC suggestion that the development is economically unviable is not evidenced;
  - The highway work finds a solution for the Horseheath Road and Barton Road junction on land in the control of the site promoter/ Highways Authority: this would bring considerable benefits to road users and the Linton community;
  - Object to the limited amount of development allocated to the villages: villages can make a valid and important contribution to housing supply and meeting local needs.

980. The Council's response to representations received to sites not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 8<sup>332</sup>.

981. The Council's response was:

“Although a smaller site, it is similar to that assessed through the SHLAA and SA processes and was rejected. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.”

982. The Sustainability Appraisal Addendum Report <sup>333</sup> reaffirms the Council's original assessment of the site

Submitted Local Plan

983. The site was not included in the submitted South Cambridgeshire Local Plan.

Assessment and Conclusions

984. It is not necessary to allocate this site in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.

985. Linton may be a sustainable location development within the rural settlement hierarchy but the site is not well located to local services and facilities within the village.

986. Planning permission for part of the site to the south-east of Linton was approved on 7 September 2016 subject to agreeing the Section 106 agreement. (S/1963/15/OL). This was for a residential development of up to 78 dwellings on land to the north and south of Bartlow Road, Linton. (See map in Appendix 3)

987. Development of remainder of the site would result in significant adverse impacts on the landscape setting of this eastern edge of Linton since the fields that make up this site are all on the edge of the village, impacting on views from the historic core and long views across the village. There would be a major adverse effect on the setting of the Conservation Area and of numerous Listed Buildings. It would not be possible to mitigate impact on the historic environment as the sites lie within undulating landscape with views into Linton.

988. The promoters have indicated that there are solutions to the highway concerns expressed by the Highway Authority regarding the A1307. The Highway Authority had severe concerns about the A1307 when sites were assessed in Linton for the SHLAA. Recent planning permissions within Linton (which included assessments of accident

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<sup>332</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Audit Trail Appendix 8 page A 1683-4)

<sup>333</sup> Cambridge and South Cambridgeshire Local Plans SA Addendum Report (RD/MC/020) pages 1549 - 1556

data) have had no objections raised by the Highway Authority. The Highway Authority consider that there is capacity on the road network for the development proposed in those permissions if contributions are made towards the review and recalibration of the operation of the junction of the A1307 with Linton Village College. However, scale of the development if the whole of the eastern sites were to be built is highly likely to create capacity issues. If development is to be accommodated (subject to Transport Assessment capacity analysis) it is highly likely to necessitate the provision of strategic mitigation by the developer(s) (involving capacity improvement of the A1307). The Council considers that the measures to achieve an improvement would result in a costly scheme of a scale that would impact the wider area including the setting of Linton.

989. There were better site options to meet the development strategy. The site is not required to meet the objectively assessed need in the Plan. The site does not need to be allocated to make the Plan 'sound'.

## 1.3G MELBOURN

### **Background and context**

990. Melbourn is situated some 10 miles south-west of Cambridge and straddled the main Cambridge-Royston road, the A10 until a bypass was opened in July 1988 on the north-western side of the settlement. The village lies on land gently sloping down from the chalk hills near Royston, to the valley of the Cam or Rhee to the north. The River Mel runs north-westwards between Melbourn and the neighbouring village of Meldreth to join the Rhee.

#### **i. Village classification:**

##### **Is Melbourn correctly classified as a minor rural centre? (no appearances)**

991. Melbourn is correctly identified as a Minor Rural Centre.

992. Melbourn is identified as a Minor Rural Centre in the Adopted Local Development Framework <sup>334</sup>, and the Village Classification Study confirmed that this status remained appropriate. The study summarises the village as follows:

*“Melbourn is the largest village in the south west of the district. There is no Rural Centre nearby, but it is located near to Royston. It has Melbourn Village College within its boundaries and has a range of shops and facilities, but not on the scale of the larger villages in the district. It does not pass the test for having a good public transport service (the railway station at Meldreth is too far at over 1km from the village centre, and due to the frequency would not alter the result) but does score well for employment opportunities, given the presence of its Science Park.”<sup>335</sup>*

993. Melbourn does not offer the level of services and facilities to warrant a higher status.

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<sup>334</sup> South Cambridgeshire District Council Core Strategy Development Plan Document (RD/AD/100)

<sup>335</sup> Village Classification Report 2012 (RD/Strat/240) page 10

**ii. Omission sites:**

**Is the plan unsound without the allocation of the following site for housing development, and if so, why?:**

**a. Land at East Farm, Melbourn (no appearances)**

**Mr C Barton - Rep 58660**

**Mrs Julie Perry – Rep 58375**

**Mrs R Barton – Rep 58369**

**Mrs Hannah Paradis – Rep 57359**

**Mrs Erica Mansfield – Rep 57347**

**Mrs Gamon – Rep 57171**

Summary of promoters' proposal

994. The site was originally proposed for up to 60 dwellings on 2.83ha. The objectors do not support the Council's decision not to include housing site options H7 & H8 (Land to the east of New Road and at East Farm) in the Draft Local Plan.

995. The omission site is shown on the village map in Appendix 2.

Council's initial assessment

996. The site was submitted through the 'Call for Sites' in 2011 and was considered through the Strategic Housing Land Availability Assessment (SHLAA)<sup>336</sup> (Site 176) and Sustainability Appraisal (SA)<sup>337</sup> process and assessed as a site with limited development potential (scored Amber).

997. The SHLAA and SA identify the main planning constraints as:

- **Townscape and landscape** - Development of this site would have an adverse effect on the landscape setting of Melbourn through the development of an enclosed orchard which adds to the rural setting of the village. In appearance it would have the form of a promontory of development extending out into open countryside.

998. The planning constraints identified for this site were not considered so significant as to warrant the rejection of the site at that early stage. It was identified as a 'site with limited development potential'.

Issues and Options consultations 2012 & 2013

999. The Council included the site as an option (Site Option H8) in the Issues and Options 2 Report that was subject to public consultation in 2013.<sup>338</sup>

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<sup>336</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 1060-6

<sup>337</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B844-8

<sup>338</sup> South Cambridgeshire District Council - Issues and Options 2 Report: Part 2 – South Cambridgeshire Further Site Options (RD/LP/050), Site Size 2.83ha. with a dwelling capacity of 65.

1000. In summary, the Issues and Options 2 consultation resulted in the following representations on Site Option H8:

Support: 68; Object: 670; Comment: 69

1001. Following the Issues and Options consultation 2012 the site was reassessed through the Strategic Housing Land Availability Assessment (SHLAA)<sup>339</sup> (Site 331) and Sustainability Appraisal (SA)<sup>340</sup> process. It did not alter the overall assessment as a site with limited development potential (scored Amber), but it amended townscape and landscape as follows:.

- **Townscape and landscape** - Development of this site would have an adverse effect on the landscape setting of Melbourn through the development of an enclosed orchard which adds to the rural setting of the village. In appearance it would have the form of a promontory of development extending out into open countryside.

If however the site were to be developed with site 320 the impact on the landscape setting would be much reduced as there would be no promontory of development, provided the southern boundary were to form a substantial soft green edge such as could be obtained by a tree belt.

#### Council's Response to Issues and Options consultations

1002. The Council's response to representations on sites identified as options in the Issues and Options Report is outlined in the Sustainability Appraisal Annex A Appendix 2<sup>341</sup>.

1003. Council's response:

"Site with limited development potential. On its own, site previously rejected as a promontory of development into open countryside. Considered together with Site Option H7 there would be no promontory of development. However, development at sites H7 and H8 would have adverse impacts on wildlife through loss of an area of orchard and an adverse effect on the landscape setting of Melbourn through the development of an open arable field on gently rising land.

There are other more sustainable sites available for allocation.

Do not allocate for development in the draft Local Plan."

#### Proposed Submission Local Plan 2013

1004. The site was not included in the Proposed Submission Local Plan.

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<sup>339</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 2310-5

<sup>340</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B1511-5

<sup>341</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 2 (pages A1128-32)

Representations Received on Proposed Submission Local Plan

1005. The site promoter did not make any representations to the Proposed Submission Local Plan.
1006. Objection was received from various individuals objecting to the non-inclusion of the site in the Local Plan (Reps 58660, 58375, 58369, 57359, 57347, 57171).

Submitted Local Plan 2014

1007. The site was not included in the submitted South Cambridgeshire Local Plan.

Assessment and Conclusion

1008. It is not necessary to allocate this site in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.
1009. The site promoter did not seek the inclusion of the site in the Submission Local Plan, therefore the Council is not satisfied that the site is deliverable and developable in accordance with the National Planning Policy Framework.<sup>342</sup>
1010. The site is not required to meet the objectively assessed need in the Plan. The site does not need to be allocated to make the Plan 'sound'.

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<sup>342</sup> National Planning Policy Framework (RD/NP/010), Chapter 6

### 1.3H PAPWORTH EVERARD

#### **Background and context**

1011. Papworth Everard lies on the A1198 about a mile and a half north of Caxton Gibbet and the A428, and about 4 miles south of Godmanchester.

#### **i. Omission sites:**

**Is the plan unsound without the allocation of the following sites for housing development, and if so, why?:**

#### **a. Papworth Hospital site (no appearances)**

**Mrs Laura Lawrence, Oakington & Westwick Parish Council – Rep 64127 (Policy H/1)**

1012. The Papworth Hospital site is subject to Policy E/5 in the Economy Chapter of the Submitted Local Plan. The Council's Matter SC7 Hearing Statement response to matter SC7E<sup>343</sup> provides background on the hospital site, and its consideration through the plan making process. An extract of this statement is appended to this statement for convenience (see Appendix 4).

1013. In summary, Papworth Hospital will be relocating to the Cambridge Biomedical Campus, a move that has been planned for some years, and the new hospital is now under construction. The adopted Local Development Framework<sup>344</sup> includes a policy seeking to retain medical uses onsite, and if that was not possible, employment uses.

1014. The Local Plan review provided an opportunity to consider whether that approach remains appropriate. The site has been suggested for residential led development through the 'call for sites' and was considered through the Strategic Housing Land Availability Assessment (SHLAA) (Site 151) and Sustainability Appraisal (SA).<sup>345</sup> The South Cambridgeshire Issues and Options Report 2012 sought views on what the Papworth Hospital site should be used for when the hospital relocates, and proposed 3 options<sup>346</sup>:

- A preference for continuation of healthcare on the site, and only if a suitable user cannot be found, other employment uses compatible with adjoining residential;
- Employment uses that would be compatible with adjoining residential;
- Housing led development, including mixed uses.

1015. Following consultation it was determined that the policy and its sequential approach to development should be retained, and the site should not be allocated for

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<sup>343</sup> Council's Statement - Matter SC7 – Building a Strong and Competitive Economy (SC7/SCDC) pages 21 to 27

<sup>344</sup> Policy SP/10 in the Site Specific Policies DPD (adopted in 2010) (RD/AD/120)

<sup>345</sup> Strategic Housing Land Availability Assessment (RD/Strat/120) site 151 pages 1090-7; Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B733-7

<sup>346</sup> South Cambridgeshire District Council Issues and Options Report 2012 (RD/LP/030), Issue 111

housing.<sup>347</sup> The policy provides a sound approach to this site which is of key importance to this village, and it is not necessary for soundness to allocate the site for housing.

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<sup>347</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A: Chapter 8: building a Strong and Competitive Economy, pages A687-92

### 1.3I SWAVESEY

#### Background and context

1016. Swavesey lies 11 miles north-west of Cambridge, about one and a half miles north of the A14. The village lies on the Fen edge close to the River Great Ouse.

#### iv. Omission sites

**Is the plan unsound without the allocation of the following sites for housing development, and if so, why?:**

##### a. Driftwood Farm, Swavesey (no appearances)

**Mrs V Smart represented by Savills – Rep 60665 (Policy H/1)**

#### Summary of promoters' proposal

1017. The site was proposed for 10 dwellings with potential for public open space.

1018. The omission site is shown on the village map in Appendix 2.

#### Council's initial assessment

1019. The site was submitted through the 'Call for Sites' in 2011 and was considered through the Strategic Housing Land Availability Assessment (SHLAA)<sup>348</sup> (Site 250) and Sustainability Appraisal (SA)<sup>349</sup> process and assessed as a site with no development potential (scored Red).

1020. The SHLAA and SA identify the main planning constraints as:

- **Flood Zone** – a very small part of the north east corner of the site is within Flood Zone 2.
- **Scheduled Monument** – the site adjoins the 'Castle Hill', nationally designated earthworks of Swavesey Castle (SAM37), to the east.
- **Heritage considerations** - Conservation Area – the eastern part of the site is within the Swavesey Conservation Area. Non-statutory archaeological site - The site is located adjacent to the nationally designated earthworks of Swavesey Castle (SAM37). Development would have a significant negative impact on a nationally important scheduled site which it would not be possible to mitigate.
- **Noise issues** - The site is to the east of the A14 and prevailing winds are from the South West. Traffic noise will need assessment in accordance with PPG 24 and associated guidance and the impact of existing diffuse traffic noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment.
- **Townscape and landscape** - Development of this site would have a significant adverse effect on the landscape and townscape setting of Swavesey. Any required improvements to the road would substantially alter the character and appearance of this very rural part of the village. It is unlikely that access would

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<sup>348</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 1164-1170

<sup>349</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B1219-23

be able to meet highway standards to provide satisfactory access, without significant harm to the character of the area.

- **Highways access** - The Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site. The proposed site does not appear to have a direct link to the adopted public highway. It is unlikely the access could be improved without significant impact rural character and historic environment.

1021. The planning constraints identified for this site were considered so significant as to warrant the rejection of the site at that early stage. It was identified as a 'site with no development potential'.

#### Issues and Options consultations 2012 & 2013

1022. The Council did not include the site as an option in the Issues and Options Report that was subject to public consultation in July-September 2012.<sup>350</sup>

1023. An objection was received from the site promoter objecting to the rejection of this site. The site promoter's objection (reps 50433 & 55166) can be summarised as follows:

"Site's current lawful use and nature has significant potential to cause harm, particularly following the construction of residential estate bordering to south. Brownfield site located adjacent to village boundary and outside area at risk from flooding.

Allocation for housing would remove a potential nuisance and help to enhance character and appearance of locality and setting of nearby heritage asset.

In the absence of any harm to anything of acknowledged importance and with a number of significant advantages we ask the Council to put this site forward as a housing allocation.

A more robust strategy must refocus towards delivery of sustainable new homes at a larger number of locations throughout the district. More development should be directed towards larger villages such as Swavesey which are sustainable locations and which, with additional development, could be more sustainable as growth could help facilitate provision of additional facilities within village.

The site is within 1km of Guided Busway and previously developed, currently comprising mixed use of general industrial, warehousing open storage and residential. Limited development (for small number of executive homes) will help enhance setting of conservation area and nearby SAM."

#### Council's Response to Issues and Options consultations

1024. The Council's response to representations received during the Issues and Options consultation on rejected SHLAA sites in Group Villages is outlined in the Sustainability Appraisal Annex A Appendix 3351:

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<sup>350</sup> South Cambridgeshire Issues and Options Report (RD/LP/030)

<sup>351</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 3 (pages A1272-3)

1025. Council's response:

"The site is adjacent to the nationally designated earthworks of Swavesey Castle Scheduled Monument. Development would have a significant negative impact on the Scheduled site, and undesignated remains which may survive in the proposal area. It will not be possible to mitigate the impact of development.

Development of this site would have a significant adverse effect on the landscape and townscape setting of Swavesey. The site is close to the historic core of the village and forms an important part of the setting of the Conservation Area. Development of this site would have a negative impact on the setting of this historic part of the village.

The proposed site does not appear to have a direct link to the adopted public highway. It is unlikely that access would be able to meet highway standards to provide satisfactory access without significant harm to the character and appearance of this very rural and historic part of the village.

The site has been considered through three Local Plans and independent planning inspectors who make the following comments:

- a small proportion in the middle of the site is occupied by commercial buildings;
- access is by a narrow road leading out of the Conservation Area (Taylors Lane); any significant additional amount of traffic upon it in its present state would seriously erode its character, as would any substantial upgrading;
- nearby housing is visible but surrounded by substantial hedge;
- there are long views across open land to the north and west;
- new buildings would intrude into the countryside, effectively severing the Conservation Area (and the town ramparts within the Ancient Monument) from their rural setting;
- this site would be detached from the main body of the village and, despite the buildings which it contains, would remain more part of the open countryside.

Although Swavesey has access to the Guided Busway and is one of the more sustainable villages in the district and there is potential to improve the site, this is outweighed by the harm to the nationally important Scheduled Monument, townscape and landscape. It is not clear that suitable safe access can be achieved in an acceptable manner. Site with no development potential."

#### Proposed Submission Local Plan 2013

1026. The site was not included in the Proposed Submission Local Plan.

#### Representations Received on Proposed Submission Local Plan

1027. An objection was received from the site promoter objecting to the non-inclusion of their site in the Local Plan. The site promoter raised the following issues in their representation (rep 60665):

- Site area 1.73 hectares, propose low density development of 10 dwellings;
- Site currently comprises a mixed use of dwelling, general industrial and open storage on the edge of the village: the Council's assessment carried out fails to acknowledge that the current uses of the site are lawful;
- Council's assessment of the site considers that there are issues with developing the site: site is promoted for 10 low density dwellings but site capacity noted as 47;
- Our proposal for no more than 10 units would leave ample space around the areas of sensitivity adjacent to the SAM;
- A sensitively designed scheme would have significant benefits, particularly in terms of appearance compared to the current use;
- Mention is made that the site is mostly agricultural yet the Council acknowledges that no agriculture had taken place at the premises allowing the agricultural occupancy condition to be removed;
- Concerns raised included the fact that the increase in traffic associated with the development would need to be accommodated and that Hale Road was not adequate enough: in earlier representations we provided detailed transport advice and this demonstrated that the proposed development of 10 units was likely to have less of an impact than the existing lawful use. Despite this concern about increasing the amount of traffic on Hale Road, there has been a significant amount of development along Hale Road (retailing and wedding receptions and the creation of allotments).

1028. The Council's response to the representations received on sites not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal Annex A Appendix 8<sup>352</sup>.

1029. The Council's assessment was:

"The site has been assessed through the SHLAA and SA processes and was rejected. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted."

#### Submitted Local Plan 2014

1030. The site was not included in the submitted South Cambridgeshire Local Plan.

#### Sustainability Appraisal Addendum 2016

1031. The Sustainability Appraisal Addendum Report<sup>353</sup> reaffirms the Council's original assessment of the site in identifying significant landscape, townscape, heritage and highway impacts which it would not be possible to mitigate appropriately due to the sensitive location within the setting of the Schedule Ancient Monument and Conservation Area. The site is partly separate from the existing built-up area by a Scheduled Ancient Monument and forms part of the transition between built-up area and open countryside.

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<sup>352</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 8 (pages A1707-8)

<sup>353</sup> Cambridge and South Cambridgeshire Local Plans SA Addendum Report (RD/MC/020) (pages 1894-1901)

Assessment and Conclusion

1032. It is not necessary to allocate this site in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.
1033. The SHLAA and SA provide a robust assessment of the site and comparison with alternatives.
1034. Education capacity issues have arisen through recent planning applications in Swavesey. There is concern over potential cumulative impact of further proposals coming forward for development in the village, which could exceed the remaining capacity in local schools. Through the planning application consultation process the County Council have indicated that there is limited capacity to accommodate additional pupils in Swavesey Primary School, equivalent to approximately 160 dwellings beyond consented sites. Beyond that, the school is located on a constrained site and unable to expand further, there are no current plans to expand the school, and therefore there is no capacity in the catchment to accommodate the early years and primary school children arising from additional development beyond the existing capacity.
1035. Development of this site would have significant negative impact on a nationally important scheduled site, townscape and landscape which it would not be possible to mitigate. The site does not have a direct link to the adopted public highway and would require highway improvement which would be detrimental to the rural character and historic environment. The fact that there is some limited permitted development on parts of the site, in terms of a dwelling and some small industrial uses<sup>354</sup>, does not make the site suitable for residential development. There were better site options to meet the development strategy. The site is not required to meet the objectively assessed need in the Plan. The site does not need to be allocated to make the Plan 'sound'.

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<sup>354</sup> Lawful Development Certificate S/2265/04/LDC

**b. Land abutting Fen Drayton Road, Swavesey**  
**Bloor Homes Eastern represented by Pegasus Planning Group – Rep 61913**

Summary of promoters' proposal

1036. The promoter is proposing development of up to 80 units. The site was originally assessed for 50-75 dwellings with green spaces and community uses as required.
1037. The omission site is shown on the village map in Appendix 2.

Council's initial assessment

1038. The site was submitted through the 'Call for Sites' in 2011 and was considered through the Strategic Housing Land Availability Assessment (SHLAA)<sup>355</sup> (Site 065) and Sustainability Appraisal (SA)<sup>356</sup> process and was assessed as being a site with no development potential (scored red).
1039. The SHLAA and SA identify the main planning constraints as:
- **Heritage Considerations** - Non-statutory archaeological site - Archaeological investigations to the north have revealed extensive evidence for the late Saxon and medieval settlement of the village. Further information would be necessary in advance of any planning application for this site.
  - **Noise issues** - the site is to the east of the A14 and prevailing winds are from the south west. Traffic noise will need assessment in accordance with PPG 24 and associated guidance. Noise likely to influence the design / layout and number / density of residential premises. Further investigation and possible mitigation will be required to address the physical considerations, including potential for noise.
  - **Townscape and landscape** - Development of this site would have a significant adverse effect on the landscape and townscape setting of Swavesey. The site is very open and rural in character and development on this site would be very large scale and harmful to the character of the village. It would constitute substantial back land development, poorly related to the existing built-up part of the village.
  - **Access to education and training, and support provision of skilled employees to the economy** - Insufficient spare school capacity but potential for improvement to meet needs.
1040. The planning constraints identified for this site were considered so significant as to warrant the rejection of the site at that early stage. It was identified as a 'site with no development potential'.

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<sup>355</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 1119-24

<sup>356</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B321-5

Issues and Options consultations 2012 & 2013

1041. The Council did not include the site as an option in the Issues and Options Report that was subject to public consultation in July-September 2012.<sup>357</sup>
1042. An objection was received from the site promoter objecting to the rejection of this site. The site promoter's objection (rep 42437) can be summarised as follows:

“Object to rejection of this site. We note that SHLAA site 83 has been included as a potential option. We consider that given the identified sustainability of Swavesey (highly accessible to the CGB) that it is a settlement capable of taking at least one additional residential allocation. Ours is the only other potential site allocation, at least in part, as it lies outside the flood zone and Green Belt, and does not impact on heritage assets. Visual impact on the countryside can be mitigated through sensitive design, layout and landscaping. The site is an unencumbered greenfield site readily deliverable in the short term.”

Council's Response to Issues and Options consultations

1043. The Council's response to representations received during the Issues and Options consultation on rejected SHLAA sites in Group Villages is outlined in the Sustainability Appraisal Annex A Appendix 3<sup>358</sup>:
1044. Council's response:

“Development of this site would have a significant adverse effect on the landscape and townscape setting of Swavesey. The site is very open and rural in character and development on this site would be very large scale and harmful to the character of the village. It would constitute substantial back land development, poorly related to the existing built-up part of the village. It would result in a large scale westwards expansion of the village along School Lane, having a significant impact on the approach to the village. A previous attempt to gain planning permission for residential development has also been unsuccessful as it would adversely change its character.

Although Swavesey has access to the Guided Busway and is one of the more sustainable villages in the district this is outweighed by the harm to the townscape and landscape. Site with no development potential.”

Proposed Submission Local Plan 2013

1045. The site was not included in the Proposed Submission Local Plan.

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<sup>357</sup> South Cambridgeshire Issues and Options Report (RD/LP/030)

<sup>358</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 3 (pages A1270)

Representations Received on Proposed Submission Local Plan

1046. An objection was received from the site promoter objecting to the non-inclusion of their site in the Local Plan. The site promoter raised the following issues in their representation (rep 61913):
- 7.2 hectares, 80 dwellings (site promoted through SHLAA for 50-75 units, with the unconstrained yield identified as 162 units);
  - Site centrally located and immediately adjacent to the Village College and existing residential properties;
  - Site not subject to any site specific designations and is Flood Zone 1;
  - Site in single ownership and available immediately;
  - The unencumbered nature of the site means that it can be delivered within 5 years: especially appropriate for development in light of a large amount of the proposed supply being tied up in strategic sites that have historically been slow to deliver;
  - SHLAA assessment of site advises that it would not have any heritage or natural environmental impact and that noise impact can be mitigated. It noted that a smaller scheme may address concerns about townscape and landscape;
  - SHLAA concluded that the site was unsuitable because of its constraints: given the assessment set out in the SHLAA it is unclear how this conclusion could have been reached;
  - The site was noted as likely to be unviable and unappealing to a developer: this latter point is disputed by my client who is a developer interested in developing the site;
  - Site is not backland development;
  - Development could provide new cycleway provision, improvements to open space provision, opportunity for village college to expand.
1047. The Council's response to the representations received on sites not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal Annex A Appendix 8<sup>359</sup>.
1048. The Council's assessment was:
- "The site has been assessed through the SHLAA and SA processes and was rejected. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted."

Submitted Local Plan 2014

1049. The site was not included in the submitted South Cambridgeshire Local Plan.

Sustainability Appraisal Addendum 2016

1050. The Sustainability Appraisal Addendum Report<sup>360</sup> reaffirms the Council's original assessment of the site in identifying significant negative impact on landscape

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<sup>359</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 8 (page A1709-10)

character owing to the topography of the site; new development would be at a higher level than the existing village and very visible in an open and rural area where it would constitute substantial back land development, poorly related to the existing built-up part of the village.

#### Assessment and Conclusion

1051. It is not necessary to allocate this site in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.
1052. The SHLAA and SA provide a robust assessment of the site and comparison with alternatives.
1053. An outline planning application for up to 99 dwellings on the site was refused by the Council in January 2017 (S/1027/16/OL)<sup>361</sup>. The reasons for refusal included:

“The harm resulting from safety concerns relating to the proposed pedestrian access from the north eastern corner of the site, along Fen Drayton Road, was not outweighed by the benefits of the scheme; and notwithstanding the proposal in the emerging Local Plan to upgrade Swavesey to a Minor Rural Centre, there were significant infrastructure capacity issues (specifically primary and secondary education, foul drainage, traffic volumes and health) due to the cumulative impact of development within the village, giving rise to concerns about sustainability.”

Note: an appeal has been lodged (in March 2017) but is yet to be determined.

1054. Education capacity issues have arisen through recent planning applications in Swavesey. There is concern over potential cumulative impact of further proposals coming forward for development in the village, which could exceed the remaining capacity in local schools. Through the planning application consultation process the County Council have indicated that there is limited capacity to accommodate additional pupils in Swavesey Primary School, equivalent to approximately 160 dwellings beyond consented sites. Beyond that, the school is located on a constrained site and unable to expand further, there are no current plans to expand the school, and therefore there is no capacity in the catchment to accommodate the early years and primary school children arising from additional development beyond the existing capacity.
1055. Development of the site would have a significant adverse impact on landscape and the site is poorly served by non-car modes. There were better site options to meet the development strategy. The site is not required to meet the objectively assessed need in the Plan. The site does not need to be allocated to make the Plan ‘sound’.

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<sup>360</sup> Cambridge and South Cambridgeshire Local Plans SA Addendum Report (RD/MC/020), pages B400-5

<sup>361</sup> (RD/CR/770)

**c. Land south of Whitton Road and west of Boxworth End, Swavesey (no appearances)  
*Endurance Estates Limited represented by Bidwells – Rep 58841 (Policy H/1)*  
*[WITHDRAWN]*  
Oakington & Westwick Parish Council – Rep 64118 (Policy H/1)**

Summary of promoters' proposal

1056. The site was proposed for 175 dwellings, with potential for additional school playing field adjoining village college.
1057. The omission site is shown on the village map in Appendix 2.
1058. Note: the promoter of the site has subsequently withdrawn their representation (Rep 58841).

Council's initial assessment

1059. The site was submitted through the 'Call for Sites' in 2011 and was considered through the Strategic Housing Land Availability Assessment (SHLAA)<sup>362</sup> (Site 083) and Sustainability Appraisal (SA)<sup>363</sup> process and assessed as a site with limited development potential (scored Amber).
1060. The SHLAA and SA identify the main planning constraints as:
- **Heritage** - Listed Buildings – Grade II Listed 36 Boxworth End lies to the south east and several other Grade II Listed buildings lie along Middle Watch, the closest is approximately 146m to the north. Non-statutory archaeological site - The site is located on the south side of the historic village core.
  - **Tree Preservation Orders** – a group and three individual protected trees lie approximately 50-65m to the east.
  - **Important Countryside Frontage** – to the east of the site on the opposite side of Middlewatch.
  - **Protected Village Amenity Area** – lies 55m to the north.
  - **Noise issues** - the site is to the east of the A14 and prevailing winds are from the South West. Traffic noise will need assessment in accordance with PPG 24 and associated guidance and the impact of existing diffuse traffic noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance.
  - **Townscape and landscape** - Development of this site would have an adverse effect on the landscape and townscape setting of Swavesey. Development on this site would be very large scale and harmful to the character of this compact, linear village. It would constitute substantial back land development, poorly related to the existing built-up part of the village, significantly extending the village to the west.

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<sup>362</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 1148-54

<sup>363</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B642-8

1061. There were a number of planning considerations arising with the site as a whole, which was assessed as a site with no development potential (scored Red).
1062. However, the impacts of a smaller site, which did not extend so far to the rear of properties along Boxworth End, were not so significant as to warrant rejection at that early stage. A smaller site was identified as a 'site with limited development potential'.

Issues and Options consultations 2012 & 2013

1063. The Council therefore included the site as an option in the Issues and Options 2012 consultation – Site Option 36.<sup>364</sup>
1064. In summary, the Issues and Options consultation resulted in the following representations on this site option:

Support: 4; Object: 9; Comment: 6

This included an objection from Swavesey Parish Council:

“Main objections include: loss of woodland habitat, development on greenfield site, against linear village structure (which has been deciding factor in many planning decisions), village services currently running at capacity (e.g. primary school) increased development will put pressure on existing services, flooding and drainage concerns (increase flood risk locally and around village), increased pressure on sewage treatment and treated water outflow (currently at capacity and having to take Cambourne and Northstowe developments), guided busway not close to many residents and access is not easy.”

Questionnaire Responses to Question 6:

- 0 responses referenced this option specifically.
- 1 response supported development in Swavesey, 2 objected.

Council's Response to Issues and Options Consultation

1065. The Council's response to representations on sites identified as options in the Issues and Options documents outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 2.<sup>365</sup>
1066. Council's response:

“Site was identifies as having limited development potential. Development of this site would have an adverse effect on the landscape and townscape setting of Swavesey. Development on this site would be very large scale and harmful to the character of this compact, linear village and the setting of several Grade II Listed Buildings. It would constitute substantial back land development, poorly related to the existing built-up part of the village, significantly extending the village to the

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<sup>364</sup> South Cambridgeshire Issues and Options Report (RD/LP/030), page 71. Site size 4.98 ha. with a dwelling capacity of 75.

<sup>365</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Audit Trail, Appendix 2 (pages A1142-5)

west. Development on this site has previously been adjudged to be harmful to the countryside and character to this rural, linear part of the village by independent planning inspectors.”

Proposed Submission Local Plan 2013

1067. The site was not included in the Proposed Submission Local Plan.

Representations Received on Proposed Submission Local Plan

1068. Objection was received from the site promoter objecting to the non-inclusion of the site in the Local Plan. The site promoter raised the following issues in their representation (Rep 58841 – subsequently withdrawn):

- Approximately 2.5 hectares;
- Site the only site in village to be included in the Issues and Options 1 consultation (site option 36): the technical reports submitted at this time identified that the site is available and deliverable and that any potential adverse impacts could be mitigated;
- Updated SHLAA assessment identified the economic viability of the Site as within Category 4 ‘Least Viable Sites’ and suggested that there may be limited developer interest: there is now active promoter involvement and commitment to bring the site forward within the soonest timeframe;
- Bidwells Residential Agency’s assessment confirmed that residential development would be viable;
- As part of the proposed development, approximately 2.5 ha of land to the west of the site could be made available to the Village College: the availability of this land as part of the overall masterplan would have direct benefit for the village and wider community;
- Allocation of this site would have demonstrable benefits for both the meeting of housing need, for which there is currently insufficient supply, and for the wider Swavesey community.

1069. Oakington and Westwick Parish Council also objected to the rejection of this site (Rep 64118).

1070. The Council’s response to representations received to sites not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 8.<sup>366</sup>

1071. The Council’s assessment was:

“The site has been assessed through the SHLAA and SA processes and was consulted upon as a Site Option (Site Option 36 I&O 2012). It was not included in the Proposed Submission Local Plan due to the adverse effect on the landscape and townscape setting of Swavesey and there were better site options to meet the development strategy. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.”

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<sup>366</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Audit Trail, Appendix 8 (page A1711)

Submitted Local Plan 2014

1072. The site was not included in the submitted South Cambridgeshire Local Plan.

Sustainability Appraisal Addendum 2016

1073. The Sustainability Appraisal Addendum Report<sup>367</sup> reaffirms the Council's original assessment of the site in identifying significant landscape and townscape impacts which it is not possible to mitigate. The site is in an area characterised with a strong linear form where development would constitute backland development. The area is characterised with enclosed farmland, orchards, hedges, trees and long gardens. Development on this site has previously been adjudged to be harmful to the countryside and character to this rural, linear part of the village by independent planning inspectors.

Assessment and Conclusion

1074. It is not necessary to allocate this site in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.

1075. The SHLAA and SA provide a robust assessment of the site and comparison with alternatives.

1076. The site was assessed as a site with limited development potential through the SHLAA and SA processes in the early stages of the plan making process and before the development strategy was decided. In that context it was consulted upon as a Site Option (Site Option 36 I&O 2012).

1077. Planning permission has been obtained (on appeal) on the southern part of the site for 30 dwellings (S//0875/15/OL) (See map in Appendix 3). The Council recently refused permission for up to 70 dwellings (S/0053/17/OL) on part of the omission site to the north of this permitted site, on the basis that it was unsustainable development, for reasons including that the proposed development, outside the village framework represented unsustainable development because of the lack of public transport from the proposed site to the village centre, and the cumulative impact of the additional population growth on the capacity of services and facilities in Swavesey; that the level of trips generated by additional traffic, and the number of primary and secondary school age children occupying the development, would have an adverse impact on the capacity of the road network, schools and the doctor's surgery. An appeal has been lodged (in December 2016) but is yet to be determined. The omission site would extend significantly to the west beyond the extent of the recently permitted site and the recently refused application.

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<sup>367</sup> Cambridge and South Cambridgeshire Local Plans SA Addendum Report (RD/MC/020), pages 1557-64

1078. The site promoter has subsequently withdrawn their representation and no longer seek the inclusion of the site in the Submission Local Plan.
1079. The site is not required to meet the objectively assessed need in the Plan. The site does not need to be allocated to make the Plan 'sound'.

**d. Land adjacent Buckingham Business Park, Swavesey (Employment) (no appearances)**

**Mr John Shepperson represented by Brian Flynn, Carter Jonas LLP – Rep 64628 (Policy E/15)**

Summary of promoters' proposal

1080. The promoter is seeking an extension to the Established Employment Area boundary at Buckingham Business Park to include approximately 2.1ha land to the east.
1081. The omission site is shown on the village map in Appendix 2.

Issues and Options consultations 2012 & 2013

1082. The site was submitted in response to the Issues and Options consultation in 2012.

Council's Response to Issues and Options Consultation

1083. An objection was received from the site promoter seeking additional land be allocated at Buckingham Business Park to the Issues and Options consultation in 2012 (Rep 41184) and 2013 (Rep 51547).
1084. The Council's assessment of employment sites is outlined in the Sustainability Appraisal Annex B: Site Assessment Matrices<sup>368</sup> and Annex A Audit Trail Appendix 7 (Site EM7).<sup>369</sup>
1085. The site was assessed as 'a site with limited development potential'.
1086. The Council's response to representations received to representations seeking an amendment to Chapter 8 in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Chapter 8: Building a Strong and Competitive Economy.<sup>370</sup>

"Buckingham Business Park, Swavesey

(see Appendix 7 for site assessment form and Annex B for the sustainability appraisal)

The Employment Land Review indicates that sufficient employment land is available to meet needs up to 2031. Around a third of the existing Buckingham site remains undeveloped. The site comprises Greenfield land, poorly located in terms of public transport access, and located some distance from settlements. A further allocation is not necessary, particularly in a location like this.

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<sup>368</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Matrices (Pages B1697-1701)

<sup>369</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Audit Trail, Appendix 7 (pages A1579-82)

<sup>370</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A, Chapter 8: Building a Strong and Competitive Economy (pages A683-6 and 736-9)

Note: The representation states that a representation proposing a specific site allocation was submitted in 2012. This was not the case.”

Proposed Submission Local Plan 2013

1087. The site was not included in the Proposed Submission Local Plan.

Representations Received on Proposed Submission Local Plan

1088. An objection was received from the site promoter objecting to the non-inclusion of their site in the Local Plan. The site promoter raised the following issues in their representation (Rep 64628):

“We object to Policy E/15 because the proposed extension to the Buckingham Business Park which we have previously put to the Council has been rejected. There are no significant constraints to development, and with careful design and landscaping the potential visual impact on the surrounding area could be addressed. The proposed jobs target means that additional employment land will be needed. Planned development in new settlements will take time to come forward. Most of the existing employment sites within and close to Cambridge are more suited to high-technology and research and development uses.”

1089. The Council’s response to representations received to representations seeking an amendment to Chapter 8 in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Chapter 8: Building a Strong and Competitive Economy.<sup>371</sup>

“Expansion at Buckingham was considered and rejected through the issues and options stage. Around a third of the existing Buckingham site remains undeveloped. Additional employment land allocation is not needed to make the plan sound.”

Submitted Local Plan 2014

1090. The site was not included in the submitted Local Plan.

Sustainability Appraisal Addendum 2016

1091. The Sustainability Appraisal Addendum Report<sup>372</sup> assessed the site and identified that the site did not appear to have access to the highways.

Assessment and Conclusion

1092. It is not necessary to allocate this site in order to make the plan sound. The Buckingham site remains undeveloped.

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<sup>371</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A, Chapter 8: Building a Strong and Competitive Economy (pages A740-1)

<sup>372</sup> Cambridge and South Cambridgeshire Local Plans SA Addendum Report (RD/MC/020), pages 1931-7

1093. Policy E/15<sup>373</sup> was addressed in the Council's Matter SC7 Building a Strong and Competitive Economy hearings statement.<sup>374</sup>

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<sup>373</sup> In relation to Policy E/15 Established Employment Areas The Inspectors asked "Is the Council satisfied that there is no business need to increase the number of Established Employment Areas within the lifetime of the Plan?" (SC7L.i.)

<sup>374</sup> South Cambridgeshire District Council's Matter SC7 hearing statement (SC7/SCDC), in particular page 41.

### 1.3J WATERBEACH

#### Background and context

1094. Waterbeach is set on the edge of the Fens, just east of the A10 trunk road some 6 miles north of Cambridge. There are minor links through Landbeach, via a staggered junction with the A10 to Cottenham to the west and to Horningsea and Fen Ditton, south east across the River Cam. The hamlet of Chittering lies four miles north of Waterbeach village

#### i. Village classification:

#### **Is Waterbeach correctly classified as a Minor Rural Centre**

#### **Persimmon Homes represented by John Martin Associates – Rep 58629 (Policy S/9)**

1095. Waterbeach is correctly identified as a Minor Rural Centre.

1096. Waterbeach is identified as a Minor Rural Centre in the Adopted Local Development Framework<sup>375</sup>, and the Village Classification Study confirmed that this status remained appropriate. The study summarises the village as follows:

*“Waterbeach does not meet the public transport test, despite the presence of the railway station. It has no village college, being served by Cottenham Village College which it is not directly linked to by public transport. It does not have a wide range of shops and services in comparison with the larger villages, although it does score quite well for employment opportunities. It is located in the northern part of the district with Cottenham to the west and the closest Rural Centre is Histon & Impington. There are few smaller villages nearby, and it does not perform the role of a Rural Centre<sup>376</sup>.”*

1097. As detailed earlier, a number of schemes larger than the indicative threshold have been permitted on appeal, and by the Council, have been permitted in Waterbeach in the context of a lack of five year supply and para.14(2) of the NPPF. In the land West of Cody Road Appeal Decision (a proposal for 60 dwellings, outside the development framework, above the 30 dwelling maximum scheme size of the adopted Minor Rural Centre policy) the Inspector concluded, ‘In the context of the failure of the adopted strategy to deliver an adequate supply of housing, I consider the appeal site represents a sustainable development option. It is not the most sustainable option in terms of the locational strategy in the CS but it is a sustainable option that is deliverable and would help to meet the shortage of housing in the area’.

1098. The presence of the rail station does provide public transport services, but it does not mean the village serves the function of a Rural Centre, and in terms of the overall consideration of a range of services, facilities and employment, does not compare with the higher order villages identified as Rural Centres.

1099. For the reasons summarised above the village does not warrant reclassification as a Rural Centre.

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<sup>375</sup> South Cambridgeshire District Council Core Strategy Development Plan Document (RD/AD/100)

<sup>376</sup> Village Classification Report 2012 (RD/Strat/240), page 10

**ii. Omission sites**

**Is the plan unsound without the allocation of the following site for housing development, and if so why?**

**a. Land off Gibson Close, Waterbeach**

**Foregreen Developments represented by Carter Jonas – Reps 58839 (H/1) & 58836 (S/7)**

Summary of promoters' proposal

1100. The site was proposed for up to 15-20 dwellings by the promoter.

1101. The omission site is shown on the village map in Appendix 2.

Council's initial assessment

1102. The site was submitted through the Call for Sites and was considered through the Strategic Housing Land Availability Assessment (SHLAA)<sup>377</sup> (270) and Sustainability Appraisal (SA)<sup>378</sup> process and assessed as a site with no development potential (scored Red).

1103. The SHLAA and SA identify the main planning constraints as

- **Heritage considerations** – the site is adjacent to the Waterbeach Conservation Area, although to the access would be achieved via land within the Conservation Area. Adverse effect to setting due to loss of green rural backdrop and countryside setting.  
Listed Buildings – there are three Grade II Listed Buildings close to the site. The closest, 5 Greenside, is adjacent to the proposed access road. The other two are approximately 25m to the south and 60m to the north east. Major adverse effect to setting of 5 Greenside due to loss of garden, intensification of entrance, loss of wooded and open green backdrop and potential alterations to Listed Building.  
Non-statutory archaeological site - is located on the eastern side of the historic village core and evidence for Saxon settlement is known in the vicinity.
- **Tree Preservation Orders** – there is a protected Ash tree situated in rear garden of 43 Vicarage Close, approximately 22m to the north.
- **Landscape and townscape** - Development of this site would have an adverse effect on the landscape and townscape setting of Waterbeach. The site forms a semi-rural transition area between the village and the countryside beyond, and retains the rural character of the local footpaths. As an area of open ground, an undeveloped green wedge coming in almost to the heart of the village, the site therefore provides an important amenity area.
- **Highways Access** - Adverse impact as the access link to the public highway is unsuitable to serve the number of units that are being proposed. It is not possible to provide safe highway access to the site.

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<sup>377</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 1729 -79

<sup>378</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B1309-13

1104. The planning constraints identified for this site were considered so significant as to warrant the rejection of the site at that early stage. It was identified as a 'site with no development potential'.

Issues and Options consultations 2012 & 2013

1105. The Council did not include the site as an option in the Issues and Options Report that was subject to public consultation in July-September 2012.<sup>379</sup>
1106. An objection was received from the site promoter objecting to the rejection of this site. The site promoter raised the following issues in their representations (Rep 51541 and 40691):
- The Planning Inspector for the 2004 Local Plan concluded that this site, and adjacent sites, should be brought within the development framework boundary.
  - A well-designed development could retain the character of the surrounding area and prevent any impact on the conservation area and listed buildings, and appropriate landscaping could mitigate any impact on the natural environment and the character of the area.
  - In terms of highway access, we consider that if three sites were combined (SHLAA Ref 270, 142 and part of 043) that vehicular access could be provided from Mill Road and Poorsfield Road, with limited vehicular access from Gibson Close.

Council's Response to Issues and Options consultations

1107. The Council's response to representations received during the Issues a Options consultation on rejected SHLAA sites is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 3<sup>380</sup>.
1108. Council's response:

"This site would have major adverse effects on the setting of a Grade II Listed Building, which is adjacent to the proposed access road. If, as the promoters suggest, access were to be provided via Mill Road and Poorsfield Road by combining sites 270, 142 and part of 043, some of the noted impacts on the setting of number 5 Greenside Listed Building would be reduced.

However, changing vehicular access to the site does not mitigate the broader landscape / townscape impacts. The site is adjacent to the Waterbeach Conservation Area, and the Green is a "key landmark". A footpath runs along the northern boundary of this site leading from The Green to the open countryside to the west. An appeal inspector adjudged the site provides an undeveloped green wedge coming in almost to the heart of the village, acting as an important amenity area, and as a setting for the Conservation Area with the Green at its centre. The introduction of built form at this site would be harmful to the rural attributes of this part of the village, and would therefore adversely impact on the Conservation Area.

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<sup>379</sup> South Cambridgeshire Issues and Options Report (RD/LP/030)

<sup>380</sup> Draft Final Sustainability Appraisal and HRA Screening Report (RD/Sub/SC/060 Annex A Audit Trail Appendix 3 (page A1278))

This site therefore has no development potential. Waterbeach Barracks is proposed for development in the draft Local Plan and further development in the village is not considered appropriate.”

Proposed Submission Local Plan 2013.

1109. The site was not included in the Proposed Submission Local Plan for development.

Representations Received on Proposed Submission Local Plan

1110. Objection was received from the site promoter objecting to the non-inclusion of the site in the Local Plan. The site promoter raised the following issues in their representation (Rep 58839):

- 0.69 hectares, could accommodate approximately 15-20 dwellings;
- Site previously rejected because of the impact on the rural character of the area, the impact on the conservation area and its listed buildings, and unsuitable highway access: SHLAA assessment repeats these reasons;
- Planning Inspector for the 2004 Local Plan commented that: the site served very little townscape or landscape function; the land represents a wasted resource and its more effective use should be encouraged in order to contribute to housing needs; and recommended that the site be brought into the village framework;
- Conversely the Appeal Inspector for an appeal on the site said that the introduction of built form would be harmful to rural attributes;
- Site is within a residential area where other development has been brought forward without any adverse impact on the conservation area and listed buildings - we consider that a well-designed scheme with appropriate landscaping could mitigate any adverse impact;
- Likely that a suitable highway access solution can be provided to enable development at the site (if the three sites were combined - SHLAA sites 270,142 and part of 43 - vehicular access could be provided from Mill Road and Poorsfield Road, with limited vehicular access from Gibson Close);
- Site is fully serviced and easily deliverable;
- Developer interest in site: any current concerns over economic viability should not be a factor in planning for a twenty year period;
- Part of site or plots could be set aside for self-build. A retirement housing scheme is another possibility.

1111. The Sustainability Appraisal Annex A Audit Trail Appendix 8<sup>381</sup> outlines the Council's response to representations received to sites not included in the Proposed Submission Local Plan.

1112. The Council's response was:

“The site has been assessed through the SHLAA and SA processes and was rejected. It was not included in the Proposed Submission Local Plan as Waterbeach Barracks is proposed for development in the draft Local Plan and

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<sup>381</sup> Draft Final Sustainability Appraisal and HRA Screening Report (RD/Sub/SC/060 Annex A Audit Trail Appendix 8 (page A1718)

further development in the village is not considered appropriate. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted. “

1113. The promoter also submitted an objection relating to the development framework in the village. (Rep 58836) requesting that the framework should be amended to include the land off Gibson Close.
1114. The Council’s response to the representations received on amendments to the development framework is outlined in the Sustainability Appraisal Annex A Appendix 1.<sup>382</sup>
1115. The Council’s assessment was not to include the site within the development framework as:

“Previously considered (SHLAA site 270). This overgrown pasture site with mature trees is located to the rear of residential properties on three sides and countryside to the west. Rural character. Not part of the built-up area. The Sustainability Appraisal Addendum Report<sup>383</sup> reaffirms the Council’s earlier assessment of the site.”

#### Submitted Local Plan 2014

1116. The site was not included in the submitted Local Plan and the Development Framework was not amended.

#### Assessment and Conclusion

1117. It is not necessary to allocate this site or amend the Green Belt or Development Framework boundary in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.
1118. The SHLAA and SA provide a robust assessment of the site and comparison with alternatives.
1119. There is a currently planning application being considered on this site for the erection of 18 dwellings, including affordable dwellings (S/2177/16/FL). The Council will update the Inspectors on the outcome of this application.
1120. Development of the site would have a major adverse impact on heritage, townscape and landscape. There are no exceptional circumstances to warrant amending the Green Belt boundary. The development framework identified on the Policies Map clearly defines the edge of the village consistent with the Local Plan approach to identifying development frameworks set out in paragraphs 2.48- 2.50 of the Plan.<sup>384</sup>

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<sup>382</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1 (page A997)

<sup>383</sup> Cambridge and South Cambridgeshire Local Plans SA Addendum Report (RD/MC/020), pages 1488-95

<sup>384</sup> South Cambridgeshire Proposed Submission Local Plan (RD/Sub/SC/010)

Matter SC1: Strategy for the Rural Area  
Statement by South Cambridgeshire District Council  
May 2017

There were better site options to meet the development strategy. The site is not required to meet the objectively assessed need in the Plan. The site does not need to be allocated to make the Plan 'sound'.

## 1.3K WILLINGHAM

### Background and Context

1121. Willingham is a Fen edge village situated some 10 miles north of Cambridge. It lies on the B1050 north of Longstanton. Minor roads to the west and east connect the village to Over and Cottenham. The Old West River (the Ouse) forms the northern boundary of the Parish.

#### i. Omission sites

**Is the plan unsound without the allocation of the following site for housing development, and if so, why?:**

#### **a. Land south of Over Road, Willingham (SHLAA site 047 - that part of the site which does not have planning permission).**

**Mr John Wynn represented by Maxey Grounds & Co – Rep 62523 (Policy H/1)**

#### Summary of promoters' proposal

1122. The site was proposed for up to 28 dwellings by the promoter.

1123. The omission site is shown on the village map in Appendix 2.

#### Council's initial assessment

1124. The site was submitted through the Call for Sites and was considered through the Strategic Housing Land Availability Assessment (SHLAA)<sup>385</sup> (047) and Sustainability (SA)<sup>386</sup> process and assessed as a site with no development potential (scored Red).

1125. The SHLAA and SA identify the main planning constraints as

- **Flood Zone** - Approximately 2/3 of the site is within Flood Zones 2 and 3
- **Heritage considerations** - there are 4 Grade II Listed Buildings fronting the High Street 140m to the north. Non-statutory archaeological site - The site is located in the historic village core and finds of medieval and post medieval date are known in the vicinity.
- **Physical considerations**
  - Land contamination - Part commercial use. A contaminated Land Assessment will be required as a condition of any planning application.
  - Noise issues - The site is currently part of Aspinalls Builders Yard, Station Road and it is understood the North part of Aspinalls Yard will remain and coexist. Noise, odour and dust from Aspinalls Builders Yard are obvious material considerations with significant negative impact potential in terms of health and well being and a poor quality living environment and possible nuisance. It is unlikely that mitigation 2/3<sup>rd</sup> measures on the proposed development site alone can provide an acceptable ambient noise environment.
- **Townscape and landscape** - Development of this site would have a significant adverse effect on the landscape and townscape setting of Willingham.

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<sup>385</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 1289-95

<sup>386</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B241-5

Approximately half of the site, closest to the Over Road frontage, is within Flood Zone 3. This would result in development being located to the rear of the site, closest to the surrounding countryside. Development in this location would be poorly related to existing development and the road frontage, and will be at odds with the largely linear pattern of development in the immediate area. It would therefore have a detrimental impact on the rural character of this part of Willingham.

- **Highways access** - A junction located on Over Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design. The Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site.

1126. The planning constraints identified for this site were considered so significant as to warrant the rejection of the site at that early stage. It was identified as a 'site with no development potential'.

#### Issues and Options consultations 2012 & 2013

1127. The Council did not include the site as an option in the Issues and Options Report that was subject to public consultation in July-September 2012.<sup>387</sup>

1128. An objection was received from the site promoter objecting to the rejection of this site. The site promoter raised the following issues in their representations (Rep 33040):

- Additional land to be included and site reconsidered.
- **Flood Risk** - principally zone 3 but moderate zone 2, but surrounding land same level and Environment Agency's maps may be inaccurate. Low flood risk which should not rule site out.
- **Townscape** - well related to Willingham and facilities.
- **Noise** - Aspinall's yard ceased as builders merchants years ago.
- **Access** - suitable access retained when frontage parcels sold off for development.
- **Redundant horticulture and storage** - tidy up area which may become nuisance to adjoining residents.

1129. The Council's response to representations received during the Issues a Options consultation on rejected SHLAA sites is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 3<sup>388</sup>.

1130. Council's response:

"The Council's Strategic Flood Risk Assessment shows approximately 2/3 of the site is within Flood Zones 2 and 3. With a large proportion of the site situated within Flood Zone 3, the remaining land is located to the rear of the site, away from the road frontage, within an area characterised by a largely linear pattern of development. Development would therefore have considerable landscape and townscape impacts as it would not relate well to the built form of the village, as

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<sup>387</sup> South Cambridgeshire Issues and Options Report (RD/LP/030)

<sup>388</sup> Draft Final Sustainability Appraisal and HRA Screening Report (RD/Sub/SC/060 Annex A Audit Trail Appendix 3 page A1279

there would be a large area of open land between the road frontage and potential development. It would not be possible to mitigate these impacts.”

#### Proposed Submission Local Plan 2013

1131. The site was not included in the Proposed Submission Local Plan for development.

#### Representations Received on Proposed Submission Local Plan

1132. Objection was received from the site promoter objecting to the non-inclusion of the site in the Local Plan. The site promoter raised the following issues in their representation (Rep 62523)

- 1.8 hectares;
- Brownfield site;
- Infill site which is appropriate for residential development;
- Compared to proposed Rockmill End Site (H/1(g)) this site:
  - Has more direct access to the A14;
  - Has more direct and closer access to the 12” sewerage drain in Over Road;
  - Is closer to village amenities;
  - Has not been used for amenity purposes for many years (the Rockmill End site has been used for allotments);
- Environment Agency identifies a 1 in 200 (or less) risk of flooding;
- Noise from Aspinall’s yard is no longer applicable as this ceased to be a builder’s yard many years ago;
- There is significant residential development to north, west and east of proposed site;
- Principal concern previously expressed related to potential flood risk: the Flood Risk advice and the Flood Risk Scoping Report highlight the danger of relying on the Environment Agency’s web based flood map as the detailed Scoping Report now confirms that the entire area of the site is Flood Zone 1;
- Development of the land would bring some rounding off to an otherwise fully developed area;
- Site has adequate access for development purposes;
- Site is well located in relation to the developed area of Willingham

1133. The Sustainability Appraisal Annex A Audit Trail Appendix 8<sup>389</sup> outlines the Council’s response to representations received to sites not included in the Proposed Submission Local Plan.

1134. The Council’s assessment was::

“The site has been assessed through the SHLAA and SA processes and was rejected. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.”

#### Submitted Local Plan 2014

1135. The site was not included in the submitted South Cambridgeshire Local Plan.

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<sup>389</sup> Draft Final Sustainability Appraisal and HRA Screening Report (RD/Sub/SC/060 Annex A Audit Trail Appendix 8 pages page A1279

Assessment and Conclusion

1136. It is not necessary to allocate this site in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.
1137. The SHLAA and SA provide a robust assessment of the site and comparison with alternatives.
1138. Outline planning permission has been granted for 26 dwellings on the omission site (S/2921/15/OL). This permission only covers part of the omission site, for that land closest to the road. The Aspinalls Builders Yard, adjacent to the omission site, also has permission for 12 dwellings (S/0524/14/FL). (See map in Appendix 3).
1139. Development of the site would have significant adverse impact on townscape, landscape and heritage and 2/3 of the site is within flood zones 2 and 3. It is likely that suitable highway access could be achieved to the remaining (unpermitted) land. There were better site options to meet the development strategy. The site is not required to meet the objectively assessed need in the Plan. The site does not need to be allocated to make the Plan 'sound'.

## 1.4 GROUP VILLAGES

### Group Villages

1140. The rural area comprises the lowest tier within the Development Strategy (Policy S/6) behind edge of Cambridge and new settlements. However, within the rural settlement tier Group Villages are the ranked third behind Rural Centres and Minor Rural Centres, but above Infill Villages.
1141. Group villages are generally less sustainable locations for new development than Rural Centres and Minor Rural Centres, having fewer services and facilities allowing only some of the basic day-to-day requirements of their residents to be met without the need to travel outside the village. All Group Villages have at least a primary school but are generally limited in other services and facilities. The Local Plan does not seek to allocate additional dwellings in Group villages, as they are not a sustainable focus for growth. Policy S/10 enables the recycling of land within development frameworks at an appropriate scale.

### 1.4A BARRINGTON

#### **Background and Context**

1142. Barrington village lies in the valley of the River Cam some 7 miles south-west of Cambridge between the A603 and the A10. The eastern edge of Barrington village forms part of the outer boundary of the Cambridge Green Belt.

#### **i. Omission sites**

**Is the plan unsound without the allocation of the following sites for housing development, and if so why?**

#### **a. Land between 12 & 22 Shepreth Road, Barrington (no appearances) Mrs Margaret Clemmet – Rep 61855 (Policy H/1)**

##### Summary of promoters' proposal

1143. The site was originally proposed for up to 11 dwellings. .
1144. The omission site is shown on the village map in Appendix 2.

##### Council's initial assessment

1145. The site was considered through the Strategic Housing Land Availability Assessment (SHLAA)<sup>390</sup> (Site 012) and Sustainability Appraisal (SA)<sup>391</sup> process and assessed as a site with no development potential (scored Red).

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<sup>390</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 1372-78

<sup>391</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B74-79

1146. The SHLAA and SA identify the main planning constraints as:

- **Heritage considerations** – Adverse impact on the setting of Barrington Conservation Area and several Grade II Listed Buildings.
- **Land contamination** – A contaminated land assessment will be required as the site is close to an old quarry.
- **Noise** - Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance.
- **Landscape and townscape** - Development of this site would have a significant adverse effect on the landscape and townscape setting of Barrington. Development of this site has previously been adjudged by independent planning inspectors to be harmful to the open and rural appearance and character of this part of the village. The site promoter claims the character of the area has changed since these applications were made, however this small amount of development has not altered what is still a rural character.

#### Issues and Options consultations 2013 & 2013

1147. Due to the planning constraints that exist on the site the Council did not propose the site as an option for development in the Issues and Options (2012) consultation.

#### Council's review following Issues and Options consultations

1148. The Sustainability Appraisal Annex A Audit Trail Appendix 3<sup>392</sup> outlines the Council's response to representations received during the Issues and Options consultation on rejected SHLAA sites.

1149. The site promoter raised the following issues in their representations (Reps 36966 & 52125):

“I request that the site be included in the village framework.

- Currently, derelict scrubland and tall trees prevent countryside views and detract from village character.
- Existing developments set precedence and compromise visual amenity.
- Development would be possible while retaining much biodiversity, and maintaining and enhancing village character.
- Adjacent property's tall trees are untypical of the landscape.
- Previous planning judgement now unjustifiable.
- Agricultural use would impact on visual amenity and erode biodiversity.
- Neglected private land has misuse possibilities. Site has attracted fly-tipping.
- Non-development would be wasteful considering the building land shortage and current housing needs.
- Group village status permits additional development.
- Site has utility services running adjacently.”

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<sup>392</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060) Annex A – Audit Trail Appendix 3 :responding to reps on rejected SHLAA sites page A1285

1150. The Council responded to representations on sites in Group Villages as follows:

“Group Villages are smaller villages which provide a lower level of services and facilities than larger villages classified as Rural Centres and Minor Rural Centres. Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence which runs from locations in and on the edge of Cambridge, through New Settlements, to Rural Centre and Minor Rural Centre villages and finally to Group Villages. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence and therefore no development allocations are justified in Group Villages.”

Proposed Submission Local Plan 2013

1151. The site was not included in the Proposed Submission Local Plan.

Representations Received on the Proposed Submission Local Plan

1152. Objection was received from the site promoter objecting to the non-inclusion of the site in the Local Plan. The site promoter raised the following issues in their representation (Rep 61855):

- Although large sites are designated for development in outlying villages there is no such allocation in Barrington therefore an exception should be made to include this infill site both within the SHLAA and the village framework to fulfil the need for local housing;
- Designation as a Group Village permits small additional infill developments therefore this infill plot should be included so that this wasteland can be usefully converted into much needed homes in this village;
- Local need in the village – could be usefully converted into homes for families and the increasingly elderly village residents;
- The land in its current state is open to misuse attracting fly-tipping and vermin which is becoming environmentally harmful: site’s current derelict condition conflicts with the otherwise suburban appearance of this part of the village;
- Utility services already run adjacent to site;
- The Primes Close housing development immediately opposite has already set a precedence for building outside the village framework, rendering non-development of this site unjustifiable;
- Site is bounded on all sides by tall hedges and trees which prevent any open rural appearance or views: development with careful planning to include many of the existing trees would enhance the distinctiveness of the landscape/ townscape character of this part of the village;
- The Conservation Area and Listed Buildings are considerably distanced from the site.

1153. The Sustainability Appraisal Annex A Audit Trail Appendix 8<sup>393</sup> outlines the Council's response to representations received to sites not included in the Proposed Submission Local Plan.

1154. The Council maintained its stance:

“Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence, therefore no development allocations are justified in Group Villages. The plan is sound as proposed to be submitted.”

Submitted Local Plan 2014

1155. The site was not included in the Submitted Local Plan.

Assessment and Conclusion

1156. Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence, therefore no development allocations are justified in Group Villages. The plan is sound as proposed to be submitted.

1157. The site is located in an area where development would have significant landscape and townscape impacts and harm the rural character and appearance of this part of the village. This view has been consistently maintained by independent planning inspectors, both through earlier Local Plans (2004 and 1993) and through an earlier (dismissed) planning appeal (1990). No precedent has been set by the Primes Close development, which is an exceptions site for affordable housing.

1158. The site is not required to meet the objectively assessed need in the Plan. The site does not need to be allocated to make the Plan 'sound'

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<sup>393</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Audit Trail Appendix 8 page A1619

**b. Land west of Orwell Road, Barrington**

**Landmark Real Estate represented by Brian Flynn, Carter Jonas LLP – Reps 60042 (Policy H/1); 60036 (Policy S/7) and 60037 (Policy S/10)**

Summary of promoters' proposal

1159. The site was proposed for 9 dwellings. .
1160. The omission site is shown on the village map in Appendix 2.
1161. The site was submitted during the Proposed Submission Local Plan consultation in July 2013.

Representations Received on the Proposed Submission Local Plan

1162. The site promoter raised the following issues in their representation (Rep 60042):
- SHLAA failed to assess all potential sites within Barrington;
  - Sustainability Appraisal also failed to consider the development potential of the site or consider a more flexible policy for development in some Group Villages where large sites exist, which represent realistic alternative options;
  - The SA for the draft Local Plan must identify and then assess reasonable alternatives: there has been no consultation on reasonable alternatives;
  - It is clear that the Group Villages and potential development options within those villages were rejected before the policies used to determine the overall development strategy and potential site allocations were defined;
  - The site meets the key site selection criteria outlined in the second Issues and Options document and therefore should have been assessed by the Council;
  - The Council rejected the option of development at all Group Villages, regardless of whether potential sites exist;
  - The three sites in Barrington which were assessed through the SHLAA were all rejected because of adverse impacts on the surrounding landscape and impacts on townscape and conservation: this proposed site is not within a Conservation Area and is surrounded on three side by residential development;
  - Site has existing access off Orwell Road, or it could be connected to an existing access from Old Mill Close;
  - We consider the site would have passed the selection criteria and there are no constraints to development: with careful design and layout and additional landscaping any impacts could be mitigated;
  - To meet the scale of housing and affordable housing needs in the District a range of sites must be identified, including smaller sites within villages.
1163. The promoter also objected to the development framework Policy S/7 (Rep 60036):
- Principle of defining development framework boundary is appropriate but scale of development allowed in Group villages is inconsistent with meeting local needs.

- Takes no account of whether sustainable development sites exist within those villages e.g. Barrington.
1164. The promoter also objected to the Group Village policy S/10 (rep 60037) suggesting that it should be amended as it fails to consider the capacity of villages to accommodate development.
1165. The Sustainability Appraisal Annex A Audit Trail Appendix 8<sup>394</sup> outlines the Council's response to Proposed Submission Representations on Sites not Included in the Plan
1166. The Council responded to representations on sites in Group Villages as follows:
- “Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence, therefore no development allocations are justified in Group Villages. The site was not included in the Proposed Submission Local Plan.”

Submitted Local Plan 2014

1167. The site was not included in the Submitted Local Plan.

Assessment and Conclusion

1168. Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence, therefore no development allocations are justified in Group Villages. The plan is sound as proposed to be submitted.
1169. The development framework identified on the Policies Map clearly defines the edge of the village consistent with the Local Plan approach to identifying development frameworks set out in paragraphs 2.48- 2.50 of the Plan<sup>395</sup>. The proposed site lies beyond a well defined edge to the village and is not part of the built-up area of the village.
1170. The site is outside of the Development Framework for Barrington and development of this site would impact upon the setting of the village.
1171. The site is not required to meet the objectively assessed need in the Plan. The site does not need to be allocated to make the Plan 'sound'

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<sup>394</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A: Audit Trail Appendix 8 page 1620

<sup>395</sup> South Cambridgeshire Proposed Submission Local Plan (RD/Sub/SC/010)

## 1.4B DRY DRAYTON

### **Background and Context**

1172. Dry Drayton lies on a ridge about 5 miles west of Cambridge and immediately south-west of Bar Hill. It is situated on a minor road which runs between the A428 to the south and the A14 to the north.

#### **i. Omission Sites**

**Is the plan unsound without the allocation of the following site for housing development and if so why?**

##### **a. Longwood, Scotland Road, Dry Drayton Mr David Mckiernan - Rep 59425 (Policy S/7)**

###### Summary of promoters' proposal

1173. The respondent has requested that the development boundary in Dry Drayton be amended.

###### Issues and Options consultations 2013 & 2013

1174. The amendment was proposed to the Council at Issues and Options 2012 and the respondent raised the following issues in his representation (36984):

- Longwood, Scotland Road abuts village, sits naturally and visually in village
- Within the traffic calming area. Surrounded by agricultural land
- More consistency if house included within framework
- The tree lined track leading to Rectory Farm is a more natural boundary.
- Anomaly and consider re-drawing the boundary.
- Enable us to pursue a goal of building a "state of the art" low energy, eco friendly home in the grounds.

1175. The Council's response to representations concerning development frameworks which have not been included in the Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 1<sup>396</sup>.

1176. The Council's assessment was:

“Property set within large grounds, set back from the road frontage and well screened. Does not form part of the road frontage. Arable land beyond. Rural character. Not part of the built-up area.”

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<sup>396</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1, Table 1 Re no 17 page 954 Map page A967.

Proposed Submission Local Plan

1177. There was no amendment to the Development Framework boundary in Dry Drayton included in the Proposed Submission Local Plan.

1178. The site promoter raised the following issues in his representation (59425):

Supported by Parish Council

Want to subdivide plot and build "state of the art" home. Precedent for domestic development.

Object to earlier assessment - methodology flawed

1. "Property set within large grounds". Grounds too large - wish to subdivide plot.

2. "Set back from road frontage and well screened". Feature of many houses in Dry Drayton - contributes to its charm.

3. "Does not form part of the road frontage". Longwood is situated within traffic calming measures.

4. "Arable land beyond". Property been domestic dwelling since 1965, abuts village and surrounded by farmland. Redrawing village framework using boundary of New Road would bring consistency to scheme.

5. "Rural character". Any development would have to be sympathetic to surrounding countryside

6. "Not part of the built-up area". Longwood is visually part of village with a very obvious tree line and road separating it from adjacent farmland.

1179. The Council's response to representations concerning development frameworks which have not been included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 1<sup>397</sup>.

1180. The Council's assessment was:

"Previously considered (Ref No 17) Property set within large grounds, set back from the road frontage. Not visible from the road and does not form part of the linear frontage. Well screened by tall hedgerow and trees, which lend itself to the rural frontage beyond the village. Surrounded by arable land on three sides. Rural character. Not part of the built-up area."

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<sup>397</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1, Table 1 page A988 ref 83 and for map see page A999

Submitted Local Plan 2014

1181. No amendments were made to the Development Framework boundary in Dry Drayton in the Submitted Local Plan.

Assessment and Conclusion

1182. It is not necessary to amend the development framework boundary in order to make the plan sound.
1183. The Council does not consider that there should be an amendment made to the Development Framework in Dry Drayton.
1184. The site is within an area with rural character with arable land on three sides of the property and is not part of the built up area of the village.
1185. An outline planning application was approved in 2015 for a single four bedroomed dwelling on part of this site (S/2200/14/OL) (See map in Appendix 3). This decision took into account the Council's current lack of five year housing land supply.

**ii. Policy Framework:**

**Is the plan unsound without the addition of a policy to identify a network of off-road cycle paths in/out of the village?**

**Dry Drayton Parish Council – Rep 60214 (Policy TI/2)**

1186. Dry Drayton Parish Council submitted a representation to the Proposed Submission consultation. They raised the following issues in relation to their parish:

“South Cambridgeshire DC’s assistance in establishing a network of off-road cycle paths along each of the roads in/out of Dry Drayton, i.e. to Madingley, Oakington and Hardwick. [SCDC policies NH/10 and SC/4]

Dry Drayton is "land locked" from a safe off-road cycling perspective, apart from the route to Bar Hill. Our strategic aim to establish a network of off-road cycle paths along each of the roads in/out of Dry Drayton i.e. to Madingley, Oakington & Hardwick. Parish Council is working with neighbouring parish councils to establish a Permissive Path Agreement to provide safe off road cycle tracks to Cambridge and neighbouring communities.”

1187. Policy TI/2: Planning for Sustainable Travel<sup>398</sup> seeks to facilitate journeys by sustainable modes; and criterion 2 outlines measures how sustainable travel by walking, cycling and public transport can be achieved, including through securing developer funding (Section 106). It is not appropriate for the Local Plan to list specific schemes, such as new cycle routes.
1188. The Cambridgeshire Local Transport Plan<sup>399</sup> and Transport Strategy for Cambridge and South Cambridgeshire<sup>400</sup> are the transport plans for South Cambridgeshire; and these are the most appropriate documents in which to address the provision of cycle routes.
1189. The Parish Council could also address this matter through a Neighbourhood Plan.
1190. The Local Plan is ‘sound’ without identifying specific cycle routes; it is not necessary to amend the Local Plan.

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<sup>398</sup> Proposed Submission South Cambridgeshire Local Plan (RD/Sub/SC/010), pages 220-3

<sup>399</sup> Local Transport Plan (RD/T/093)

<sup>400</sup> Transport Strategy for Cambridge and South Cambridgeshire (RD/T/120)

## 1.4C DUXFORD

### **Background and Context**

1191. Duxford lies between the main Cambridge/Liverpool Street railway line and the M11, some 9 miles south of Cambridge.

#### **i. Village Classification**

##### **Is Duxford correctly classified as a Group Village?**

##### **Countryside Properties represented by Savills – Rep 59698**

1192. Duxford is appropriately classified as a Group village, and does not provide the level of services and facilities to warrant Minor Rural Centre status.

1193. This small village (population 2,090 in 2012) has an hourly bus service, and very limited services and facilities (no village college, no doctors, no library, part time post office). Higher order services are provided by Sawston. The Whittlesford Parkway railway station, providing a 20 minute frequency service to Cambridge, is around 1 mile from the centre of the village. The bus service within the village has an hourly frequency. It would score well on the employment category due to the industrial area to the south of the village. It does not merit a higher status, and is appropriately classified as a Group village.

1194. Schemes above Group Village scale have been permitted (Green Acres Duxford – 35 dwellings permitted on appeal<sup>401</sup> outside the development framework of the village and above the maximum 8 dwelling scheme size of the adopted Group Village policy). This decision was made in the context of policies being considered out of date due to the current lack of five year housing land supply. In this context the Inspector considered in the context of a five year housing supply shortfall and NPPF para.14(2) the proposed development would amount to a sustainable location for the development proposed. This does not mean the development strategy for the district contained in the plan does not take a sound strategic approach to the rural area, in order to achieve a sustainable development strategy for the plan period but rather this appeal concerned a particular set of circumstances arising from the absence of a five year housing land supply.

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<sup>401</sup> Appeal decision: APP/W0530/W/15/3138791 8 Greenacres, Duxford, Cambridgeshire (15 March 2016) (RD/CAR/030)

**ii. Omission sites**

**Is the plan unsound without the allocation of the following sites for housing development, and if so why?**

**a. The Paddock, end of Mangers Lane, Duxford (no appearances)  
Mr & Mrs Andrew Dye represented by Robinson and Hall) Rep 63118 (Policy H/1)**

Summary of promoters' proposal

1195. The site was originally proposed for 9 dwellings. .

1196. The omission site is shown on the village map in Appendix 2.

Council's initial assessment

1197. The site was considered for potentially 9 dwelling through the Strategic Housing Land Availability Assessment (SHLAA ) Site process402 – Site 092 and Sustainability Appraisal (SA) process403 assessed as a site with no development potential (scored Red).

1198. The SHLAA and SA identify the main planning constraints as:

- **Heritage considerations:** The site is within the Conservation Area. and close to listed residential properties fronting onto The Green. Potential exists for their setting to be adversely affected. The site is located in the medieval core of the village.
- **Environmental and wildlife designations:** There is a Tree Preservation Order on the site. Protected trees will need to be accommodated in any development. Full tree survey required in accordance with current best practice and guidelines.  
Site forms part of a Protected Village Amenity Area.
- **Townscape and landscape impact:** The development of this site would have a significant adverse effect on the townscape of Duxford, and be harmful to its character, amenity, and tranquillity. The Village Capacity Study notes that the assemblage of buildings of different ages, sometimes connected by narrow thoroughfares such as Green Street or related open areas – some hidden – create a series of contrasting views characterised by a strong historical dimension.
- **Highways access:** The access link to the public highway is unsuitable to serve the number of units that are being proposed.

1199. There were a number of planning considerations arising with this site, which resulted in it being rejected at this early stage.

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<sup>402</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 1572-8

<sup>403</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B446 -450

### Issues and Options 2012 & 2013

1200. The site was not included in the Issues and Options consultation as a site option.
1201. An objection was received from the site promoter objecting to the rejection of this site. The site promoter's objection (rep 55882) can be summarised as follows:

"The site forms part of the centre of Duxford and falls completely within the village framework. The sole constraint to development of the site is the existing PVAA designation, despite its complete unsuitability."

### Council's Response to Issues and Options consultations

1202. The Council's response to representations received during the Issues and Options consultation on rejected SHLAA sites in Group Villages is outlined in the Sustainability Appraisal<sup>404</sup>:

"Council's response: Group Villages are smaller villages which provide a lower level of services and facilities than larger villages classified as Rural Centres and Minor Rural Centres. Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence which runs from locations in and on the edge of Cambridge, through New Settlements, to Rural Centre and Minor Rural Centre villages and finally to Group Villages. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence and therefore no development allocations are justified in Group Villages."

### Proposed Submission Local Plan 2013

1203. The site was not included in the Proposed Submission Local Plan.
1204. The site was proposed as a Local Green Space in the Proposed Submission Local Plan. (Site ref NH/12 -056). Objections were received for this LGS site and were considered at the Local Plan examination under Matter SC4 – Natural and Historic Environment.

### Representations Received on the Proposed Submission Local Plan

1205. Objection was received from the site promoter objecting to the non-inclusion of the site in the Local Plan. The site promoter raised the following issues in their representation (Rep 63118):
- Proposing development of 7 dwellings, incorporating new community orchard on site; this site is within village framework. Development will respect character

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<sup>404</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 3 (pages A1285)

of area. Mix of market and affordable housing to meet identified severe local housing needs.

- It is in a sustainable location close to a wide range of services and amenities available within the village, including a convenience store, primary school, public houses, employment and has good public transport links;
- Area is characterised by two/two and a half- storey detached houses set on medium sized plots: any residential scheme would seek to reflect the existing development pattern;
- Access via Manager's Lane;
- Proposed mix of market and affordable housing to meet local housing need: design of housing will preserve and enhance the character, appearance and visual setting of the Conservation Area and wider locality;
- Landowner willing to provide a higher proportion of affordable housing than would normally be necessary;
- Land currently forms part of a PVAA but it is considered that the land has become unkempt over recent years and its designation should be removed;
- Development would be built out at lower densities to reflect the village setting;
- Remainder of site to be given to community for orchard.

1206. The Sustainability Appraisal Annex A Audit Trail Appendix 8 (page A1622-3) outlines the Council's response to representations received to sites not included in the Proposed Submission Local Plan.

1207. The Council's response was:

"Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence, therefore no development allocations are justified in Group Villages.

#### Submitted Local Plan 2014

1208. The site was included in the Submitted Local Plan as part of a larger LGS.

#### Assessment and Conclusion

1209. It is not necessary to allocate this site in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.

1210. The development of this site would have a significant adverse effect on the townscape of Duxford, and be harmful to its character, amenity, and tranquillity. The site has been proposed as a LGS in the Submitted Local Plan and is currently designated as a PVAA recognising the contribution this area makes to the character of the village.

1211. The site is not required to meet the objectively assessed need in the Plan. The site does not need to be allocated to make the Plan 'sound'

**b. Rear of 8 Greenacres, Duxford**

**Countryside Properties (UK) Ltd represented by Savills - Reps 59704 (Policy H/1) and Rep 59743 (Policy S/7)**

1212. This site now has planning permission for up to 35 dwellings (S/0276/15/OL) and is no longer an examination issue. (See map in Appendix 3)

## 1.4D ELTISLEY

### **Background and context**

1213. Eltisley is located about 12 miles west of Cambridge and is bypassed by the A428 which runs north of the village.

#### **i. Development Framework boundary:**

**Should the development framework boundary be extended to include land at Caxton End?**

**Cara Thorpe – Rep 62629 (Policy S/7)**

#### Summary of promoters' proposal

1214. The promoter is seeking the inclusion of the site within the development framework of Eltisley.

1215. The omission site is shown on the village map in Appendix 2.

#### Issues and Options consultations 2012 & 2013

1216. The site was submitted to the Council through the Issues and Options consultation in July-September 2012 as an amendment to the development framework boundary (rep 32523).

#### Council's Response to Issues and Options consultations

1217. The Council's response to the representations received on amendments to the development framework is outlined in the Sustainability Appraisal<sup>405</sup>.

1218. The Council's assessment was not to include the site within the development framework as:

“Long rear garden, comprising grassland with trees. Rural character. Not part of the built-up area.”

#### Proposed Submission Local Plan 2013

1219. The development framework was not amended in the Proposed Submission Local Plan.

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<sup>405</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1 (page A954)

Representations Received on Proposed Submission Local Plan

1220. An objection was received from the site promoter objecting to the non-inclusion of the proposed amendment to the development framework in the Local Plan. The site promoter raised the following issues in their representation (rep 62629):

- part of the garden is not within the development framework; and
- development framework boundary should be amended to include this site so that planning permission can be sought for a house for family.

1221. The Council's response to the representations received on amendments to the development framework not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal<sup>406</sup>.

1222. The Council's assessment was not to include the site within the development framework as:

“Long rear garden, comprising grassland with trees. Rural character. Not part of the built-up area.”

Submitted Local Plan 2014

1223. The development framework was not amended in the submitted South Cambridgeshire Local Plan.

Assessment and Conclusion

1224. The development framework identified on the Policies Map clearly defines the edge of the village consistent with the Local Plan approach to identifying development frameworks set out in paragraphs 2.48-2.50 of the Local Plan<sup>407</sup>. The site is garden land with grassland and trees that has a rural character and is not part of the built-up area.

1225. It is not necessary to amend the development framework boundary in order to make the plan sound.

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<sup>406</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1 (page A987)

<sup>407</sup> South Cambridgeshire Proposed Submission Local Plan (RD/Sub/SC/010)

## 1.4E FEN DITTON

### **Background and context**

1226. The village of Fen Ditton is located on the north-east edge of the built up area of Cambridge. The village is on the eastern bank of the River Cam and is surrounded by Green Belt.

#### **i. Village Classification: (no appearances)**

##### **Is Fen Ditton correctly classified as a Group Village?**

1227. Fen Ditton is appropriately classified as a Group village, and does not provide the level of services and facilities to warrant Minor Rural Centre status.

1228. Fen Ditton is a small village (population 740 in 2012) with limited services and facilities. It has no village college, and is within the catchment of Bottisham Village College. It has a primary school, but no doctors, library, or post office. The village itself is not well served by public transport, benefiting from only a limited number of buses a day. Whilst it benefits from proximity to Cambridge, the village itself is not comparable with the Minor Rural Centres and does not merit a higher status.

#### **ii. Omission Sites:**

##### **Is the plan unsound without the allocation of the following site for housing development, and if so why?**

#### **a. Land south of Shepherds Close, Fen Ditton (no appearances)**

##### **Nigel Agg, Taylor Wimpey UK Ltd – Rep 57045 (Policy H/1)**

#### **Summary of promoters' proposal**

1229. The site is proposed for 200 dwellings. However, the site promoter has amended the proposal to 30 dwellings with Green Belt / open space enhancement on the remaining land.

1230. The omission site is shown on the village map in Appendix 2.

#### **Council's initial assessment**

1231. The site was submitted through the 'Call for Sites' in 2011. It was considered through a combined SHLAA and SA process (Site 060)<sup>408</sup> and was assessed as being a site with no significant development potential (scored red).

1232. The SHLAA and SA identify the main planning constraints as:

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<sup>408</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 2590-2605 AND Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B2508-B2522

- **Green Belt:** The site is within the Green Belt and development is likely to have significant adverse effects on the setting, separation, and village and landscape character of Fen Ditton and its relationship with Cambridge.
- **Heritage:** The site is adjacent to several grade II listed buildings along High Ditch Road. There are several other grade II listed buildings along the High Street and within the wider Conservation Area.
- **Townscape and Landscape:** Development would have a significant adverse impact on townscape and the landscape setting of the village. The Inspector examining the Local Plan (adopted in 2004) considered that the main built-up area of the village has been left behind once north of High Ditch Road. Development of this site would be completely out of scale with the existing village. It would also have a detrimental impact on the linear and rural character of the village.
- **Noise:** The Eastern wedge of the site is immediately adjacent to industrial units at Fleam End Farm, High Ditch Rd with medium sized industrial type units / uses including light industrial and a vehicle repair workshop. These are unlikely to be considered compatible uses. Odour may also be an issue. Before any consideration is given to allocating this site for residential development it is recommended that these noise constraints are thoroughly investigated including consideration of mitigation measures.

1233. The planning constraints identified for this site were considered so significant as to warrant the rejection of the site at that early stage. It was identified as a 'site with no significant development potential'.

#### Issues and Options consultations 2012 & 2013

1234. Alongside considering a Cambridge focussed option for the development strategy, the Council, working jointly with Cambridge City Council, undertook a two stage approach to reviewing land on the edge of Cambridge:

- Stage 1: comments were sought on broad locations for development on the edge of Cambridge in the Issues and Options Report<sup>409</sup> that was subject to public consultation in July-September 2012. Fen Ditton was included in Broad Location 9.
- Stage 2: comments were sought on site options and rejected site options on the edge of Cambridge in the Issues and Options 2: Part 1 Report<sup>410</sup>.

1235. The Council did not include the site as an option in the Issues and Options 2: Part 1 Report that was subject to public consultation in January-February 2013. The site was included as a rejected site<sup>411</sup>.

1236. No objections were received objecting to the rejection of this site.

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<sup>409</sup> South Cambridgeshire Issues and Options Report (RD/LP/030), Issue 12, pages 40-43

<sup>410</sup> Issues and Options 2: Part 1 – Joint Consultation on Development Strategy and Site Options on the Edge of Cambridge (RD/LP/160)

<sup>411</sup> Issues and Options 2: Part 1 – Joint Consultation on Development Strategy and Site Options on the Edge of Cambridge (RD/LP/160), Appendices 2-4

Proposed Submission Local Plan 2013

1237. The site was not included in the Proposed Submission Local Plan.

Representations Received on Proposed Submission Local Plan

1238. An objection was received from the site promoter objecting to the non-inclusion of their site in the Local Plan. The site promoter raised the following issues in their representation (rep 57045):

- proposed development of up to 30 dwellings;
- modest development could take part on the site without detriment to the Green Belt and therefore is potential for Green Belt / open space enhancement on the remaining land;
- Fen Ditton is close to Cambridge and a variety of services are within easy reach;
- site is visually well contained from the surrounding countryside and abuts the village core;
- enhancements to the remaining open land to the south would preserve the setting of the village, improve the landscape and allow wider public use.

1239. The Council's response to the representations received on sites not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal<sup>412</sup>.

1240. The Council's assessment was:

“Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence, therefore no development allocations are justified in Group Villages. The plan is sound as proposed to be submitted.”

Submitted Local Plan 2014

1241. The site was not included in the submitted South Cambridgeshire Local Plan.

Assessment and Conclusion

1242. It is not necessary to allocate this site in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.

1243. The SHLAA and SA provide a robust assessment of the site and comparison with alternatives.

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<sup>412</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 8 (page A1637)

1244. This site is located within sector 18.1 of the Inner Green Belt Study 2015<sup>413</sup>, described as consisting of smaller parcels of land to the south of Fen Ditton, which are a combination of arable and horse grazing land. They provide distinctive and supportive landscape to Fen Ditton, forming an important part of the setting of Fen Ditton as well as the separation between Fen Ditton and Cambridge<sup>414</sup>. The study states that this sub area is critical to maintaining the limited separation between the southern side of Fen Ditton and Cambridge<sup>415</sup>. It identifies the following implications of releasing land from the Green Belt for development in this sector:

“It is unlikely that any development within this sector could be accommodated without substantial harm to Green Belt purposes. Development within sub area 18.1 would remove the remaining area of separation between Fen Ditton and the edge of Cambridge and affect the rural setting of Fen Ditton. Development within sub area 18.2 would affect the rural setting, form and character of the village, and within sub area 18.3 would affect the wider rural setting of Fen Ditton and Cambridge from the north east. No Green Belt release should be contemplated in this sector.”

1245. The site is within the Green Belt and development is likely to have significant adverse effects on the setting, separation, and village and landscape character of Fen Ditton and its relationship with Cambridge. Development on this site would therefore cause harm to the Green Belt and its purposes. Development would also have a significant adverse impact on townscape and the landscape setting of the village. The site is adjacent to several grade II listed buildings and development of this site would have a detrimental impact on the linear and rural character of the village. The site is adjacent to industrial units that are unlikely to be considered compatible uses.
1246. The site is not required to meet the objectively assessed housing need. The site does not need to be allocated to make the Plan ‘sound’.

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<sup>413</sup> Cambridge Inner Green Belt Boundary Study (November 2015) (RD/MC/030), Sector 18, page 169.

<sup>414</sup> Cambridge Inner Green Belt Boundary Study (November 2015) (RD/MC/030), Sector 18, page 168.assessment criteria 8

<sup>415</sup> Cambridge Inner Green Belt Boundary Study (November 2015) (RD/MC/030), Sector 18, page 168.assessment criteria 12

## 1.4F FOWLMERE

### **Background and Context**

1247. Fowlmere is some 9 miles south-west of Cambridge, along the B1368, about a mile north of the A505.

#### **i. Omission sites**

**Is the plan unsound without the allocation of the following sites for housing development, and if so, why?:**

##### **a. Appleacre Park, London Road, Fowlmere (no appearances) Appleacre Park Limited - Rep 60204 (Policy H/1)**

#### **Summary of promoters' proposal**

1248. The site was originally proposed for up to 10 homes .

1249. The omission site is shown on the village map in Appendix 2.

#### **Council's initial assessment**

1250. The site was considered for potentially 10 dwelling through the Strategic Housing Land Availability Assessment (SHLAA ) Site process<sup>416</sup> – Site 077 and Sustainability Appraisal (SA) process<sup>417</sup> assessed as a site with no development potential (scored Red).

1251. The SHLAA and SA identify the main planning constraints as:

- **Heritage considerations** - Non-statutory archaeological site - Cropmarks to the west identify the location of enclosures of probable late prehistoric or Roman date.
- **Townscape and landscape** - Site located on the southern edge of the village and has a fence along the eastern boundary with Chrishall Road, which means that there are clear views into the site. The housing on the opposite side of this road is linear in form and has clear open views into the site. This linear development along the approaches to the village is identified in the South Cambridgeshire Village Capacity Study<sup>418</sup> as being a key attribute. Hedgerows further south along the road screen views of the caravan park. The character of the land on the west side of the road, which includes the caravan park, is different from the linear housing to the east.

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<sup>416</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 1642-1648

<sup>417</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B371 –B375

<sup>418</sup> South Cambridgeshire Village Capacity Study (RD/H/040)

Issues and Options consultations 2013 & 2013

1252. Due to the planning constraints that exist on the site the Council did not propose the site as an option for development in the Issues and Options (2012) consultation.

1253. The site promoter raised the following issues in their representations (Rep 41029):

- Located at the edge of Fowlmere, Appleacre Park is already a well-established residential park.
- We contend that the proposed site which is within the perimeter of the park is well capable of residential development.

1254. The Sustainability Appraisal Annex A Audit Trail Appendix 3<sup>419</sup> outlines the Council's response to representations received during the Issues a Options consultation on rejected SHLAA sites.

1255. The Council responded to representations on sites in Group Villages as follows:

“Group Villages are smaller villages which provide a lower level of services and facilities than larger villages classified as Rural Centres and Minor Rural Centres. Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence which runs from locations in and on the edge of Cambridge, through New Settlements, to Rural Centre and Minor Rural Centre villages and finally to Group Villages. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence and therefore no development allocations are justified in Group Villages.”

Proposed Submission Local Plan 2013

1256. The site was not included in the Proposed Submission Local Plan.

Representations Received on the Proposed Submission Local Plan

1257. Objection was received from the site promoter objecting to the non-inclusion of the site in the Local Plan. The site promoter raised the following issues in their representation (Rep 60204)

- 0.5 hectares: propose 12 -15 new park homes between two areas of existing park homes on an existing park home site which is partly covered by redundant farm buildings which would be demolished;
- 2010 SHMA included a map of park homes in Cambridgeshire: average sale price of a home in Fowlmere in 2008 was £262,000 compared to a new park home £85,000-£140,000;
- Park homes are single storey, thermally efficient, and on our park occupied by people over 50 years old: an important part of the housing mix;

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<sup>419</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A: Audit Trail Appendix 3 : responding to reps on rejected SHLAA sites page A1288

- 2012 SHMA document and the Local Plan has omitted all reference to park homes;
- Appleacre Park is the only park home site in the southern half of South Cambs: it is therefore uniquely placed to fulfil the local need.

1258. The Sustainability Appraisal Annex A Audit Trail Appendix 8 <sup>420</sup> outlines the Council's response to representations received to sites not included in the Proposed Submission Local Plan.

1259. The Council maintained its stance:

“Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence, therefore no development allocations are justified in Group Villages. The plan is sound as proposed to be submitted.”

Submitted Local Plan 2014.

1260. The site was not included in the Submission Local Plan.

Assessment and Conclusion

1261. Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence, therefore no development allocations are justified in Group Villages. The plan is sound as proposed to be submitted.

1262. Development of this site on the edge of Fowlmere would impact on the character of this part of the village which has open views of the site.

1263. The site is not required to meet the objectively assessed need in the Plan. The site does not need to be allocated to make the Plan 'sound'

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<sup>420</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Audit Trail Appendix 8 page A1638

**b. Land west of the High Street, Fowlmere**

**Messrs Sheldrick represented by Bidwells - Reps 59633 (Policy H/1) and 59637 (Policy S/7)**

Summary of promoters' proposal

1264. The site was originally proposed for up to 68 dwellings.
1265. The omission site is shown on the village map in Appendix 2.

Council's initial assessment

1266. The site was considered through the Strategic Housing Land Availability Assessment (SHLAA)<sup>421</sup> (Site 107) and Sustainability Appraisal<sup>422</sup>(SA) process and assessed as a site with no development potential (scored Red).
1267. The SHLAA and SA identify the main planning constraints as:
- **Tree Preservation Orders** – there are protected groups of trees surrounding the site – all elms. Further protected trees are adjacent to the southern boundary near to the London Road within the next field. Within the field are two protected horse chestnut trees – one located in the middle of the site.
  - **Important Countryside Frontage** – the eastern boundary adjacent to the London Road has an ICF running along it and extending southwards along the road frontage.
  - **Protected Village Amenity Area** – to the north of the site is there recreation ground for the village which is a PVAA
  - **Physical considerations:**
    - Land contamination** - Agricultural / farm buildings in west, requires assessment, can be conditioned
    - Noise:** Industrial / Commercial. The North of site is adjacent to The Butts Business Centre comprised of various industrial / commercial units e.g. Cambridge Steel Structures Limited, Unit 2, The Butts Business Centre involved in steel fabrication. Noise from activities, refrigeration plant and vehicular movements are material considerations with significant negative impact potential in terms of health and well-being and a poor quality living environment and possible noise nuisance. It is unlikely that mitigation measures on the proposed development site alone can provide an acceptable ambient noise environment. Environmental Health currently object to this site and before any consideration is given to allocating this site for residential development it is recommended that these noise constraints are thoroughly investigated
  - **Townscape and Landscape:** The site is located on the western edge of the village and is surrounded by protected trees. The parkland grounds of Manor House adjoin the northeast corner of the site. The SCVCS (South

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<sup>421</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), page 1656 -60

<sup>422</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B516-20

Cambridgeshire Village Capacity Study)<sup>423</sup> identified the combination of these grounds and the enclosed field as creating a soft edge to the village. The countryside frontage to village streets such as London Road is listed as one of the key attributes of Fowlmere in the SCVCS. A wall marks the western boundary with London Road. The view from the London Road westward across the site is screened by trees towards the open rolling countryside beyond. Development of this site would impact on this view.

1268. Due to the planning constraints that exist on the site the Council did not propose the site as an option for development in the Issues and Options (2012) consultation.

Issues and Options consultations 2013 & 2013

1269. The site was not included as a site option for these consultations.
1270. The site promoter raised the following issues in their representations (Reps 40706 and 51627) to the Issues and Options consultation:
- Contrary to the SHLAA, a sensitive development would have no negative impact upon the setting of the village or the open countryside. The site already reads more as an element of the built area presenting an opportunity for a mixed use development in a sustainable location
  - Objection to rejection of the site, failure to account for adequate up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area, as required by paragraph 158 of the NPPF, and in specific relation to the village of Fowlmere . Essential in retaining in excess of 40 jobs at Ion Science.
1271. The Sustainability Appraisal Annex A Audit Trail Appendix 3<sup>424</sup> outlines the Council's response to representations received during the Issues and Options consultation on rejected SHLAA sites.
1272. The Council responded to representations on sites in Group Villages as follows:

“Group Villages are smaller villages which provide a lower level of services and facilities than larger villages classified as Rural Centres and Minor Rural Centres. Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence which runs from locations in and on the edge of Cambridge, through New Settlements, to Rural Centre and Minor Rural Centre villages and finally to Group Villages. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence and therefore no development allocations are justified in Group Villages.”

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<sup>423</sup> South Cambridgeshire Village Capacity Study (RD/H/040)

<sup>424</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060) Annex A – Audit Trail Appendix 3 :responding to reps on rejected SHLAA sites page A1288

Proposed Submission Local Plan 2013

1273. The site was not included in the Proposed Submission Local Plan.

Representations Received on the Proposed Submission Local Plan

1274. Objection was received from the site promoter objecting to the non-inclusion of the site in the Local Plan. The site promoter raised the following issues in their representations (Reps 59633 and 59633):

- 3.0 hectare site: proposed mix use development consisting of employment , housing and commercial/ community space;
- Current planning application (Ref S/1249/13/FL) for new offices, research and production facilities and associated car parking and landscaping on 0.81 hectares of the site (over 25% of overall site area): remainder of site proposed for a complimentary mix of affordable and private residential, further employment land and commercial/ community space as well as public open space/landscaping;
- The Sustainability Appraisal fails to take account of the Landscape and Visual Assessment which concluded that the site ‘sits within a somewhat degraded landscape...forms a distinct visual unit attached to the adjacent settlement development...[and] considered that sensitive redevelopment on the site ...will result in a site which makes positive contribution to the landscape and visual qualities of the area’;
- Site includes previously developed land which is presently unsuitable for agricultural use and of poor landscape character;
- Fails to consider proposal is for a mixed use development.

1275. The Council’s response to representations received to sites not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 8<sup>425</sup> .

1276. The Council’s response was:

“Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence, therefore no development allocations are justified in Group Villages. The plan is sound as proposed to be submitted.”

Submitted Local Plan 2014

1277. The site was not included in the submitted Local Plan.

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<sup>425</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A: Audit Trail Appendix 8 page 1639

Assessment and Conclusion

1278. Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence, therefore no development allocations are justified in Group Villages. The plan is sound as proposed to be submitted.
1279. The planning application mentioned in the representation was refused on 3 December 2013. (Ref S/1249/13/FL) but was allowed on appeal on 21 October 2014. (Appeal Ref: APP/W0530/A/14/2219702). This is land on the northern part of the site which is to the south of the Butts Business Centre. The permission relates to only a small part of the site.( see map in Appendix 3)
1280. Development of this site would impact on the character of this part of Fowlmere as the ICF protects views across this area towards open rolling countryside beyond. There are TPOs within and surrounding the site. Noise from the adjacent business park would have a significant negative impact which would be a challenge to mitigate.
1281. The site is not required to meet the objectively assessed need in the Plan. The site does not need to be allocated to make the Plan 'sound'

**c. Land at Triangle Farm, Fowlmere (that part of the site without planning permission)  
(no appearances)**

**F and R Wilkinson and Trustees (W R Wilkinson) - Rep 61885 (Policy S/7)**

Summary of promoters' proposal

1282. The site was originally proposed for up to 21 dwellings.

1283. The omission site is shown on a map in Appendix 2.

Council's initial assessment

1284. The site was considered through the Strategic Housing Land Availability Assessment (SHLAA)<sup>426</sup> (Site 218) and Sustainability Appraisal<sup>427</sup>(SA) process and assessed as a site with no development potential (scored Red).

1285. The SHLAA and SA identify the main planning constraints as

- **Heritage considerations:**

Listed Building – to the south on the opposite side of the road to the site is a grade II listed building – Fieldhouse, Thriplow Rd. Adverse impact on setting of this building if site developed.

- **Townscape and landscape:**

The site is located on the eastern edge of the village and is identified in the South Cambridgeshire Village Capacity Study<sup>428</sup> as an enclosed field. It has roads on three sides of it which all have high mature hedgerows with trees. Such fields are an important characteristic feature of the village creating a transition between the village and open countryside. The hedgerows screen wider views into the village. The study also identifies as a key attribute to the village the separation between Fowlmere and Thriplow and the site is on the Thriplow side of the village, part of the land that separates these villages. Development of this site would have a significant adverse impact on the landscape setting of the village because it is an enclosed field forming part of the transition to open countryside between Fowlmere and Thriplow.

Issues and Options consultations 2013 & 2013

1286. Due to the planning constraints that exist on the site the Council did not propose the site as an option for development in the Issues and Options (2012) consultation.

1287. The site promoter raised the following issues in their representation (Rep 41352):

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<sup>426</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), page 1670-5

<sup>427</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B1050-5

<sup>428</sup> South Cambridgeshire Village Capacity Study (RD/H/040)

- Villages such as Fowlmere have an irregular settlement pattern such that smaller areas of land could be released for residential development without causing harm, either to the character or wider setting of the village.
- Flexibility should be built into the overall strategy relating to the settlement hierarchy.

1288. The Sustainability Appraisal Annex A Audit Trail Appendix 3<sup>429</sup> outlines the Council's response to representations received during the Issues and Options consultation on rejected SHLAA sites.

1289. The Council responded to representations on sites in Group Villages as follows:

“Group Villages are smaller villages which provide a lower level of services and facilities than larger villages classified as Rural Centres and Minor Rural Centres. Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence which runs from locations in and on the edge of Cambridge, through New Settlements, to Rural Centre and Minor Rural Centre villages and finally to Group Villages. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence and therefore no development allocations are justified in Group Villages.”

1290. A further representation was submitted at Issues and Options 2 (Rep 55724) requesting a change to the development framework

1291. The Sustainability Appraisal Annex A Appendix 1<sup>430</sup> outlines the Council's response to proposed changes to Development Frameworks received during the Issues and Options consultation.

1292. The Council's assessment for the framework change was:

“Triangular field adjacent to an exceptions site for affordable housing. Field is enclosed on all roadsides by hedgerows. Rural character. Not part of the built up area. It is not appropriate to include exception sites for affordable housing within the village framework.”

#### Proposed Submission Local Plan 2013

1293. No change was made to the Development Framework in Fowlmere and the site was not included in the Proposed Submission Local Plan.

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<sup>429</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A: Audit Trail Appendix 3 : responding to reps on rejected SHLAA sites page A1288

<sup>430</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1, Table 2 Ref 67 page 979 map A982

Representations Received on Proposed Submission Local Plan

1294. Objection was received from the site promoter objecting that no changes were made to the Development Framework in the Local Plan. The site promoter raised the following issues in their representation against Policy S/7 (Rep 61885):
- Seek to reposition development framework boundary to include remaining land at Triangle Farm, between Thriplow Road, Cambridge Road
  - Approximately 0.8 hectares and situated on edge of Fowlmere village, totally enclosed by three main roads with its western boundary adjoining land allocated for affordable housing, approved outside the settlement limits.
  - Site has necessary infrastructure capacity, acceptable to highways authority on principle.
  - Development would be in accordance with densities of area and complement existing bungalows along Thriplow Road. Not cause harm to character. Preserve hedges. No issues that cannot be fully mitigated.
  - Clear physical boundary to this area. Retains physical separation between Fowlmere and Thriplow.
1295. The Council's response to representations to Development Framework changes not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal Annex A Appendix 1<sup>431</sup>
1296. The Council's assessment was:
- “Previously considered (Ref 67 and SHLAA site 218). Triangular field adjacent to an exception site for affordable housing. Field is enclosed on all roadsides by hedgerows, SHLAA townscape and landscape assessment “Development of this site would have a significant adverse impact on the landscape setting of the village because it is an enclosed field forming part of the transition to open countryside between Fowlmere and Thriplow”. Rural character. Not part of the built up area. It is not appropriate to include exception sites for affordable housing within the village framework.”
1297. No changes were proposed to the Development Framework.

Submitted Local Plan 2014

1298. No change was proposed to the Submission Local Plan – the Development Framework was not amended in Fowlmere.

Assessment and Conclusion

1299. It is not necessary to allocate this site or amend the Development Framework boundary in Fowlmere in order to make the plan sound. It has been demonstrated

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<sup>431</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1, Ref 87 page A987 map A1000

through the plan making process that there are better alternatives available to meet development needs.

1300. Part of the site has had planning permission granted for 10 affordable dwellings in 2011. (S/1487/10 – see map in Appendix 3). This permission is for the western portion of the site (approximately a third of the triangular area). This is an exceptions site and therefore would not normally result in a consequential amendment to the Development Framework.
1301. Development on the whole site would have a impact on the landscape setting of the village as this field forms part of the transition to open countryside and has a rural character.
1302. The site is not required to meet the objectively assessed need in the Plan. The site does not need to be allocated to make the Plan 'sound'

## 1.4G FOXTON

### **Background and context**

1303. Foxton is located about 7 miles south-west of Cambridge, on the eastern side of the A10 and south of the Cambridge-Royston railway line.

#### **i. Omission Sites:**

**Is the plan unsound without the allocation of the following site for housing development, and if so why?**

#### **a. Land west of Station Road, Foxton [that part of the site without planning permission]**

**Endurance Estates Limited represented by Guy Kaddish, Bidwells – Rep 58866 (Policy H/1)**

#### Summary of promoters' proposal

1304. The site is proposed for 20 dwellings with public open space.

1305. The omission site is shown on the village map in Appendix 2.

#### Council's initial assessment

1306. The site was submitted through the 'Call for Sites' in 2011 and was considered through the SHLAA<sup>432</sup> (Site 233) and SA<sup>433</sup> process and was assessed as being a site with no development potential (scored red).

1307. The SHLAA and SA identify the main planning constraints as:

- **Heritage:** Development would have an adverse effect on listed buildings due to intensification, embankment and the loss of trees and grassed setting of the streetscape due to new access road.
- **Environmental designations:** Tree Preservation Order on the eastern boundary and across the proposed vehicular access.
- **Noise:** Site adjoins industrial premises and so may be affected by noise from activities and vehicle movements. Some minor negative impacts which may be incapable of mitigation.
- **Townscape and Landscape:** This site forms part of an enclosed landscape on the western edge of the village being screened by tree belts to the north west and south west. The development of this site and the creation of the new access to Station Road would have an adverse effect on the townscape character of Foxton by way of loss of linear character, detriment to the setting of Listed Buildings on Station Road and creation of an embanked access road.

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<sup>432</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 1690-1695

<sup>433</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B1132-B1136

1308. The planning constraints identified for this site were considered so significant as to warrant the rejection of the site at that early stage. It was identified as a 'site with no development potential'.

#### Issues and Options consultations 2012 & 2013

1309. The Council did not include the site as an option in the Issues and Options Report that was subject to public consultation in July-September 2012.
1310. An objection was received from the site promoter objecting to the rejection of this site. The site promoter's objection (rep 38086) can be summarised as follows:

"Foxton has a sustainable base to accommodate some new development. The site is well related to the settlement pattern of Foxton and would have very little visual encroachment into the countryside."<sup>434</sup>

#### Council's Response to Issues and Options consultations

1311. The Council's response to representations received during the Issues and Options consultation on rejected SHLAA sites in Group Villages is outlined in the Sustainability Appraisal<sup>435</sup>:

"Council's response: Group Villages are smaller villages which provide a lower level of services and facilities than larger villages classified as Rural Centres and Minor Rural Centres. Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence which runs from locations in and on the edge of Cambridge, through New Settlements, to Rural Centre and Minor Rural Centre villages and finally to Group Villages. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence and therefore no development allocations are justified in Group Villages."

#### Proposed Submission Local Plan 2013

1312. The site was not included in the Proposed Submission Local Plan.

#### Representations Received on Proposed Submission Local Plan

1313. An objection was received from the site promoter objecting to the non-inclusion of their site in the Local Plan. The site promoter raised the following issues in their representation (rep 58866):

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<sup>434</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 3 (page A1289)

<sup>435</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 3 (pages A1285)

- site is well related to Foxton, would have very little visual encroachment into the countryside, and is well enclosed, so development could be designed to be a sympathetic addition to the village;
- site could accommodate approximately 20 dwellings;
- Foxton has a sustainable base to accommodate some new development – it has shops, schools, some local services, jobs and a train station, and there are no services that are known to be at capacity; and
- villages have legitimate roll to play to meet housing need and provide flexibility across the plan period – site could provide for higher proportion of affordable homes.

1314. The Council's response to the representations received on sites not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal<sup>436</sup>.

1315. The Council's assessment was:

“Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence, therefore no development allocations are justified in Group Villages. The plan is sound as proposed to be submitted.”

#### Submitted Local Plan 2014

1316. The site was not included in the submitted South Cambridgeshire Local Plan.

#### Assessment and Conclusion

1317. It is not necessary to allocate this site in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.

1318. The SHLAA and SA provide a robust assessment of the site and comparison with alternatives.

1319. The Council's planning committee in December 2016 gave officers delegated powers to approve an outline planning application (S/2148/16/OL) for residential development of up to 22 dwellings, subject to the prior completion of a section 106 agreement. The section 106 agreement has been signed and the formal decision notice was issued on 23 March 2017. The planning application covers the majority of the omission site, with only 0.025 ha of land used for a garage block and parking excluded from the planning permission (see map in Appendix 3). Similar garage blocks and parking for existing dwellings are included within the area covered by the planning permission, but the illustrative masterplan shows that no changes will be made to these areas as a result of the planning permission.

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<sup>436</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 8 (page A1640)

1320. The majority of the site has planning permission and the area of land excluded from the planning permission (but within the omission site) is too small to allocate for residential development.
1321. The site is not required to meet the objectively assessed need in the Plan. The site does not need to be allocated to make the Plan 'sound'.

## 1.4H GREAT ABINGTON AND LITTLE ABINGTON

### **Background and context**

1322. The parishes of Great and Little Abington are located about 8 miles south-east of Cambridge, on the River Cam and east of the A11. Little Abington is located on the north bank of the river, and Great Abington to the south of the river.
1323. The preferred development strategy for the district focuses development on key strategic sites on the edge of Cambridge and at new settlements to meet the objectively assessed housing need, but also allocates some development in the rural area at the more sustainable settlements which lie at the bottom of the development sequence to provide flexibility, support sustainable local communities and help ensure a continuous supply of housing across the plan period. The Local Plan strategy does not as a matter of policy principle allocate sites for housing at the smaller Group and Infill villages that are not included in the development sequence. However, the Council has taken the approach on preparing the Local Plan to work with Parish Councils under the Localism agenda to assist local communities to bring forward local scale housing development where this is supported by local communities as an alternative to the preparation of neighbourhood plans. Great and Little Abington Parish Councils are promoting three small scale housing developments to meet identified local housing needs. However, their proposals were not sufficiently advanced to include in the Proposed Submission Local Plan and so the Council proposed a Major Modification (MM/7/01)<sup>437</sup> to allocate three sites for residential development at the time it submitted the South Cambridgeshire Local Plan: land at Linton Road, Great Abington (Policy H/1:i), land at High Street / Pampisford Road, Great Abington (Policy H/1:j), and land at Bancroft Farm, Little Abington (Policy H/1:k).

#### **i. Village Classification:**

**Should Great and Little Abington be regarded as a single community and on that basis should they collectively be classified as a Minor Rural Centre?**

1324. Great Abington and Little Abington are appropriately classified as Group villages, and do not individually or together provide the level of services and facilities to warrant Minor Rural Centre status.
1325. Great and Little Abington, even when combined have a population only around 1300. The villages are separated by around 500m. There is a small village store and few other services and facilities. Both villages are correctly classified as Group villages.
1326. Great Abington Parish Council made representations at the time of submission due to their desire to see an element of local growth. The Parish Councils of Great and Little Abington are promoting a number of small scale housing developments through the South Cambridgeshire Local Plan process to meet identified local housing needs, as an alternative to taking forward development proposals through a Neighbourhood

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<sup>437</sup> Schedule of Proposed Major Modifications to the Proposed Submission Local Plan (RD/Sub/SC/030), page 4

Plan. These sites were proposed by the Council as modifications to the plan at the time of submission reflecting local consultation that had been undertaken by the Parish Council. They were subject to consultation by the District Council in November 2015, and proposed as modifications in the Cambridge and South Cambridgeshire Modifications – Report on Consultation (March 2016).

**ii. Omission Sites:**

**Is the plan unsound without the allocation of the following sites for housing development, or other uses specified below, and if so why?**

**a. Linton Road, Great Abington [housing with community orchard and allotments]**

**Bernie Talbot, Committee for Abington Housing – Reps 60660 (Policy H/1) and 60651 (Policy S/7)**

**Little Abington Parish Council – Reps 60623 (Policy H/1) and 59055 (Policy S/7)**

**Great Abington Parish Council – Rep 60681 (Policy H/1)**

**Ms S Nutt & Executors of Estate of Mr C Nutt represented by Jon Jennings, Cheffins – Rep 65468 (Proposed Modification PM/SC/7/A)**

Summary of promoters' proposal

1327. A much larger site than the omission site was originally proposed for 284 dwellings with public open space and a local centre accommodating small scale community facilities. However, the site promoters have amended the proposal to a smaller site for 45 dwellings.
1328. The omission site comprises only the northern part of the SHLAA site and is shown on the village map in Appendix 2.

Council's initial assessment

1329. A much larger site was submitted through the 'Call for Sites' in 2011 and was considered through the SHLAA<sup>438</sup> (Site 027) and SA<sup>439</sup> process and was assessed as being a site with no development potential (scored red).
1330. The SHLAA and SA identify the main planning constraints as:
- **Heritage:** Major impact on the setting of a number of listed buildings and Conservation Area. Prominent site on approach to listed buildings and Conservation Area with some loss of openness and rural setting. Likely loss of part of Repton designed garden to Abington Lodge.
  - **Landscape:** Significant negative impact on landscape as prominent site on this approach into the village and development would result in the loss of openness and the rural character of this area.
  - **Environmental designations:** The site includes trees protected by Tree Preservation Orders – belt of trees on the western boundary adjacent to properties in Mortlock Gardens, avenue of trees on both sides of the road on the north east boundary adjacent to Linton Road and extending along part of the northern boundary, and group of trees in the north west of the site.
  - **Noise:** Concerns about traffic noise from busy Linton Road and from dog kennels nearby that can generate unpredictable noise. The north east of the site will be in close proximity to West Lodge Kennels, which is an animal boarding

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<sup>438</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 1698-1706

<sup>439</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B151-B155

establishment that is used to board dogs for periods of times. Due to nature of noise generated by kennels there are moderate to major significant noise related issues. It is uncertain whether mitigation measures on the proposed development site alone can provide an acceptable ambient noise environment. Environmental Health currently object to this site and before any consideration is given to allocating this site for residential development it is recommended that these noise constraints are thoroughly investigated.

- **Highways Access:** The Highway Authority has concerns about the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 and A11 will need to be completed.

1331. The planning constraints identified for the much larger site in the SHLAA were considered so significant as to warrant the rejection of the larger site at that early stage. It was identified as a 'site with no development potential'.

#### Issues and Options consultations 2012 & 2013

1332. The Council did not include the larger site as an option in the Issues and Options Report that was subject to public consultation in July-September 2012.

1333. However, the Localism Act 2011 created new responsibilities and opportunities for local communities to be actively involved in planning. The Council wished to engage positively with local communities in the preparation of the Local Plan to explore ways of meeting local aspirations through the new Local Plan. The Council therefore provided the opportunity through the Issues and Options consultation in July-September 2012 (Issue 7)<sup>440</sup> for local communities to suggest issues that they would like to be addressed through the Local Plan, such as more housing locally. The Council's aim was that the new Local Plan would be closely aligned with local opinion and would be supported by local communities so that time and resources are not required to develop separate Neighbourhood Plans.

1334. Great and Little Abington Parish Councils submitted representations (reps 36937, 36962, 41728 and 41746) setting out the aspirations for their villages that they would like to see included in the Local Plan. They raised the following issues:

- local housing survey showed need for additional housing – at least 10 affordable dwellings and 10 retirement bungalows;
- need for a small development site in the Abingtons of about 30 dwellings;
- central site is needed close to village amenities;
- land on Linton Road, Great Abington may be a possibility, but exploring other sites that may be suitable; and
- support Mr Nutt's proposals – Bancroft Farm, Little Abington (SHLAA site 028) and land at Linton Road, Great Abington (part of SHLAA site 027).

1335. An objection was also received from the site promoter objecting to the rejection of this site. The site promoter's objection (rep 47014) can be summarised as follows:

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<sup>440</sup> South Cambridgeshire Issues and Options Report (RD/LP/030), Issue 7, page 32

“Residential led sustainable extension to village. Short walking distance to services and facilities, bus stop with direct public transport link to Cambridge, Haverhill. Deliverable, available and suitable.”<sup>441</sup>

#### Council’s Response to Issues and Options consultations

1336. The Council’s response to representations received during the Issues and Options consultation on rejected SHLAA sites in Group Villages is outlined in the Sustainability Appraisal<sup>442</sup>:

“Council’s response: Group Villages are smaller villages which provide a lower level of services and facilities than larger villages classified as Rural Centres and Minor Rural Centres. Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence which runs from locations in and on the edge of Cambridge, through New Settlements, to Rural Centre and Minor Rural Centre villages and finally to Group Villages. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence and therefore no development allocations are justified in Group Villages.”

#### Proposed Submission Local Plan 2013

1337. The site was not included in the Proposed Submission Local Plan. Great and Little Abington Parish Councils were still developing their proposals for additional housing development in their villages and were not at that time in a position to request that the Council include any sites in the Proposed Submission Local Plan.

#### Representations Received on Proposed Submission Local Plan

1338. Objections were received from the Committee for Abington Housing, Great Abington Parish Council and Little Abington Parish Council objecting to the non-inclusion of part of this site in the Local Plan. The site proposed is the north-east corner of the site assessed through the SHLAA. The following issues were raised in their representations (reps 60660, 60681, 60651, 60623 and 59055):

- site should be allocated for residential development to meet local housing needs – would like to see site developed for 35 dwellings;
- survey identified local housing need for smaller units for those who wish to downsize or start on the housing ladder;
- close to village amenities;
- adjacent to allotments and community orchard proposed as part of the development; and

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<sup>441</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 3 (page A1289)

<sup>442</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 3 (pages A1285)

- development framework boundary should be amended to include this site.

1339. The Council's response to the representations received on sites not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal<sup>443</sup>.

1340. The Council's assessment was:

"The Parish Councils of Great and Little Abington have promoted three small scale housing developments to meet identified local housing needs, primarily for market housing but also including some affordable homes. The objective being to allow for some natural growth and to allow older households to 'downsize' to smaller properties in the same village.

All of the selected sites have been previously considered through the SHLAA process, although in the cases of two sites (Great Abington SHLAA sites 027 and 211) the sites are much smaller than previously proposed, the Little Abington site 028 is for the same site. For all of the sites the SHLAA conclusion was that they were not potentially capable of providing residential development taking account of site factors and constraints including landscape impacts, heritage impacts (for the Bancroft Farm site 028 in Little Abington), and kennel noise for the Linton Road site 027 in Great Abington. Note that the Bancroft Farm site is currently designated as a Protected Village Amenity Area in adopted plans and proposed for designation as Local Green Space in the Proposed Submission Local Plan.

The Parish Council did not concur with these conclusions and as an alternative to taking forward a Neighbourhood Plan consulted local people by leaflet between October and December 2013 about whether the sites should or should not be allocated for housing development. 189 completed leaflets were returned as follows:

- Linton Road site (35 homes) – 72% support for development
- High Street/Pampisford Road site (12 homes) – 76% support for development
- Bancroft Farm site in Little Abington (6 homes) – 86% support for development

Background material, scans of the consultation leaflet, the completed leaflets and of the report of consultation can be found [here](#).<sup>444</sup>

In the light of this clear evidence of local support for the proposals demonstrated in the consultation, it is proposed that the sites be allocated for housing development to meet local needs, and that development should seek to fulfil the Parish Council aspirations for each site."

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<sup>443</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 8 (pages A1660-A1661)

<sup>444</sup> 'Parish Council-led proposals in Great and Little Abington evidence base' (RD/H/060)

1341. The site was also considered through the SA<sup>445</sup> process, which identified the main planning constraints as:

- **Heritage [updated]:** Minor impact on the setting of a number of listed buildings and Conservation Area.
- **Landscape [updated]:** Minor negative impact on landscape as prominent site on this approach into the village and development would result in the loss of openness and the rural character of this area. Retention of boundary trees and hedges and creation of a community orchard would mitigate impacts.
- **Noise:** Concerns about traffic noise from busy Linton Road and from dog kennels nearby that can generate unpredictable noise.
- **Highways Access [updated]:** The Highway Authority has concerns about the accident record of the A1307. Detailed analysis of access points onto A1307 and A11 will need to be completed.

1342. The Council's response to the representations received on amendments to the development framework not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal<sup>446</sup>.

1343. The Council's assessment was not to include the site within the development framework as:

"Sites proposed to be included as Parish Council led housing allocations. The Parish Council, as an alternative to taking forward a Neighbourhood Plan, consulted local people and key stakeholders about whether the sites should be allocated for housing development. The results of the consultation show clear evidence of local support for the proposals which puts the proposals on a similar footing to other proposals in the Local Plan. It is proposed that major modifications be made to the Local Plan to allocate the sites for housing development to meet local needs (see Policy H/1 in Chapter 7). The village framework will be revised to include allocated land."

#### Submitted Local Plan 2014

1344. A Major Modification (MM/7/01)<sup>447</sup> to allocate the site for residential development was included in the submitted South Cambridgeshire Local Plan (Policy H/1:i).

1345. The modification was accompanied by modifications to Inset 41 of the Policies Map (MM/PM/01)<sup>448</sup>. Inset 41 (Map 2 of 2) showing this proposed allocation does not show

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<sup>445</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Part 3, Appendix 6, pages 3-A381 to 3-A437

<sup>446</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1 (page A989)

<sup>447</sup> Schedule of Proposed Major Modifications to the Proposed Submission Local Plan (RD/Sub/SC/030), pages 2-4

<sup>448</sup> Schedule of Proposed Major Modifications to the Proposed Submission Local Plan (RD/Sub/SC/030), pages 4-7

the amendment to the development framework boundary referred to in the Council's assessment set out in the Sustainability Appraisal<sup>449</sup>. A revised Inset 41 (Map 2 of 2) showing the amendment to the development framework boundary for this site (Policy H/1:i) and land at Pampisford Road / High Street, Great Abington (Policy H/1:j) is included in Appendix 5.

#### Proposed Modifications consultation 2015

1346. The Proposed Modifications consultation provided an opportunity for consultation to be carried out by the Council on the major modification ahead of consideration of the site at the examination.
1347. The Council included the site as a proposed modification (PM/SC/7/A) in the Proposed Modifications Joint Consultation Report<sup>450</sup> that was subject to public consultation in December 2015 – January 2016.

#### Representations on the Proposed Modifications consultation

1348. In summary, the Proposed Modifications consultation resulted in the following representations on PM/SC/7/A<sup>451</sup>:

Support: 23; Object: 12

Support from Little Abington Parish Council and Committee for Abington Housing.

1349. An objection (rep 65468) was received from the site promoter seeking an amendment to the proposed modification to increase the number of units from 35 to 45 dwellings on the site to better reflect the development potential of the site and national policy.

#### Council's response to Proposed Modifications consultation

1350. The Council's response to representations on the Proposed Modifications is outlined in the Proposed Modifications – Report on Consultation<sup>452</sup>.

“Council's assessment: Local Plan policies towards village development and village omission sites are matters for future Local Plan examination hearings.

The scale of the proposed developments in Great and Little Abington are such that they will not lead to new road schemes for the A1307. It is right that the Local Plan should seek to facilitate locally lead development proposals under the spirit of localism.

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<sup>449</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1 (page A989)

<sup>450</sup> Proposed Modifications Joint Consultation Report (RD/MC/010), pages 122-126

<sup>451</sup> Proposed Modifications - Report on Consultation (RD/MC/120) (pages A202-A204)

<sup>452</sup> Proposed Modifications - Report on Consultation (RD/MC/120) (pages A202-A204)

The Bourn Road site<sup>453</sup> has not been proposed by the Parish Council and is not locally led, there is no evidence of local support for its allocation. It cannot be supported as a Parish Council led allocation for residential development. Similar comments apply to sites in other villages which are advanced by objectors.

Policy H/1 states that the number of homes granted planning permission on a site may be higher or lower than the indicative capacity and that this will be determined through a design-led approach. There is no need to amend the indicative dwelling capacities shown.

Site H/1:k has been subject to a SHLAA assessment and no significant impacts on landscape and biodiversity were found, the proposal is supported by the Parish Council and local residents.

A number of representations refer to development proposals being brought forward by developers and not to the proposed Local Plan policy.

Extending site H/1:k Bancroft Farm would encroach onto land proposed for protection as Local Green Space, and which is currently a Protected Village Amenity Area. The design issues raised to justify a deeper site are that this would enable a building line equivalent to that on the other side of the street. However the site falls within a Conservation Area and should take its design context from the wider Conservation Area which also includes terraced buildings fronting the pavement or with shallow front gardens. Given that a design solution for 6 appropriately sized dwellings would not necessitate a loss of the Local Green Space the proposed change to the policy is not supported.”

#### Submission of Proposed Modifications to Inspectors 2016

1351. The Proposed Modification PM/SC/7/A<sup>454</sup> to allocate the site for residential development was submitted to the Inspectors in March 2016. The modification includes consequential amendments to Inset 41 of the Policies Map. As outlined above, Inset 41 (Map 2 of 2) showing this proposed allocation does not show the amendment to the development framework boundary referred to in the Council's assessment set out in the Sustainability Appraisal<sup>455</sup>. A revised Inset 41 (Map 2 of 2) showing the amendment to the development framework boundary for this site (Policy H/1:i) and land at Pampisford Road / High Street, Great Abington (Policy H/1:j) is included in Appendix 5.

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<sup>453</sup> A site at Bourn Bridge Road, Little Abington was suggested for inclusion in this modification through a representation (rep 65886) by the landowner during the public consultation on Proposed Modifications in December 2015 - January 2016.

<sup>454</sup> South Cambridgeshire Local Plan – Schedule of Proposed Modifications (March 2016) (RD/MC/150), pages 43-47

<sup>455</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1 (page A989)

Sustainability Appraisal Addendum 2016

1352. The Council assessed the site in the Sustainability Appraisal Addendum Report<sup>456</sup>. The main findings can be summarised as:

- **Heritage [updated]:** Minor impact on the setting of a number of listed buildings and Conservation Area.
- **Landscape [updated]:** Minor negative impact on landscape as prominent site on this approach into the village and development would result in the loss of openness and the rural character of this area. Retention of boundary trees and hedges and creation of a community orchard would mitigate impacts.
- **Noise:** Concerns about traffic noise from busy Linton Road and from dog kennels nearby that can generate unpredictable noise.
- **Highways Access [updated]:** The Highway Authority has concerns about the accident record of the A1307.

Assessment and Conclusion

1353. The Council's approach to the Local Plan was to engage positively with local communities in its preparation to explore ways of meeting local aspirations through the new Local Plan. In view of the clear local support for this proposal, the Council considers it is right that the Local Plan should facilitate locally led development proposals under the spirit of localism to meet local housing aspirations.

1354. A Major Modification (MM/7/01)<sup>457</sup> to allocate the site for residential development was included in the submitted South Cambridgeshire Local Plan (Policy H/1:i). This modification is needed in order to make the plan sound, in regard to positive planning - empowering local people to shape their surroundings (NPPF paragraph 17), being responsive to local circumstances and reflecting local housing needs (NPPF paragraph 54), and to address local aspirations that otherwise could only have been satisfied through the preparation of a Neighbourhood Plan (NPPF paragraphs 183 to 185). The modification was also submitted to the Inspectors in March 2016 as PM/SC/7/A<sup>458</sup> following public consultation.

1355. When the Parish Councils consulted local people in October - December 2013, 72% supported development of this site. This level of support would be sufficient when undertaking a referendum on a Neighbourhood Plan for the plan to be agreed or 'made', and therefore in the light of this clear evidence of local support, the site should be allocated for housing to meet local needs.

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<sup>456</sup> Cambridge and South Cambridgeshire Local Plans SA Addendum Report (RD/MC/020), pages 1977-1983 AND Cambridge and South Cambridgeshire Local Plans SA Addendum Report (RD/MC/020), Annex 2, pages 15-24

<sup>457</sup> Schedule of Proposed Major Modifications to the Proposed Submission Local Plan (RD/Sub/SC/030), pages 2-4

<sup>458</sup> South Cambridgeshire Local Plan – Schedule of Proposed Modifications (March 2016) (RD/MC/150), pages 43-47

1356. It is considered that the site specific issues of noise from the neighbouring kennels having an adverse impact on the residential amenity of future occupiers and providing safe highways access onto the A1307 are capable of being addressed through the planning application process. Regarding impacts on the local landscape, specific requirements within the policy for this site (Policy H/1:i) provide mitigation of these impacts. The requirements are that existing boundary trees and hedges are retained and that a community orchard is provided to create a soft green edge to the development.
1357. A full planning application (S/3543/16/FL) for 45 dwellings, community orchard and children's play area was submitted in December 2016, and is being considered by the Council. The planning application is accompanied by a noise report that finds that the issue of noise from the dog kennels is capable of being mitigated, and this report is being considered by the Council's Environmental Health Team.

**b. Bancroft Farm, Church Lane, Little Abington**

**Bernie Talbot, Committee for Abington Housing – Rep 60661 (Policy H/1)**

**Great Abington Parish Council – Rep 60681 (Policy H/1)**

**Ms S Nutt & Executors of Estate of Mr C Nutt represented by Jon Jennings, Cheffins – Rep 65471 (Proposed Modification PM/SC/7/A)**

Summary of promoters' proposal

1358. The site was originally proposed for conversion of buildings to 13 dwellings. However, the site promoters have amended the proposal to 9 dwellings.

1359. The omission site is shown on the village map in Appendix 2.

Council's initial assessment

1360. The site was submitted through the 'Call for Sites' in 2011 and was considered through the SHLAA<sup>459</sup> (Site 028) and SA<sup>460</sup> process and was assessed as being a site with no development potential (scored red).

1361. The SHLAA and SA identify the main planning constraints as:

- **Heritage:** Major impact on the setting of a number of listed buildings including the Parish Church of Little Abington and properties in Church Lane. The site is within the Conservation Area. Major adverse effect on Conservation Area due to potential loss of buildings and loss of rural context to Bancroft Farm.
- **Townscape and Landscape:** Development would have a significant negative impact on landscape as site has a distinctly rural character and would result in the loss of an open space within the village. If the farm buildings were removed the setting of Church Lane would lose its intimate rural backdrop.
- **Environmental designations:** the site and adjoining meadow are within an area designated as a Protected Village Amenity Area.

1362. The planning constraints identified for this site were considered so significant as to warrant the rejection of the site at that early stage. It was identified as a 'site with no development potential'.

Issues and Options consultations 2012 & 2013

1363. The Council did not include the site as an option in the Issues and Options Report that was subject to public consultation in July-September 2012.

1364. However, the Localism Act 2011 created new responsibilities and opportunities for local communities to be actively involved in planning. The Council wished to engage positively with local communities in the preparation of the Local Plan to explore ways of meeting local aspirations through the new Local Plan. The Council therefore

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<sup>459</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 1896-1903

<sup>460</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B156-B160

provided the opportunity through the Issues and Options consultation in July-September 2012 (Issue 7)<sup>461</sup> for local communities to suggest issues that they would like to be addressed through the Local Plan, such as more housing locally. The Council's aim was that the new Local Plan would be closely aligned with local opinion and would be supported by local communities so that time and resources are not required to develop separate Neighbourhood Plans.

1365. Great and Little Abington Parish Councils submitted representations (reps 36937, 36962, 41728 and 41746) setting out the aspirations for their villages that they would like to see included in the Local Plan. They raised the following issues:

- local housing survey showed need for additional housing – at least 10 affordable dwellings and 10 retirement bungalows;
- need for a small development site in the Abingtons of about 30 dwellings;
- central site is needed close to village amenities;
- land on Linton Road, Great Abington may be a possibility, but exploring other sites that may be suitable; and
- support Mr Nutt's proposals – Bancroft Farm, Little Abington (SHLAA site 028) and land at Linton Road, Great Abington (part of SHLAA site 027).

1366. An objection was also received from the site promoter objecting to the rejection of this site. The site promoter's objection (rep 47013) can be summarised as follows:

"Capable of providing house types that Parish Councils support – enable older residents to 'downsize'. No flood risk. Small scale residential development. Potential to enhance townscape of Conservation Area."<sup>462</sup>

#### Council's Response to Issues and Options consultations

1367. The Council's response to representations received during the Issues and Options consultation on rejected SHLAA sites in Group Villages is outlined in the Sustainability Appraisal<sup>463</sup>:

"Council's response: Group Villages are smaller villages which provide a lower level of services and facilities than larger villages classified as Rural Centres and Minor Rural Centres. Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence which runs from locations in and on the edge of Cambridge, through New Settlements, to Rural Centre and Minor Rural Centre villages and finally to Group Villages. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence and therefore no development allocations are justified in Group Villages."

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<sup>461</sup> South Cambridgeshire Issues and Options Report (RD/LP/030), Issue 7, page 32

<sup>462</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 3 (page A1292)

<sup>463</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 3 (pages A1285)

Proposed Submission Local Plan 2013

1368. The site was not included in the Proposed Submission Local Plan. Great and Little Abington Parish Councils were still developing their proposals for additional housing development in their villages and were not at that time in a position to request that the Council include any sites in the Proposed Submission Local Plan.
1369. The site was designated as a Local Green Space in the Proposed Submission Local Plan. The Council's Matter SC4 (question SC4C.iv) considered the suitability of this site for designation as a Protected Village Amenity Area and Local Green Space<sup>464</sup>.

Representations Received on Proposed Submission Local Plan

1370. Objections were received from the Committee for Abington Housing and Great Abington Parish Council objecting to the non-inclusion of this site in the Local Plan. The following issues were raised in their representations (rep 60661 and 60681):
- site should be allocated for residential development to meet housing need – would like to see site developed for 6 dwellings;
  - survey identified local housing need for smaller units for those who wish to downsize or start on the housing ladder; and
  - site is within the village framework, an exception to policy is justified by the local support and the limited scale of development.
1371. The Council's response to the representations received on sites not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal<sup>465</sup>.
1372. The Council's assessment was:

“The Parish Councils of Great and Little Abington have promoted three small scale housing developments to meet identified local housing needs, primarily for market housing but also including some affordable homes. The objective being to allow for some natural growth and to allow older households to ‘downsize’ to smaller properties in the same village.

All of the selected sites have been previously considered through the SHLAA process, although in the cases of two sites (Great Abington SHLAA sites 027 and 211) the sites are much smaller than previously proposed, the Little Abington site 028 is for the same site. For all of the sites the SHLAA conclusion was that they were not potentially capable of providing residential development taking account of site factors and constraints including landscape impacts, heritage impacts (for the Bancroft Farm site 028 in Little Abington), and kennel noise for the Linton Road site 027 in Great Abington. Note that the Bancroft Farm site is currently designated as a Protected Village Amenity Area in adopted plans and proposed for

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<sup>464</sup> SC4/SCDC – South Cambridgeshire District Council's hearing statement for Matter SC4, page 27

<sup>465</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 8 (pages A1685-A1686)

designation as Local Green Space in the Proposed Submission Local Plan.

The Parish Council did not concur with these conclusions and as an alternative to taking forward a Neighbourhood Plan consulted local people by leaflet between October and December 2013 about whether the sites should or should not be allocated for housing development. 189 completed leaflets were returned as follows:

- Linton Road site (35 homes) – 72% support for development
- High Street/Pampisford Road site (12 homes) – 76% support for development
- Bancroft Farm site in Little Abington (6 homes) – 86% support for development

Background material, scans of the consultation leaflet, the completed leaflets and of the report of consultation can be found [here](#).<sup>466</sup>

In the light of this clear evidence of local support for the proposals demonstrated in the consultation, it is proposed that the sites be allocated for housing development to meet local needs, and that development should seek to fulfil the Parish Council aspirations for each site.”

1373. The site was also considered through the SA<sup>467</sup> process, which identified the main planning constraints as:

- **Heritage:** Major impact on the setting of a number of listed buildings including the Parish Church of Little Abington and properties in Church Lane. The site is within the Conservation Area. Major adverse effect on Conservation Area due to potential loss of buildings and loss of rural context to Bancroft Farm.
- **Townscape and Landscape:** Development would have a significant negative impact on landscape as site has a distinctly rural character and would result in the loss of an open space within the village. If the farm buildings were removed the setting of Church Lane would lose its intimate rural backdrop.

#### Submitted Local Plan 2014

1374. A Major Modification (MM/7/01)<sup>468</sup> to allocate the site for residential development was included in the submitted South Cambridgeshire Local Plan (Policy H/1:k). A Major Modification (MM/PM/01)<sup>469</sup> to the South Cambridgeshire Policies Map to delete the

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<sup>466</sup> 'Parish Council-led proposals in Great and Little Abington evidence base' (RD/H/060)

<sup>467</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Part 3, Appendix 6, pages 3-A405 to 3-A437

<sup>468</sup> Schedule of Proposed Major Modifications to the Proposed Submission Local Plan (RD/Sub/SC/030), pages 2-4

<sup>469</sup> Schedule of Proposed Major Modifications to the Proposed Submission Local Plan (RD/Sub/SC/030), pages 4-5

site from a larger Local Green Space designation and add the housing allocations was also submitted.

#### Proposed Modifications consultation 2015

1375. The Proposed Modifications consultation provided an opportunity for consultation to be carried out by the Council on the major modification ahead of consideration of the site at the examination.
1376. The Council included the site as a proposed modification (PM/SC/7/A) in the Proposed Modifications Joint Consultation Report<sup>470</sup> that was subject to public consultation in December 2015 – January 2016.

#### Representations on the Proposed Modifications consultation

1377. In summary, the Proposed Modifications consultation resulted in the following representations on PM/SC/7/A<sup>471</sup>:

Support: 23; Object: 12

Support from Little Abington Parish Council and Committee for Abington Housing

1378. An objection (rep 65471) was received from the site promoter seeking an amendment to the proposed modification to increase the number of units from 6 to 9 dwellings on a larger site to better reflect the development potential of the site and national policy.

#### Council's response to Proposed Modifications consultation

1379. The Council's response to representations on the Proposed Modifications is outlined in the Proposed Modifications – Report on Consultation<sup>472</sup>.

"Council's assessment: Local Plan policies towards village development and village omission sites are matters for future Local Plan examination hearings.

The scale of the proposed developments in Great and Little Abington are such that they will not lead to new road schemes for the A1307. It is right that the Local Plan should seek to facilitate locally led development proposals under the spirit of localism.

The Bourn Road site<sup>473</sup> has not been proposed by the Parish Council and is not locally led, there is no evidence of local support for its allocation. It

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<sup>470</sup> Proposed Modifications Joint Consultation Report (RD/MC/010), pages 122-126

<sup>471</sup> Proposed Modifications - Report on Consultation (RD/MC/120) (pages A202-A204)

<sup>472</sup> Proposed Modifications - Report on Consultation (RD/MC/120) (pages A202-A204)

<sup>473</sup> A site at Bourn Bridge Road, Little Abington was suggested for inclusion in this modification through a representation (rep 65886) by the landowner during the public consultation on Proposed Modifications in December 2015 - January 2016.

cannot be supported as a Parish Council led allocation for residential development. Similar comments apply to sites in other villages which are advanced by objectors.

Policy H/1 states that the number of homes granted planning permission on a site may be higher or lower than the indicative capacity and that this will be determined through a design-led approach. There is no need to amend the indicative dwelling capacities shown.

Site H/1:k has been subject to a SHLAA assessment and no significant impacts on landscape and biodiversity were found, the proposal is supported by the Parish Council and local residents.

A number of representations refer to development proposals being brought forward by developers and not to the proposed Local Plan policy.

Extending site H/1:k Bancroft Farm would encroach onto land proposed for protection as Local Green Space, and which is currently a Protected Village Amenity Area. The design issues raised to justify a deeper site are that this would enable a building line equivalent to that on the other side of the street. However the site falls within a Conservation Area and should take its design context from the wider Conservation Area which also includes terraced buildings fronting the pavement or with shallow front gardens. Given that a design solution for 6 appropriately sized dwellings would not necessitate a loss of the Local Green Space the proposed change to the policy is not supported.”

#### Submission of Proposed Modifications to Inspectors 2016

1380. The Proposed Modification PM/SC/7/A to allocate the site for residential development was submitted to the Inspectors in March 2016.

#### Sustainability Appraisal Addendum 2016

1381. The Council assessed the site in the Sustainability Appraisal Addendum Report<sup>474</sup>. The main findings can be summarised as:

- **Landscape and Townscape [updated]:** Site consists of derelict agricultural buildings and open space. There would be a net loss of open land. Some loss of rural context to Bancroft Farm. However the farm buildings are growing increasingly derelict. Policy H/1:k requires a high quality cottage development at a low density, retention of flint boundary wall and creation of a landscape buffer.
- **Heritage [updated]:** Some impact on the setting of a number of listed buildings including the Parish Church of Little Abington and properties in Church Lane. Policy provides for mitigation through requiring a high quality cottage

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<sup>474</sup> Cambridge and South Cambridgeshire Local Plans SA Addendum Report (RD/MC/020), pages 1600-1606 AND Cambridge and South Cambridgeshire Local Plans SA Addendum Report (RD/MC/020), Annex 2, pages 34-43

development with retention of a flint boundary wall, development to enhance the Conservation Area, retention of a landscape buffer and a low density of development. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development management process.

#### Assessment and Conclusion

1382. The Councils approach to the Local Plan was to engage positively with local communities in its preparation to explore ways of meeting local aspirations through the new Local Plan. In view of the clear local support for this proposal, the Council considers it is right that the Local Plan should facilitate locally led development proposals under the spirit of localism to meet local housing aspirations.
1383. A Major Modification (MM/7/01)<sup>475</sup> to allocate the site for residential development was included in the submitted South Cambridgeshire Local Plan (Policy H/1:i). This modification is needed in order to make the plan sound, in regard to positive planning - empowering local people to shape their surroundings (NPPF paragraph 17), being responsive to local circumstances and reflecting local housing needs (NPPF paragraph 54), and to address local aspirations that otherwise could only have been satisfied through the preparation of a Neighbourhood Plan (NPPF paragraphs 183 to 185). The modification was also submitted to the Inspectors in March 2016 as PM/SC/7/A<sup>476</sup> following public consultation.
1384. When the Parish Councils consulted local people in October - December 2013, 86% supported development of this site. This level of support would be sufficient when undertaking a referendum on a Neighbourhood Plan, and therefore in the light of this clear evidence of local support, the site should be allocated for housing to meet local needs.
1385. It is considered that the site specific issues of development of this site having some adverse impacts on heritage, landscape and townscape are capable of being addressed through the planning application process, and by the inclusion of specific requirements within the policy for this site (Policy H/1:k) to provide mitigation of these impacts. The requirements are that the site should be a high quality cottage development at a low density that enhances the Conservation Area, with the retention of the flint boundary wall and the creation of a landscape buffer.

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<sup>475</sup> Schedule of Proposed Major Modifications to the Proposed Submission Local Plan (RD/Sub/SC/030), pages 2-4

<sup>476</sup> South Cambridgeshire Local Plan – Schedule of Proposed Modifications (March 2016) (RD/MC/150), pages 43-47

**c. Land beside old A11, Little Abington**

**Babraham Farms (CERN) represented by Mark Hodgson, Savills – Rep 60233 (Policy S/4)**

**Mr Wagstaff represented by Janet Cheesley, Chec Planning Ltd – Rep 60762 (Policy S/4)**

Summary of promoters' proposal

1386. The promoters are seeking the removal of the site from the Green Belt.

1387. The omission site is shown on the village map in Appendix 2.

Proposed Submission Local Plan 2013

1388. The Green Belt was not amended in the Proposed Submission Local Plan as the proposed amendment was submitted during the Proposed Submission Local Plan consultation in July-October 2013.

Representations Received on Proposed Submission Local Plan

1389. Objections were received from the site promoters objecting to the non-inclusion of the proposed amendment to the Green Belt in the Local Plan. The site promoters raised the following issues in their representations (reps 60233 and 60762):

- this strip of land between the old A11 and the new A11 is designated as Green Belt but serves none of the purposes of the Green Belt as set out in the National Planning Policy Framework;
- the former petrol station site makes no contribution to the openness of the Green Belt;
- route of the new dualled A11 has an established landscape belt which provides a clear physical feature that is recognisable, permanent, defensible and easily understood on the ground; and
- Green Belt boundary should be amended to exclude this site.

1390. The Council's response to the representations received proposing amendments to the Green Belt not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal<sup>477</sup>.

1391. The Council's assessment was not to remove the site from the Green Belt as:

“The former A11/A505 junction site forms the outer boundary of the Green Belt. The boundary has been drawn along the alignment of the old A11 road, which remains a clear and defensible boundary. The Green Belt boundary is considered sound.”

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<sup>477</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Chapter 2 (page A49-A50)

Submitted Local Plan 2014

1392. The Green Belt was not amended in the submitted South Cambridgeshire Local Plan.

Assessment and Conclusion

1393. The Green Belt boundary has been drawn along the old A11 road, which remains a clear and defensible boundary. There are no exceptional circumstances to review the Green Belt in this location.

1394. It is not necessary to amend the Green Belt boundary in order to make the plan sound.

## 1.4I GULDEN MORDEN

### **Background and context**

1395. Guilden Morden is located about 15 miles south-west of Cambridge, close to the borders of Hertfordshire and Bedfordshire. The A505 runs about 3 miles south of the village.

#### **i. Omission Sites:**

**Is the plan unsound without the allocation of the following site for housing development, and if so why?**

**a. Land south of 33 Dubbs Knoll Road, Guilden Morden (no appearances)  
John Redhouse, The Redhouse Trust – Repls 58191 (Policy S/7) and 58195 (Policy H/1)**

#### Summary of promoters' proposal

1396. The site is proposed for residential development (affordable housing).

1397. The omission site is shown on the village map in Appendix 2.

#### Issues and Options consultations 2012 & 2013

1398. The site was submitted to the Council through the Issues and Options consultation in July-September 2012 as a proposed site for residential development (rep 31808) and was resubmitted through the Issues and Options 2 consultation in January-February 2013 as a proposed site for residential development (rep 54294) with an amendment to the development framework boundary (rep 54291).

1399. The site was also suggested (by two individuals) as an area to be designated as an Important Countryside Frontage through the Issues and Options consultation in July-September 2012 (reps 43114 and 42596). The Council included the site as an Important Countryside Frontage (ref no. F3) in the Issues and Options 2: Part 2 Report<sup>478</sup> that was subject to public consultation in January-February 2013. An objection was received from the site promoter (Redhouse Trust, 54277).

#### Council's Response to Issues and Options consultations

1400. The Council's response to the representations received at either of the issues and options consultations proposing new sites for residential development in Group Villages is outlined in the Sustainability Appraisal<sup>479</sup>:

“New sites suggested at other villages lower in the settlement hierarchy that were submitted through the Issues & Options 2012 consultation in

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<sup>478</sup> South Cambridgeshire Issues and Options 2: Part 2 South Cambridgeshire Further Site Options Report (RD/LP/050), page 65

<sup>479</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A, Chapter 3 (page A248)

Summer 2012 and the Issues & Options 2013 consultation in early 2013 were not assessed. Group and Infill Villages are smaller villages which provide a lower level of services and facilities than larger villages classified as Rural Centres and Minor Rural Centres. Development in Group and Infill Villages is less sustainable than development in locations higher in the sustainable development sequence which runs from locations in and on the edge of Cambridge, through New Settlements, to Rural Centre and Minor Rural Centre villages and finally to Group and Infill Villages. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence and therefore no development allocations are justified in Group and Infill Villages.”

1401. The Council's response to the representations received on amendments to the development framework is outlined in the Sustainability Appraisal<sup>480</sup>.

1402. The Council's assessment was not to include the site within the development framework as:

“Affordable housing can be provided as an exceptions site outside the village framework - it is not necessary or appropriate to include the land within the village framework to permit affordable housing. Site comprises a paddock. Rural character. Not part of the built-up area.”

1403. The Council's response to the representations received proposing new sites for designation as Important Countryside Frontages and on the land south of 33 Dubbs Knoll Road is outlined in the Sustainability Appraisal<sup>481</sup>.

1404. The Council's assessment was that the site was considered to meet the tests for designation as an Important Countryside Frontage as:

“This frontage follows the road and clearly brings a rural character to this edge of the village. There is a well-established hedge along the boundary which offers glimpses of the countryside beyond. This frontage creates a rural edge to the village and the adjoining countryside should be kept open and free from development to protect the setting, character and appearance of this part of Guilden Morden.”

#### Proposed Submission Local Plan 2013

1405. The site was not included in the Proposed Submission Local Plan and the development framework was not amended. The site is designated as an Important Countryside Frontage in the Proposed Submission Local Plan.

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<sup>480</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1 (page A979)

<sup>481</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A, Appendix 6, page A1535, site ref F3

Representations Received on Proposed Submission Local Plan

1406. An objection was received from the site promoter objecting to the non-inclusion of their site in the Local Plan and to the designation of the site as an Important Countryside Frontage. The site promoter raised the following issues in their representations (reps 58191, 58195, and 58189):
- site should be considered for affordable housing;
  - site is bordered by housing;
  - small development would not significantly alter the character and appearance of the village;
  - designation as Important Countryside Frontage should be removed as this is not based on any reasonable evidence – the countryside to the west is not visible through the mature hedge and trees; and
  - development framework boundary should be amended to include this site.
1407. The Council's response to the representations received on sites not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal<sup>482</sup>.
1408. The Council's assessment was:
- “Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence, therefore no development allocations are justified in Group Villages. The plan is sound as proposed to be submitted.”
1409. The Council's response to the representations received on amendments to the development framework not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal<sup>483</sup>.
1410. The Council's assessment was not to include the site within the development framework as:
- “Affordable housing can be provided as an exception site outside the village framework. It is not necessary or appropriate to include the land within the village framework to permit affordable housing. Site comprises a paddock surrounded by hedgerow and trees. Rural character. Not part of the built-up area. Designated Important Countryside Frontage in the Proposed Submission Local Plan.”

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<sup>482</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 8 (pages A1669 and A1726)

<sup>483</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1 (page A991)

Submitted Local Plan 2014

1411. The site was not included in the submitted South Cambridgeshire Local Plan and the development framework was not amended. The site is designated as an Important Countryside Frontage in the submitted Local Plan.

Assessment and Conclusion

1412. It is not necessary to allocate this site or amend the development framework boundary in order to make the plan sound.
1413. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.
1414. Development of this site is likely to cause a significant adverse impact on the landscape and townscape setting of Guilden Morden because it would result in the loss of land with rural character.
1415. The development framework identified on the Policies Map clearly defines the edge of the village consistent with the Local Plan approach to identifying development frameworks set out in paragraphs 2.48-2.50 of the Local Plan<sup>484</sup>. The proposed site is not part of the built-up area of the village as it is a paddock surrounded by hedgerow and trees. The site is designated in the submitted South Cambridgeshire Local Plan as an Important Countryside Frontage.
1416. The site is not required to meet the objectively assessed need in the Plan. The site does not need to be allocated to make the Plan 'sound'.

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<sup>484</sup> South Cambridgeshire Proposed Submission Local Plan (RD/Sub/SC/010)

## 1.4J HARDWICK

### **Background and context**

1417. Hardwick is located about 5 miles west of Cambridge, south of the A428. The village is located on the edge of the Green Belt.

#### **i. Village Classification: Is Hardwick correctly classified as a Group Village?**

1418. Hardwick is appropriately classified as a Group village, and does not provide the level of services and facilities to warrant Minor Rural Centre status.

1419. The Village Classification Study summarises the village as follows:

*“Hardwick lies between Cambridge and Cambourne, has very little retail and services. It has no secondary school, doctors, library, and only a small local foodstore. It scores primarily due to being on a public transport corridor along St. Neots Road.”<sup>485</sup>*

1420. Hardwick is located within the catchment area for Comberton Village College, and there is no direct public transport between the two. The errata accompanying the village services and facilities study acknowledged that there is a community room in the village school, performing the function of a village hall. However this did not alter the outcome of the assessment, and the Council consider that the Group village status is sound.

1421. Under the current five-year land supply situation, the Council has permitted windfall schemes significantly larger than the Group Village policy would envisage. This includes a site of 98 dwellings West of Grace Crescent, outside the development framework and above the maximum 8 dwelling scheme size of the adopted Group Village policy (Delegated approval to grant by planning committee 1 March 2017<sup>486</sup>). The benefits of housing delivery in this context were considered against the relative sustainability of Hardwick and the proposed development site, in the context of the lack of five-year supply and para.14(2), and having regard to infrastructure improvements that could be secured. On balance this led to a decision to approve the proposal notwithstanding conflict with the settlement hierarchy policies in the adopted development plan. The securing of additional funding for community buildings<sup>487</sup> does not result in the village being appropriate for designation as a Minor Rural Centre.

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<sup>485</sup> Village Classification Report 2012 (RD/Strat/240) page 12

<sup>486</sup> South Cambridgeshire District Council Planning Committee 1 March 2017. Planning application S/1694/16/OL: Agricultural field west of Grace Crescent, Hardwick (RD/CAR/50)

<sup>487</sup> RD/CAR/50 paragraph 1

**ii. Omission Sites:**

**Is the plan unsound without the allocation of the following site for housing led mixed use development, and if so why?**

**a. Land off St Neots Road, Hardwick**

**Taylor Wimpey UK Ltd represented by Ray Ricks, Boyer Planning – Rep 60728 (Policy H/1)**

**Hardwick Housing Consortium represented by Andrew Campbell, Andrew S Campbell Associates Ltd – Rep 60291 (Policy H/1)**

Summary of promoters' proposal

1422. The site was originally proposed for 150-200 dwellings. However, the site promoters have amended the proposal to 150 dwellings with a local centre, additional open space and community woodland, and financial contribution to improvement of social and recreational facilities.

1423. The omission site is shown on the village map in Appendix 2.

Council's initial assessment

1424. The site was submitted through the 'Call for Sites' in 2011 and was considered through the SHLAA<sup>488</sup> (Site 180) and SA<sup>489</sup> process and was assessed as being a site with no development potential (scored red).

1425. The SHLAA and SA identify the main planning constraints as:

- **Townscape and Landscape:** Significant negative impact on landscape as development of this site is likely to result in the loss of an enclosed wooded area that provides the transitional edge to the village. Minor negative impact on townscape as development would result in further non-linear development south of St Neots Road.
- **Highways Access:** Highways Authority considers that the access link to the public highway is unsuitable to serve the number of units that are being proposed.

1426. The planning constraints identified for this site were considered so significant as to warrant the rejection of the site at that early stage. It was identified as a 'site with no development potential'.

Issues and Options consultations 2012 & 2013

1427. The Council did not include the site as an option in the Issues and Options Report that was subject to public consultation in July-September 2012.

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<sup>488</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 1762-1768

<sup>489</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B864-B868

1428. Objections were received from the site promoters objecting to the rejection of this site. The site promoters' objections (reps 42450, 55462, 46780 and 47584) can be summarised as follows<sup>490</sup>:

“Hardwick Housing Consortium: “Propose between 175 and 200 dwellings, with additional open space, and new doctors surgery. Vehicular access from St Neots Road, with emergency links at Hall Drive, providing footpath / Cycleway links. Will link the existing village with the Meridian Close development. Site comprises underused paddock or garden land, surrounded by existing residential development.”

Hardwick Housing Consortium: “Objection to rejection of site, neighbourhood centre including doctors and dentist facilities, further shopping facilities could be considered if required, access from St Neots road will provide for 125 dwellings or so with additional open space and community woodland, footpath / cycleway facilities, financial contribution to Parish Council for community facilities improvement.”

Taylor Wimpey East Anglia and T E Fletcher: “This part of Hardwick comprises an opportunity for a comprehensive approach to development to provide a positive scheme of development.”

#### Council's Response to Issues and Options consultations

1429. The Council's response to representations received during the Issues and Options consultation on rejected SHLAA sites in Group Villages is outlined in the Sustainability Appraisal<sup>491</sup>:

“Council's response: Group Villages are smaller villages which provide a lower level of services and facilities than larger villages classified as Rural Centres and Minor Rural Centres. Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence which runs from locations in and on the edge of Cambridge, through New Settlements, to Rural Centre and Minor Rural Centre villages and finally to Group Villages. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence and therefore no development allocations are justified in Group Villages.”

#### Proposed Submission Local Plan 2013

1430. The site was not included in the Proposed Submission Local Plan.

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<sup>490</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 3 (page A1290)

<sup>491</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 3 (pages A1285)

### Representations Received on Proposed Submission Local Plan

1431. Objections were received from the site promoters objecting to the non-inclusion of this site in the Local Plan. The site promoters raised the following issues in their representations (reps 60728 and 60291):
- two alternative revised site boundaries suggested from the site assessed through the SHLAA;
  - site lies between the main part of the village and new development at Meridian Close;
  - proposal for 150 dwellings, new access from St Neots Road - with road improvements, local centre, additional open space and community woodland, and financial contribution to improvement of social and recreational facilities;
  - plans submitted for new access road and road improvements; and
  - proposal generally supported by Parish Council.
1432. The Council's response to the representations received on sites not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal<sup>492</sup>.
1433. The Council's assessment was:

“Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence, therefore no development allocations are justified in Group Villages. The plan is sound as proposed to be submitted.”

### Submitted Local Plan 2014

1434. The site was not included in the submitted South Cambridgeshire Local Plan.

### Assessment and Conclusion

1435. It is not necessary to allocate this site in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.
1436. The SHLAA and SA provide a robust assessment of the site and comparison with alternatives.
1437. An outline planning application (S/3064/16/OL) was submitted in November 2016 for erection of residential development of up to 155 dwellings following demolition of two existing dwellings, with areas of landscaping and public open space, and associated infrastructure works. This planning application will be considered by the Council's planning committee on 10 May 2017. It has an officer recommendation of delegated approval, subject to the signing of a section 106 agreement. The Council will update

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<sup>492</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 8 (pages A1670-A1671)

the Inspectors on the outcome of this planning application following its consideration by planning committee.

1438. The Council's initial assessment of the site through the SHLAA concluded that the proposed access link to the public highway was unsuitable to serve the number of units being proposed. The site promoter has submitted plans (as part of rep 60291) showing a new access road to the site from St Neots Road involving the demolition of 279 St Neots Road. This proposed site access has been considered by the Highway Authority in their consideration of the outline planning application. The planning committee report<sup>493</sup> records the Highway Authority as having no objection to the proposals subject to the securing of footpath improvements and cycle stands at the bus stops. It also states that the Highway Authority considers that trip generation levels are acceptable and that the development would not result in a volume of traffic that would have a severe impact on the capacity of the highway network.
1439. The site is not required to meet the objectively assessed housing need. The site does not need to be allocated to make the Plan 'sound'.

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<sup>493</sup> RD/CR/780, Planning Committee 10 May 2017: Item 8 - South of St Neots Road, Hardwick (S/3064/16/OL)

**b. Land at Rectory Farm, Hardwick (no appearances)**

**Mr & Mrs Taylor represented by Andrew Campbell, Andrew S Campbell Associates Ltd  
– Rep 60226 (Policy S/7)**

Summary of promoters' proposal

1440. The promoter is seeking the inclusion of the site within the development framework of Hardwick.

1441. The omission site is shown on the village map in Appendix 2.

Proposed Submission Local Plan 2013

1442. The site was not included in the Proposed Submission Local Plan. The proposed amendment to the development framework was submitted during the Proposed Submission Local Plan consultation in July-October 2013.

Representations Received on Proposed Submission Local Plan

1443. An objection was received from the site promoter objecting to the non-inclusion of the proposed amendment to the development framework in the Local Plan. The site promoter raised the following issues in their representation (rep 60226):

- site is surrounded on three sides by residential development and is clearly not part of the open countryside; and
- development framework boundary should be amended to include this site.

1444. The Council's response to the representations received on amendments to the development framework not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal<sup>494</sup>.

1445. The Council's assessment was not to include the site within the development framework as:

“Grassland, part of large grounds to property on the edge of the village. Enclosed on by trees / hedgerow on most sides. Adjacent to large, open agricultural field to the west and further grassland (Local Green Space) and an isolated property to the south. Rural character. Not part of the built-up area.”

Submitted Local Plan 2014

1446. The development framework was not amended in the submitted South Cambridgeshire Local Plan.

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<sup>494</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1 (page A991)

Assessment and Conclusion

1447. The development framework identified on the Policies Map clearly defines the edge of the village consistent with the Local Plan approach to identifying development frameworks set out in paragraphs 2.48-2.50 of the Local Plan<sup>495</sup>. The proposed amendment includes an area of grassland within the grounds of a property on the edge of the village, which has a rural character and is not part of the built-up area.
1448. It is not necessary to amend the development framework boundary in order to make the plan sound.

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<sup>495</sup> South Cambridgeshire Proposed Submission Local Plan (RD/Sub/SC/010)

## 1.4K HARSTON

### **Background and context**

1449. Harston is located about 5.5 miles south of Cambridge and straddles the A10. The Cambridge-Royston railway line runs to the south-east of the village. The village is surrounded by the Green Belt.

#### **i. Development framework boundary:**

**Should the development framework boundary be extended to the following sites?**

##### **a. Land north of Haslingfield Road, Harston**

**Mr Willers represented by Philip Brown, Philip Brown Associates Ltd – Reps 60635 (Policy S/7) and 60636 (Policy S/4)**

#### Summary of promoters' proposal

1450. The promoter is seeking the inclusion of the site within the development framework of Harston and the removal of the site from the Green Belt.

1451. The omission site is shown on the village map in Appendix 2.

#### Proposed Submission Local Plan 2013

1452. The site was not included in the Proposed Submission Local Plan. The proposed amendments to the development framework and Green Belt were submitted during the Proposed Submission Local Plan consultation in July-October 2013.

#### Representations Received on Proposed Submission Local Plan

1453. Objections were received from the site promoter objecting to the non-inclusion of the proposed amendments to the development framework and Green Belt in the Local Plan. The site promoter raised the following issues in their representations (reps 60635 and 60636):

- site is a builders yard that relates more closely to the village than the open countryside;
- the River Cam is a permanent and defensible boundary;
- the inclusion of the land within the development framework would facilitate its redevelopment;
- development framework boundary should be amended to include this site; and
- Green Belt boundary should be amended to exclude this site.

1454. The Council's response to the representations received on amendments to the development framework not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal<sup>496</sup>.

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<sup>496</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1 (page A991)

1455. The Council's assessment was not to include the site within the development framework as:

"Overgrown scrubland surrounded by hedgerow, and trees adjacent to the River Cam, with gated access onto Haslingfield Road. Clear edge to the village to the property boundary to the east. Rural character. Not part of the built-up area. No exceptional circumstances for removal from Green Belt."

1456. The Council's response to the representations received proposing amendments to the Green Belt not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal<sup>497</sup>.

1457. The Council's assessment was not to remove the site from the Green Belt as:

"It is not unusual to have areas of built development within the Green Belt. Where sites contain buildings, it is low density and rural in character, not considered part of the built-up area. Many of these sites also sought a change to the village framework boundaries but having been assessed against the criteria, none of them met the criteria and no changes are proposed (see Policy S/7). The boundaries of the Green Belt are clear and long established."

#### Submitted Local Plan 2014

1458. The development framework and Green Belt were not amended in the submitted South Cambridgeshire Local Plan.

#### Assessment and Conclusion

1459. The development framework identified on the Policies Map clearly defines the edge of the village consistent with the Local Plan approach to identifying development frameworks set out in paragraphs 2.48-2.50 of the Local Plan<sup>498</sup>. The site is overgrown scrubland that has a rural character and is not part of the built-up area. The site is within the Green Belt and there are no exceptional circumstances to review the Green Belt in this location.
1460. It is not necessary to amend the development framework boundary or Green Belt boundary in order to make the plan sound.

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<sup>497</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Chapter 2 (page A50)

<sup>498</sup> South Cambridgeshire Proposed Submission Local Plan (RD/Sub/SC/010)

**b. Land at Button End, Harston**

**Mr Willers represented by Philip Brown, Philip Brown Associates Ltd – Reps 60641 (Policy S/7) and 60640 (Policy S/4)**

**Mr Gould – Reps 63762 (Policy S/7) and 63761 (Policy S/4)**

**E King – Reps 63768 (Policy S/7) and 63765 (Policy S/4)**

**A Campbell – Reps 63771 (Policy S/7) and 63770 (Policy S/4)**

Summary of promoters' proposal

1461. The promoters are seeking the inclusion of the site within the development framework of Harston and the removal of the site from the Green Belt.

1462. The omission site is shown on the village map in Appendix 2.

Proposed Submission Local Plan 2013

1463. The site was not included in the Proposed Submission Local Plan. The proposed amendments to the development framework and Green Belt were submitted during the Proposed Submission Local Plan consultation in July-October 2013.

Representations Received on Proposed Submission Local Plan

1464. Objections were received objecting to the non-inclusion of the proposed amendments to the development framework and Green Belt in the Local Plan. The representors raised the following issues in their representations (reps 60641, 60640, 63762, 63761, 63768, 63765, 63771 and 63770):

- Harston should be extended to include development at Button End as this area contains a modern industrial estate and continuous residential development;
- by insetting Harston, the Council is accepting that the village does not make an important contribution to the openness of the Green Belt;
- the Green Belt around Harston should not include land which is unnecessary to keep permanently open – existing development at Button End falls into this category;
- Button End makes no contribution to the openness of the Green Belt and being included in the Green Belt inhibits development;
- development framework boundary should be amended to include this site to make it part of the village; and
- Green Belt boundary should be amended to exclude this site.

1465. The Council's response to the representations received on amendments to the development framework not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal<sup>499</sup>.

1466. The Council's assessment was not to include the site within the development framework as:

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<sup>499</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1 (page A992)

Button End: "Open grassland used for grazing, cemetery, isolated clusters of housing, small industrial estate and farms. Very low density, many single storey residential properties, some set in large grounds and/or with open land separating them. Narrow road well screened with tall, dense hedgerow, forms a dead-end at open agricultural land. Rural character. Not part of the built-up area. Within the Green Belt. No exceptional circumstances for removal from Green Belt."

1467. The Council's response to the representations received proposing amendments to the Green Belt not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal<sup>500</sup>.

1468. The Council's assessment was not to remove the site from the Green Belt as:

"It is not unusual to have areas of built development within the Green Belt. Where sites contain buildings, it is low density and rural in character, not considered part of the built-up area. Many of these sites also sought a change to the village framework boundaries but having been assessed against the criteria, none of them met the criteria and no changes are proposed (see Policy S/7). The boundaries of the Green Belt are clear and long established."

#### Submitted Local Plan 2014

1469. The development framework and Green Belt was not amended in the submitted South Cambridgeshire Local Plan.

#### Assessment and Conclusion

1470. The development framework identified on the Policies Map clearly defines the edge of the village consistent with the Local Plan approach to identifying development frameworks set out in paragraphs 2.48-2.50 of the Local Plan<sup>501</sup>. The site is open grassland, isolated clusters of very low density housing, a cemetery, a small industrial estate and farms with a rural character. The site is not part of the built-up area. The site is within the Green Belt and there are no exceptional circumstances to review the Green Belt in this location.

1471. It is not necessary to amend the development framework boundary or Green Belt boundary in order to make the plan sound.

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<sup>500</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Chapter 2 (page A50)

<sup>501</sup> South Cambridgeshire Proposed Submission Local Plan (RD/Sub/SC/010)

**c. Land at Royston Road, Harston (no appearances)**

**Mr & Dr Beart – Rep 57854 (Policy S/4) [part 1]**

**Mr Gould – Reps 63762 (Policy S/7) and 63761 (Policy S/4) [parts 1-6]**

**E King – Reps 63768 (Policy S/7) and 63765 (Policy S/4) [parts 1-6]**

**A Campbell – Reps 63771 (Policy S/7) and 63770 (Policy S/4) [parts 1-6]**

Summary of promoters' proposal

1472. The promoters are seeking the inclusion of various sites within the development framework of Harston.

1473. The omission sites are shown on the village map in Appendix 2 [labelled parts 1-6].

Proposed Submission Local Plan 2013

1474. The development framework and Green Belt boundaries were not amended in the Proposed Submission Local Plan. The proposed amendments were submitted during the Proposed Submission Local Plan consultation in July-October 2013.

Representations Received on Proposed Submission Local Plan

1475. Objections were received objecting to the non-inclusion of the proposed amendments to the development framework and Green Belt in the Local Plan. The representors raised the following issues in their representations (reps 57854, 63762, 63761, 63768, 63765, 63771 and 63770):

- [part 1] the Green Belt boundary around the edge of some villages does not match actual land use, in particular on this site the Green Belt cuts across private land which has not been in agricultural use for decades – it should follow the natural boundary of ancient hedgerows;
- [parts 1-6] the Green Belt and development framework boundaries should be aligned so that village can see infill development that does not affect Green Belt principles, sustainable expansion can take place at low densities, and rural settings are maintained;
- [parts 1-6] development framework boundary should be amended to include these sites; and
- [parts 1-3] Green Belt boundary should be amended to exclude these sites.

1476. The Council's response to the representations received on amendments to the development framework not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal<sup>502</sup>.

1477. The Council's assessment was not to include the site within the development framework as:

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<sup>502</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1 (page A992)

Part 1: "Triangular paddock surrounded by hedgerow. Rural character. Not part of the built-up area."

Part 2: "Properties set in large grounds with outbuildings, enclosed paddock and grassland. Rural character and designated Important Countryside Frontage. Not part of the built-up area. Within the Green Belt. No exceptional circumstances for removal from Green Belt."

Part 3: "Small area of scrubby grassland, surrounded by hedgerow and accessed of a residential driveway. Rural character. Not part of the built-up area."

Part 4: "Recreation ground and pavilion, with an additional area of grassland to the south. Clear edge to the built-up area with dense hedgerow. Designated Local Green Space in the Proposed Submission Local Plan. Rural character. Not part of the built-up area."

Part 5: "Long rear gardens, grassland. Rural character. Not part of the built-up area."

Part 6: "Long rear gardens, mostly grassland, many densely treed. Rural character. Not part of the built-up area."

1478. The Council's response to the representations received proposing amendments to the Green Belt not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal<sup>503</sup>.

1479. The Council's assessment was not to remove the sites from the Green Belt as:

"It is not unusual to have areas of built development within the Green Belt. Where sites contain buildings, it is low density and rural in character, not considered part of the built-up area. Many of these sites also sought a change to the village framework boundaries but having been assessed against the criteria, none of them met the criteria and no changes are proposed (see Policy S/7). The boundaries of the Green Belt are clear and long established."

#### Submitted Local Plan 2014

1480. The development framework and Green Belt boundaries were not amended in the submitted South Cambridgeshire Local Plan.

#### Assessment and Conclusion

1481. The development framework identified on the Policies Map clearly defines the edge of the village consistent with the Local Plan approach to identifying development

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<sup>503</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Chapter 2 (page A50)

frameworks set out in paragraphs 2.48-2.50 of the Local Plan<sup>504</sup>. The sites (parts 1-6) have a rural character and are not part of the built-up area, as they comprise of paddocks, properties set within large grounds, grassland, long back gardens, and the recreation ground and pavilion. The sites (parts 1-3) are within the Green Belt and there are no exceptional circumstances to review the Green Belt in these locations.

1482. It is not necessary to amend the development framework boundary or Green Belt boundary in order to make the plan sound.

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<sup>504</sup> South Cambridgeshire Proposed Submission Local Plan (RD/Sub/SC/010)

**ii. Omission Sites:**

**Is the plan unsound without the allocation of the following sites for housing development, and if so why?**

**a. Land rear of 98 to 102 High Street, Harston (no appearances)**

**Brigadier Hurrell CBE DL represented by Adam Halford, Bidwells – Reps 58979 (Policy S/7), 58973 (Policy S/4) and 58978 (Policy H/1)**

Summary of promoters' proposal

1483. The site is proposed for 72-100 dwellings with potential for public open space.

1484. The omission site is shown on the village map in Appendix 2.

Council's initial assessment

1485. The site was submitted through the 'Call for Sites' in 2011 as two alternative sites. The sites were considered through the SHLAA<sup>505</sup> (Sites 226 and 289) and SA<sup>506</sup> process and were assessed as being sites with no development potential (both sites scored red).

1486. The SHLAA and SA identify the main planning constraints as:

- **Green Belt:** The majority of the site is within the Green Belt and development would have some adverse impact on Green Belt purposes and functions. This area does not provide views of the City but has the function of providing a distinctive setting to one of the approaches to the City. The site assists in creating a rural character to the village thereby preserving the special landscape setting south of Cambridge.
- **Townscape and Landscape:** Development of this site would have a significant adverse effect on the landscape and townscape setting of Harston as it would result in the loss of a transition landscape between the built edge of the village and wider agricultural landscape. The site forms part of the setting of a listed building on the opposite side of the A10, and loss of hedgerow to the road frontage to gain access would have a detrimental impact. It is not possible to mitigate these impacts.
- **Heritage:** The site forms an important part of the historic and rural setting of this part of the village where there are several Grade II listed buildings and therefore development of the site would have a detrimental impact on their setting.

1487. The planning constraints identified for both of the sites were considered so significant as to warrant the rejection of the site at that early stage. The two sites were identified as 'sites with no development potential'.

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<sup>505</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 1806-1813 and 1828-1834

<sup>506</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B1091-B1095 and B1396-B1400

Issues and Options consultations 2012 & 2013

1488. The Council did not include the site as an option in the Issues and Options Report that was subject to public consultation in July-September 2012.
1489. Objections were received from the site promoter objecting to the rejection of this site. The site promoter's objections (reps 41001 and 51621) can be summarised as follows<sup>507</sup>:

“Contrary to the SHLAA, a sensitive development would have no negative impact upon the setting of the village and listed buildings or the openness of the wider Green Belt but would deliver much needed housing in a sustainable location.”

“Objection to rejection of site, failure to account for adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area, as required by Paragraph 158 of the NPPF, and in specific relation to the village of Harston.”

Council's Response to Issues and Options consultations

1490. The Council's response to representations received during the Issues and Options consultation on rejected SHLAA sites in Group Villages is outlined in the Sustainability Appraisal<sup>508</sup>:

Council's response: Group Villages are smaller villages which provide a lower level of services and facilities than larger villages classified as Rural Centres and Minor Rural Centres. Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence which runs from locations in and on the edge of Cambridge, through New Settlements, to Rural Centre and Minor Rural Centre villages and finally to Group Villages. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence and therefore no development allocations are justified in Group Villages.”

Proposed Submission Local Plan 2013

1491. The site was not included in the Proposed Submission Local Plan.

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<sup>507</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 3 (page A1291)

<sup>508</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 3 (pages A1285)

Representations Received on Proposed Submission Local Plan

1492. Objections were received from the site promoter objecting to the non-inclusion of this site in the Local Plan. The site promoter raised the following issues in their representations (reps 58979, 58973 and 58978):
- unmet need for affordable housing in the Harston area;
  - sustainability appraisal fails to take account of evidence submitted in earlier rounds of public consultation;
  - Visual Appraisal (submitted in September 2012) concluded that “carefully considered design would allow this site to be allocated for residential proposes”; “any developments to the rear of the site would not impact upon the listed buildings or their setting”; “the proposed site is not visible from the wider landscape”; “the site does not form part of the Important Countryside Frontage” and “the High Street frontage can be designed to enhance the rural village environment”;
  - tightly constrained policies and development frameworks will directly harm the future sustainability of villages;
  - if housing growth is not provided for and encouraged in villages such as Harston, younger generations will be forced to move out of the area creating an unbalanced demographic of older population;
  - development framework boundary should be amended to include this site; and
  - Green Belt boundary should be amended to exclude this site.
1493. The Council’s response to the representations received on sites not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal<sup>509</sup>.
1494. The Council’s assessment was:
- “Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence, therefore no development allocations are justified in Group Villages. The plan is sound as proposed to be submitted.”
1495. The Council’s response to the representations received on amendments to the development framework not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal<sup>510</sup>.
1496. The Council’s assessment was not to include the site within the development framework as:
- “This ‘L’ shaped site lies to the south of residential properties. Largely pastureland enclosed by hedgerow and three residential properties with

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<sup>509</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 8 (pages A1672-A1673)

<sup>510</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1 (page A991)

their gardens along the road frontage. The residential properties are within the development framework. There is pastureland to the east and south of the site, which extends out into open countryside. Rural character. Not part of the built-up area. Within the Green Belt. No exceptional circumstances for removal from Green Belt.”

1497. The Council’s response to the representations received proposing amendments to the Green Belt not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal<sup>511</sup>.

1498. The Council’s assessment was not to remove the site from the Green Belt as:

“It is not unusual to have areas of built development within the Green Belt. Where sites contain buildings, it is low density and rural in character, not considered part of the built-up area. Many of these sites also sought a change to the village framework boundaries but having been assessed against the criteria, none of them met the criteria and no changes are proposed (see Policy S/7). The boundaries of the Green Belt are clear and long established.”

#### Submitted Local Plan 2014

1499. The site was not included in the submitted South Cambridgeshire Local Plan and the development framework and Green Belt boundaries were not amended.

#### Assessment and Conclusion

1500. It is not necessary to allocate this site or amend the development framework and Green Belt boundaries in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.

1501. The SHLAA and SA provide a robust assessment of the site and comparison with alternatives.

1502. The Council’s planning committee in February 2014 gave officers delegated powers to approve an outline planning application (S/1808/13/OL) on the frontage of the site (within the development framework) for the erection of residential development (five dwellings) following the demolition of 98, 100 and 102 High Street, subject to the prior completion of a section 106 agreement (see map in Appendix 3).

1503. The majority of the site is within the Green Belt and development would have some adverse impact on its purposes and functions, as the site provides a distinctive setting to one of the approaches to the City and assists in creating a rural character to the village. Development of this site would have a significant adverse effect on the landscape and townscape setting of Harston as it would result in the loss of a

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<sup>511</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Chapter 2 (page A50)

transition landscape between the built edge of the village and wider agricultural landscape. The site forms an important part of the historic and rural setting of this part of the village and for several Grade II listed buildings, and therefore development of the site would have a detrimental impact on their setting.

1504. The development framework identified on the Policies Map clearly defines the edge of the village consistent with the Local Plan approach to identifying development frameworks set out in paragraphs 2.48-2.50 of the Local Plan<sup>512</sup>. The site is largely pastureland enclosed by hedgerow with a rural character. It is not part of the built-up area. The site is within the Green Belt and there are no exceptional circumstances to review the Green Belt in this location.
1505. The site is not required to meet the objectively assessed housing need. The site does not need to be allocated to make the Plan 'sound'.

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<sup>512</sup> South Cambridgeshire Proposed Submission Local Plan (RD/Sub/SC/010)

**b. Area south of west of Harston bounded by River Rhee, Haslingfield Road, Church Street and Mill Road, Harston (no appearances)**

**Mr Gould – Reps 63762 (Policy S/7) and 63761 (Policy S/4)**

**E King – Reps 63768 (Policy S/7) and 63765 (Policy S/4)**

**A Campbell – Reps 63771 (Policy S/7) and 63770 (Policy S/4)**

Summary of promoters' proposal

1506. The promoters are seeking the inclusion of the site within the development framework of Harston and the removal of the site from the Green Belt.

1507. The omission site is shown on the village map in Appendix 2.

Proposed Submission Local Plan 2013

1508. The site was not included in the Proposed Submission Local Plan. The proposed amendments to the development framework and Green Belt were submitted during the Proposed Submission Local Plan consultation in July-October 2013.

Representations Received on Proposed Submission Local Plan

1509. Objections were received objecting to the non-inclusion of the proposed amendments to the development framework and Green Belt in the Local Plan. The representors raised the following issues in their representations (reps 63762, 63761, 63768, 63765, 63771 and 63770):

- the village framework and Green belt boundaries should be aligned using physical features that are recognisable and permanent such as roads and rivers;
- development framework boundary should be amended to include this site; and
- Green Belt boundary should be amended to exclude this site.

1510. The Council's response to the representations received on amendments to the development framework not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal<sup>513</sup>.

1511. The Council's assessment was not to include the site within the development framework as:

“A few scattered properties and church set within spacious and well screened grounds. Rural character. Not part of the built-up area. Within the Green Belt. No exceptional circumstances for removal from Green Belt.”

1512. The Council's response to the representations received proposing amendments to the Green Belt not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal<sup>514</sup>.

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<sup>513</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1 (page A992)

1513. The Council's assessment was not to remove the site from the Green Belt as:

"It is not unusual to have areas of built development within the Green Belt. Where sites contain buildings, it is low density and rural in character, not considered part of the built-up area. Many of these sites also sought a change to the village framework boundaries but having been assessed against the criteria, none of them met the criteria and no changes are proposed (see Policy S/7). The boundaries of the Green Belt are clear and long established."

Submitted Local Plan 2014

1514. The development framework and Green Belt was not amended in the submitted South Cambridgeshire Local Plan.

Assessment and Conclusion

1515. The development framework identified on the Policies Map clearly defines the edge of the village consistent with the Local Plan approach to identifying development frameworks set out in paragraphs 2.48-2.50 of the Local Plan<sup>515</sup>. The site consists of a few scattered properties and the church set within spacious and well screened grounds. The site has a rural character and is not part of the built-up area. The site is within the Green Belt and there are no exceptional circumstances to review the Green Belt in this location.

1516. It is not necessary to amend the development framework boundary or Green Belt boundary in order to make the plan sound.

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<sup>514</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Chapter 2 (page A50)

<sup>515</sup> South Cambridgeshire Proposed Submission Local Plan (RD/Sub/SC/010)

## 1.4L HAUXTON

### **Background and Context**

1517. Hauxton is some three miles south of Cambridge, on the eastern side of the A10. The road running east-west through the village connects to the Shelfords. Immediately to the east of the village, the M11 runs on an embankment.

#### **i. Omission Sites**

**Is the plan unsound without the allocation of the following sites for housing development and if so why?**

##### **a. East of A10, south of Church Road, Hauxton**

**W Garfit represented by Keymer Cavendish. Reps 58427 (Policy H/1) and 58428 (Policy H/2)**

#### Summary of promoters' proposal

1518. The site was proposed for up to 15-20 large dwellings.

1519. The omission site is shown on the village map in Appendix 2.

#### Proposed Submission Local Plan 2013

1520. This site was proposed during the Proposed Submission Local Plan consultation.

#### Representations Received on Proposed Submission Local Plan

1521. Objection was received from the site promoter proposing the site for inclusion in the Local Plan. The site promoter raised the following issues in their representations (58427 and 58428):

- 2.66 hectares: proposal for 15-20 large, premium detached houses (6-7 dwellings per hectare) built over 3-5 years;
- Small scale allocations at Sawston, Histon, Melbourn, Gamlingay, Willingham and Comberton will cater for the volume housing market but not meet the aspirations of high grade professionals;
- There is a need for top market low-density new housing to meet aspirations of senior company directors close to Cambridge. This will comply with paragraph 50 of the NPPF.
- Development of Bayer Crop Science site will provide bus service and cycle links to Cambridge and will establish pedestrian and cycle links to the Trumpington Meadows development and the park and ride / guided busway;
- Highly sustainable location adjacent to A10;
- Land is in the Green Belt but if it was developed behind the existing tree belts the visual openness of the Green Belt would not be compromised;
- The present use of the site as a tree nursery is not economically viable;
- Envisage access from Church Road.

1522. The Council's response to representations received to sites not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 8<sup>516</sup>.

1523. The Council's response was:

“Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence, therefore no development allocations are justified in Group Villages. The plan is sound as proposed to be submitted.”

Submitted Local Plan 2014

1524. The site was not included in the Submitted Local Plan. The land is within the Green Belt.

Assessment and Conclusion

1525. It is not necessary to allocate this site in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.

1526. The site is outside of the Development Framework and within the Green Belt. There are no exceptional circumstances which would allow for development of this area. Policy H/8: Housing Mix sets out a wide choice, type and mix of housing that will be provided during the plan period taking account of local circumstances.

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<sup>516</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Audit Trail Appendix 8 page A 1674 Site map A1729

**b. Extension to Bayer Crop Science Site to include the former waste water treatment works, Hauxton**

**Ms Jennie Daly, Harrow Estates Plc represented by Sara Dutfield, Turley Associates - Rep 60525 (H/2 Bayer CropScience Site, Hauxton)**

Summary of promoters' proposal

1527. The promoter is requesting that a new extension be added to Bayer CropScience Site allocated in Policy H/2.

1528. The omission site is shown on a map in Appendix 2.

Proposed Submission Local Plan 2013

1529. The site was proposed during the consultation on the Proposed Submission Local Plan.

Representations Received on the Proposed Submission Local Plan

1530. An objection was received to Policy H/2 in the Local Plan. The respondent raised the following issues in their representation (Rep 60525 Policy H/2):

- Reallocation of site is supported. However, object that allocation not extend to include former Waste Water Treatment Works. Note supporting text continues to make reference to need to remove incongruous structures, yet absence of scheme to do so.
- Site should be allocated for housing development in recognition of its previously-developed land, redundant band need for remediation. Redevelop without adverse impact on openness of Green Belt and accords with requirements of paragraphs 81 and 89 of NPPF. Accords with intention of site allocation for remainder of Former Bayer Crop Science site.
- Site in single ownership, capable of delivery now. Significant given fact that large proportion of identified housing supply is tied up in large strategic allocations historically slow to deliver.

1531. The Council's response to representations received to sites not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Chapter 2<sup>517</sup>.

1532. The Council's response was:

"The site of the former water recycling centre and recreation buildings to the west of Hauxton Road are within the Green Belt. They are separate from the current development site by the A10 and recreation land. Proposals for its development which are consistent with the policy set out in paragraph 89 of the NPPF can be considered on an exceptional basis with the land remaining

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<sup>517</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Audit Trail Chapter 2 Policy H/2 page A544-545

as Green Belt. The NPPF requires development not to have a greater impact on the openness of the Green Belt and the purposes of including land within it than the existing development. Allocating the site for development in the Local Plan would not affect these robust policy tests which make it difficult to forecast what scale and nature of development would be acceptable on site and whether an acceptable scale of development would allow for the remediation of the site. There is no certainty that the site is developable on the basis of current evidence and so it cannot be allocated in the Local Plan for development.”

Submitted Local Plan 2014

1533. No change was proposed in the Submitted Local Plan.

Assessment and Conclusion

1534. It is not necessary to allocate this site in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.

1535. Policy H/2: Bayer Crop Science Site, Hauxton was considered in Matter SC5A: Delivering High Quality Homes – Residential Site Allocations. In the Council’s written statement for this matter a question relating to the future redevelopment of the waste water treatment works and the recreation buildings is answered in SC5A.8ii<sup>518</sup>. The Council would consider any future proposals for these areas in relation to Policy H/2 and national policy set out in the NPPF, and any other material considerations would be taken into account.

1536. There is a current planning application for this site – (S/2184/16/OL ) excluding the recreation area of the omission site. This is for the demolition of structures, remediation and redevelopment for up to 32 dwellings with new areas of open space, associated infrastructure and other associated works. The Council will update the Inspectors on the outcome of this application.

1537. The proposed extension to the site is within the Green Belt and separate from the current development site by the A10 and recreation land.

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<sup>518</sup> Matter SC5A: Delivering High Quality Homes – Residential Site Allocations – South Cambridgeshire District Council’ written statement for this matter – page 16 paragraph 64.

## **1.4M HIGHFIELDS CALDECOTE**

### **Background and Context**

1538. The parish of Caldecote is some 6 miles west of Cambridge on the south side of the A428.

#### **i. Village classification**

##### **Is Highfields Caldecote correctly classified as a Group Village?**

1539. Highfields Caldecote is appropriately classified as a Group village, and does not provide the level of services and facilities to warrant Minor Rural Centre status.

1540. The village (Population of 1,720 in 2012) no longer has a shop. The only shopping opportunity to serve the village is the BP filling station on St.Neots Road. There is a primary school but no post office, no doctors' surgery, and limited other community facilities. It is served by Comberton Village College. Bus services running through the village itself are very limited. Whilst there is a good public transport service on St. Neots Road, this is around 1km from the centre of the village and stopping places for these services are remote from the core of the village.

1541. The only shopping opportunity to serve the village is the BP filling station on St.Neots Road, which is remote from the main centre of population within the village. There is no post office, no doctors' surgery, and limited other facilities. It is served by Comberton Village College, and there is no public transport services linking the village. Whilst there is a good public transport service on St.Neots Road, this is around 1km from the centre of the village. The village does not warrant a higher status.

**ii. Omission sites**

**Is the plan unsound without the allocation of the following sites for housing development, and if so why?**

**a. Land to the rear of 18 to 28 Highfields Road, Highfields Caldecote  
Banner Homes Limited represented by Brian Flynn, Carter Jonas LLP - Reps 58750 (Policy H/1), and 58746 (Policy S/10)**

Proposed Submission Local Plan 2013

1542. This site was proposed through the Proposed Submission consultation.

Representations Received on Proposed Submission Local Plan

1543. Objections were received from the promoter. In their representation against Policy H/1 they raised the following issues: (Rep 58750):

- Approximately 2.9 hectares, capacity for approximately 60 dwellings (density of 20 dwellings/ hectare);
- Potential sites that could have been allocated were not assessed during the process of defining this policy;
- SHLAA failed to assess all potential sites; SA failed to consider development potential of sites in Group villages;
- If the site had been properly assessed it would have been identified as a site with development potential and allocated in the draft Local Plan;
- The Sustainability Appraisal for the Draft Local Plan must identify and then assess reasonable alternatives and explain why these have been selected or rejected: there has been no consultation on reasonable alternatives;
- It is clear that Group Villages and potential development options within those villages were rejected before the policies used to determine the overall development strategy and potential site allocations were defined;
- This proposed site meets the key site selection criteria defined in the second Issues and Options document and therefore should have been assessed by the Council;
- The 1993 South Cambridgeshire Local Plan allocated sites in the village, including approximately 90 dwellings on this site: site was again allocated for housing in the 2004 plan;
- Core Strategy 2007 changed approach – Caldecote identified as a Group village, no longer identified for growth;
- Site previously allocated for development and the case officer for a 2009 application for a residential scheme recommended approval: the supporting technical studies concluded that there were no constraints to the development of the site;
- The seven sites promoted through the ‘call for sites’ and assessed in the SHLAA and SA were all rejected because of adverse impacts on townscape and landscape or noise associated with adjacent uses: we consider that this site would have passed the selection criteria and should have been identified as a potential development option;

- Site is within the settlement framework, a greenfield site surrounded by residential development;
- Vacant site, not within Green Belt;
- The site is controlled by a house builder, is deliverable and available, and there are no constraints to development

1544. An objection was also made by the promoter to Policy S/10 (rep 58746) stating that there are no suitable sites within villages capable of accommodating the proposed maximum scheme limit proposed of 8 dwellings and that the plan does not plan for any development in Caldecote.

1545. The Sustainability Appraisal Annex A Audit Trail Appendix 8 <sup>519</sup> outlines the Council's response to representations received to sites not included in the Proposed Submission Local Plan.

1546. The Council's response was:

“Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence, therefore no development allocations are justified in Group Villages. The plan is sound as proposed to be submitted.”

#### Submitted Local Plan 2014

1547. The site was not included in the Submission Local Plan.

#### Assessment and Conclusion

1548. Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence, therefore no development allocations are justified in Group Villages. The plan is sound as proposed to be submitted.

1549. The site has previously been allocated for residential development in earlier plans by the Council but as no successful developments were brought forward to implement this allocation it was not included in the latest plan.

1550. There is currently a planning application for residential development to provide up to 71 dwellings on this site. (S/2047/16/FL) The Council will update the Inspectors on the outcome of this application. This planning application will be considered by the Council's planning committee on 10 May 2017.<sup>520</sup> Officers recommend that the Committee grants planning permission subject to completion of a Section 106

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<sup>519</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Audit Trail Appendix 8 page A1623-4

<sup>520</sup> RD/CR/780, Planning Committee 10 May 2017: Item 10 S/2047/16/FL Caldecote

Agreement. The Council will update the Inspectors on the outcome of this planning application following its consideration by planning committee.

1551. The site is not required to meet the objectively assessed need in the Plan. The site does not need to be allocated to make the Plan 'sound'

**b. Extension to the Residential Home Park, Highfields Caldecote**  
**Tonga Marine Ltd. represented by Mr Andrew Campbell, Andrew S Campbell**  
**Associates Ltd - Rep 60282 (Policy S/7)**

Summary of promoters' proposal

1552. The respondent is seeking to amend the Development Framework in Highfield Caldecote to include the mobile home park within the framework boundary.

Issues and Options consultations 2012 & 2013

1553. The amendment was proposed to the Council at Issues and Options 2012 and the respondent raised the following issues in their representation (55458):

- Development boundaries should be established around our client's site, its proposed extension and the adjoining two dwellings. This should include sufficient land to the east to provide for an extension to the mobile home park.
- Housing development and mobile home parks need to satisfy the same planning policies. There can therefore be no objection to conversion of our client's mobile home park, together with development within the curtilage of the two adjoining dwellings, for permanent housing as it is existing residential brownfield land.

1554. The Council's response to representations concerning development frameworks which have not been included in the Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 1<sup>521</sup>.

1555. The Council's assessment was:

“Mobile home park in an isolated location, detached from the main concentration of buildings within the village of Caldecote. Largely surrounded by trees to the north, east and part of the south. Rural character. Not part of the built up area.”

Proposed Submission Local Plan

1556. There was no amendment made to the Development Framework boundary to include the Home Park area.

Representations Received on Proposed Submission Local Plan

1557. Objection was received from the promoter seeking a change to the Development Framework to allow for development. (Rep 60282):

“Residential home park adjacent to framework and framework boundary should be extended to include park and site allocated for redevelopment for permanent housing and/ or extension to mobile home park.”

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<sup>521</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1, Table 1 page A955 ref 64 and for map see page A979

1558. The Council's response to representations concerning development frameworks which have not been included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 1<sup>522</sup>.

1559. The Council's assessment was:

“Previously considered (Ref No. 64) Mobile home park in an isolated location, detached from the main concentration of buildings within the village of Caldecote. Largely surrounded by trees to the north, east and part of the south. Rural character. Not part of the built up area.”

Submitted Local Plan 2014

1560. The Development Framework was not amended in the Submitted Local Plan.

Assessment and Conclusion

1561. The development framework identified on the Policies Map clearly defines the edge of the village consistent with the Local Plan approach to identifying development frameworks set out in paragraphs 2.48- 2.50 of the Plan<sup>523</sup>.

1562. It is not necessary to amend the development framework boundary in order to make the plan sound.

1563. The site was not included the Development Framework as it is rural in character and not part of the built up area of the village.

1564. There is an outline planning application being considered on a part of the northern section of this site for the erection of 6 dwellings (self build) including access at land to the West of Casa De Foseta, St Neots Road. (S/1524/16/OL). No decision as been made and the Council will update the Inspectors on the outcome of this application.

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<sup>522</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1, Table 3 page A985 ref 79 and for map see page A998

<sup>523</sup> South Cambridgeshire Proposed Submission Local Plan (RD/Sub/SC/010)

## 1.4N LONGSTANTON

### **Background and context**

1565. Longstanton is located 6 miles north-west of Cambridge, and about 2 miles north of the A14.

#### **i. Village Classification:**

##### **Is Longstanton correctly classified as a Group Village? (no appearances)**

1566. Longstanton is appropriately classified as a Group village, and does not provide the level of services and facilities to warrant Minor Rural Centre status.

1567. The Village Classification Study summarises the village as follows:

*Longstanton has very little retail or other services. It has a doctors surgery, and post office, but no secondary school and a limited range of facilities. It is near to Willingham, Cottenham, and Bar Hill, and will be near to Northstowe. The Guided Busway park and ride is nearby, but is over 1.5 km from the centre of the village.<sup>524</sup>*

1568. The impact of the new Guided Busway on villages along the route was investigated as part of the assessment process. The three larger villages of Oakington, Longstanton and Over lie relatively close to the Guided Busway. However, they are not generally in easy walking distance for much, or all, of the village, although they would be within cycling distance. They also do not perform well in terms of the level of services and facilities. It was therefore not considered that the villages warrant a higher status despite being near to the Guided Busway.

#### **ii. Development framework boundary:**

##### **Should the development framework boundary be extended to include land at Melrose House? (no appearances)**

**Mr & Mrs Fanshawe represented by Hollie Howe, Savills – Rep 61228 (Policy S/7)**

#### **Summary of promoters' proposal**

1569. The promoter is seeking the inclusion of the site within the development framework of Longstanton.

1570. The omission site is shown on the village map in Appendix 2.

#### **Issues and Options consultations 2012 & 2013**

1571. The site was submitted to the Council through the Issues and Options 2 consultation in January-February 2013 as an amendment to the development framework boundary (rep 55525).

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<sup>524</sup> Village Classification Report 2012 (RD/Strat/240) page 12

Council's Response to Issues and Options consultations

1572. The Council's response to the representations received on amendments to the development framework is outlined in the Sustainability Appraisal<sup>525</sup>.
1573. The Council's assessment was not to include the site within the development framework as:

“Site lies between the consolidated built up areas of Longstanton All Saints and Longstanton St. Michaels to the north and south. The Longstanton Conservation Area Appraisal explains that historically these were two separate settlements. Site comprises large house within extensive grounds. Rural character. Not part of the built-up area.”

Proposed Submission Local Plan 2013

1574. The development framework was not amended in the Proposed Submission Local Plan.

Representations Received on Proposed Submission Local Plan

1575. An objection was received from the site promoter objecting to the non-inclusion of the proposed amendment to the development framework in the Local Plan. The site promoter raised the following issues in their representation (rep 61228):
- house and grounds lie within the built-up area of Longstanton and clearly part of the village;
  - historic maps show the site as part of the historic core of Longstanton;
  - and
  - development framework boundary should be amended to include this site.
1576. The Council's response to the representations received on amendments to the development framework not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal<sup>526</sup>.

1577. The Council's assessment was not to include the site within the development framework as:

“Site lies between the consolidated built up areas of Longstanton All Saints and Longstanton St. Michaels to the north and south. The Longstanton Conservation Area Appraisal explains that historically these were two separate settlements. Site comprises large house within extensive grounds. The area provides separation between the two settlements. The

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<sup>525</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1 (page A980)

<sup>526</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1 (page A995)

house is largely screened on approach from the west, and is not visible from the north and east until reaching cross-roads, which opens up and gives impression of leaving the village. Approaching from the south lies an old barn and a large gap between it and the house which, coupled with the dense hedgerow and trees give it a rural character. Not part of the built-up area.”

Submitted Local Plan 2014

1578. The development framework was not amended in the submitted South Cambridgeshire Local Plan.

Assessment and Conclusion

1579. The development framework identified on the Policies Map clearly defines the edge of the village consistent with the Local Plan approach to identifying development frameworks set out in paragraphs 2.48-2.50 of the Local Plan<sup>527</sup>. The proposed amendment is between the two separate built up areas of Longstanton, in an area that provides separation and is not built-up. The site is a large house within extensive grounds, that has a rural character.
1580. It is not necessary to amend the development framework boundary in order to make the plan sound.

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<sup>527</sup> South Cambridgeshire Proposed Submission Local Plan (RD/Sub/SC/010)

**iii. Omission Sites:**

**Is the plan unsound without the allocation of the following site for housing development, and if so why?**

**a. Land west of Over Road and east of B1050, Longstanton (no appearances)  
Mr Stroude represented by John Phillips, Phillips Planning Services Ltd – Rep 61458  
(Policy H/1)**

Summary of promoters' proposal

1581. The site consists of two separate parcels of land. The northern parcel was originally proposed for residential development (140 dwellings) and the southern parcel was originally proposed for employment uses and 25 live work units. Both parcels are now being proposed for residential development.
1582. The omission site is shown on the village map in Appendix 2.

Council's initial assessment

1583. The site was submitted through the 'Call for Sites' in 2011 as two separate sites. The sites were considered through the SHLAA<sup>528</sup> (Sites 244 and 246) and SA<sup>529</sup> process and were assessed as being sites with limited development potential (both sites scored amber).
1584. The SHLAA and SA identify the main planning constraints as:
- **Employment Allocation:** The southern part of the site (SHLAA Site 246) is allocated for employment uses (Policy E/3(a)).
  - **Noise:** The site is in close proximity to the B1050 bypass to the west with prevailing winds from the south west. Traffic noise will need to be assessed and the impact of existing diffuse traffic noise on any future residential development in this area is a material consideration in terms of health and well being and providing a high quality living environment. However residential use is likely to be acceptable with careful noise mitigation. Noise is likely to influence the design / layout and number / density of residential premises. No objection in principle as an adequate level of protection against noise can be secured by condition.
  - **Landscape and Townscape:** Minor negative impact as development of this site would have some adverse effect on the landscape and townscape setting of Longstanton. The land creates a rural buffer between the bypass and the village. It is located in an exposed location where there is a clear edge to the village. However, it may be possible to integrate some more limited development if the dense hedgerow were retained and additional suitable landscaping provided. The southern part of the site (SHLAA Site 246) is allocated for employment uses and had outline planning permission for

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<sup>528</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 1919-1932

<sup>529</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B1188-B1192 and B1198-B1202

employment uses (which has now lapsed), and the proposal included details of landscaping to mitigate and integrate the site into the landscape. This has established the principle of development in this location.

- **Highways Access:** The southern part of the site (SHLAA Site 246) does not appear to have a direct link to the adopted public highway as the Highway Authority has not adopted the bypass link road.
- **Flood Risk:** A small part of the northern parcel is within Flood Zone 2.

1585. Although there were planning constraints identified for both of the sites, none were so significant as to warrant the rejection at that early stage. The two sites were identified as 'sites with limited development potential'.

#### Issues and Options consultations 2012 & 2013

1586. The Council did not include the sites as options in the Issues and Options Report that was subject to public consultation in July-September 2012: "Some sites at smaller villages have been identified as amber, but have not been put forward for consultation given the number of dwellings available at a range of sites in more sustainable locations."<sup>530</sup>

1587. Objections were received from the site promoter objecting to the rejection of these sites. The site promoter's representations (reps 46254 and 46257) can be summarised as follows:

SHLAA Site 244: "Has been discounted even though it is part of Longstanton which with Northstowe will be the largest settlement in the district."<sup>531</sup>

SHLAA Site 246: "It is superior to many of the sites suggested within the Issues and Options document and also consider that Longstanton / Oakington / Northstowe should be upgraded in terms of the flawed settlement hierarchy."<sup>532</sup>

#### Council's Response to Issues and Options consultations

1588. The Council's response to representations received during the Issues and Options consultation on rejected SHLAA sites in Group Villages is outlined in the Sustainability Appraisal<sup>533</sup>:

"Council's response: Group Villages are smaller villages which provide a lower level of services and facilities than larger villages classified as Rural Centres and Minor Rural Centres. Development in Group Villages is less sustainable than development in locations higher in the sustainable

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<sup>530</sup> South Cambridgeshire Issues and Options Report (RD/LP/030), paragraph 5.6, page 58

<sup>531</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 3 (page A1292)

<sup>532</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 3 (page A1292)

<sup>533</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 3 (pages A1285)

development sequence which runs from locations in and on the edge of Cambridge, through New Settlements, to Rural Centre and Minor Rural Centre villages and finally to Group Villages. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence and therefore no development allocations are justified in Group Villages.”

#### Proposed Submission Local Plan 2013

1589. The southern parcel was allocated in the Proposed Submission South Cambridgeshire Local Plan for employment uses (Policy E/3(a)).

#### Representations Received on Proposed Submission Local Plan

1590. An objection was received from the site promoter objecting to the non-inclusion of their site in the Local Plan. The site promoter raised the following issues in their representation (rep 61458):

- the northern parcel could accommodate up to 130 dwellings, open space, landscaping, SuDs, and cycle and vehicle access to Over Road;
- the southern parcel is already allocated for a business park – not yet delivered due to low demand for types of units offered and wider market pressures – this parcel is also being promoted for residential use, as an alternative to its allocation for employment uses;
- site is sustainable and deliverable;
- logical extension to the Home Farm development and within natural defensible boundary of the B1050 bypass;
- well related to existing residential development and public transport links, and will improve viability of existing facilities within the village;
- land is no longer in functional agricultural use as divorced from other parts of the farm; and
- supporting documents submitted relating to transport and travel, ecology, and trees.

1591. The Council’s response to the representations received on sites not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal<sup>534</sup>.

1592. The Council’s assessment was:

“Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence, therefore no development allocations are justified in Group Villages. The plan is sound as proposed to be submitted.”

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<sup>534</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 8 (pages A1688-1689)

Submitted Local Plan 2014

1593. The southern parcel is allocated in the submitted South Cambridgeshire Local Plan for employment uses (Policy E/3(a)).

Assessment and Conclusion

1594. It is not necessary to allocate this site for residential development in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.
1595. The SHLAA and SA provide a robust assessment of the site and comparison with alternatives. The site was assessed as being a site with limited development potential through the SHLAA and SA processes in the early stages of the plan making process and before the development strategy was decided.
1596. Development of this site would have some adverse effect on the landscape and townscape setting of Longstanton. The land creates a rural buffer between the bypass and the village and is located in an exposed location where there is a clear edge to the village. The site is in close proximity to the B1050 bypass, and the impact of noise on future occupiers and the necessary mitigation would influence the design / layout of the development. The southern parcel is allocated in the submitted South Cambridgeshire Local Plan for employment uses (Policy E/3(a)).
1597. The site does not need to be allocated to make the Plan 'sound'.

## 1.40 MELDRETH

### **Background and Context**

1598. Meldreth lies some 10 miles south west of Cambridge in the valley of the River Mel. The Melbourn by-pass was opened in July 1988, and runs south of the village severing Meldreth from Melbourn.

#### **i. Development Framework Boundary**

**Should the development framework boundary be extended to include land at:**

##### **a. Bury Farm, North End**

**Mr & Mrs T D Lynch - Rep 57807 (Policy S/7)**

#### Summary of promoters' proposal

1599. The respondents have requested that the Development Framework boundary in Meldreth be amended.

#### Proposed Submission Local Plan 2013

1600. The respondents submitted their request for amending the Development Framework during the consultation on the Proposed Submission Local Plan.

1601. The respondents raised the following issues in their representation (rep 57807):

- The Meldreth village envelope is erratic in what is included and excluded. Our alteration would rationalise the area covered of our land by the envelope.
- We would like most of our garden included in the envelope, excluding the 3m strip along our southern boundary with Burlton's Farm.

1602. The Council's response to representations concerning development frameworks which have not been included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 1<sup>535</sup>.

1603. The Council's assessment was:

“Grassland beyond the rear of two residential properties, with dense trees and hedgerow planting. Adjacent to large agricultural buildings and further scrub and agricultural land to the south. Rural character. Not part of the built up area.”

#### Submitted Local Plan 2014

1604. No amendments were made to the Development Framework boundary in Meldreth in the Submitted Local Plan.

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<sup>535</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1, Table 3 page A995 Ref 115 Map page A1007.

Assessment and Conclusion

1605. The development framework identified on the Policies Map clearly defines the edge of the village consistent with the Local Plan approach to identifying development frameworks set out in paragraphs 2.48- 2.50 of the Plan<sup>536</sup>. The proposed site lies beyond a well defined edge to the village and is not part of the built-up area of the village.
1606. It is not necessary to amend the development framework boundary in order to make the plan sound.
1607. The Council does not consider that there should be an amendment made to the Development Framework in Meldreth as the land proposed to include in the framework has a rural character.

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<sup>536</sup> South Cambridgeshire Proposed Submission Local Plan (RD/Sub/SC/010)

**b. Land rear of 79 High Street, Meldreth (no appearances)**  
**Mr Simon Bedlow - Rep 61489 (Policy S/7)**

Summary of promoters' proposal

1608. The respondent has requested that the Development Framework boundary in Meldreth be amended.

Proposed Submission Local Plan 2013

1609. The respondent submitted his request for amending the Development Framework during the consultation on the Proposed Submission Local Plan.
- 1610.** The respondent raised the following issues in their representation (rep 61489):

“Would it be possible to extend the recognised boundary line of the village envelope at the rear of number 79 High Street Meldreth, to bring the area that we use as Garden for our residence into the village envelope? This would be a change of land use as it is currently designated as agricultural.”

1611. The Council's response to representations concerning development frameworks which have not been included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 1<sup>537</sup>.
1612. The Council's assessment was:

“Largely enclosed area of scrubland and trees to the rear of the residential properties. Further grassland and agricultural land beyond. Rural character. Not part of the built up area.”

Submitted Local Plan 2014

1613. No amendments were made to the Development Framework boundary in Meldreth in the Submitted Local Plan.

Assessment and Conclusion

1614. The site was considered for potentially 22 dwelling through the Strategic Housing Land Availability Assessment (SHLAA) Site process<sup>538</sup> – Site 292 and Sustainability Appraisal (SA) process<sup>539</sup> assessed as a site with no development potential (scored Red).

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<sup>537</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1, Table 3 page A995 ref 116 and for map see page A1007

<sup>538</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 1984 -89

<sup>539</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B1410-14

1615. There is currently a planning application for this site for the erection of 18 dwellings (S/1124/17/OL). The Council will update the Inspectors on the outcome of this when a decision has been made.
1616. The development framework identified on the Policies Map clearly defines the edge of the village consistent with the Local Plan approach to identifying development frameworks set out in paragraphs 2.48- 2.50 of the Plan.<sup>540</sup>
1617. It is not necessary to amend the development framework boundary in order to make the plan sound.
1618. The Council does not consider that there should be an amendment made to the Development Framework in Meldreth as the land proposed to include in the framework has a rural character.

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<sup>540</sup> South Cambridgeshire Proposed Submission Local Plan (RD/Sub/SC/010)

## 1.4P OAKINGTON

### **Background and Context**

1619. Oakington lies some 6 miles north-west of Cambridge and one and a half miles north-east of the A14 to Huntingdon.

#### **i. Omission sites**

**Is the plan unsound without the allocation of the following sites for housing-led mixed use development and if so why?**

#### **a. Oakington Tomato Farm, Dry Drayton Road, Oakington (no appearances)**

**Mr & Mrs CPA Tirrell represented by AFA Planning Consultants - Rep 60237 (Policy H/1)**

#### Summary of promoter's proposal

1620. The site was proposed for by the promoter for mixed development including around 100 dwellings, a sheltered assisted living scheme for local people and B1 light industrial unit complex.

1621. The omission site is shown on the village map in Appendix 2.

#### Proposed Submission Local Plan 2013

1622. This site had not been previously suggested for housing and therefore no Strategic Housing Land Availability Assessment (SHLAA) assessment has been carried out on this area. It was submitted during the consultation of the Proposed Submission Local Plan.

1623. The site had not been included in the Proposed Submission Local Plan.

#### Representations Received on Proposed Submission Local Plan

1624. Objection was received from the site promoter objecting to the non-inclusion of the site in the Local Plan. The site promoter raised the following issues in their representation (Rep 60237) – Policy H/1

- 5.26 hectare site: proposed development of a mixed use development of around 100+ dwellings in 3.5 hectares as per density policy H7, to include a sheltered assisted living scheme for local people. A small rural type B1 light industrial unit complex in around 0.5 hectares. Remaining parts of the site (in floodplain) proposed uses as green space and play areas of around 1.26 hectares;
- Large part of site covered by greenhouses and poly tunnels in horticultural use, 26 caravans used as temporary accommodation for seasonal workers and 2 properties tied to the land;
- Highly sustainable location adjoining the village of Oakington;
- Vehicular access to site is excellent;

- Sustainable location: range of businesses and local services are within easy walking distance;
- Unprotected rural land outside the greenbelt: bordered by sporadic development of two garden centres and a pet shop;
- S106 could be used to provide the existing school with a new classroom;
- Owners of site have agreed to make it available for development immediately after gaining full planning consent:
- In recent years the horticultural business operating on the site has not been profitable: owners have decided to re-invest in and diversify their other sites in the locality;
- Annual Monitoring Report admits that the Council cannot demonstrate a five year land supply of housing sites: housing development is needed on this site to assist the Council's housing land supply position;
- To group future housing allocations around larger population centres is flawed; there are sites adjacent to smaller settlements which are sustainable and allow growth of villages where there is clearly a demand and that meet NPPF criteria to contribute to community life

1625. The Sustainability Appraisal Annex A Audit Trail Appendix 8<sup>541</sup> outlines the Council's response to representations received to sites not included in the Proposed Submission Local Plan.

1626. The Council's assessment was:

“Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence, therefore no development allocations are justified in Group Villages. The plan is sound as proposed to be submitted.”

#### Submitted Local Plan 2014

1627. No change was proposed to the Submission Local Plan – the site was not included.

#### Assessment and Conclusion

1628. It is not necessary to allocate this site in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.

1629. The site is outside of the Development Framework and part of the rural setting of the village.

1630. The site is not required to meet the objectively assessed need in the Plan. The site does not need to be allocated to make the Plan 'sound'.

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<sup>541</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), appendix 8 page A1691

## 1.4Q ORWELL

### **Background and context**

1631. Orwell is located about 8 miles south-west of Cambridge, and south of the A603.

#### **i. Development Framework Boundary:**

**Should the development framework boundary be extended to include land at the Volac International site and land to the east? (no appearances)**

**Volac International Ltd represented by Brian Flynn, Carter Jonas LLP – Reps 59744 (Policy S/7) and 59747 (Policy E/13)**

#### Summary of promoters' proposal

1632. The promoter is seeking the inclusion of the site within the development framework of Orwell to allow the business to expand.

1633. The omission site is shown on the village map in Appendix 2.

#### Issues and Options consultations 2012 & 2013

1634. The site was submitted to the Council through the Issues and Options 2 consultation in January-February 2013 as an amendment to the development framework boundary (rep 54551) and as a site to be allocated for employment uses (rep 51941).

#### Council's Response to Issues and Options consultations

1635. The Council's response to the representations received on amendments to the development framework is outlined in the Sustainability Appraisal<sup>542</sup>.

1636. The Council's assessment was not to include the site within the development framework as:

“Existing framework encompasses buildings and hard standing, with no room for expansion. However, changes to employment policies allow greater flexibility for businesses in villages - a change to the village framework is not necessary at this stage. The village framework boundary can be reviewed if/when development occurs.”

1637. The Council's response to the representations received at either of the issues and options consultations proposing new sites for employment development is outlined in the Sustainability Appraisal<sup>543</sup>.

1638. The Council's assessment was:

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<sup>542</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1 (page A980)

<sup>543</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1 (pages A685-A686)

“Fishers Lane, Orwell:

(see Appendix 7 for site assessment form<sup>544</sup> and Annex B for the sustainability appraisal<sup>545</sup>)

There is no case for amending the village framework, as it correctly reflects the built up area of the village in this location. The allocation of land for employment in this location is also not supported. The Employment Land Review indicates sufficient land is committed to meet the anticipated jobs growth to 2031. Orwell is a Group Village, with poor public transport (approximately 4 buses to/from Cambridge per day). It would not be a sustainable location for further employment land allocation.”<sup>546</sup>

Proposed Submission Local Plan 2013

1639. The site was not included in the Proposed Submission Local Plan and the development framework was not amended.

Representations Received on Proposed Submission Local Plan

1640. Objections were received from the site promoter objecting to the non-inclusion of their site in the Local Plan. The site promoter raised the following issues in their representations (reps 59744 and 59747):

- tightly drawn development framework boundaries prevent natural growth of villages meaning that additional employment and housing is unlikely to be provided;
- site is promoted as an extension to the existing employment use on the site, as Volac anticipates requiring additional floorspace to further expand its operations and to accommodate growing staff numbers; and
- development framework boundary should be amended to include this site.

1641. The Council's response to the representations received on amendments to the development framework not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal<sup>547</sup>.

1642. The Council's assessment was not to include the site within the development framework as:

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<sup>544</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 7 (pages A1583-A1586)

<sup>545</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices (pages B1702-B1706)

<sup>546</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1 (pages A685-A686)

<sup>547</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1 (page A996)

“Existing framework correctly encompasses the buildings and hard standing. The issue of expanding the employment uses / site is addressed in the Employment chapter.”

1643. The Council’s response to the representations received on employment policies included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal:

“The Fishers Lane Orwell site was considered through the issues and options process, and rejected. The framework is correctly drawn in this location, and there is no need for an employment allocation at a group village. Any proposals can be considered through the planning application process.”<sup>548</sup>

#### Submitted Local Plan 2014

1644. The site was not included in the Proposed Submission Local Plan and the development framework was not amended.

#### Assessment and Conclusion

1645. It is not necessary to allocate this site for employment uses or amend the development framework boundary in order to make the plan sound. Any expansion proposals can be considered through the planning application process having regard to Policy E/13 ‘New Employment Development on the Edges of Villages’.
1646. Development of the site for employment uses would have an adverse impact on the townscape and landscape of Orwell, as it would change the rural character of the area and would be a change from the linear built form. Development would also have an adverse impact on the character and setting of Wimpole Hall historic park and garden, which is adjacent to the site.
1647. The development framework identified on the Policies Map clearly defines the edge of the village consistent with the Local Plan approach to identifying development frameworks set out in paragraphs 2.48-2.50 of the Local Plan<sup>549</sup>. The development framework encompasses the buildings and hardstandings on the Volac International site. The proposed amendment is beyond a well defined edge to the village and is not part of the built-up area of the village.
1648. The site does not need to be allocated to make the Plan ‘sound’.

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<sup>548</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A, Chapter 8 (pages A729)

<sup>549</sup> South Cambridgeshire Proposed Submission Local Plan (RD/Sub/SC/010)

**ii. Omission Sites:**

**Is the plan unsound without the allocation of the following site for housing development, and if so why?**

**a. Land adjacent to Petersfield Primary School, Orwell (no appearances)**

**KB Tebbit Limited represented by Peter Moore, Bletsoes – Rep 62193 (Policy H/1)**

Summary of promoters' proposal

1649. The site is proposed for 35-55 dwellings with community uses and outdoor recreation, potentially providing expansion of adjacent recreation ground.

1650. The omission site is shown on the village map in Appendix 2.

Council's initial assessment

1651. The site was submitted through the 'Call for Sites' in 2011 and was considered through the SHLAA<sup>550</sup> (Site 020) and SA<sup>551</sup> process and was assessed as being a site with limited development potential (scored amber).

1652. The SHLAA and SA identify the main planning constraints as:

- **Flood Risk:** Approximately 20% of the site falls within Flood Zone 3. The site promoter suggests this land will be used for open space.
- **Noise:** The site will be immediately adjacent to an existing MUGA to the south at Orwell Recreation Ground. Due to nature of noise generated by use of the MUGA and depending on its hours of use there are likely to be moderate to major significant noise related issues, which could be mitigated by off site measures and subject to careful design and layout. Floodlighting of the MUGA could cause a light nuisance, but could be mitigated.
- **Landscape and Townscape:** Development of this site would extend the village out into the open countryside in a location with an existing soft green edge. It would have an adverse effect on the landscape setting of Orwell. This impact could be mitigated over time by new hedgerows or tree belts. Most of the village is bordered by large open arable fields, with some small fields on the edge forming a transition.

1653. Although there were planning constraints identified for this site, none were so significant as to warrant the rejection at that early stage. It was identified as a 'site with limited development potential'.

Issues and Options consultations 2012 & 2013

1654. The Council did not include the site as an option in the Issues and Options Report that was subject to public consultation in July-September 2012: "Some sites at

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<sup>550</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 2024-2029

<sup>551</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B116-B120

smaller villages have been identified as amber, but have not been put forward for consultation given the number of dwellings available at a range of sites in more sustainable locations.”<sup>552</sup>

1655. Objections were received from the site promoter objecting to the rejection of these sites. The site promoter’s representations (rep 41236 and 55124) can be summarised as follows:

“Object that only larger Group Villages have been identified. Site performs better than some site options.”<sup>553</sup>

“Objection to rejection of site, support local services, close proximity of Mainline Railway Station, opportunity to provide mix of housing, including affordable and enhancement of community facilities.”<sup>554</sup>

#### Council’s Response to Issues and Options consultations

1656. The Council’s response to representations received during the Issues and Options consultation on rejected SHLAA sites in Group Villages is outlined in the Sustainability Appraisal<sup>555</sup>:

“Council’s response: Group Villages are smaller villages which provide a lower level of services and facilities than larger villages classified as Rural Centres and Minor Rural Centres. Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence which runs from locations in and on the edge of Cambridge, through New Settlements, to Rural Centre and Minor Rural Centre villages and finally to Group Villages. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence and therefore no development allocations are justified in Group Villages.”

#### Proposed Submission Local Plan 2013

1657. The site was not included in the Proposed Submission Local Plan.

#### Representations Received on Proposed Submission Local Plan

1658. An objection was received from the site promoter objecting to the non-inclusion of their site in the Local Plan. The site promoter raised the following issues in their representation (rep 62193):

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<sup>552</sup> South Cambridgeshire Issues and Options Report (RD/LP/030), paragraph 5.6, page 58

<sup>553</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 3 (page A1294)

<sup>554</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 3 (page A1294)

<sup>555</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 3 (pages A1285)

- site proposed for residential development with open space, potentially providing an expansion of adjacent recreation ground;
- Orwell has a good range of services;
- SHLAA shows site performs better than some allocations; and
- site analysis undertaken through the SHLAA confirms that there are no barriers to delivery of the site – there is adequate infrastructure capacity and any local visual impacts can be mitigated through a well-planned scheme.

1659. The Council's response to the representations received on sites not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal<sup>556</sup>.

1660. The Council's assessment was:

“Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence, therefore no development allocations are justified in Group Villages. The plan is sound as proposed to be submitted.”

#### Submitted Local Plan 2014

1661. The site was not included in the submitted South Cambridgeshire Local Plan.

#### Assessment and Conclusion

1662. It is not necessary to allocate this site in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.

1663. The SHLAA and SA provide a robust assessment of the site and comparison with alternatives. The site was assessed as being a site with limited development potential through the SHLAA and SA processes in the early stages of the plan making process and before the development strategy was decided.

1664. Part of the site lies within Flood Zone 3, and applying the sequential test set out in the National Planning Policy Framework, there are other sites available for allocation that are not within flood zones. Development of the site would have an adverse impact on the townscape and landscape of Orwell as it would extend the village out into the open countryside in a location with an existing soft green edge, although this impact could be mitigated over time by new hedgerows or tree belts.

1665. The site is not required to meet the objectively assessed housing need. The site does not need to be allocated to make the Plan 'sound'.

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<sup>556</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 8 (pages A1692-A1693)

## 1.4R OVER

### **Background and Context**

1666. Over is 11 miles north-west of Cambridge and some 3 miles north of the main Cambridge-Huntingdon Road (A14) and stands on a ridge of higher land on the southern edge of the Fens. No major traffic routes pass through the village, and because the Old West River acts as an effective barrier, Over has no direct links with any settlements to the north or west.

#### **i. Village classification**

##### **Is Over correctly classified as a Group Village?**

##### **The Ginn Trustees represented by As Campbell Associates – Rep 60139**

1667. Over is appropriately classified as a Group village, and does not provide the level of services and facilities to warrant Minor Rural Centre status.

1668. The Village Classification Study summarises the village as follows:

*Over has very little retail, and no supermarket. It has a doctors surgery, but no secondary school and a limited range of facilities with no post office. It is near to Willingham and Cottenham, and will be near to Northstowe<sup>557</sup>.*

1669. The errata accompanying the village services and facilities study acknowledged that Over has a small village store, a part time mobile post office, and a pharmacy within the post office. However this did not change the scoring, or the conclusions regarding the village status.

1670. The impact of the Guided Busway on villages along the route was investigated as part of the assessment process. The three larger villages of Oakington, Longstanton and Over lie relatively close to the Guided Busway. However, the Guided Bus stops are not generally in easy walking distance for much, or all, of the village, although they would be within cycling distance. They also do not perform well in terms of the level of services and facilities. It was therefore not considered that the villages warrant a higher status despite being near to the Guided Busway. The village of Over itself only has a less than hourly frequency bus service.

1671. Schemes above Group Village indicative thresholds have been permitted on appeal at Over (Land to the West of Mill Lane Over – up to 55 dwellings on appeal<sup>558</sup>, outside the development framework of the village and above the maximum 8 dwelling scheme size of the adopted Group Village policy). This decision was made in the context of policies being considered out of date due to the current lack of five year housing land supply and para.14(2) being engaged . In this context the inspector considered that the site in question was within accessible distance of a secondary

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<sup>557</sup> Village Classification Report 2012 (RD/Strat/240) page 12

<sup>558</sup> Appeal decision: APP/W0530/W/16/3148949 Land to the west of Mill Road, Over, Cambridgeshire (18 January 2017) (RD/Car/040)

school<sup>559</sup>, it was not well placed in terms of shopping<sup>560</sup>, and that that the majority of the economically active residents of the development would have to travel outside Over for employment<sup>561</sup>. The inspector made conclusions regarding access to the Guided Bus, that it offered a reasonable option to access major centres and employment locations<sup>562</sup>.

1672. In the context of a lack of five-year supply the Inspector considered it would provide a sustainable location for the development proposed. This does not mean the development strategy for the district contained in the plan does not take a sound strategic approach to the rural area, in order to achieve a sustainable development strategy for the plan period.

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<sup>559</sup> RD/Car/040 Paragraph 22 & 23

<sup>560</sup> RD/Car/040 Paragraph 24-26

<sup>561</sup> RD/Car/040 Paragraph 28

<sup>562</sup> RD/Car/040 Paragraph 30-33

**ii. Omission sites**

**Is the plan unsound without the allocation of the following sites for housing development/ playing fields and if so why?**

**a. Land north of New Road housing and playing fields, Over**

**The Ginn Trustees represented by Andrew S Campbell Associates Ltd - Rep 60136 (Policy H/1)**

Summary of promoters' proposal

1673. The site was originally proposed for up to 61 dwellings. .

1674. The omission site is shown on a map in Appendix 2.

Council's initial assessment

1675. The site was considered for potentially 9 dwelling through the Strategic Housing Land Availability Assessment (SHLAA) Site process<sup>563</sup> – Site 182 and Sustainability Appraisal (SA) process<sup>564</sup> assessed as a site with no development potential (scored Red).

1676. The SHLAA and SA identify the main planning constraints as:

- **Heritage considerations:**  
Listed Buildings – There are several Grade II Listed Buildings in Glover Street, New Road and West Street, the closest is number 1 New Road approximately 90m to the south east. Potential for some adverse effect on setting of Poplar Farmhouse 59 The Lanes<sup>565</sup> due to likely intensification of access.  
Non-statutory archaeological site - Finds of prehistoric date are known in the area.
- **Tree Preservation Orders** – There are several protected Elm, Ash and Horse Chestnut trees within the site. There are further groups of protected trees immediately to the north east and north west of the site.
- **Noise issues** - The site will be in close proximity to an existing skateboard park, play equipment and general recreation ground / MUGA at Over Community Centre / Recreation Ground. Such a short distance separation between a skateboard park / rec and residential is unlikely to be in accordance with SCDCs Open Space SPD. Due to nature of noise generated by skateboard park e.g. high-level impact noises etc. likely to be moderate to major significant noise related issues.
- **Townscape and Landscape:** Development of this site would have a significant adverse effect on the landscape and townscape setting of Over. Development of this site would constitute back land development, poorly related to the existing built form, and harmful to the character of the village.

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<sup>563</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 2086-2091

<sup>564</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages 874 -878

<sup>565</sup> Grade II listed building.

The recreation ground and the surrounding pastureland do not form part of this urban scene relating more to the open countryside to the south and west of the site. The area is part of this rural landscape. Development of the site would have a detrimental impact on the rural character of this part of the village.

- **Highways Access:** The proposed site does not appear to have a direct link to the adopted public highway. A14 capacity issues.

1677. There were a number of planning considerations arising with this site, which resulted in it being rejected at this early stage.

#### Issues and Options consultations 2012 & 2013

1678. The Council did not include the site as an option in the Issues and Options Report that was subject to public consultation in July-September 2012.

1679. An objection was received from the site promoter objecting to the rejection of this site. The site promoter's objection (rep 31158 ) can be summarised as follows:

"Site within the structure of the village ideally sited for housing, close to community centre, school, shops and footpath links. Two potential options for housing. Whole site for approximately 50-60 dwellings with access from New Road, or 2. Approximately half of the site for 20-30 dwelling, with access from New Road. Other half of site for extension to playing field."

1680. The Council did not include the site as an option in the Issues and Options Report 2 consultation.

1681. A further objection (rep 55449) was received from the site promoter during this consultation which can be summarised as follows:

"Objection to rejection of the site, Facilities at Over, with deletion of new village at Bourn and lack of any development at Northstowe, can justify scale of development. Object to use of land for open space (SP/14(1a)) – offer compromise – transfer some land to Parish Council as extension to playing fields (conditional on planning permission being granted) with remainder of land (min 3 acres ) for 28 dwellings."

#### Council's Response to Issues and Options consultations

1682. The Council's response to representations received during the Issues and Options consultation on rejected SHLAA sites in Group Villages is outlined in the Sustainability Appraisal<sup>566</sup>:

"Council's response: Group Villages are smaller villages which provide a lower level of services and facilities than larger villages classified as Rural

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<sup>566</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 3 (pages A1296)

Centres and Minor Rural Centres. Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence which runs from locations in and on the edge of Cambridge, through New Settlements, to Rural Centre and Minor Rural Centre villages and finally to Group Villages. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence and therefore no development allocations are justified in Group Villages.”

#### Proposed Submission Local Plan 2013

1683. The site was not included as a housing allocation in the Proposed Submission Local Plan but was designated as an open space in Policy SC/1: Allocation for Open Space - 1a – Land east of the recreation ground, Over.

#### Representations Received on Proposed Submission Local Plan

1684. Objection was received from the site promoter objecting to the non-inclusion of the site in the Local Plan. The site promoter raised the following issues in their representation (Rep 60136):
- Total site area of 2.9 hectares: it is proposed that the southern part of the land should be allocated for up to 30 dwellings, coupled with the transfer of approximately 1.2 hectares of land for extension to the existing playing fields;
  - Object to allocation of the land for playing fields: other land adjoining the existing playing fields should be used instead. It is unreasonable, yet again to seek all additional open space land from our client;
  - Client does not object to an allocation of perhaps half the land for open space;
  - Site has been allocated for open space for many years without any proposals being made by the District or Parish Council: the opportunity now exists for a resolution of this matter in everybody's interest;
  - Given the land previously compulsory purchased for playing fields we do not consider there any need for a further 2.19 hectares;
  - Given the change in designation of Swavesey to a minor service centre, this equally should apply to Over given its extent of services, including shopping and leisure facilities, and Swavesey Village College and guided bus are a short distance away.

1685. The Sustainability Appraisal Annex A Audit Trail Appendix 8 <sup>567</sup> outlines the Council's response to representations received to sites not included in the Proposed Submission Local Plan.

1686. The Council's response was:

“Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence. Sufficient sites have been

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<sup>567</sup> Draft Final Sustainability Appraisal and HRA Screening Report (RD/Sub/SC/060 Annex A Audit Trail Appendix 8 (page A1699))

identified for allocation in locations higher in the sustainable development sequence, therefore no development allocations are justified in Group Villages. The plan is sound as proposed to be submitted.”

#### Submitted Local Plan 2014

1687. No change was proposed to the Submission Local Plan – the site was not included as a housing allocation. The site was included as an allocation for open space.

#### Assessment and Conclusion

1688. It is not necessary to allocate this site for residential development in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.
1689. The SHLAA and SA provide a robust assessment of the site and comparison with alternatives.
1690. The promoters of the site had also submitted objections to the open space allocation in Over. (Rep no 60137). This was considered in Matter SC8: Promoting Successful Communities. The Council has responded to the Inspector’s question relating to whether there is justification for all the land to be allocated for open space in the written statement for this matter<sup>568</sup>.

“The Ginn Trustees, owners of the land, have objected to the proposal for open space on this site as they do not consider that there is a need. They have proposed that as a compromise half of the site should be allowed for housing and the remaining land be used for an extension to existing playing fields.

The objector considers that the site has been allocated for many years without any proposals being made by either the District or the Parish Council and feel that there is a need to resolve the situation.

The Recreation and Open Space study<sup>569</sup> identifies that there is a shortfall of open space within Over when using the recommended standards in the Local Plan. This study identifies a shortfall of 1 hectare for sport; 2.12 hectares for play space and 1.16 hectares for informal open space. The site is ideally placed for an extension of the existing recreation ground and would meet much of the shortfall. The suggested compromise would imply that the site be used for playing fields rather than for more general open space requirements identified in the study. It could meet some but not all of the identified need in Over.

Over Parish Council (PC) has provided supporting evidence to the Council on this matter which is included in Appendix 3 of this statement. Over PC is keen to

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<sup>568</sup> Written Statement by South Cambridgeshire District Council to Matter SC8: Promoting Successful Communities. Paragraphs 10-13 page 2-3

<sup>569</sup> RD/CSF/060 Recreation and open space study (July 2013) Technical appendix A – Over  
<https://www.scambs.gov.uk/content/recreation-and-open-space-study-july-2013>

retain the allocation of this land in the Local Plan as they consider it to be in the best location to serve the village and that other alternative sites on this scale do not exist within the parish. This site is suitably located east of the Recreation Ground so that facilities can be shared within the existing Community Centre. Another site away from such facilities would never justify the provision of a pavilion with changing facilities.”

1691. Development of this site would have a significant adverse effect on the landscape and townscape setting of Over. It would constitute back land development, poorly related to the existing built form and harmful to the character of the village. The recreation ground and the surrounding pastureland do not form part of this urban scene relating more to the open countryside to the south and west of the site. The area is part of this rural landscape. The settings of nearby listed buildings would be impacted. There are also Tree Preservation Orders within the site.
1692. The site is in close proximity to an existing skateboard park and recreation ground which is likely to generate moderate to major significant noise related issues given the short distance separation between the proposed residential site and the skateboard park. The site also has issues relating to access.

**b. Land fronting New Road and Station Road, Over (no appearances)**

**Mr Ralph Freeman, Roger Stephen Covell, Trustees of the Mr William Bavin Deceased  
Statutory Trusts of Intestacy represented by King & Co. Solicitors.**

**Rep 60364 (Policy H/1) – Site 121**

**Howard Ginn - Rep 61824 (Policy H/1) (SHLAA site 256 + adj 121)**

Summary of promoters' proposal

1693. This large site in Over has been proposed by two respondents – one respondent asking for consideration of only half of the site for up to 48 dwellings and the second the whole site.

1694. The omission sites are shown on a map in Appendix 2.

Council's initial assessment

1695. The whole site was submitted as two separate sites through the 'Call for Sites' in 2011 and these were considered separately through the SHLAA<sup>570</sup> (Sites 121 and 256) and SA<sup>571</sup> process and both were assessed as being sites with no development potential (scored red).

1696. The SHLAA and SA have identified the main planning constraints for each site and as these two sites are adjacent to each other they share many constraints. These are:

- **Heritage considerations:** Listed Buildings – There are several Grade II Listed Buildings in Glover Street, New Road and West Street.
- **Tree Preservation Orders** – There are several groups of protected trees to the east and north east of the sites.
- **Noise issues** - Both sites will be in close proximity to an existing skateboard park, play equipment and general recreation ground / MUGA at Over Community Centre / Recreation Ground. Such a short distance separation between a skateboard park / rec and residential is unlikely to be in accordance with SCDCs Open Space SPD. Due to nature of noise generated by skateboard park e.g. high-level impact noises etc. likely to be moderate to major significant noise related issues.  
Other environmental conditions (e.g. fumes, vibration, dust) – There is a MUGA at Over Community Centre / Recreation Ground and any floodlighting and hours of use could cause a light nuisance.
- **Townscape and landscape** - Development of these sites would have a significant adverse effect on the landscape and townscape setting of Over. The recreation ground and the surrounding pastureland do not form part of this urban scene relating more to the open countryside to the south and west of the site. The area is part of this rural landscape. Development of these sites

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<sup>570</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), Site 121 pages 2055 -2060 and Site 256 pages 2094 -2101

<sup>571</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, Site 121 pages B581-5 and Site 256 pages B1244 -

would have a detrimental impact on the rural character of this part of the village.

#### Issues and Options consultations 2012 & 2013

1697. Due to the planning constraints that exist on the sites the Council did not propose either of these site as options for development in the Issues and Options (2012)<sup>572</sup> consultation.

1698. The site promoter for SHLAA site 121 raised the following issues in their representations (55115, 42652 and 43140):

“Has a very development potential for residential housing given its location, the character of the surrounding area, ease of access to and from the guided busway, Swavesey village college and the Longstanton bypass, and the fact that it does have access to both New Road and Station Road, and directly from the public highway. It is immediately deliverable for such development, and is sufficiently extensive to result in a number of affordable housing units being included. “

1699. The respondent promoting both SHLAA sites raised the following issues in their representation (Rep 43745):

“Located just outside the village framework , adjacent to existing dwellings. Development of these areas of land for housing would allow for small extensions to the village, without damaging the existing character of Over.”

#### Council’s Response to Issues and Options consultations

1700. The Council’s response to representations received during the Issues and Options consultation on rejected SHLAA sites in Group Villages is outlined in the Sustainability Appraisal<sup>573</sup>:

“Council’s response: Group Villages are smaller villages which provide a lower level of services and facilities than larger villages classified as Rural Centres and Minor Rural Centres. Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence which runs from locations in and on the edge of Cambridge, through New Settlements, to Rural Centre and Minor Rural Centre villages and finally to Group Villages. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence and therefore no development allocations are justified in Group Villages.”

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<sup>572</sup> South Cambridgeshire Issues and Options Report (RD/LP/030),

<sup>573</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 3 (pages A1295)

Proposed Submission Local Plan 2013

1701. Neither of the sites were not included in the Proposed Submission Local Plan.
1702. Objections were received from both site promoters objecting to the non-inclusion of the sites in the Local Plan.
1703. The site promoter for SHLAA site 121 raised the following issues in their representation (Rep 60364):
- 2.14 hectares;
  - Site ideal for residential development, and should be allocated;
  - Site not at risk from flooding;
  - Hedge along both the greater part of the New Road frontage and the Station Road frontage would be retained;
  - Site could be brought forward quickly;
  - Residential development could include affordable and/or social housing and/or homes for life;
  - Site within walking distance of a guided bus stop / short journey of many services and facilities;
  - Development of site is a natural extension of the existing housing on the north side of New Road;
  - Site cannot be said to be on the edge of the village since it is implicit in that expression that only undeveloped land lies beyond;
  - Sympathetic and carefully designed housing development would not have any negative impact so far as landscape character and townscape character are concerned;
  - Site has direct access onto New Road and Station Road;
  - Overhead electricity lines crossing the site presumably could be diverted, if required;
  - If only one of the two sites 121 and 127 were to be put forward for further consideration it should be site 121;
  - Greenfield site;
  - Effectively in single ownership (legal estate is vested in professional trustees);
  - Development in the short term is realistic;
  - With regard to the SHLAA proforma - it might be possible to sound-deaden the noise arising from the skateboard park and use of tinted glass would lessen the impact of floodlighting;
  - Development would not have a significant adverse effect on the landscape and townscape setting of Over, but rather square up and complete the development of this part of the village.
1704. The site promoter who had put forward both sites raised the following issues:
- 3.5 hectares;
  - Fundamentally there is a problem with the designation of Over as a Group Village with no plan to upgrade it to a Minor Rural Centre;
  - Site was previously a market garden, not open countryside;

- 256 site owned by three family members who all wish it developed (121 owned by Bavin family);
- Site on higher part of village well away from flood plain;
- Development could protect existing trees and hedges;
- No rare species or habitats on the site;
- No hazardous substances have been stored in the site;
- Site within walking distance of a number of the services / facilities including Guided Bus, community centre and recreation facilities, educational establishments, doctors, shops, church and village halls;
- The Over village envelope should follow New Road and Station Road, which would then include both sites;
- Both sites 256 and 121 have been and remain the object of interest to potential developers;
- Site does not abut open countryside so development would not produce a visual shock.

1705. The Council's response to the representations received on sites not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal<sup>574</sup>.

1706. The Council's assessment was:

“Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence, therefore no development allocations are justified in Group Villages. The plan is sound as proposed to be submitted.”

#### Submitted Local Plan 2014

1707. The site was not included in the submitted South Cambridgeshire Local Plan.

#### Assessment and Conclusion

1708. It is not necessary to allocate this site in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.

1709. The SHLAA and SA provide a robust assessment of the site and comparison with alternatives.

1710. Development of these sites would have a significant impact on the townscape of Over as the recreation ground and the surrounding pastureland relate more to the open countryside.

1711. The sites are in close proximity to an existing skateboard park, play equipment and the general recreation ground which could result in unacceptable negative impacts of

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<sup>574</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 8 - SHLAA site 121 page A1697 and SHLAA site 121+256 page A1698

noise and from light pollution from flood lighting. Due to nature of noise generated by skateboard park e.g. high-level impact noises etc. likely to be moderate to major significant noise related issues.

## 1.4S TEVERSHAM

### **Background and Context**

1712. The village of Teversham is situated 3 miles east of Cambridge. To the north lies the Newmarket Road, the A1303, before it joins the A14 Cambridge Northern bypass. Immediately west of the village is Cambridge Airport. Airport Way links the A1303 to Cherry Hinton, which is less than a mile south of the village.

#### **i. Omission sites**

**Is the plan unsound without the allocation of the following sites for housing development and if so why?**

#### **a. Land to the south of Pembroke Way, Teversham (no appearances) Pembroke College represented by Bidwells - Rep 58970 (Policy H/1)**

##### Summary of promoters' proposal

1713. The site was originally proposed for up to 47 dwellings. .

1714. The omission site is shown on a map in Appendix 2.

##### Council's initial assessment

1715. The site was considered through the Strategic Housing Land Availability Assessment (SHLAA) Site process<sup>575</sup> – Site 099 and Sustainability Appraisal (SA) process<sup>576</sup> assessed as a site with no development potential (scored Red).

1716. The SHLAA and SA identify the main planning constraints as:

- **Green Belt:** Site falls within an area where development would have a significant adverse impact on GB purposes and functions. The Landscape Design Associates Green Belt Study (2002) identifies the rural landscape separating the inner necklace villages, and separating those villages from Cambridge, is critical in preserving the separate identities of these villages and therefore the immediate landscape setting of the city. (page 59) The site is within an area of land considered to be most critical in separating settlements within the immediate setting of Cambridge, and which should be afforded the greatest protection.
- **Physical Considerations:** Land contamination – Adjoins Cambridge Airport. A contaminated Land Assessment will be required as a condition of any planning application  
Noise issues - The West of the site is close to Airport Way and Marshalls Airport. Air and Traffic noise will need assessment in accordance with PPG 24 and associated guidance.

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<sup>575</sup> Strategic Housing Land Availability Assessment (RD/Strat/120), pages 2132 -2137

<sup>576</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex B: Site Assessment Matrices, pages B481-5

- **Heritage Considerations:** Site is part of setting for a Conservation area and a Grade II Listed Manor Farmhouse lie nearby.
- **Townscape and landscape:** Development of this site would have an adverse effect on the landscape and townscape setting of Teversham. The site forms part of the setting of the Conservation Area and a Grade II Listed Building, but with careful design it might be possible to mitigate some of the impact of development through landscape screening on southern edge. However this will change the functional countryside for the listed building.

1717. There were a number of planning considerations arising with this site, which resulted in it being rejected at this early stage.

#### Issues and Options consultations 2012 & 2013

1718. The Council did not include the site as an option in the Issues and Options Report that was subject to public consultation in July-September 2012.

1719. An objection was received from the site promoter objecting to the rejection of this site. The site promoter's objection (rep 39418 ) can be summarised as follows:

“Extensive natural screening along its western and southern boundaries limits its impact on the wider landscape. Within its boundary is a large area which could be used for public open spaces or play spaces and enhanced to benefit both existing and future residents. Careful design and layout will mitigate any impacts of a potential scheme on the surrounding landscape and ensure that the southern edge of the village remains rural in character and retains its permeability.”

#### Council's Response to Issues and Options consultations

1720. The Council's response to representations received during the Issues and Options consultation on rejected SHLAA sites in Group Villages is outlined in the Sustainability Appraisal<sup>577</sup>:

“Council's response: Group Villages are smaller villages which provide a lower level of services and facilities than larger villages classified as Rural Centres and Minor Rural Centres. Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence which runs from locations in and on the edge of Cambridge, through New Settlements, to Rural Centre and Minor Rural Centre villages and finally to Group Villages. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence and therefore no development allocations are justified in Group Villages.”

#### Proposed Submission Local Plan 2013

1721. The site was not included in the Proposed Submission Local Plan.

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<sup>577</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 3 (pages A1297)

Representations Received on Proposed Submission Local Plan

1722. Objection was received from the site promoter objecting to the non-inclusion of the site in the Local Plan. The site promoter raised the following issues in their representation (rep 58970):
- 2.1 hectares: 26 dwellings considered an appropriate scale development, with the retention of play space to the east side;
  - Policy only allocates 895 dwellings to villages: appropriate scale of development in villages can be sustainable and help sustain services and facilities;
  - The land represents a well-defined and enclosed parcel of land;
  - Site would represent a modest sized development against the scale of Teversham;
  - Development could bring investment into the village and mitigation that could benefit the existing residents as well as future residents;
  - Although Teversham is a Group Village, it is not a fair comparison against other Group Villages due to the benefits of being so close to Cambridge;
  - Reliance on a few large scale allocations means that the housing strategy will be susceptible to the non-delivery of just one of the large scale developments to create a supply shortfall;
  - Green Belt site but tightly set against the existing built edge of the village and is a well-enclosed site;
  - Object to limited development allocated to villages: sustainable development of an appropriate scale can make a valid and important contribution to housing supply and meet local needs.

1723. The Sustainability Appraisal Annex A Audit Trail Appendix 8 <sup>578</sup> outlines the Council's response to representations received to sites not included in the Proposed Submission Local Plan.

1724. The Council's response was:

“Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence, therefore no development allocations are justified in Group Villages. The plan is sound as proposed to be submitted.”

Submitted Local Plan 2014

1725. No change was proposed to the Submission Local Plan – the site was not included as a housing allocation.

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<sup>578</sup> Draft Final Sustainability Appraisal and HRA Screening Report (RD/Sub/SC/060 Annex A Audit Trail Appendix 8 (page A1713))

Assessment and Conclusion

1726. It is not necessary to allocate this site for residential development in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.
1727. The SHLAA and SA provide a robust assessment of the site and comparison with alternatives.
1728. The site is within the Green Belt in an area of land considered to be most critical in separating settlements within the immediate setting of Cambridge, and which should be afforded the greatest protection. The Inner Green Belt Study<sup>579</sup> confirmed the importance of this site within the Green Belt being on the edge of one of the necklace villages around Cambridge.
1729. The site is not required to meet the objectively assessed need in the Plan. The site does not need to be allocated to make the Plan 'sound'

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<sup>579</sup> Inner Green Belt Study 2012 RD/Strat/210

## 1.4T WHITTLESFORD

### **Background and Context**

1730. The village of Whittlesford lies to west of the River Cam or Granta, 7 miles south of Cambridge and lies between the M11 motorway on the west and the A1301 on the east.

#### **i. Village Classification (no appearance)**

##### **Is Whittlesford correctly classified as a Group Village?**

1731. Whittlesford is appropriately classified as a Group village, and does not provide the level of services and facilities to warrant Minor Rural Centre status.

1732. Whittlesford (population 1,150 in 2012) has limited services and facilities (No doctors, library, or secondary school). Whittlesford Parkway railway station is over 1km from the centre of Whittlesford, along a rural road. Higher order services are provided by nearby Sawston.

#### **ii. Development Framework boundary**

##### **Should the development framework boundary be extended to include the following sites?**

##### **a. Ryecroft Paddock, Whittlesford (no appearances)**

##### **P A Goodman - Rep 60154 (Policy S/7)**

##### **Summary of promoters' proposal**

1733. The respondents have requested that the site be removed from the Conservation Area to allow for development.

##### **Proposed Submission Local Plan 2013**

1734. The respondents submitted their request for removing the site from the Conservation Area and allowing development during the consultation on the Proposed Submission Local Plan.

1735. The respondents raised the following issues in their representation (rep 60154):

“Whittlesford is designated a group village but the village development envelope is extremely constrained to any future development in the plan period.

Middlemoor Rd/ Newton Road are outside the principal core of the village (as also Station Road) and in my opinion some redevelopment should be allowed here. Ryecroft Farm house is outside the conservation area but the paddock is not. Why is Whittlesford so constrained for development?

Change to plan: Ryecroft Paddock is removed from the conservation area and that some development is allowed for this part of the village.”

1736. The Council's response to representations concerning development frameworks which have not been included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 1<sup>580</sup>.

1737. The Council's assessment was:

"Paddock enclosed by tall hedgerow and fence. Well removed from the main concentration of buildings in the village. Rural character. Not part of the built up area."

Submitted Local Plan 2014

1738. No amendments were made to the Development Framework boundary in this area of Whittlesford in the Submitted Local Plan.

Assessment and Conclusion

1739. The development framework identified on the Policies Map clearly defines the edge of the village consistent with the Local Plan approach to identifying development frameworks set out in paragraphs 2.48- 2.50 of the Plan. The proposed site lies beyond a well defined edge to the village and is not part of the built-up area of the village. The site is within the Green Belt and there are no exceptional circumstances to review the Green Belt in this location.

1740. The Council does not consider that there should be an amendment made to the Development Framework in Whittlesford as the paddock area proposed by the respondent is situated a considerable distance away from the main built up area of the village. If the Development Framework were to be extended from the main village to the south to this area it would have the consequential effect of bringing a large area along Middlemoor Road and North Road within the framework. The purpose of Development Frameworks is to take into account the present extent of the built up area and planned development.

1741. The respondent has requested that the paddock be removed from the conservation area to allow for development in this part of the village. However the site is within the Green Belt and there is no exceptional circumstances to merit its removal from either the Green Belt or from the Conservation area. The only development that would be permissible in this area would be that which is appropriate within a Green Belt.

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<sup>580</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1, Table 1 page A997 Ref 126 Map page A1010.

**b. Land at 1 Wren Park, Whittlesford (no appearances)**  
**Richard Dean Arbon - Rep 62449 (S/4)**

Summary of promoters' proposal

1742. The respondents have requested that the boundary of the Green Belt be amended to exclude his property and adjacent land.

Proposed Submission Local Plan 2013

1743. The respondents submitted their request for amending the boundary of the Green Belt during the consultation on the Proposed Submission Local Plan.

1744. The respondents raised the following issues in their representation (rep 62449):

- Current Green Belt boundary goes through the middle of 1 Wren Park, Whittlesford - this is not a defensible line.
- Whittlesford has been constrained by the Green Belt for the last 25+ years. This has manifested itself in producing a significant housing problem which has altered the character of the village. There needs to be a relaxation of the Green Belt to improve the sustainability of the village.
- The Green Belt may have some protective policies but it really cannot be argued that a line through the middle of a house protects and is vital to the wellbeing and historic setting of Cambridge.

1745. The Council's response to the proposed change to the Green Belt in Whittlesford was noted in the SA Audit Table<sup>581</sup>.

1746. The Council's response was:

“Remaining sites – It is not unusual to have areas of built development within the Green Belt. Where sites contain buildings, it is low density and rural in character, not considered part of the built-up area. Many of these sites also sought a change to the village framework boundaries but having been assessed against the criteria, none of them met the criteria and no changes are proposed (see Policy S/7). The boundaries of the Green Belt are clear and long established.”

Assessment and Conclusion

1747. The NPPF states that Green Belt boundaries should only be altered in exceptional circumstances through the preparation of a Local Plan.

1748. The development framework identified on the Policies Map clearly defines the edge of the village consistent with the Local Plan approach to identifying development frameworks set out in paragraphs 2.48- 2.50 of the Plan. The proposed site lies beyond a well defined edge to the village and is not part of the built-up area of the

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<sup>581</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Audit Tables Chapter 2: Spatial Strategy .page A44

village. The site is within the Green Belt and there are no exceptional circumstances to review the Green Belt in this location.

1749. To allow for development in the village there would have to be both an amendment to the boundary of the Green Belt and the Development Framework. There are no exceptional circumstances to amend the Green Belt boundary in the Wren Park area of Whittlesford to exclude the land as proposed by the respondent. The revised boundary would exclude land that is rural and open in character.

**c. Syngenta site and should this site be allocated for employment use? (no appearances)**

**Richard Dean Arbon Reps 62450 (S/4) and 62451 (E/15)**

Summary of promoters' proposal

1750. The respondents have requested that the boundary of the Green Belt be amended to exclude the Syngenta site.

Proposed Submission Local Plan 2013

1751. The respondent submitted their request for amending the boundary of the Green Belt during the consultation on the Proposed Submission Local Plan.

1752. The respondents raised the following issues in their representations (reps 62450 and 62451):

- Syngenta site should be taken out of the Green Belt.
- The site should be added to the list of employment sites in Policy E/15
- The area includes warehouse and the former offices and house of Syngenta which are currently not used or are demolished.
- The site formerly employed 150+ people and is strategically placed at the junction of the A505 and the M11 (good transport links). Removing this area from the Green Belt will not damage or compromise the established purposes of the Green Belt.
- Paragraph 2.32 states that the Green Belt has been examined in detail yet there is no specific reference to this area in Whittlesford and no evidence that it has been looked at thoroughly.
- Whittlesford has lost other employment sites to housing, to lose the Syngenta site would be hugely detrimental to the sustainability of Whittlesford.

1753. The Council's response to the proposed changes to the Green Belt and adding the site as an Established Employment site were noted in the SA Audit Table<sup>582</sup>.

1754. The Council response was:

“Babraham Research Campus, Girton College & Syngenta – It is not unusual to have areas of built development within the Green Belt. Being located within the Green Belt does not preclude appropriate development. Proposals can be considered through the planning application process as to whether site specific issues warrant exceptional circumstances within the Green Belt. The Green Belt boundary is considered sound.”

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<sup>582</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Audit Tables Chapter 2: Spatial Strategy .page A44

Assessment and Conclusion

1755. There are no exceptional circumstances to merit the Sygenta site being removed from the Green Belt.

## 1.5 INFILL VILLAGES

1756. The rural area comprises the lowest tier within the Development Strategy (Policy S/6) behind edge of Cambridge and new settlements. However within the rural settlement tier Infill Villages are ranked at the bottom, below Rural Centres, Minor Rural Centres and Group Villages.
1757. Infill Villages are generally amongst the smallest in South Cambridgeshire. These villages have a poor range of services and facilities and it is often necessary for local residents to travel outside the village for most of their daily needs. These villages generally lack any food shops, have no primary school and may not have a permanent post office or a village hall or meeting place. Development on any scale would be unsustainable in these villages, as it will generate a disproportionate number of additional journeys outside the village.

### 1.5A BABRAHAM

#### Background and context

1758. Babraham is located 6 miles south-east of Cambridge and is on the east bank of the River Granta.

#### i. Omission sites

##### **a. Should the Babraham Research Campus be removed from the Green Belt and be allocated for employment development?**

**Babraham Bioscience Technologies Ltd represented by Andrew Holloway, Bidwells – Reps 60318 (Policy E/15) and 60317 (Policy S/4)**

#### Summary of promoters' proposal

1759. The promoter is seeking the designation of the site as an Established Employment Area and the removal of the site from the Green Belt.
1760. The omission site is shown on the village map in Appendix 2.

#### Proposed Submission Local Plan 2013

1761. The site was not included in the Proposed Submission Local Plan. The site and proposed amendment to the Green Belt were submitted during the Proposed Submission Local Plan consultation in July-October 2013.

#### Representations Received on Proposed Submission Local Plan

1762. Objections were received from the site promoter objecting to the non-inclusion of the site for employment uses and the non-inclusion of the proposed amendment to the Green Belt. The site promoter raised the following issues in their representations (reps 60318 and 60317):

- plan makes insufficient provision to support continued growth and success of vital bio-technology, bio-medical and research and development clusters such as Babraham Research Campus;
- built area of the campus is now either developed or earmarked for development, and therefore appropriate provision must be made within the plan for its redevelopment and future expansion;
- both the existing campus and the expansion land to the north should be removed from the Green Belt; and
- land which is already developed at Babraham Research Campus does not fulfil the purposes of the Green Belt.

1763. The Council's response to the representations received on employment policies included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal:

"Proposals for additional development at Babraham Research Campus were not made at previous stages of the plan making process. Given the general land supply situation there is not a compelling case for amending the Green Belt. Proposals can be considered through the planning application process as to whether site specific issues warrant exceptional circumstances within the Green Belt."<sup>583</sup>

1764. The Council's response to the representations received proposing amendments to the Green Belt not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal<sup>584</sup>.

"The NPPF is clear that the general extent of Green Belts is already established and should only be altered in exceptional circumstances - none of the following sites have demonstrated exceptional circumstances.

Babraham Research Campus, Girton College & Syngenta – It is not unusual to have areas of built development within the Green Belt. Being located within the Green Belt does not preclude appropriate development. Proposals can be considered through the planning application process as to whether site specific issues warrant exceptional circumstances within the Green Belt. The Green Belt boundary is considered sound."

#### Submitted Local Plan 2014

1765. The site was not included in the submitted South Cambridgeshire Local Plan and the Green Belt was not amended.

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<sup>583</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A: Audit Trail Chapter 8 Page A740 to A741.

<sup>584</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Chapter 2 (page A49)

Assessment and Conclusion

1766. It is not necessary to designate this site as an Established Employment Area or amend the Green Belt boundary in order to make the plan sound.
1767. The Campus has evolved around Babraham Hall, and its surrounding parkland, and the development responds to this setting. The area retains a strong rural character, and contributes to green belt purposes by helping to maintain and enhance the quality of the setting of Cambridge, and by preventing communities from merging with one another. It is not unusual to find major developed sites within the Green Belt (PPG2 quoted research and education establishments as an example<sup>585</sup>). There are no exceptional circumstances for its removal.
1768. Outline planning permission (S/1676/14/OL) for development of up to 10,000 sqm of research and development floorspace, along with access and associated infrastructure was granted in December 2014. The planning permission covers the southern part of the omission site (see map in Appendix 3). The Planning Committee Report<sup>586</sup> details that evidence had been presented to demonstrate the very special circumstances related to this site and the proposed development, to support development in the Green Belt.
1769. Employment land supply issues were considered at Matter 4 and Matter SC7. The campus has developed whilst being located within the Green Belt, and it should remain within the Green Belt. Policies in Chapter 6 (Protecting and Enhancing the Natural and Historic Environment) of the Local Plan, along with Green Belt policy in the National Planning Policy Framework, provide an appropriate framework for considering future development proposals as they have in respect of previous applications for planning permission for extensions to the campus.

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<sup>585</sup> Planning Policy Guidance 2: Green Belts (annex C paragraph 1).

<sup>586</sup> Report to Planning Committee on 5 November 2014:

<http://scambs.moderngov.co.uk/ieListDocuments.aspx?CId=768&MId=6228&Ver=4>

## 1.5B CROXTON

### **Background and context**

1770. Croxton is located 4 miles west of Cambridge, 4 miles east of St Neots and south of the A428.

#### **i. Development Framework boundary:**

**Should the development framework boundary be extended to encompass properties fronting Abbotsley Road and A428?**

**Mr Donelan represented by Martin Page, D H Barford & Co Limited – Rep 59907 (Policy S/7)**

#### Summary of promoters' proposal

1771. The promoter is seeking the inclusion of the site within the development framework of Croxton.

1772. The omission site is shown on the village map in Appendix 2.

#### Issues and Options consultations 2012 & 2013

1773. The site was submitted to the Council through the Issues and Options consultation in July-September 2012 as an amendment to the development framework boundary (rep 39565) and was resubmitted through the Issues and Options 2 consultation in January-February 2013 as an amendment to the development framework boundary (rep 55608).

#### Council's Response to Issues and Options consultations

1774. The Council's response to the representations received on amendments to the development framework is outlined in the Sustainability Appraisal<sup>587</sup>.

1775. The Council's assessment was not to include the site within the development framework as:

Response to rep 39565: "An isolated cluster of residential properties to south of A428, with an office and converted garage to the west, and large business units to north of the A428. The business units would not be suitable for inclusion."

Response to rep 55608: "An isolated cluster of residential properties to south of A428, an office and converted garage to the west, and large business units to north of the A428. The business units would not be suitable for inclusion. An isolated cluster of 8 dwellings is insufficient an area to establish a new framework around."

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<sup>587</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1 (pages A953 and A979)

Proposed Submission Local Plan 2013

1776. The development framework was not amended in the Proposed Submission Local Plan.

Representations Received on Proposed Submission Local Plan

1777. An objection was received from the site promoter objecting to the non-inclusion of the proposed amendment to the development framework in the Local Plan. The site promoter raised the following issues in their representation (rep 59907):

- failure to identify framework boundary around this site is inconsistent with approach taken in other villages;
- site comprises of 16 residential properties and commercial buildings – a sizeable cluster of buildings with discernible built character; and
- development framework boundary should be amended to include this site.

1778. The Council's response to the representations received on amendments to the development framework not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal<sup>588</sup>.

1779. The Council's assessment was not to include the site within the development framework as:

“An isolated cluster of residential properties to south of A428, an office and converted garage to the west, and large business units to north of the A428. The business units would not be suitable for inclusion. An isolated cluster of 8 dwellings on one side of the road is insufficient an area to establish a new framework around.

(Note - a village framework has been drawn around properties on the High Street, Croxton as this forms a more urbanised street with over three times as many residential properties fronting both sides of the road.)”

Submitted Local Plan 2014

1780. The development framework was not amended in the submitted South Cambridgeshire Local Plan.

Assessment and Conclusion

1781. The development framework identified on the Policies Map clearly defines the edge of the village consistent with the Local Plan approach to identifying development frameworks set out in paragraphs 2.48-2.50 of the Local Plan<sup>589</sup>. The site is a cluster

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<sup>588</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1 (page A986)

<sup>589</sup> South Cambridgeshire Proposed Submission Local Plan (RD/Sub/SC/010)

of residential and commercial buildings, which is separated from the properties along the High Street, Croxton that are within the development framework of Croxton, and is therefore not part of the built-up area.

1782. It is not necessary to amend the development framework boundary in order to make the plan sound.

## 1.5C GRAVELEY

### **Background and context**

1783. Graveley is located about 17 miles west of Cambridge, west of the A1198 and on the border with Huntingdonshire.
1784. The preferred development strategy for the district focuses development on key strategic sites on the edge of Cambridge and at new settlements to meet the objectively assessed housing need, but also allocates some development in the rural area at the more sustainable settlements which lie at the bottom of the development sequence to provide flexibility, support sustainable local communities and help ensure a continuous supply of housing across the plan period. The Local Plan strategy does not as a matter of policy principle allocate sites for housing at the smaller Group and Infill villages that are not included in the development sequence. However, the Council has taken the approach on preparing the Local Plan to work with Parish Councils under the Localism agenda to assist local communities to bring forward local scale housing development where this is supported by local communities as an alternative to the preparation of neighbourhood plans. Graveley Parish Council is promoting a small scale housing development to meet identified local housing needs. However, their proposals were not sufficiently advanced to include in the Proposed Submission Local Plan and so the Council proposed a Major Modification (MM/7/02)<sup>590</sup> to allocate land at Toseland Road, Graveley for residential development at the time it submitted the South Cambridgeshire Local Plan (Policy H/1:I).

#### **i. Omission Sites:**

**Is the plan unsound without the allocation of the following sites for housing development, and if so why?**

##### **a. Land at Manor Farm, Graveley**

**David Moore – Rep 60934 (Policy H/1)**

**Graveley Parish Council – Rep 60932 (Policy H/1)**

##### **Summary of promoters' proposal**

1785. The site is proposed for 10-12 dwellings.
1786. The omission site is shown on the village map in Appendix 2.

##### **Issues and Options consultations 2012 & 2013**

1787. The Localism Act 2011 created new responsibilities and opportunities for local communities to be actively involved in planning. The Council wished to engage positively with local communities in the preparation of the Local Plan to explore ways of meeting local aspirations through the new Local Plan. The Council therefore

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<sup>590</sup> Schedule of Proposed Major Modifications to the Proposed Submission Local Plan (RD/Sub/SC/030), page 4

provided the opportunity through the Issues and Options consultation in July-September 2012 (Issue 7)<sup>591</sup> for local communities to suggest issues that they would like to be addressed through the Local Plan, such as more housing locally. The Council's aim was that the new Local Plan would be closely aligned with local opinion and would be supported by local communities so that time and resources are not required to develop separate Neighbourhood Plans.

1788. Graveley Parish Council submitted a representation (rep 47478) setting out the aspirations for their village that they would like to see included in the Local Plan. They raised the following issues:

- would like to work together on a possible small development of housing and community facilities;
- would like better understanding of options; and
- do have land for consideration for development.

1789. The site promoter submitted a larger site than the omission site to the Council through the Issues and Options consultation in July-September 2012 as an amendment to the development framework boundary (rep 36771).

#### Council's Response to Issues and Options consultations

1790. The Council's response to the representations received on issues suggested by local communities for consideration in their villages is outlined in the Sustainability Appraisal<sup>592</sup>:

"Graveley Parish Council has decided to pursue their wish for land to be considered for additional development through a neighbourhood plan."

1791. The Council's response to the representations received on amendments to the development framework is outlined in the Sustainability Appraisal<sup>593</sup>.

1792. The Council's assessment was not to include the site within the development framework as:

"Site includes large farm buildings, set within open grass land to the High Street and Papworth Road frontages. To the rear is a large arable field. There is a clear edge to village at the last property to the west. To the south east is Home Farm and there is a cluster of isolated houses to north. Rural character. Not part of the built-up area."

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<sup>591</sup> South Cambridgeshire Issues and Options Report (RD/LP/030), Issue 7, page 32

<sup>592</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A, Chapter 2, page 140

<sup>593</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1 (page A955)

Proposed Submission Local Plan 2013

1793. The site was not included for housing development in the Proposed Submission Local Plan and the development framework was not amended. Graveley Parish Council had at that time decided to pursue their wish for land to be considered for additional development through a Neighbourhood Plan.

Representations Received on Proposed Submission Local Plan

1794. Objections were received from Graveley Parish Council and the landowner objecting to the non-inclusion of this site in the Local Plan. The following issues were raised in their representations (reps 60934 and 60932):

- site proposed for 10-12 dwellings to meet local housing needs;
- residential development would enhance the character, aesthetics and historical importance of the village;
- currently agricultural barns and ruins of the Manor House;
- ancient trees would be preserved;
- new dwellings would be in keeping with original clays extracted from the site; and
- small scale of this development and extent of local support justifies exceptions being made.

1795. The Council's response to the representations received on sites not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal<sup>594</sup>.

1796. The Council's assessment was:

"Graveley Parish Council is promoting two small scale housing developments to meet identified local housing needs, primarily for market housing but also including some affordable homes. The objective was to allow for some natural growth, allow older households to 'downsize' to smaller properties in the same village, and to secure a new public green area for the benefit of the village.

As an alternative to taking forward a Neighbourhood Plan the Parish Council consulted local people by leaflet between January and 16th February 2014 about whether the sites should or should not be allocated for housing development. 68 completed leaflets were returned as follows:

- Manor Farm site (12 homes and public green area) – 29% support for development
- Toseland Road site (6 homes) – 75% support for development

Scans of the consultation leaflet, the completed leaflets and the report of consultation will be added to the evidence base.<sup>595</sup>

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<sup>594</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Chapter 7 (pages A511-A512) AND Annex A Appendix 8 (pages A1656 and A1725)

In the light of the clear evidence of local support for the Toseland Road site demonstrated in the consultation, which puts the proposal on a similar footing to other proposals in the Local Plan, it is proposed that major modifications be made to the Local Plan to allocate the site for housing development to meet local needs. The Manor Farm site and the public green area will not be included in the Local Plan. Development should seek to fulfil the Parish Council aspirations for the site.”

1797. The site was also considered through the SA<sup>596</sup> process, which identified the main planning constraints as:

- **Landscape and Townscape:** neutral impact on landscape and townscape character as assumptions made that mitigation measures would be achieved through the development management process.
- **Air Quality and Pollution:** development is compatible with neighbouring uses.
- **Employment:** development would have a minor negative effect on employment opportunities, as a result of the loss of existing employment land.
- **Utilities:** development can use existing capacity in utilities infrastructure.
- **Access:** safe access can be achieved.

#### Submitted Local Plan 2014

1798. The Manor Farm site was not included in the submitted South Cambridgeshire Local Plan and the development framework was not amended due to insufficient local support.

#### Sustainability Appraisal Addendum 2016

1799. The Council assessed the site in the Sustainability Appraisal Addendum Report<sup>597</sup>. The main findings can be summarised as:

- **Landscape and Townscape:** neutral impact on landscape and townscape character as assumptions made that mitigation measures would be achieved through the development management process.
- **Air Quality and Pollution:** development is compatible with neighbouring uses.
- **Employment:** development would have a minor negative effect on employment opportunities, as a result of the loss of existing employment land.
- **Utilities:** development can use existing capacity in utilities infrastructure.
- **Access:** safe access can be achieved.

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<sup>595</sup> These were added as ‘Parish Council-led proposals in Graveley evidence base’ (RD/H/070)

<sup>596</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Part 3, Appendix 6, pages 3-A427 to 3-A437

<sup>597</sup> Cambridge and South Cambridgeshire Local Plans SA Addendum Report (RD/MC/020), Annex 2, pages 54-63

Assessment and Conclusion

1800. It is not necessary to allocate this site in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.
1801. The Council's approach to the Local Plan was to engage positively with local communities in its preparation to explore ways of meeting local aspirations through the new Local Plan. Development of the site was suggested by Graveley Parish Council as one of two small scale housing developments to meet identified local housing needs. However, during a local consultation carried out by the Parish Council in January - February 2014 only 29% of responses supported the development, and therefore did not provide sufficient local evidence that the site would be capable of being included in a Neighbourhood Plan and therefore did not justify the allocation of the site in the Local Plan.
1802. Graveley is an Infill village and is not a sustainable location for housing development in the context of the wider development strategy. Without the context of the site being put forward by the Parish Council as a neighbourhood level proposal, such a site would not have been tested and considered by the Council for allocation for housing.
1803. Development of this site is likely to cause some impact on the landscape and townscape of this area of Graveley, which has a rural character and large agricultural fields. The site comprises of open grassland and large agricultural buildings, bordered by a low brick wall. The site is adjacent to a listed farmhouse at Home Farm (grade II). There is a clear edge to the village at 91 High Street and Ponds Farm Cottage, both to the west of this site.
1804. The site is not required to meet the objectively assessed housing need. The site does not need to be allocated to make the Plan 'sound'.

**b. Toseland Road, Graveley**

**Simon Miller represented by William Allwood, DH Barford & Co Limited – Reps 60787 (Policy H/1) and 60848 (Policy S/7)**

Summary of promoters' proposal

1805. The site is proposed for residential development.

1806. The omission site is shown on the village map in Appendix 2.

Issues and Options consultations 2012 & 2013

1807. The Localism Act 2011 created new responsibilities and opportunities for local communities to be actively involved in planning. The Council wished to engage positively with local communities in the preparation of the Local Plan to explore ways of meeting local aspirations through the new Local Plan. The Council therefore provided the opportunity through the Issues and Options consultation in July-September 2012 (Issue 7)<sup>598</sup> for local communities to suggest issues that they would like to be addressed through the Local Plan, such as more housing locally. The Council's aim was that the new Local Plan would be closely aligned with local opinion and would be supported by local communities so that time and resources are not required to develop separate Neighbourhood Plans.

1808. Graveley Parish Council submitted a representation (rep 47478) setting out the aspirations for their village that they would like to see included in the Local Plan. They raised the following issues:

- would like to work together on a possible small development of housing and community facilities;
- would like better understanding of options; and
- do have land for consideration for development.

Council's Response to Issues and Options consultations

1809. The Council's response to the representations received on issues suggested by local communities for consideration in their villages is outlined in the Sustainability Appraisal<sup>599</sup>:

“Graveley Parish Council has decided to pursue their wish for land to be considered for additional development through a neighbourhood plan.”

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<sup>598</sup> South Cambridgeshire Issues and Options Report (RD/LP/030), Issue 7, page 32

<sup>599</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A, Chapter 2, page 140

Proposed Submission Local Plan 2013

1810. The site was not included in the Proposed Submission Local Plan. Graveley Parish Council had decided to pursue their wish for land to be considered for additional development through a Neighbourhood Plan.

Representations Received on Proposed Submission Local Plan

1811. Objections were received from the site promoter objecting to the non-inclusion of this site in the Local Plan. The following issues were raised in their representations (reps 60787 and 60848):

- proposed for small scale housing development;
- development of this brownfield site (previously employment use) would provide positive environmental enhancement in terms of visual amenity at the approach to Graveley and also in reducing vehicular movements to and from the site;
- Graveley Parish Council support the principle of a mixed residential housing development on this site; and
- development framework boundary should be amended to include this site.

1812. The Council's response to the representations received on sites not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal<sup>600</sup>.

1813. The Council's assessment was:

"Graveley Parish Council is promoting two small scale housing developments to meet identified local housing needs, primarily for market housing but also including some affordable homes. The objective was to allow for some natural growth, allow older households to 'downsize' to smaller properties in the same village, and to secure a new public green area for the benefit of the village.

As an alternative to taking forward a Neighbourhood Plan the Parish Council consulted local people by leaflet between January and 16th February 2014 about whether the sites should or should not be allocated for housing development. 68 completed leaflets were returned as follows:

- Manor Farm site (12 homes and public green area) – 29% support for development
- Toseland Road site (6 homes) – 75% support for development

Scans of the consultation leaflet, the completed leaflets and the report of consultation will be added to the evidence base.<sup>601</sup>

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<sup>600</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Chapter 7 (pages A511-A512) AND Annex A Appendix 8 (pages A1657 and A1725)

<sup>601</sup> These were added as 'Parish Council-led proposals in Graveley evidence base' (RD/H/070)

In the light of the clear evidence of local support for the Toseland Road site demonstrated in the consultation, which puts the proposal on a similar footing to other proposals in the Local Plan, it is proposed that major modifications be made to the Local Plan to allocate the site for housing development to meet local needs. The Manor Farm site and the public green area will not be included in the Local Plan. Development should seek to fulfil the Parish Council aspirations for the site.”

1814. The site was also considered through the SA<sup>602</sup> process, which identified the main planning constraints as:

- **Land:** the site is previously developed land and would not affect the best and most versatile agricultural land.
- **Landscape and Townscape:** neutral impact on landscape character as assumptions made that mitigation measures would be achieved through the development management process. The development would relate to the local townscape character and offer opportunities for enhancement.
- **Employment:** development would have a minor negative effect on employment opportunities, as a result of the loss of existing employment land.
- **Utilities:** development can use existing capacity in utilities infrastructure.
- **Access:** safe access can be achieved.

1815. The Council’s response to the representations received on amendments to the development framework not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal<sup>603</sup>.

1816. The Council’s assessment was not to include the site within the development framework as:

“3 warehouse style business units, including a car repairers, together with an area of hard standing. Isolated site, well removed from the built-up extent of the village. Very limited built development along Toseland Road, including two farms. Further warehouse style business units opposite, at least one of which is used for haulage. Rural character. Not part of the built-up area. Promoter seeking residential development. Policy E/14 allows change of use provided the tests are met.”

#### Submitted Local Plan 2014

1817. A Major Modification (MM/7/02)<sup>604</sup> to allocate the site for residential development was included in the submitted South Cambridgeshire Local Plan (Policy H/1:I). The

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<sup>602</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Part 3, Appendix 6, pages 3-A416 to 3-A426

<sup>603</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1 (page A989)

<sup>604</sup> Schedule of Proposed Major Modifications to the Proposed Submission Local Plan (RD/Sub/SC/030), page 4

development framework was not amended in the submitted South Cambridgeshire Local Plan.

#### Proposed Modifications consultation 2015

1818. The Proposed Modifications consultation provided an opportunity for consultation to be carried out by the Council on the major modification ahead of consideration of the site at the examination.
1819. The Council included the site as a proposed modification (PM/SC/7/B) in the Proposed Modifications Joint Consultation Report<sup>605</sup> that was subject to public consultation in December 2015 – January 2016.

#### Representations on the Proposed Modifications consultation

1820. In summary, the Proposed Modifications consultation resulted in the following representations on PM/SC/7/B<sup>606</sup>:

Support: 3; Object: 3

#### Council's response to Proposed Modifications consultation

1821. The Council's response to representations on the Proposed Modifications is outlined in the Proposed Modifications – Report on Consultation<sup>607</sup>.

"Council's assessment: There are no objections to the proposed allocation of this site<sup>608</sup>. The Local Plan policies towards village development will be subject to future Local Plan hearings."

#### Submission of Proposed Modifications to Inspectors 2016

1822. The Proposed Modification PM/SC/7/B<sup>609</sup> to allocate the site for residential development was submitted to the Inspectors in March 2016.

#### Sustainability Appraisal Addendum 2016

1823. The Council assessed the site in the Sustainability Appraisal Addendum Report<sup>610</sup>. The main findings can be summarised as:

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<sup>605</sup> Proposed Modifications Joint Consultation Report (RD/MC/010), pages 126-128

<sup>606</sup> Proposed Modifications - Report on Consultation (RD/MC/120) (page A204)

<sup>607</sup> Proposed Modifications - Report on Consultation (RD/MC/120) (page A204)

<sup>608</sup> The objections relate to the approach taken, development in Graveley being contrary to the development strategy, and there being other more sustainable villages and sites. The objections do not relate to this specific site.

<sup>609</sup> South Cambridgeshire Local Plan – Schedule of Proposed Modifications (March 2016) (RD/MC/150), pages 47-48

- **Land:** the site is previously developed land and would not affect the best and most versatile agricultural land.
- **Pollution:** development is compatible with neighbouring uses and the site is not on land likely to be contaminated. Any impacts from the previous agricultural use can be mitigated.
- **Landscape and Townscape:** neutral impact on landscape character as assumptions made that mitigation measures would be achieved through the development process. The development would relate to the local townscape character and offer opportunities for enhancement.
- **Heritage:** the site does not contain or adjoin any heritage assets and there is no impact on the setting of heritage assets.
- **Utilities:** development can use existing capacity in utilities infrastructure.
- **Access:** safe access can be achieved.

#### Assessment and Conclusion

1824. The Council's approach to the Local Plan was to engage positively with local communities in its preparation to explore ways of meeting local aspirations through the new Local Plan. In view of the clear local support for this proposal, the Council considers it is right that the Local Plan should facilitate locally led development proposals under the spirit of localism to meet local housing aspirations.
1825. A Major Modification (MM/7/02)<sup>611</sup> to allocate the site for residential development was included in the submitted South Cambridgeshire Local Plan (Policy H/1:I). This modification is needed in order to make the plan sound, in regard to positive planning - empowering local people to shape their surroundings (NPPF paragraph 17), being responsive to local circumstances and reflecting local housing needs (NPPF paragraph 54), and to address local aspirations that otherwise could only have been satisfied through the preparation of a Neighbourhood Plan (NPPF paragraphs 183 to 185). The modification was also submitted to the Inspectors in March 2016 as PM/SC/7/B<sup>612</sup> following public consultation.
1826. When the Parish Council consulted local people in January - February 2014, 75% supported development of this site. This level of support would be sufficient when undertaking a referendum on a Neighbourhood Plan for the plan to be agreed or 'made', and therefore in the light of this clear evidence of local support, the site should be allocated for housing to meet local needs.
1827. The development framework identified on the Policies Map clearly defines the edge of the village consistent with the Local Plan approach to identifying development

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<sup>610</sup> Cambridge and South Cambridgeshire Local Plans SA Addendum Report (RD/MC/020), pages 1998-2004 AND Cambridge and South Cambridgeshire Local Plans SA Addendum Report (RD/MC/020), Annex 2, pages 43-54

<sup>611</sup> Schedule of Proposed Major Modifications to the Proposed Submission Local Plan (RD/Sub/SC/030), page 4

<sup>612</sup> South Cambridgeshire Local Plan – Schedule of Proposed Modifications (March 2016) (RD/MC/150), pages 47-48

frameworks set out in paragraphs 2.48-2.50 of the Local Plan<sup>613</sup>. The proposed site is not part of the built-up area of the village.

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<sup>613</sup> South Cambridgeshire Proposed Submission Local Plan (RD/Sub/SC/010)

## 1.5D HORNINGSEA

### **Background and context**

1828. Horningsea is located 4 miles north-east of Cambridge and on the east bank of the River Cam. The village is surrounded by the Green Belt.

#### **i. Development Framework boundary:**

**Should the following site be removed from the Green Belt and included in the development framework boundary?**

#### **a. Garden Centre, High Street, Horningsea**

**Scotsdales Garden Centre represented by Neil Waterson, Bidwells – Reps 60023 (Policy S/4) and 60034 (Policy S/7)**

#### Summary of promoters' proposal

1829. The promoter is seeking the inclusion of the site within the development framework of Horningsea and the removal of the site from the Green Belt.

1830. The omission site is shown on the village map in Appendix 2.

#### Proposed Submission Local Plan 2013

1831. The site was not included in the Proposed Submission Local Plan. The proposed amendments to the development framework and Green Belt were submitted during the Proposed Submission Local Plan consultation in July-October 2013.

#### Representations Received on Proposed Submission Local Plan

1832. Objections were received from the site promoter objecting to the non-inclusion of the proposed amendments to the development framework and Green Belt in the Local Plan. The site promoter raised the following issues in their representations (reps 60023 and 60034):

- the development framework and Green Belt is drawn very tightly to the rear of the main garden centre building, therefore excluding the rear of the site from the development framework and including the rear of the site within the Green Belt are no longer justified;
- Council should take a more positive and flexible approach and correct anomalies which are restrictive and stifle development;
- the garden centre is not a countryside use as it is a large and busy commercial business – the rear part of the site includes areas of built development – buildings, hardstandings, and car parking;
- inconsistent and unreasonable when compared to other sites – other properties within the village with substantial curtilages are included within the development framework in their entirety;
- site does not contribute to the purposes of the Green Belt;
- detrimental and unreasonable effect on the operation of the business;

- development framework boundary should be amended to include this site; and
- Green Belt boundary should be amended to exclude this site.

1833. The Council's response to the representations received on amendments to the development framework not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal<sup>614</sup>.

1834. The Council's assessment was not to include the site within the development framework as:

"The Garden centre building is within the village framework. The remainder of the site is occupied by outdoor sales, outside storage and car parking areas. This part of the site is largely undeveloped, and not appropriate for inclusion within the village framework. No exceptional circumstances for removal from Green Belt."

1835. The Council's response to the representations received proposing amendments to the Green Belt not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal<sup>615</sup>.

1836. The Council's assessment was not to remove the site from the Green Belt for the same reasons as for Scotsdales Garden Centre in Great Shelford:

Notcutts Garden Centre, Horningsea: "The same principles as Scotsdales Garden Centre apply to this site."

[Scotsdales Garden Centre, Great Shelford: the Council's response states: "*Growth of site has taken place with the Green Belt designation in place and there has been no material change in circumstances to warrant its removal. The inspector examining the Local Development Framework only recently concluded that the exclusion<sup>616</sup> of this site from the Green Belt is sound as most of the site is occupied by open parking areas, outside storage, and grassed / landscaped areas and most of the structures are of*

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<sup>614</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1 (page A993)

<sup>615</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Chapter 2 (page A49)

<sup>616</sup> Note: This is a misinterpretation of the Report from the Inspector examining the Local Development Framework; the report concluded that the Plan was sound for retaining the site within the Green Belt and excluding the site from the Development Framework. To be absolutely clear, the Inspector stated: "The Scotsdale Garden Centre at Great Shelford is a large garden centre in the Green Belt and outside the Development Framework in the submitted DPD. It is separated from the ribbon of houses on the A1301 by long rear gardens and by planting. Most of the site is occupied by open parking areas, outside storage, and grassed/landscaped areas. Most of the structures on the site are of the glasshouse type; others have one or more open sides. The scale and nature of development, and the effects on this commercial use of Green Belt restrictions, again do not constitute such exceptional circumstances as to warrant changing the Green Belt boundary. The submitted plan is also sound in its definition of the boundary of the Development Framework to exclude the site." (Paragraph 26.4, Page 69) (RD/AD/210)

*the glasshouse type or have one or more open sides. The scale and nature of development do not constitute such exceptional circumstances as to warrant changing the Green Belt boundary.”]*

Submitted Local Plan 2014

1837. The development framework and Green Belt was not amended in the submitted South Cambridgeshire Local Plan.

Assessment and Conclusion

1838. The development framework identified on the Policies Map clearly defines the edge of the village consistent with the Local Plan approach to identifying development frameworks set out in paragraphs 2.48-2.50 of the Local Plan<sup>617</sup>. The rear of the site is largely undeveloped as it is occupied by outdoor sales, outside storage and car parking areas, and therefore it is not appropriate for inclusion within the development framework. The rear of the site is within the Green Belt and there are no exceptional circumstances to review the Green Belt in this location.
1839. It is not necessary to amend the development framework boundary or Green Belt boundary in order to make the plan sound.

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<sup>617</sup> South Cambridgeshire Proposed Submission Local Plan (RD/Sub/SC/010)

## 1.5E ICKLETON

### **Background and Context**

1840. Ickleton lies on the southern borders of the District some 11 miles south of Cambridge, on the west bank of the river Granta between the M11 and the Cambridge/Liverpool Street line.

#### **i. Development Framework Boundary**

**Should the development framework boundary be extended to include The Old Vicarage, Butchers Hill?**

**Martin Woodhead - Rep 56827 (S/7)**

#### Summary of promoters' proposal

1841. The respondent has requested that the Development Framework boundary in Ickleton be amended.

#### Proposed Submission Local Plan 2013

1842. The respondent submitted his request for amending the Development Framework during the consultation on the Proposed Submission Local Plan.

1843. The respondent raised the following issues in his representation (Rep 56827):

“I believe that some limited development outside the Ickleton planning boundary should be allowed specifically for the construction of special buildings of architectural merit, such as a traditional style oak framed house. Ickleton has many fine examples of oak framed buildings but there is a need to carry on this tradition using modern methods and materials. I would therefore like to propose that land immediately behind The Old Vicarage in Butchers Hill is used for this purpose.”

1844. The Council's response to representations concerning development frameworks which have not been included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 1<sup>618</sup>.

1845. The Council's assessment was:

“Small area of grassland, enclosed by trees and hedgerow, to the rear of residential properties to the south and east. To the north of an exception site for affordable housing. Site has a rural character. Not part of the built up area. It is not appropriate to include exception sites within the development framework, which would be necessary in order to include this site.”

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<sup>618</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1, Table 1 page A993 Ref 106 Map page A1005.

Submitted Local Plan 2014

1846. No amendments were made to the Development Framework boundary in Ickleton in the Submitted Local Plan.

Assessment and Conclusion

1847. The development framework identified on the Policies Map clearly defines the edge of the village consistent with the Local Plan approach to identifying development frameworks set out in paragraphs 2.48- 2.50 of the Plan<sup>619</sup>. The proposed site lies beyond a well defined edge to the village and is not part of the built-up area of the village.
1848. It is not necessary to amend the development framework boundary in order to make the plan sound
1849. The Council does not consider that there should be an amendment made to the Development Framework in Ickleton as the land proposed to include in the framework is rural in character. Also it would be necessary to include an adjoining exception site into the framework, which is not appropriate, if this amendment was made to the framework.

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<sup>619</sup> South Cambridgeshire Proposed Submission Local Plan (RD/Sub/SC/010)

## 1.5F KNEESWORTH

### **Background and Context**

1850. The separate parishes of Bassingbourn and Kneesworth were amalgamated to form one parish in 1966. Kneesworth lies astride the A1198 (the old A14) some 13 miles south-west of Cambridge and 3 miles north of Royston; the larger settlement of Bassingbourn is about a mile further west.

#### **i. Village Classification**

**Is Kneesworth correctly classified as an Infill Village? Should it be combined with Bassingbourn to form Bassingbourn-cum-Kneesworth minor rural centre? (no appearances)**

1851. Kneesworth is correctly classified as an Infill village.

1852. Due to the distance and separation between Bassingbourn and Kneesworth<sup>620</sup> combining the villages would not be appropriate, and Kneesworth should remain an Infill village. Kneesworth itself (population 730 in 2012) has few local services, and no primary school.

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<sup>620</sup> Approximately 1 mile.

## 1.5G LITLINGTON

### Background and context

1853. Litlington is located about 14 miles south-west of Cambridge.

#### **i. Development Framework boundary:**

**Should the development framework boundary be extended to include land at Longview, 1 Manor Farm Barns, Crockhall Lane, Litlington? (no appearances)  
Tim Bond, Tim Bond Architect – Rep 60367 (Policy S/7)**

#### Summary of promoters' proposal

1854. The promoter is seeking the inclusion of the site within the development framework of Litlington.

1855. The omission site is shown on the village map in Appendix 2.

#### Proposed Submission Local Plan 2013

1856. The development framework was not amended in the Proposed Submission Local Plan. The site was submitted during the Proposed Submission Local Plan consultation in July-October 2013.

#### Representations Received on Proposed Submission Local Plan

1857. An objection was received from the site promoter objecting to the non-inclusion of the proposed amendment to the development framework in the Local Plan. The site promoter raised the following issues in their representation (rep 60367):

- the site is part of the built-up area of the village;
- currently unused land – left over from the original farm, which had substantial buildings on it; and
- development framework boundary should be amended to include this site to allow a small development.

1858. The Council's response to the representations received on amendments to the development framework not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal<sup>621</sup>.

1859. The Council's assessment was not to include the site within the development framework as:

“Small paddock enclosed by hedge and fence to south of Crockhall Lane. North of Crockhall Lane the land largely comprises driveway and parking for the adjoining residential properties, with paddock land adjacent. Beyond this to the

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<sup>621</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1 (page A994)

south and west lies open agricultural land. Clear edge to the village around the existing converted barn buildings and property boundaries. Rural character. Not part of the built-up area.”

Submitted Local Plan 2014

1860. The development framework was not amended in the submitted South Cambridgeshire Local Plan.

Assessment and Conclusion

1861. Outline planning permission (S/2996/16/OL) for the erection of a single storey dwelling on the southern section of the omission site was granted in February 2017 (see map in Appendix 3).
1862. The development framework identified on the Policies Map clearly defines the edge of the village consistent with the Local Plan approach to identifying development frameworks set out in paragraphs 2.48-2.50 of the Local Plan<sup>622</sup>. The site is a small paddock, and driveway and parking for the adjacent properties. The site has a rural character and is not part of the built-up area.
1863. It is not necessary to amend the development framework boundary in order to make the plan sound.

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<sup>622</sup> South Cambridgeshire Proposed Submission Local Plan (RD/Sub/SC/010)

## 1.5H LITTLE GRANSDEN

### Background and context.

1864. Little Gransden lies on the border of South Cambridgeshire with Huntingdonshire some 12 miles to the west of Cambridge. A short break of open countryside separates it from Great Gransden to the north which is in Huntingdonshire. The Gransden Brook runs northwards through the village in a relatively steep valley, on its way to join the River Great Ouse at St. Neots, which is about 7 miles to the north-west.

#### i. Development Framework Boundary

**Should the development framework boundary be extended to include the following sites?**

##### a. 84 Main Road, Little Gransden

**Mrs J Holland represented by Partners In Planning Ltd (Mr David Mead) Rep 59626 (Policy S/7)**

#### Summary of promoters' proposal

1865. The respondents have requested that the Development Framework boundary in Little Gransden be amended to include land at 84 Main Road.

1866. The omission site is shown on the village map in Appendix 2.

#### Proposed Submission Local Plan 2013

1867. The respondents submitted their request for amending the Development Framework during the consultation on the Proposed Submission Local Plan.

1868. The respondents raised the following issues in their representation (Rep 59626):

- No.84 Main Road, Little Gransden is considered to have more resemblance to the built-up environment than to the surrounding countryside. This is clearly demonstrated by the attached photographs and would be evident from a site visit. By modifying the defined boundary of the proposed Development Framework to include the entire garden curtilage of my client's site would result in a more consistent approach and acknowledge the general characteristics of the site. The site is not located within the Green Belt.
- **Change to plan:** Amend development framework for Little Gransden as shown on the attached plan.

1869. The Council's response to representations concerning development frameworks which have not been included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 1<sup>623</sup>.

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<sup>623</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1, Table 3 page A994 Ref 109 Map page A1006.

1870. The Council's response was:

“Residential property, garage, shed and hard standing areas included within the framework. Tall trees and established planting along the boundary. Garden beyond comprises a mix of lawn, trees and established planting. Rural character. Relates more to the adjoining land to the west with established planting along the road frontage. Not part of the built-up area.”

Submitted Local Plan 2014

1871. The Development Framework was not amended in the Submitted Local Plan.

Assessment and Conclusion

1872. The development framework identified on the Policies Map clearly defines the edge of the village consistent with the Local Plan approach to identifying development frameworks set out in paragraphs 2.48- 2.50 of the Plan<sup>624</sup>.

1873. It is not necessary to amend the development framework boundary in order to make the plan sound.

1874. Planning permission was approved for one dwelling on this site (S/1897/14/OL – see map in Appendix 3)

1875. The Council does not consider that there should be an amendment made to the Development Framework in Little Gransden as the land proposed to include in the framework has a rural character and is not part of the built up area of this part of the village.

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<sup>624</sup> South Cambridgeshire Proposed Submission Local Plan (RD/Sub/SC/010)

**b.Land to the rear of 4 Primrose Hill, Little Gransden (no appearances)**

**Mr C Safford - Rep 61077 (Policy S/7)**

**Mr P and Mrs E Safford - Rep 61079 (Policy S/7)**

**Ms H Richardson - Rep 61080 (Policy S/7)**

**All represented by William Allwood, D H Barford & Co Limited**

Summary of promoters' proposal

1876. The respondents have requested that the Development Framework boundary in Little Gransden be amended to include land to the rear of Primrose Hill.

1877. The omission site is shown on the village map in Appendix 2.

Proposed Submission Local Plan 2013

1878. The respondents submitted their request for amending the Development Framework during the consultation on the Proposed Submission Local Plan.

**1879.** The respondents raised the following issues in their representations (Reps 61077, 61079 and 61080.)

- Policy reaffirms approach of using Development Framework to define extent of settlement; many other Authorities moving towards criteria-based approach to define and characterise built-form of settlement from countryside beyond. Changing rural landscape means land-uses alter over time and policy needs to be flexible and robust in providing clear guidance.
- Line of proposed Amended Village Framework Boundary roughly follows track, previously utilised for rear access from Coach Depot to garden/orchard area. Orchard since gone and is now residential garden land.
- No distinction or physical/natural delineation between garden land that was incorporated within Village Framework Boundary many years to rear of 4 Primrose Hill, and area to south.

1880. The Council's response to representations concerning development frameworks which have not been included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 1<sup>625</sup>:

“Largely open grassland beyond the rear of a residential property, with a cluster of trees to the south and along the track along the southern boundary. More closely relates to the adjoining area of scrubland to the east. Rural character. Not part of the built-up area.”

Submitted Local Plan 2014

1881. The Development Framework was not amended in the Submitted Local Plan.

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<sup>625</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1, Table 3 page A994 Ref 110 Map page A1006.

Assessment and Conclusion

1882. The development framework identified on the Policies Map clearly defines the edge of the village consistent with the Local Plan approach to identifying development frameworks set out in paragraphs 2.48- 2.50 of the Plan<sup>626</sup>.
1883. It is not necessary to amend the development framework boundary in order to make the plan sound.
1884. The Council does not consider that there should be an amendment made to the Development Framework in Little Gransden as the land proposed to include in the framework has a rural character.

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<sup>626</sup> South Cambridgeshire Proposed Submission Local Plan (RD/Sub/SC/010)

**c. Land bounding 6 Primrose Hill, Little Gransden (no appearances)  
Mr Chris Conoley. Rep 61872 (S/7)**

Summary of promoters' proposal

1885. The respondent has requested that the Development Framework boundary in Little Gransden be amended to include land in Primrose Hill.
1886. The omission site is shown on the village map in Appendix 2.

Issues and Options 2012 & 2013

1887. The amendment was proposed to the Council at Issues and Options 2012 and the respondent raised the following issues in his representations (34220):

“The current village framework in Little Gransden cuts the property boundary to No. 6 Primrose Hill in half and a plan is attached indicating the area that is a logical inclusion bearing in mind the adjacent land on each side is within the village framework.”

1888. Little Gransden Parish Council submitted a representation (rep 38152) requesting amendments to the Development Framework in their parish which included this proposed change at Primrose Hill.
1889. The Council's response to representations concerning development frameworks which have not been included in the Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 1<sup>627</sup>.
1890. The Council's assessment was:
- “Site comprises a triangular area of paddock with trees and out buildings. Forms part of the setting of a Listed Building and adjacent Conservation Area, to west. Rural character. Not part of the built-up area.”
1891. The amendment to the Development Framework was not one that met the test for the Council however as the Parish Council had proposed the amendment to the Development Framework the Council included it as Option PC 4 in the Issues and Options 2 consultation in 2013<sup>628</sup>.
1892. The Council's response to representations on Framework Options is outlined in the Sustainability Appraisal Annex A Audit Trail<sup>629</sup>.
1893. In summary, the Issues and Options 2 consultation resulted in the following representations on this option:

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<sup>627</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1, Table 1 Re no 40 page 958 Map page A967.

<sup>628</sup> South Cambridgeshire District Council Issues and Options 2 Report –Part 2 (RD/LP/050) Page 35

<sup>629</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Audit Trail Chapter 2 page A161 +A169 +A176

Support:3 Object:3 Comment:6

1894. In the Audit Trail for Development Frameworks<sup>630</sup> it records that during the consultation comments were made about the amendments proposed by the Parish Council. These were included as Parish Proposals during the Issues and Options 2 consultation:

“4 of 5 proposals closely linked to members of parish council. Parishioners not offered chance to discuss – other changes could have been included. Either accept village remains static or make changes. Green spaces important to habitats, views and environments essential to character of village which may justify protection as Local Green Space.”

1895. The Council's response to Options PC1, PC2 and PC4-13 was that they did not demonstrate sufficient local support and therefore these amendments to frameworks should not be included within the draft Local Plan.

#### Proposed Submission Local Plan 2013

1896. The change to the Development Framework was not included in the Proposed Submission Local Plan.

#### Representations Received on Proposed Submission Local Plan

1897. Objection was received from the respondent objecting to the non-inclusion of the proposed change to the Development Framework in the Local Plan consulted on at Issues and Options 2 – Option PC4. The respondent raised the following issues in his representation (rep 61872):

- Would like PC4, to the rear of 6 Primrose Hill, included in village framework.
- Currently minimal sites available within village framework.
- Fulfils criteria for an infill only village, close to heart of village, bordered by 3 existing residential dwellings. Not within conservation area, has two existing gated accesses and faces a currently unoccupied industrial unit and yard which is within village framework. Outline planning consent recently been requested for industrial site. When developed, will extend residential area into The Drift opposite PC4. Rural secluded aspect will be lost.
- Wish to build an eco-friendly chalet / bungalow for retirement, or possibly two
- Parish Council and immediate neighbour expressed support.

1898. The Council's response to representations concerning development frameworks which have not been included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 1<sup>631</sup>.

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<sup>630</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Audit Trail Chapter 2 page A176

<sup>631</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1, Table 3 page A995 Ref 113 Map page A1007.

1899. The Council's response was:

“Previously considered (Ref. No. 40) Site comprises a triangular area of paddock with trees and out buildings. Forms part of the setting of a Listed Building and adjacent Conservation Area, to west. Area of semi enclosed scrubland to the east. Outline planning permission has been given for the redevelopment of the coach works to the south for 3 dwellings, which is unlikely to alter the rural character. Not part of the built-up area.”

Submitted Local Plan 2014

1900. The amendment to the Development Framework was not included in the Submission Local Plan.

Assessment and Conclusion

1901. The development framework identified on the Policies Map clearly defines the edge of the village consistent with the Local Plan approach to identifying development frameworks set out in paragraphs 2.48 - 2.50 of the Plan <sup>632</sup>.

1902. It is not necessary to amend the development framework boundary in order to make the plan sound.

1903. There was approval for demolition and the erection of two dwellings on part of this site (S/0403/16/OL – see map in Appendix 3).

1904. The Council does not consider that there should be an amendment made to the Development Framework in Little Gransden as the site has a rural character.

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<sup>632</sup> South Cambridgeshire Proposed Submission Local Plan (RD/Sub/SC/010)

**d. Land at The Drift, Little Gransden (only that part of the site without planning permission) (no appearances)**

**Mr C Safford – Rep 61153 (Policy S/7)**

**Mr P and Mrs E Safford Rep 61154 (Policy S/7)**

**Ms H Richardson Rep 61155 (Policy S/7)**

Summary of promoters' proposal

1905. The respondents have requested that the Development Framework boundary in Little Gransden be amended to include land at The Drift.

1906. The omission site is shown on the village map in Appendix 2.

Proposed Submission Local Plan 2013

1907. The respondents submitted their request for amending the Development Framework during the consultation on the Proposed Submission Local Plan.

1908. The respondents raised the following issues in their representations (reps 61153, 61154 and 61155):

- Policy reaffirms approach of using Development Framework to define extent of settlement; many other Authorities moving towards criteria-based approach to define and characterise Built-Form of settlement from countryside beyond. Changing rural landscape means land-uses alter over time and policy needs to be flexible and robust in providing clear guidance.
- Line of proposed Amended Village Framework Boundary for settlement is drawn consistent with red-line relating to granting of outline planning permission for residential development of three dwellings (including approval of access), following demolition of existing garage/ workshop/ offices at the former Coach Depot, The Drift, Primrose Hill, Little Gransden; LPA Reference S/2385/12/OL.

1909. The Council's response to representations concerning development frameworks which have not been included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 1<sup>633</sup>.

1910. The Council's response was:

“The site gained outline planning permission (S/2358/12/OL) on 11.3.2013 for 3 dwellings and, once implemented, it should be included within the village framework.”

Submitted Local Plan 2014

1911. The amendment to the Development Framework was not included in the Submission Local Plan.

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<sup>633</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1, Table 3 page A994 Ref 111 Map page A1006.

Assessment and Conclusion

1912. The development framework identified on the Policies Map clearly defines the edge of the village consistent with the Local Plan approach to identifying development frameworks set out in paragraphs 2.48- 2.50 of the Plan<sup>634</sup>.
1913. It is not necessary to amend the development framework boundary in order to make the plan sound.
1914. The planning permission on this site was approved in March 2013 for three dwellings. This was for only part of the site – S/2358/12/OL. (See map in Appendix 3) The Council does not consider that there should be an amendment made to the Development Framework in Little Gransden at this time but that once the planning permission is implemented the site could be included in the framework. This will be for the next review of the Local Plan.
1915. The remainder of the site which does not have planning permission is adjoining open countryside and comprises of a very small proportion of the land proposed to be brought within the framework.

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<sup>634</sup> South Cambridgeshire Proposed Submission Local Plan (RD/Sub/SC/010)

**e. South of Main Road, Little Gransden**

**Valerie Dring Rep 61866 (Policy S/7)**

**Mr Robin Bates Rep 61864**

**Mr Tim Bates - Rep 58719**

**Mr Betty Bates – Rep 61813**

**John H Gillett - Rep 61867**

Summary of promoters' proposal

1916. The respondents have requested that the Development Framework boundary in Little Gransden be amended to include land south of the Main Road.

1917. The omission site is shown on the village map in Appendix 2.

Issues and Options 2012 & 2013

1918. Little Gransden Parish Council submitted a representation during the Issues and Options consultation (rep 38152) requesting amendments to the Development Framework in their parish which included this proposed change south of Main Road.

1919. The Council's response to representations concerning development frameworks which have not been included in the Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 1<sup>635</sup>.

1920. The Council's assessment was:

“Site comprises low density, sporadic properties along one side of the road. Becomes more open and sporadic beyond Elms Farm. Land opposite comprises open paddocks and a small cluster of residential dwellings. Rural character. Not part of the built-up area.”

1921. The amendment to the Development Framework was not one that met the test for the Council however as the Parish Council had proposed the amendment to the Development Framework the Council included it as Option PC 5 in the Issues and Options 2 consultation in 2013<sup>636</sup>.

1922. The Council's response to representations on Framework Options is outlined in the Sustainability Appraisal Annex A Audit Trail<sup>637</sup>.

1923. In summary, the Issues and Options 2 consultation resulted in the following representations on this option:

Support:2 Object: 9 Comment:7

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<sup>635</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1, Table 1 Re no 41 page 958 Map page A973.

<sup>636</sup> South Cambridgeshire District Council Issues and Options 2 Report –Part 2 (RD/LP/050) Page 35

<sup>637</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Audit Trail Chapter 2 page A161 +A169 +A176

In the Audit Trail for Development Frameworks<sup>638</sup> it records that during the consultation comments were made about the amendments proposed by the Parish Council. These were included as Parish Proposals during the Issues and Options 2 consultation.:

“4 of 5 proposals closely linked to members of parish council. Parishioners not offered chance to discuss – other changes could have been included. Either accept village remains static or make changes. Green spaces important to habitats, views and environments essential to character of village which may justify protection as Local Green Space.”

1924. The Council’s response to Options PC1, PC2 and PC4-13 was that they did not demonstrate sufficient local support and therefore these amendments to frameworks should not be included within the draft Local Plan.

#### Proposed Submission Local Plan 2013

1925. The change to the Development Framework was not included in the Proposed Submission Local Plan.

#### Representations Received on Proposed Submission Local Plan

1926. Objection was received from a number of respondents objecting to the non-inclusion of the proposed change to the Development Framework in the Local Plan consulted on at Issues and Options 2 – Option PC5. The respondents raised the following issues in their representations (rep 61872, 61866, 61864, 58719 , 61813, and 61867):

- The planning area should be extended to include the first part of Main Road, Little Gransden up to Rose Farm
- There is some derelict land which is overgrown and has rubble on it and an old green house. This piece of land looks untidy and spoils the look of the village.
- It would be useful if some development was allowed to improve the outlook of the village.
- A few local residents who would be in favour of development
- One of the trustees for Greys Farm stated that the last of the farm buildings have been demolished and the site now stands derelict. It would be nice to have a couple of dwellings built on it to make the place look tidy.
- The land is in a poor state since the recent demolition of a barn close to the road. Allowing building on this site would enhance the village.
- The area is not large enough to be farmed as it has boundaries of Main Road on one side & a brook on the opposite side. The land previously was the site of a farm house & farm building.
- The Parish Council agreed to this after a show of hands at the annual Parish Meeting on 21 March 2013, following a consultation with residents through a leaflet distributed to all residents.

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<sup>638</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Audit Trail Chapter 2 page A176

1927. The Council's response to representations concerning development frameworks which have not been included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 1<sup>639</sup>.

1928. The Council's response was:

"Previously considered (Ref. No. 41) Site comprises low density, sporadic properties along one side of the road. Becomes more open and sporadic beyond Elms Farm, with more areas of dense vegetation giving it a rural character. Land opposite comprises open paddocks and a small cluster of residential dwellings. In an area surrounded by paddocks and wider agricultural land. Rural character. Not part of the built-up area."

#### Submitted Local Plan 2014

1929. The amendment to the Development Framework was not included in the Submission Local Plan.

#### Assessment and Conclusion

1930. The development framework identified on the Policies Map clearly defines the edge of the village consistent with the Local Plan approach to identifying development frameworks set out in paragraphs 2.48- 2.50 of the Plan<sup>640</sup>. The proposed site lies beyond a well defined edge to the village and is not part of the built-up area of the village.

1931. An appeal was dismissed in October 2016 for an outline application for the erection of two dwellings on part of the site (land opposite 41 Main Road, Little Gransden)– S/0962/15/OL. The reasons given for dismissing the appeal include that the site is considered by the Planning Inspector to have a distinctly rural feel which if developed would have an 'urbanising effect on the open rural character of the site and the wider area by extending development along Main Street in an undesirable fashion'. There are in his opinion no special circumstances which would allow such isolated homes to be permitted as Little Gransden village has very limited facilities and is classified by the Council in the lowest category of sustainability as an infill village. The dwellings would not result in a sustainable pattern of development and would lead to unacceptable harm to the rural character and appearance of the area.

1932. It is not necessary to amend the development framework boundary in order to make the plan sound.

1933. The Council does not consider that there should be an amendment made to the Development Framework in Little Gransden as the site has a rural character.

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<sup>639</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1, Table 3 page A994 Ref 112 Map page A1006.

<sup>640</sup> South Cambridgeshire Proposed Submission Local Plan (RD/Sub/SC/010)

**ii. Omission site**

**Is the plan unsound without the allocation of the following site for housing development?**

**a. Land at Primrose Walk, Little Gransden**

**Mr Peter Johnson represented by Bidwells (Rob Hopwood) Rep 58709 (Policy H/1) (no appearances)**

Summary of promoters' proposal

1934. The site was originally proposed for up to 6 dwellings .

1935. The omission site is shown on the village map in Appendix 2.

Issues and Options 2012 and 2013

1936. Little Gransden Parish Council submitted a representation during the Issues and Options consultation (rep 38152) requesting amendments to the Development Framework in their parish which included this proposed change to land at Primrose Walk.

1937. The Council's response to representations concerning development frameworks which have not been included in the Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 1<sup>641</sup>.

1938. The Council's assessment was:

"Site comprises an area of paddock with mature trees along the Primrose Hill road frontage. Previous planning permission granted for infill. Infill development would continue road frontage."

1939. The amendment to the Development Framework was not one that met the test for the Council however as the Parish Council had proposed the amendment to the Development Framework the Council included it as Option PC 7 in the Issues and Options 2 consultation in 2013<sup>642</sup>.

1940. The Council's response to representations on Framework Options is outlined in the Sustainability Appraisal Annex A Audit Trail<sup>643</sup>.

1941. In summary, the Issues and Options 2 consultation resulted in the following representations on this option:

Support: 3 Object: 4 Comment:4

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<sup>641</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1, Table 1 Re no 43 page 958 Map page A973.

<sup>642</sup> South Cambridgeshire District Council Issues and Options 2 Report –Part 2 (RD/LP/050) Page 35

<sup>643</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Audit Trail Chapter 2 page A161 +A169 +A176

1942. In the Audit Trail for Development Frameworks<sup>644</sup> it records that during the consultation comments were made about the amendments proposed by the Parish Council. These were included as Parish Proposals during the Issues and Options 2 consultation.

“4 of 5 proposals closely linked to members of parish council. Parishioners not offered chance to discuss – other changes could have been included. Either accept village remains static or make changes. Green spaces important to habitats, views and environments essential to character of village which may justify protection as Local Green Space.”

1943. The Council’s response to Options PC1, PC2 and PC4-13 was that they did not demonstrate sufficient local support and therefore these amendments to frameworks should not be included within the draft Local Plan.

#### Proposed Submission Local Plan 2013

1944. The change to the Development Framework was not included in the Proposed Submission Local Plan.

#### Representations Received on Proposed Submission Local Plan

1945. A representation was received during the consultation requesting the framework boundary be amended to allow for development of six dwellings in Little Gransden. The respondent raised the following issues in his representation (rep 58709):

- 0.33 hectares: the potential for six dwellings is considered appropriate to form an extension of the frontage development which currently exists along Primrose Walk;
- Discussions have been held with the Parish Council, who consulted on a number of sites;
- The Site constitutes previously developed land having been utilised by the Canadian Air Force during World War II: there are a number of concrete bases/foundations still in existence on the site;
- Site currently overgrown and unmanaged, and has therefore been used as a refuse dumping ground;
- The proposal for residential development on the land will deliver necessary environmental improvements in Primrose Walk;
- The proposal for six dwellings conforms with Policy S/11 on Infill Villages, in particular, Criterion C enables not more than about eight dwellings to be permitted where this would lead to sustainable recycling of a brown field site and bringing positive overall benefits to the village;
- Parish Council has had discussions with SCDC, but to date the Parish Council’s need to plan limited development has not been entertained by SCDC;
- Principles of Localism require District Councils to take account of Parish Council’s needs within a Local Plan.

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<sup>644</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Audit Trail Chapter 2 page A176

1946. The Council's response to representations received to sites not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 8<sup>645</sup>.

1947. The Council's response was:

“Proposal for a Development Framework boundary change forward by Little Gransden Parish Council and consulted upon (Option PC7 I&O2 2013) but did not have demonstrable support from a majority of local residents. Development in Infill Villages is the least sustainable option. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence, therefore no development allocations are justified in Infill Villages. The plan is sound as proposed to be submitted.”

Submitted Local Plan 2014

1948. The site was not included in the submitted Local Plan and no amendment made to the Development Framework.

Assessment and Conclusion

1949. Development in Infill Villages is the least sustainable option. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence, therefore no development allocations are justified in Infill Villages. The plan is sound as proposed to be submitted.

1950. The Council does not consider that there should be an amendment made to the Development Framework in Little Gransden as the site has a rural character and there was no local support for the change.

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<sup>645</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A: Audit Trail Appendix 8 page 1687

## 1.5I PAMPISFORD

### Background and context

1951. Pampisford lies some 7 miles south of Cambridge and just to the south-east of Sawston on the northern side of the A505 between the two tributaries of the River Cam or Granta.

#### i. Development Framework Boundary

**Should the development framework boundary be extended to include the following sites?**

##### a. Land East of High Street, Pampisford

**Yardline Limited represented by Brian Flynn, Carter Jonas LLP - Reps 58735 (Policy S/7) and 58736 (Policy S/11)**

#### Summary of promoters' proposal

1952. The respondent has requested that the Development Framework boundary in Pampisford be amended to include land for development to the East of the High Street. Also that the size of schemes in Infill Villages be reviewed and all Development Frameworks amended to allow for some development.

1953. The omission site is shown on the village map in Appendix 2.

#### Issues and Options consultations 2012 & 2013

1954. The site in the High Street was proposed to the Council at Issues and Options 2012 and the promoter raised the following issues in their representation (45766):

- Yardline Ltd consider that the land east of the High Street at Pampisford should be allocated for residential development in the emerging South Cambridgeshire Local Plan.
- Pampisford is currently an Infill village but is closely related to the larger village of Sawston, which is a Rural Centre.
- The site is an undeveloped parcel of land which is overgrown with vegetation but which has an access from the High Street and is closely related to built form to the west and the south.
- It is presently outside the development framework of Pampisford but immediately adjacent to it.
- It is not within the Green Belt but is within the village Conservation Area.
- The site is about 0.24 ha and could accommodate about 8-10 houses.

1955. The Council's response to representations concerning site options which have not been included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Chapter 3<sup>646</sup>.

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<sup>646</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Chapter 3 Strategic Sites. Page A248

1956. The Council's response was:

"New sites suggested at other villages lower in the settlement hierarchy that were submitted through the Issues and Options 2012 consultation and the Issues and Options 2013 consultation in early 2013 were not assessed. Group and Infill Villages are smaller villages which provide a lower level of services and facilities than larger villages classified as Rural Centres and Minor Rural Centres. Development in Group and Infill Villages is less sustainable than development in locations higher in the sustainable development sequence which runs from locations in and on the edge of Cambridge, through New Settlements, to Rural Centre and Minor Rural Centre villages and finally to Group and Infill Villages. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence and therefore no development allocations are justified in Group and Infill Villages."

#### Proposed Submission Local Plan

1957. The site was not included in the Proposed Submission Local Plan

#### Representations Received on Proposed Submission Local Plan

1958. Objection was received from the site promoter requesting the inclusion of their site in the Development Framework for Pampisford in the Local Plan. The site promoter raised the following issues in their representation (rep 58735):

- There tends to be few opportunities within villages, both large and small, for additional development to occur. There has been no assessment of the capacity of individual villages to accommodate additional residential development, and Policy S/11 applies a blanket approach to the scale of individual development sites within Infill Villages without considering whether suitably sized sites exist within the villages or are deliverable.
- **Change to plan:** We request that the development framework boundaries around villages are reviewed so that housing and affordable housing needs in the Infill Villages can be met. The development framework boundary in Pampisford should be amended to include land to the East of High Street.

1959. The Council's response to representations concerning development frameworks which have not been included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 1<sup>647</sup>.

1960. The Council's response was:

"Small area of scrubland to the rear of residential properties and a pub, separated by hedgerow. Allotments and tennis court to the north. Trees along the eastern boundary to a further area of grassland and open agricultural land beyond. Rural character. Not part of the built up area."

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<sup>647</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1, Table 1 page A996 Ref 118 Map page A.

Submitted Local Plan 2014

1961. The change to the boundary was not included in the Submitted Local Plan.

Assessment and conclusion

1962. The development framework identified on the Policies Map clearly defines the edge of the village consistent with the Local Plan approach to identifying development frameworks set out in paragraphs 2.48-2.50 of the Plan<sup>648</sup>. The proposed site lies beyond a well defined edge to the village, is not part of the built-up area of the village and is rural in character.
1963. The Council does not consider that there should be an amendment made to the Development Framework in Pampisford given the rural character of the site.
1964. There is a current planning application for the erection of a single dwelling with associated parking and soft landscaping on this site. (S/3600/16/FL) The Council will notify the Inspectors of the outcome of this application.

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<sup>648</sup> South Cambridgeshire Proposed Submission Local Plan (RD/Sub/SC/010)

**b. Land at London Road**

**The Howard Group represented by Shrimplin Brown Planning & Development (Robert Shrimplin). Rep 61324 (Policy S/7)**

**Also assessed as employment site in Annex A Appendix 7**

Summary of promoters' proposal

1965. The respondent has requested that the Development Framework in Sawston should be amended to include land that is currently in Pampisford.

1966. The omission site is shown on the village map in Appendix 2.

Issues and Options consultations 2012 & 2013

1967. Turnstone Estates submitted a number of representations during the Issues and Options consultation. They confirmed their support for a site allocated for employment uses in the current adopted development plan. (Reps 46981 and 46984). Part of this site now has planning permission for employment.

1968. The site was reviewed by the Council for its continued suitability for employment and this assessment is within the SA report.<sup>649</sup> The results of this assessment was:

“Following allocation in the existing development plan, the site has gained planning permission. It remains a suitable option for employment development.”

1969. Turnstone Estates also submitted representations relating to the Development Framework around this employment site. This representation raised the following issues (rep 41099)

- The village boundary of Pampisford is an anomaly, with the inclusion of employment land within the village framework, despite co-joining Sawston.
- We request that due consideration being given to altering the boundary accordingly, so that the land in question as marked on the attached plan can be regarded as a being part of Sawston with Rural Centre Status.

1970. The Council's response to representations concerning development frameworks which have not been included in the Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 1<sup>650</sup>.

1971. The Council's response to this proposed change to the Pampisford /Sawston boundary was:

“Employment site and allocation on the southern edge of the built up area of Sawston. Site better relates to Sawston. Include employment site and adjoining housing on the western end of Brewery Road within Sawston village framework.”

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<sup>649</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 7 Site Assessments of Employment and Retail Sites page A1575

<sup>650</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1, Table 1 page A960 Ref 50 Map page 975.

1972. The Council included this proposed change to the Development Framework as Option VF6 Sawston in Issues and Options 2 <sup>651</sup>.

1973. The Council's response to representations on Site Options is outlined in the Sustainability Appraisal Annex A Audit Trail<sup>652</sup>.

1974. In summary, the Issues and Options 2 consultation resulted in the following representations on this option:

VF6: Support 21; Object 54: Comment 6

1975. Pampisford Parish Council strongly objected to this change that would mean parish representations to planning issues would be made by Sawston Parish Council. This could lead to changes to the parish boundary. The two parishes are separate communities.

1976. The Council's response to the consultation was not to put this option for inclusion in the plan as it clearly did not have local support.

#### Proposed Submission Local Plan 2013

1977. The change to the Development Framework was not included in the Proposed Submission Local Plan.

#### Representations Received on Proposed Submission Local Plan

1978. Objection was received from the Howard Group objecting to the non-inclusion of the proposed change to the Development Framework for Sawston in the Local Plan consulted on at Issues and Options 2 – Option VF6. The respondents raised the following issues in their representation (rep61324)

- Issues and Options proposed land southern end London Road be transferred from Pampisford to Sawston Development Framework (VF6). Council's Sustainability Assessment explained "Site better relates to Sawston" and should be included within Sawston village framework (Appendix 9).
- Physically linked to Sawston by continuous built up development. Green spaces separate from Pampisford - gap guaranteed by "Important Countryside Frontage".
- Change ensures consistency with Policy E/12. Larger proposals more likely to be considered favourably in Rural Centres, only small scale proposals acceptable at Group or Infill villages. Ensures consistency with Policy S/11.
- Reason not included does not relate to planning but is simply that it "did not have local support". Ignores Council's assessment of merits of change and contradictions it will create within its policies.

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<sup>651</sup> South Cambridgeshire District Council Issues and Options 2 Report –Part 2 (RD/LP/050) Page 35

<sup>652</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Audit Trail Chapter 2 page A161 +A165 +A176

- **Change to plan:** Amend policy - The proposed boundary change VF6 suggested in the Issues and Options Local Plan (January 2013) should therefore be reinstated.

1979. The Council's response to representations concerning development frameworks which have not been included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 1<sup>653</sup>.

1980. The Council's response was:

“Previously considered Ref No 50 and Option VF6) Employment site and allocation (E/3(b)) on the southern edge of the built up area of Sawston but within Pampisford. Option VF6 considered including the land within the Sawston development framework but the response to the Issues and Options 2 consultation was overwhelmingly against.”

#### Submitted Local Plan 2014

1981. The amendment to the Development Framework was not included in the Submission Local Plan.

#### Assessment and Conclusion

1982. The development framework identified on the Policies Map clearly defines the edge of the village consistent with the Local Plan approach to identifying development frameworks set out in paragraphs 2.48- 2.50 of the Plan<sup>654</sup>.

1983. It is not necessary to amend the development framework boundary in order to make the plan sound.

1984. The Council does not consider that there should be an amendment made to the Development Framework in Pampisford. Whilst in this location the built development of Pampisford adjoins Sawston village, significant local concerns were expressed in response to consultation including objections from Pampisford Parish Council. The Council considers that for planning purposes the area should be retained as part of Pampisford.

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<sup>653</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1, Table 2 page A996 Ref 119 Map page A1008.

<sup>654</sup> South Cambridgeshire Proposed Submission Local Plan (RD/Sub/SC/010)

## 1.5J TOFT

### **Background and Context**

1985. Toft lies 6 miles west of Cambridge, between the A428 and the A603 on the B1046. The Bourn Brook flows westwards just to the south of the settlement; the B1046 bridges over the Brook before turning north into the village.

#### **i. Development Framework boundary**

**Should the development framework boundary be extended to include the buildings adjacent to Meridian Court?**

**Mrs V Saunders represented by Mr David Mead, Partners In Planning Ltd - Rep 59439 (Policy S/7)**

#### Summary of promoters' proposal

1986. The respondent has requested that the Development Framework boundary in Toft be amended to include land for development to the buildings adjacent to Meridian Court.

1987. The omission site is shown on the village map in Appendix 2.

#### Issues and Options consultations 2012 & 2013

1988. The site in Toft was proposed to the Council at Issues and Options 2012 by Toft Parish Council and they raised the following issues in their representation (rep 43071)

- To amend the Development Framework to include the offices and barns near the Golf Club, the barn with planning approval for CDP, and the approved house adjacent to 46 High Street

1989. The Council's response to representations concerning development frameworks which have not been included in the Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 1<sup>655</sup>.

1990. The Council's assessment was:

"Site comprises two large barn-like employment buildings with hard standing. There is a clear edge to village at last residential properties and hedgerow to west. Rural character. Not part of the built-up area."

1991. The amendment to the Development Framework was not one that met the test for the Council however as the Parish Council had proposed the amendment to the Development Framework the Council included it as Option PC 9 in the Issues and Options 2 consultation in 2013<sup>656</sup>.

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<sup>655</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1, Table 1 Re no 54 page 960 Map page A976.

<sup>656</sup> South Cambridgeshire District Council Issues and Options 2 Report –Part 2 (RD/LP/050) Page 35

1992. The Council's response to representations on Framework Options is outlined in the Sustainability Appraisal Annex A Audit Trail<sup>657</sup>.

1993. In summary, the Issues and Options 2 consultation resulted in the following representations on this option:

Support:2 Object: 1 Comment:0

1994. The Council's response to Options PC1, PC2 and PC4-13 was that they did not demonstrate sufficient local support and therefore these amendments to frameworks should not be included within the draft Local Plan.

#### Proposed Submission Local Plan 2013

1995. The change to the Development Framework was not included in the Proposed Submission Local Plan.

#### Representations Received on Proposed Submission Local Plan

1996. Objection was received from a number of respondents objecting to the non-inclusion of the proposed change to the Development Framework in the Local Plan consulted on at Issues and Options 2 – Option PC9. The respondent raised the following issues in their representation (Rep 59439)

- In full support of the Parish Council and its recommendation that the buildings adjacent to the golf club be included within the village framework.
- The buildings are in commercial use and have planning permission to be replaced with offices. They are located immediately to the east of the existing village framework.
- The site is not within the green belt.
- The site can be defined as previously developed land and as it forms part of an unbroken frontage with the remainder of this part of the settlement then it should be included within the village framework.
- **Change to plan:** Amend development framework at Toft as shown on the attached plan to include buildings adjacent to Meridian Court.

1997. The Council's response to representations concerning development frameworks which have not been included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal Annex A Audit Trail Appendix 1<sup>658</sup>.

1998. The Council's response was:

“Previously considered (Ref. No. 54 and Option No. PC9) Site comprises two large barn-like employment buildings with hard standing. There is a clear edge to

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<sup>657</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Audit Trail Chapter 2 page A161 +A169 +A176

<sup>658</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 1, Table 3 page A997 Ref 122 Map page A1009.

village at last residential properties and hedgerow to west. Rural character. Not part of the built-up area. Planning permission for replacement of two barns with offices (S/1953/12/FL) granted 21.11.12. Accompanying Design and Access Statement states the replacement buildings will have a “traditional agricultural character”

Submitted Local Plan 2014

1999. The amendment to the Development Framework was not included in the Submission Local Plan.

Assessment and Conclusion

2000. The development framework identified on the Policies Map clearly defines the edge of the village consistent with the Local Plan approach to identifying development frameworks set out in paragraphs 2.48- 2.50 of the Plan<sup>659</sup>.
2001. The Council does not consider that there should be an amendment made to the Development Framework in Toft as the site has a rural character.

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<sup>659</sup> South Cambridgeshire Proposed Submission Local Plan (RD/Sub/SC/010)

**ii. Omission Sites**

**Is the Plan unsound without the allocation of the following site for housing development and if so why?**

**a. Land off Hardwick Road, Toft (no appearances)  
Rural Solutions Ltd - Rep 61152 (Policy H/1)**

Summary of promoters' proposal

2002. The site is proposed to support employment use in Toft by providing housing.

2003. The omission site is shown on the village map in Appendix 2.

Proposed Submission Local Plan 2013

2004. The promoter submitted their request for inclusion of the site for employment during the consultation on the Proposed Submission Local Plan.

2005. The respondents raised the following issues in their representation (rep 61152):

- 1.7 hectare site: capacity for 51 houses at density of 30 dph;
- Greenfield site, currently agricultural land;
- Site is flat, well screened with well-defined mature boundaries and is well related to the current Toft village boundary;
- Site bounded by residential land to the west and south, with agricultural land to the north and east;
- Single ownership, available immediately;
- No identified constraints to the adequate provision of infrastructure and utilities;
- Site is easily accessible;
- Within flood risk zone 1;
- Local Plan identified Toft as an in-fill only village: we consider that smaller settlements, especially those that operate in a close relationship with adjacent settlements, should not be simply excluded from receiving suitably located housing allocations based on a tick box assessment of the village's sustainability: this fails to recognise the functionality of the smaller villages and also that some of the more 'sustainable' sites are constrained by Green Belt designations;
- Small development will help support the increased employment provision in the village: without housing developments to support this workforce the sustainability and longevity of these employment opportunities will be threatened, as will other local services.

2006. The Sustainability Appraisal Annex A Audit Trail Appendix 8 <sup>660</sup> outlines the Council's response to representations received to sites not included in the Proposed Submission Local Plan.

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<sup>660</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Audit Trail Appendix 8 page A1714

2007. The Council's response was:

“Development in Infill Villages is the least sustainable option. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence, therefore no development allocations are justified in Infill Villages. The plan is sound as proposed to be submitted.”

Submitted Local Plan 2014

2008. The site was not included in the Submission Local Plan.

Assessment and Conclusion

2009. Development in Infill Villages is the least sustainable option. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence, therefore no development allocations are justified in Infill Villages. The plan is sound as proposed to be submitted.

2010. The site is outside of the development framework. Listed buildings are located some 50 metres to the south of the site which could have potential visual impact if the site were to be developed.

## 1.5K WHADDON

### **Background and context**

2011. Whaddon is located 12 miles south-west of Cambridge and east of the A1198.

#### **i. Omission Sites:**

**Is the plan unsound without the allocation of the following site for housing development, and if so why?**

#### **a. Between Bumpkins (Old Chapel) and Green Farm, Meldreth Road, Whaddon Kenneth Green – Rep 57501 (Policy H/1) (No appearance)**

##### Summary of promoters' proposal

2012. The site is proposed for residential development (approximately 5 dwellings).

2013. The omission site is shown on the village map in Appendix 2.

##### Proposed Submission Local Plan 2013

2014. The site was not included in the Proposed Submission Local Plan. The site was submitted during the Proposed Submission Local Plan consultation in July-October 2013.

##### Representations Received on Proposed Submission Local Plan

2015. An objection was received from the site promoter objecting to the non-inclusion of their site in the Local Plan. The site promoter raised the following issues in their representation (rep 57501):

- site proposed for private housing development of approximately 5 dwellings;
- development of the site would enhance the overall aspect of the village; and
- houses could be similar to those built 20 years ago which are near the site.

2016. The Council's response to the representations received on sites not included in the Proposed Submission Local Plan is outlined in the Sustainability Appraisal<sup>661</sup>.

2017. The Council's assessment was:

“Development in Infill Villages is the least sustainable option. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence, therefore no development allocations are justified in Infill Villages. The plan is sound as proposed to be submitted.”

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<sup>661</sup> Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060), Annex A Appendix 8 (pages A1720 and A1729)

Submitted Local Plan 2014

2018. The site was not included in the submitted South Cambridgeshire Local Plan.

Assessment and Conclusion

2019. It is not necessary to allocate this site in order to make the plan sound. It has been demonstrated through the plan making process that there are better alternatives available to meet development needs.

2020. Development of this site is likely to cause an adverse impact on the landscape and townscape of this area of Whaddon, which has a rural character of large agricultural fields with well established trees and hedges. The site is also adjacent to several listed farmhouses and associated agricultural buildings, including Rectory Farmhouse (grade II\*).

2021. The site is not required to meet the objectively assessed housing need. The site does not need to be allocated to make the Plan 'sound'.