

# **South Cambridgeshire Local Plan**

## **Issues and Options 2**

### **Part 2 – South Cambridgeshire Further Site Options**

**Draft to:**

**South Cambridgeshire Localism and Planning Policy Portfolio  
Holder**

**13 December 2012**



## **South Cambridgeshire Local Plan**

### **Issues and Options 2**

#### **Part 2 – South Cambridgeshire**

1. Introduction
2. Housing
3. Employment
4. Mixed Use Development
5. Village Frameworks
6. Community Facilities and Infrastructure
7. Recreation and Open Space
8. Protecting Village Character
9. Maps of Options

Appendix 1 Proposal by Histon and Impington Parish Council

## Chapter 1: Introduction

- 1.1. The Council consulted on Issues and Options for the new Local Plan in summer 2012. This consultation forms the second stage in preparing an updated Local Plan for South Cambridgeshire that will set out the vision for the district over the years to 2031. The plan affects all of us that live, work or study in South Cambridgeshire, or who come here to enjoy all that the area has to offer.
- 1.2. This second stage of Issues and Options consultation is in two parts.
  - Part 1 - A joint consultation with Cambridge City Council on options for the development strategy for the wider Cambridge area and for site options for housing or employment development on the edge of Cambridge on land currently in the Green Belt. It also includes options on sub-regional sporting, cultural and community facilities and site options for a community stadium. It builds on the Issues and Options consultations that the Councils have already consulted on in summer 2012 and provides background information in relation to the housing and employment needs for the area as a whole, as well as outlining what that means for the future development strategy.
  - Part 2 - Each Council is also carrying out consultation on other matters for their own areas in their respective Part 2 consultation documents.

### Part 2 - South Cambridgeshire Issues

- 1.3. In this Part 2 document, South Cambridgeshire District Council is consulting on new issues arising from the Summer's consultation that would be reasonable additional options to consider for the new Local Plan, including possible new site options to allocate for development as well as matters such as possible changes to village frameworks and designations to protect village character.
- 1.4. The Part 2 document includes the following chapters:
  - Chapter 1 is the introduction which describes the overall purpose and approach of the document and how to make comments.
  - Chapter 2 sets out a number of site options for housing development.
  - Chapter 3 sets out a new employment option and revision to the boundary of an established employment area in the countryside.
  - Chapter 4 sets out new mixed use proposals from two Parish Councils.
  - Chapter 5 sets out suggested amendments to village frameworks.
  - Chapter 6 sets out options for a new hospice, moorings on the River Cam and burial grounds.
  - Chapter 7 sets out a number of new options for recreation and open space.
  - Chapter 8 sets out options for important areas of green space for protection and Important Countryside Frontages to protect village character.
  - Chapter 9 Maps of Options.

## **Localism – Parish Council Proposals**

- 1.5. The national approach to planning has changed with the Coalition Government's introduction of the Localism Act and there is now a strong emphasis on local communities being involved in planning. Parish Councils now have the option to prepare Neighbourhood Development Plans to bring forward community aspirations for development to meet their local needs.
- 1.6. Many Parish Councils are indicating to us that they would find preparing neighbourhood plans too much of a burden for them. The District Council has therefore been working with Parish Councils to explore how best to bring forward community aspirations and has offered the opportunity to include community-led proposals in the Local Plan. A number of proposals have been put to us by Parish Councils during the 2012 consultation. Where they are consistent with the approach being taken in the Local Plan, they are included with the District Council's options for consultation. However, a number of proposals from Parish Councils are not consistent with the detailed approach for the Local Plan. Nevertheless they are likely to be proposals that are capable of being included in a neighbourhood plan where the test is that they must generally conform with the strategic policies of the Local Plan. The consultation document therefore includes Parish Council proposals separately under each topic for those proposals not consistent with the normal Local Plan approach. This will help those communities that prefer not to prepare their own neighbourhood plans to still be able to deliver their local aspirations. Parish Council proposals for site options or changes to boundaries are identified by the prefix 'PC' and are numbered sequentially through the document, rather than by topic.

## **Supporting Documents**

- 1.7. The consultation document is supported by a number of evidence documents, which are listed in Appendix 1 and available to view on the Council's website here at [www.scamb.gov.uk/ldf/localplan](http://www.scamb.gov.uk/ldf/localplan). Whilst they are not generally published as consultation documents, if you have any concerns about statements contained in the evidence documents, you can raise them as part of your response to the consultation questions.
- 1.8. The overarching objective in national policy to secure sustainable development has strongly influenced the development of the issues and options in this document. The Council has prepared a Sustainability Appraisal Scoping Report that has helped us identify the key issues and sustainability objectives for the new Local Plan. An Initial Sustainability Report has also been prepared for this second Issues and Options consultation, which tests the sustainability merits of the options. It also includes within it technical annexes that provide additional information to support the issues and options contained in the Part 2 consultation report.

## How to Have Your Say

- 1.9. Consultation runs from **7 January to 18 February 2013**. Part 2 of the Issues and Options 2 Report contains 15 issues which need to be addressed in updating the Local Plan providing options where appropriate and asking questions to help the local community and stakeholders to respond to the consultation.
- 1.10. Once you have looked through this joint consultation document, please send us your comments. You don't have to answer all questions if you are only interested in some of them. There are a number of ways in which you can do this:
- **Using the Council's online consultation system** - This is the Council's preferred means of receiving representations because it is the fastest and most accurate method and it will help us to manage your representations quickly and efficiently. Separate instructions on how to use the electronic system are provided on the Council's website and officers in the Planning Policy team are always available to help if you have any queries. Please go to the following link: <http://scambs.jdi-consult.net/ldf/>
  - **By email at [ldf@scambs.gov.uk](mailto:ldf@scambs.gov.uk)** using the electronic response form on the Council's website.
  - **Using a response form** - If you do not have access to a computer, a paper form can be completed and sent to the Council. Copies of the response form are available from the Planning Policy team.

## We're Here to Help

- 1.11. Your views are important to us, and we recognise that the planning system is not always easy to understand and find your way around. We want to make sure that as many people as possible have an opportunity to have their say as the new Local Plans are prepared. You can contact us using one of the following methods:
- You can phone us on 03450 450 500 (ask to speak to someone in the Planning Policy team);
  - You can email us at [ldf@scambs.gov.uk](mailto:ldf@scambs.gov.uk)
- 1.12. There will also be opportunities for you to meet officers face-to-face through exhibitions that have been organised. Details of these events, together with up to date information on the Local Plan review can be found on the Council's Local Plan website: <http://www.scambs.gov.uk/ldf/localplan>.
- 1.13. For those who use social media, we shall also be providing regular updates on the Councils' Facebook pages, Twitter feeds and the City Council's Local Plan blog.

## **What Happens Next?**

- 1.14. The results of this second Issues and Options consultation will be taken together with the other comments we received to the first consultation and will help the Council prepare a draft Local Plan for consultation in summer 2013. Once processed, all consultation responses can be viewed on the Council's website.
- 1.15. The new Local Plan will then be submitted to the Secretary of State for examination. Any objections received at that stage will be considered by a Planning Inspector at the examination of the Local Plan before the Council can adopt the new Local Plan.
- 1.16. The District Council is firmly committed to securing high quality development and welcomes the changes in national policy that require developers of proposals to consult local people at an early stage. Having a good plan is only half the story, getting the planning applications right comes next.

## Chapter 2: Housing

- 2.1 The Local Plan must allocate sites for new housing development to meet the long term needs of the District and support forecast new jobs. New homes need to be in places where people will want to live, close to jobs and cause the least harm to the built and natural environment.

### Approach in Issues and Options 2012

- 2.2 The 2012 Issues and Options consultation explored options for the amount of future housing that should be planned for over the next 20 years and where provision could be focused. This gives us an indication of the amount of additional development that would need to be allocated in addition to the 14,200 homes already planned. In summary, the options mean we need to find additional land for between 4,300 and 9,300 new homes in the period to 2031. The 2012 Issues and Options consultation included 52 site options for housing that would provide for up to 23,000 homes, although not all of these could come forward during the plan period. They cover a range of scales and locations of development from the Cambridge fringe and new settlement options to site options at larger villages.

### Options Consistent with the Normal Local Plan Approach

- 2.3 The joint Part 1 of this second Issues and Options consultation with Cambridge City Council also considers housing levels and further site options for housing on the edge of Cambridge, one of which is in South Cambridgeshire. Land south of the A14 and west of Cambridge Road (NIAB3) could provide up to 130 homes together with employment development (Site Option GB6).
- 2.4 We have carefully considered the comments made in response to the 2012 Issues and Options consultation that suggest further potential site options for housing, including those from Parish Councils. For those sites we have:
- Undertaken technical assessments and sustainability appraisals (SA) of new sites in the same way and according to the same qualifying criteria that we did for sites proposed to us through the “Call for Sites” process in 2011<sup>1</sup>;
  - Prepared a summary assessment of each site which draws together the outcome of the technical assessment and sustainability appraisal and reached a view on the ‘Sustainable Development Potential’ of each site<sup>2</sup>;

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<sup>1</sup> Appendix 4 of the updated SHLAA document includes detailed assessments of the newly examined sites and can be viewed on our website: [www.scambs.gov.uk/ldf/localplan](http://www.scambs.gov.uk/ldf/localplan)

<sup>2</sup> Annexes 1 and 2 of the Issues and Options 2 Initial Sustainability Appraisal Report for Part 2 include detailed sustainability appraisals of all the newly examined sites and can be viewed on our website: [www.scambs.gov.uk/ldf/localplan](http://www.scambs.gov.uk/ldf/localplan)

- Where previously rejected sites have been put forward to us again we have considered the representations made and in some cases revised our previous assessments and sustainability appraisals; and
- Updated our Strategic Housing Land Availability Assessment (SHLAA).

2.5 A wide range of matters have been taken into account in selecting the additional site options, in the same way as for the 2012 consultation, including:

- Whether they large enough to allocate – a minimum of 10 dwellings;
- Whether the proposal is in a sustainable location, meaning it is at a town or village having good services and facilities and has good access to public transport;
- Any townscape, biodiversity, heritage assets;
- The viability of development;
- Whether it could be relied upon to deliver over the plan period; and
- Whether a site option would involve the loss of an existing employment area, in which case highlighting that this needs to be carefully balanced with wider employment objectives.

2.6 The feedback from the 2012 consultation and the assessment work has helped us identify some additional site options that are included in this consultation. They will be considered alongside the housing site options in the 2012 Issues and Options and will provide a genuine choice for the Council as we move to a preferred set of sites that will be included in the draft Local Plan in summer 2013.

2.7 The new site options are all at the larger and better served villages. As for the 2012 consultation, we have taken the view that any new sites suggested at smaller villages (Group and Infill villages) are not considered suitable in principle for possible allocation. This takes account of the fewer services and facilities and less good public transport at these villages and also that we have identified a significant number of dwellings potentially available at a range of sites in more sustainable locations. Such sites have therefore not been assessed.

### **Issue 1: Housing Site Options**

The following list sets out 10 new site options for consultation. The Green (G) indicates more sustainable sites with development potential (few constraints or adverse impacts), and Amber (A) indicates less sustainable sites, but where there is still development potential (some constraints or adverse impacts). The site boundaries and approximate dwelling capacities are indicative at this stage in the Local Plan making process.

The further site options are listed in order of the scale of services and facilities available locally and access to public transport (following the order of villages in the village category assessment at Appendix 3 of the 2012 Issues and Options

consultation document). Some villages have more than one site option. Site options are proposed at:

- **Cambourne**
- **Sawston**
- **Histon & Impington**
- **Melbourn**
- **Comberton**
- **Waterbeach**

Note: Site options H3 and H5 at the Dales Manor Business Park, Sawston overlap with each other and that H5 overlaps with Site Options 6 and 7 of the 201 Issues and Options consultation. The net additional capacity is 100 homes. Also note that site option H9 at Waterbeach overlaps with Site Option 50 of the 2012 Issues and Options consultation. The net additional capacity is 75 homes.

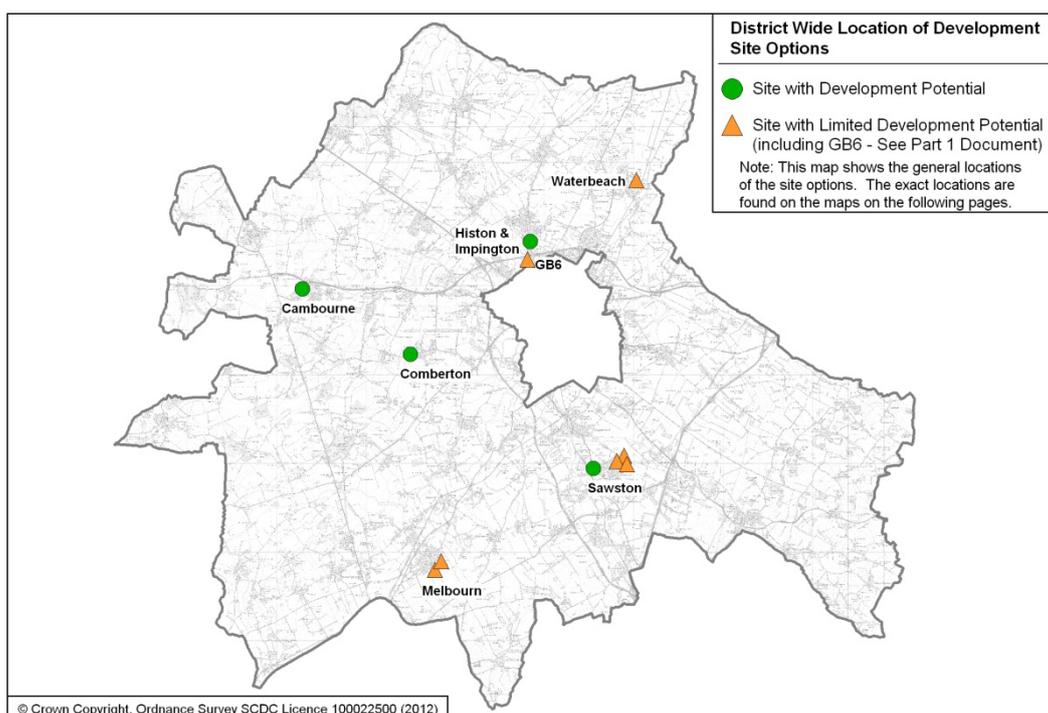
The site options provide for approximately 1,245 homes (Site Option GB6 in Part 1 would provide an additional 130 homes), and are shown on the Village Maps in Chapter 9.

**Question 1a: Which of the Site Options do you support or object to and why?**

**Please provide any comments.**

**Question 1b: Are there other sites we should consider? (These could be sites already assessed and rejected or new sites.)**

**Please provide any comments.**



### **Site Option H1 Land at Cambourne Business Park**

**Site Size (ha):** 8.08

**Representation number:** 45370

**Dwelling capacity:** 240

**SHLAA Reference:** 303

#### **Pros**

- Site within village already allocated for development.
- No adverse landscape or townscape impacts.
- Land has been allocated for many years without being developed for employment.

#### **Cons**

- Loss of employment land.
- Capacity of local services and facilities including schools and healthcare.
- Difficult to integrate with residential neighbourhoods of Cambourne.

### **Site Option H2 Former Bishops Hardware Store, Station Road, Histon**

**Site Size (ha):** 0.22

**Representation number:** 39452

**Dwelling capacity:** Minimum of 10, potentially 30 dwellings or more

**SHLAA Reference:** 308

#### **Pros**

- Redevelopment could improve local townscape and environment.
- Adjacent to guided bus.
- Good accessibility by walking, cycling and public transport.

#### **Cons**

- Distance from local services and facilities.
- Potential for noise nuisance from guided busway.
- Potential loss of retail floorspace.

Note: Histon and Impington Parish Council has put forward a proposal for mixed use development, known as 'Station', which includes Site Option H2. This is considered in Chapter 4.

### **Site Option H3 Land at Dales Manor Business Park, Sawston**

**Site Size (ha):** 2.06

**Representation number:** 37129

**Dwelling capacity:** 60

**SHLAA Reference:** 310

#### **Pros**

- No impact on landscape or townscape
- Would replace concrete batching and tarmac plants with benefits to local environment.
- Previously developed land.

#### **Cons**

- Loss of employment land.
- Potential noise nuisance from existing employment uses.
- Not deliverable on its own.

### **Site Option H4 Land north of White Field Way, Sawston**

**Site Size (ha):** 6.6

**Representation number:** 39546

**Dwelling capacity:** 90

**SHLAA Reference:** 311

#### **Pros**

- Limited impact on landscape setting.
- Would preserve green foreground to Sawston if no built development on field adjoining the A1301.
- Sawston has a good range of local

#### **Cons**

- Loss of Green Belt.
- Distance from local services and facilities.
- Potential noise nuisance from A1301

services and facilities.

and mainline railway.

**Site Option H5 Former Marley Tiles site, Dale Manor Business Park, Sawston**

**Site Size (ha):** 10.7

**Dwelling capacity:** 260

**Representation number:** 45030

**SHLAA Reference:** 312

**Pros**

- No impact on landscape or townscape
- Includes new employment development with potential to more than replace any jobs lost.
- Sawston has a good range of local services and facilities.

**Cons**

- Loss of employment land.
- Potential noise nuisance from existing employment uses.
- Distance from local services and facilities.

**Site Option H6 Land north of Babraham Road, Sawston**

**Site Size (ha):** 3.64

**Dwelling capacity:** 110

**Representation number:** 29771

**SHLAA Reference:** 313 (2012 SHLAA Site 076)

**Pros**

- Limited impact on landscape setting.
- Potential to create new soft green edge to the village.
- Sawston has a good range of local services and facilities.

**Cons**

- Loss of Green Belt.
- Potential noise nuisance from existing employment uses.
- Distance from local services and facilities.

**Site Option H7 Land to the east of New Road, Melbourn**

**Site Size (ha):** 9.02

**Dwelling capacity:** 205

**Representation number:** 41129

**SHLAA Reference:** 320

**Pros**

- Limited impact on landscape setting if new soft green edge to south created.
- Good accessibility to a range of employment opportunities.
- Good accessibility by walking, cycling and public transport.

**Cons**

- Major impact on landscape setting if development extends too far to the south.
- Distance from local services and facilities.
- Major impact on landscape setting if development extends too far to the south.

**Site Option H8 Orchard and land at East Farm, Melbourn**

**Site Size (ha):** 2.83

**Dwelling capacity:** 65

**Representation number:** N/A

**SHLAA Reference:** 176

**Pros**

- Limited impact on landscape setting if new soft green edge to south created.
- Good accessibility by walking, cycling and public transport.
- Good accessibility to a range of employment opportunities.

**Cons**

- Loss of Green Belt.
- Distance from local services and facilities.
- Only deliverable with Site Option 9 as otherwise would form a promontory of development into open countryside.

**Site Option H9 Land north of Bannold Road, Waterbeach**

**Site Size (ha):** 4.01

**Representation number:** 43882

**Dwelling capacity:** 90 (75 on land not previously consulted on)

**SHLAA Reference:** 322 (overlaps part of previous site 155)

**Pros**

- No impact on landscape setting.
- Good accessibility to a range of employment opportunities.
- Good accessibility by walking, cycling and public transport.

**Cons**

- Major impact on townscape through loss of green separation from Barracks unless only part of site developed.
- Distance from local services and facilities.
- Major impact on townscape through loss of green separation from Barracks unless only part of site developed.

**Site Option H10 Land at Bennell Farm, West Street, Comberton**

**Site Size (ha):** 6.27

**Representation number:** 39503

**Dwelling capacity:** 115

**SHLAA Reference:** 326

**Pros**

- Limited impact on landscape setting if existing soft green edge retained.
- Submission proposes development at a low density to match local character.
- Good accessibility to a range of employment opportunities.

**Cons**

- Loss of Green Belt.
- Limited range of local services and facilities.

## Chapter 3: Employment

- 3.1 The Local Plan must allocate land for employment development to meet the long term needs of the District in places that are good for the economy and will cause the least harm to the built and natural environment. The 2012 Issues and Options consultation explored the options for future employment levels over the next 20 years and where provision could be focused. Part 1 of this second Issues and Options consultation also considers this issue.

### Approach in the Issues and Options 2012

- 3.2 The Issues and Options 2012 consultation sought views on whether existing employment allocations should be carried forward into the new plan, and whether there were any other sites that should be allocated in the Local Plan for employment. A total of six new sites were suggested.

### Options Consistent with the Normal Local Plan Approach

#### Issue 2: Employment Site Options

All of the sites have been tested through an assessment of their availability, suitability and deliverability, in combination with a sustainability appraisal. The assessments can be found in the Supplementary Initial Sustainability Supplementary Report (Appendices 5-7). One site is considered to be an option for consultation, shown on the Village Map in Chapter 9.

#### Question 2a: Do you support or object to the Site Option at Former ThyssenKrup Plant, Bourn Airfield, Bourn, and why?

Please provide any comments.

#### Question 2b: Are there other sites we should consider? (These could be sites already assessed and rejected or new sites.)

Please provide any comments.

#### Site Option E1: Former ThyssenKrup Plant, Bourn Airfield, Bourn

Site Size (ha): 9.4

Representation number: 42509

#### Pros

- Existing site in employment site use.
- Opportunity to redevelop site to provide employment for Bourn airfield new village option if selected.
- Potential to replace existing site with alternative types of employment to address noise issues.

#### Cons

- If Bourn Airfield new village option is not selected site is relatively isolated.

## **Established Employment Areas in the Countryside – Site Boundaries**

- 3.3 The current development plan identifies 12 areas as Established Employment Areas in the Countryside. The plan allows employment development within these areas, subject to requirements of other policies in the plan.

### **Issue 3: Boundary of Established Employment Area at Granta Park**

One comment indicated that the boundary of the Granta Park Great Abington site does not reflect the established area, particularly phase 2 of the development which now has planning permission. It is proposed that the area consistent with the permission is included in the policy area.

**Option E2: Granta Park** is shown on the Map in Chapter 9.

**Question 3: Do you support or object to the revised boundary to the Granta Park Established Employment Area boundary, and why?**

**Please provide any comments.**

## Chapter 4: Mixed use Development

- 4.1 The Council has received proposals from Histon and Impington and Cottenham Parish Councils as part of the proposal that the Local Plan includes community initiatives that local parish councils would otherwise have wished to put in neighbourhood plans.

### Issue 4: Parish Council Proposal for 'Station', Histon

Histon and Impington Parish Council is seeking to proactively design a special area in the Histon and Impington settlement around the former station, which is now a stop on the Guided Busway. The proposal is to use this key area to make significant use of the Busway in order to encourage sensitive development of this area and to stimulate commercial activity and to encourage local employment which has recently declined. They call the area for this proposal 'Station'. It is ready for re-development. Their vision is that 'Station' will form a vibrant 'gateway' to the community and should be a mixed development of housing, businesses, private and public sector space and community amenities, with simple cafes and takeaways to more sophisticated restaurants and wine bars, along with open space and street art. They hope the area will be developed to form a vibrant 'gateway' to the community. The Parish Council will welcome early approaches from developers wishing to engage in the above development so that appropriate schemes can be developed before plans are submitted.

The Parish Council's full proposal and a map of the area is contained at Appendix 1.

Note a promoter has put forward a proposal for housing on part of the 'Station' land. See also housing Site Option H2 in Chapter 2.

**Option PC0: 'Station', Histon** is shown on the Village Map in Chapter 9.

### Question 4: Do you support or object to the proposal by Histon and Impington Parish Council for 'Station' in Histon and why?

Please provide any comments.

### Issue 5: Parish Council proposal for mixed-use development to fund a bypass in Cottenham

Through the Local Plan, under the general provisions of 'localism', Cottenham Parish Council would like to promote the development of a bypass to the village High Street. It is proposed to link Twenty Pence Road to Histon Road via a new road around the south side of the village crossing Beach Road in the vicinity to Long Drove. The Parish Council proposes that this road will be funded by housing, infrastructure and industrial development on land bounded in:

- the north by High Street and Twenty Pence Road
- the west side of Rooks Street/Coolidge Gardens

- the south by Long Drove
- the east by Alboro Close Drove

The total site area of 97 hectares could be developed to provide approximately 1,500 dwellings if developed entirely for housing (including schools, recreation open space and other supporting uses). The Parish Council proposes that the development would include employment development so the number of houses would be less than this number.

This proposal is at a very early stage of development and the Parish Council will use the January / February consultation to gauge public support and to develop its proposals with the objective of including the scheme in the draft Local Plan by May 2013. This may include revisions to the area of land that the Parish Council considers necessary to secure the delivery of the bypass. Inquiries about these proposals should be directed to Cottenham Parish Council.

**Option PC00: Mixed Use, Cottenham** is shown on the Village Map in Chapter 9.

**Question 5: Do you support or object to the mixed-use proposal by Cottenham Parish Council to fund a bypass and why?**

**Please provide any comments.**

## **Chapter 5: Village Frameworks**

- 5.1 Plans for South Cambridgeshire have included village frameworks for a number of years, to define the extent of the built-up area of villages. They have had the advantage of preventing gradual expansion of villages into open countryside in an uncontrolled and unplanned way. They also provide certainty to local communities and developers of the Council's approach to development in villages.

### **Approach in Issues and Options 2012**

- 5.2 In the 2012 Issues and Options consultation the Council asked what approach should be taken towards village frameworks in the new Local Plan (Issue 15); whether or not to retain the boundaries, or whether to allow additional development on the edge of villages, controlled through policy. The comments the Council received to this issue will be considered when preparing the draft Local Plan next spring and so the Council has not reached a view at this stage which approach to take.
- 5.3 The 2012 consultation also gave the opportunity for suggestions where existing village framework boundaries may not be not drawn appropriately. The Council received 73 representations proposing amendments to village framework boundaries. We wish to take the opportunity of this consultation to ask what your views are of these proposed changes should village frameworks as an approach be carried forward into the new plan.
- 5.4 A complete list of the 63 suggested village framework amendments, together with the Council's assessment of them, can be found in Appendix 9 of the Sustainability Report.

### **Options Consistent with the Normal Local Plan Approach**

- 5.5 The Council has assessed the suggested amendments against our normal criteria which has been tested by Planning Inspectors. Village frameworks are defined to take into account the present extent of the built-up area plus development committed by planning permissions and other proposals in the Development Plan. They exclude buildings associated with countryside uses (e.g. farm buildings, houses with agricultural occupancy conditions or affordable housing schemes permitted as 'exceptions' to policy). In addition, small clusters of houses or areas of scattered development isolated in open countryside or detached from the main concentration of buildings within a village are also excluded. Boundaries may also cut across large gardens where the scale and character of the land relates more to the surrounding countryside than the built-up area.

## Issue 6: Village Framework Changes

Those suggested changes that meet the Council's approach to identifying village frameworks have been included in Table 5.1 below for comment. They are shown on the Village Maps in Chapter 9.

Some of the suggested amendments to village frameworks have also been put forward for consideration as housing allocations and are considered in Chapter 2. If any of the housing sites are to be allocated for development in the Draft Local Plan, there would be a consequential amendment of the village framework to include the site within the boundary.

**Question 6a: Which of the potential amendments to village frameworks do you support or object to and why?**

Please provide any comments.

**Question 6b: Are there any other corrections to existing frameworks we should consider? (These could be suggestions already submitted and assessed in Appendix 9 of the Sustainability Report.)**

Please provide any comments.

**Table 5.1 Village Framework Options**

Option No.	Village	Location	Description
VF1	Caldecote	Eastern edge of Caldecote	Refine framework along the eastern edge of Caldecote to ensure a consistent approach.
VF2	Chittering	Chittering	Define new village framework for Chittering. Suggestion by Waterbeach Parish Council. Would be included as an Infill Village.
VF3	Comberton	Comberton Village College	Include all the college buildings within the village framework, with consequential removal of the buildings from the Green Belt.
VF4	Guilden Morden	High Street	Include all of 74 High Street and also include 76 and 82 High Street.
VF5	Meldreth	Land at 79a North End	Include whole of property.
VF6	Sawston	London Road, Pampisford	Suggestion that land should be included in the Sawston village framework for planning purposes rather than Pampisford framework (within Pampisford Parish). (With consequential amendment to include housing at western end of Brewery Road).
VF7	Toft	Land at 46 High Street	Include dwelling with planning permission, which will straddle the existing boundary. Suggestion by Toft Parish Council.

Option No.	Village	Location	Description
VF8	Toft	Land at Old Farm Business Centre	Include employment building with planning permission. Suggestion by Toft Parish Council.

5.6 It should be noted that due to changes to the Ordnance Survey base map there are some instances where village framework boundaries are shown close to, but no longer following lines on the base map. No changes have been made on the ground, this is a technicality arising as a result of more accurate mapping technologies and "corrections" will be made when the Draft Local Plan is published in the summer.

### Parish Council Proposals

5.7 A number of suggested amendments to village frameworks were put forward by Parish Councils. Those considered consistent with the Council's approach have been included as potential amendments in Table 3.1 above. However, some of the suggested amendments to village frameworks proposed by Parish Councils are not consistent with the Council's approach.

### Issue 7: Parish Council Village Framework Proposals

As the Council is engaging with Parish Councils to explore how to meet local aspirations, including where villages may wish to take a more flexible approach to development, those suggested amendments which do not meet the Council's approach are included in Table 5.2 for comment. These changes could potentially allow more development on the edge of the village concerned. We have explained why these suggestions do not meet our normal tests, but this is for information only and is not intended to imply that the change should not be made under the community-led part of the Local Plan, if consultation demonstrates there is local support. The only test which should be applied is whether these proposals are in general conformity with strategic policies in the Local Plan.

**Question 7: Which of the Parish Council proposed amendments to village frameworks do you support or object to and why?**

**Please provide any comments.**

**Table 5.2: Parish Council Proposed Changes to Village Frameworks**

Ref. No.	Village	Location	Parish Council Proposal	District Council's comment
PC1	Comberton	Land north of West Street	Include 'white land' between the current Village Framework and Green Belt.	Scrub land, separated from the adjoining house and garden by a hedge. Has a rural character with agricultural land beyond and is not part of the built-up area.

<b>Ref. No.</b>	<b>Village</b>	<b>Location</b>	<b>Parish Council Proposal</b>	<b>District Council's comment</b>
PC2	Little Gransden	Land bounding 6 Primrose Hill	Extend framework to include obvious infill sites.	Triangular paddock with trees and out buildings, part of the setting of a Listed Building and the Conservation Area. Rural character and not part of the built-up area.
PC3	Little Gransden	South of Main Road		Low density, sporadic properties along one side of the road, with open paddocks opposite. Rural character and not part of the built-up area.
PC4	Little Gransden	Church Street		Low density and sporadic development beyond number 22, Leafy, single track road. Rural character and not part of the built-up area.
PC5	Little Gransden	West of Primrose Walk		Area of overgrown land to north and to the south the land is more open. Rural character and not part of the built-up area
PC6	Little Gransden	Land opposite Primrose Walk		Area of paddock with mature trees along the Primrose Hill road frontage. Previous planning permission granted for infill - would continue road frontage.
PC7	Toft	Offices and barns near Golf Club		Include offices and barns within Village Framework.
PC8	Whaddon	Land west of 97 Meldreth Road	There are parts of Whaddon that do not follow specific boundaries.	Grassland and mature trees, with parkland character. Rural character and not part of the built-up area.
PC9	Whaddon	Land east of 123 Meldreth Road		Arable field bound by hedgerow. Rural character and not part of the built-up area.
PC10	Whaddon	Land at 129		A property in large

<b>Ref. No.</b>	<b>Village</b>	<b>Location</b>	<b>Parish Council Proposal</b>	<b>District Council's comment</b>
		Meldreth Road		grounds, accessed via a long track. Rural character and not part of the built-up area.
PC11	Whaddon	Land south of Meldreth Road		Two large houses and outbuildings in large grounds. Rural character and not part of the built-up area.

## **Chapter 6: Community Facilities and Infrastructure**

- 6.1 A number of representations to the 2012 consultation seek proposals in the Local Plan to provide community facilities or infrastructure. Where reasonable options exist they are included in this consultation to help inform the new Local Plan.

### **Issue 8: Hospice Provision**

A representation was made to the Council's 2012 Issues and Options consultation in relation to hospice provision. Hospices provide palliative care for the terminally and seriously ill. They form an important part of community infrastructure and include the Arthur Rank Hospice on Mill Road, Cambridge and the East Anglia Children's Hospices at Milton. Along with Cambridge City Council, the Council is continuing to investigate site options as part of the preparation of the draft Local Plan.

**Question 8: Are there any sites which might be suitable for allocation for new hospice provision?**

**Please provide any comments.**

### **Issue 9: Residential Moorings on the River Cam**

The Cam Conservators have expressed their disappointment that the 2012 consultation did not identify the River Cam as a piece of major infrastructure. The Council recognises the importance of the river to the district and will ensure this is included in the new Local Plan. The Conservators specifically seek the allocation of a marina for 'offline' residential moorings for 60-80 narrowboats on the River Cam at Chesterton Fen, each between 15-20m in length. The Cambridge Local Plan 2006 has an allocation adjacent to the administrative boundary in Chesterton Fen for off-river moorings and the City Council is consulting in its Part 2 Issues and Options 2 consultation on whether to carry forward the allocation. Land adjoining the City site in South Cambridgeshire could be considered to provide a larger site subject to detailed consideration, although this would not provide the scale of site the Conservators are seeking. No specific proposal has been put forward, further work would need to be done to demonstrate an appropriate scheme could be achieved, having regard to the sensitivity of the river frontage. It is put forward for consultation to explore the potential of this site, and is shown on the Map in Chapter 9.

**Question 9: Do you support or object to the site option for residential moorings at Fen Road and why?**

**Please provide any comments.**

### **Option CF1: Fen Road**

The site is currently green space and is located to the south and east of Fen Road and to the north of the River Cam, close to the railway line (which is to the west). Land to the west was allocated in the 2006 Cambridge Local Plan for off-river moorings (residential and is being explored in the City Council's own Issues and Options 2 (Part 2) consultation. The potential of this site will be explored with the City Council and the Conservators of the River Cam.

#### **Pros**

- Greenfield site with the potential for off river moorings which could ease some of the congestion on this part of the river
- Close to outdoor sports facilities and accessible natural greenspace..
- Close to proposed Cambridge
- Science Park railway station.
- Good cycling links.
- Potential to enhance riparian habitats.

#### **Cons**

- Distance from City and local centres.
- Known archaeology in the vicinity, detailed assessment would be required ahead of any development.
- Impact on landscape and local character
- Impact on riverside path would need to be addressed.

### **Issue 10: Provision of New Burial Grounds**

Gamlingay Parish Council sought to secure a site for a burial ground in the last plan but was not able to convince the Local Plan Inspectors of the need for provision of a new burial ground in the short term or the suitability of the site then under consideration. Gamlingay Parish Council has made representations seeking advice in the new Local Plan on how to provide a new burial ground. Hauxton Parish Council has made representations seeking a site for the village but has not provided a particular site.

**Question 10: Do you own land that could provide suitable new burial ground facilities for Gamlingay and Hauxton parishes to meet needs over the next 20 years.**

**Please provide any comments.**

## Chapter 7: Recreation and Open Space

- 7.1 The 2012 Issues and Options consultation sought views on whether there should be any additional allocations for recreational open space.

### Issue 11: Recreation and Open Space

A number of sites for new public open space have been suggested by Parish Councils. In all cases the options are in villages where there is a shortfall in provision against the Council's adopted (and proposed) standards for sport and play provision. Whilst the plan can allocate open space, delivery will be a matter for the Parish Council or other bodies.

These are shown on the Village Maps in Chapter 9.

**Question 11: Which of the site options for open space do you support or object to and why?**

**Please provide any comments.**

#### **Site Option R1: Land known as Bypass Farm, West of Cottenham Road, Histon**

**Site Size (ha): 4.8**

##### **Pros**

- Would increase open space provision in north of village.
- Near to public transport route.
- Potential for landscape / biodiversity enhancement

**Representation number: 47253**

##### **Cons**

- Green Belt – Any built development to support recreation uses (e.g. changing rooms) in this open flat landscape could impact on long-distance views, and would need to be carefully sited and landscaped.

#### **Site Option R2: East of Railway Line, South of Grahams Road, Great Shelford**

**Site Size (ha): 3.5**

##### **Pros**

- Could provide access to informal recreation e.g. countryside access, dog walking.

**Representation number: 41130**

##### **Cons**

- Land has a countryside parkland character, unsuitable for formal recreation (e.g. pitches, equipped play).
- Poor highways access, no potential for onsite car parking.

#### **Site Option R3: Grange Field, Church Street, Great Shelford**

**Site Size (ha): 2.5**

##### **Pros**

- Adjoins existing recreation ground, with existing parking and facilities.

**Representation number: 41130**

##### **Cons**

- In Conservation Area and near to Listed Buildings, but impacts limited if land remains open space.

**Site Option R4: North of former EDF site, Ely road, Milton**

**Site Size (ha):** 3.1

**Representation number:** 36397

**Pros**

- Adjoins area already planned for new pitches, with pavilion and car park.

**Cons**

- The impact of additional pitches on planned parking levels would need to be considered.

## **Chapter 8: Protecting Village Character**

- 8.1 Plans for South Cambridgeshire include designations to protect undeveloped areas and road frontages that are important to the local amenity and character of villages and should be protected from harmful development. These are Protected Village Amenity Areas (PVAA) and Important Countryside Frontages (ICF).

### **Protected Village Amenity Areas and Local Green Space**

- 8.2 In the Council's existing plans open areas within villages have been identified as Protected Village Amenity Areas (PVAA) where they lie within the village framework, where the risk of harm is greatest, and are important to the character, amenity, tranquillity or function of the village. Some PVAAs may have important functions for the village such as allotments, recreation grounds and playing fields, whilst others have an important role in providing a setting for buildings and offer tranquil areas where there is minimum activity. Not all PVAAs have public access and some are undeveloped areas such as private gardens. They also vary from those that are very open to views to those that may be enclosed or semi-enclosed.

### **Approach in Issues and Options 2012**

- 8.3 The existing PVAA policy has successfully protected these areas and an issue raised in the 2012 Issues and Options consultation was whether to review the existing areas protected within villages and consider if any additional ones should be identified. A further issue raised was whether to include a policy for the new designation of Local Green Space, introduced by the NPPF, and whether any particular spaces should be identified.
- 8.4 The consultation recognised that there are similarities between PVAAs and the new Local Green Spaces (LGSs), although it commented that the level of protection given by the PVAA policy is not as strong and not all PVAAs would be suitable for the LGS designation. A LGS could also be located on the edge of a village beyond the development framework, whereas PVAAs have been identified within villages only. The new Local Green Space (LGS) designation is for green areas of particular importance to local communities, which once designated can prevent new development.
- 8.5 The Council has received much support from both Parish Councils and individuals for retaining PVAAs and for the introduction of LGS within the future Local Plan. A limited number of objectors considered it duplication to have both designations and that in order to align with the NPPF that LGS should be the policy to have in the new Local Plan. The Council will decide whether the new Local Plan should retain PVAAs and introduce LGS or whether to just have one policy to protect land in and close to villages, having regard to comments received, and no view has been reached at this stage.

- 8.6 A significant number of new areas have been put forward for consideration in response to the 2012 consultation, and a few existing PVAAs have been questioned.
- 8.7 The Council has given further consideration to the differences and similarities between LGS and PVAAs, in Appendix 12 of the Sustainability Report. There is guidance within the NPPF as to when LGS designation should be used and this has been compared with the criteria that has been used for identifying PVAAs. This work has concluded that LGSs and PVAAs are very similar apart from the fact that PVAAs can only be identified *within* a village.
- 8.8 The criteria used for assessing the sites are as follows:
- *The green area must be demonstrably special to a local community;*
  - *The green space must hold a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife;*
  - *The green space must be in reasonably close proximity to the community it serves;*
  - *The green area must be local in character and not be an extensive tract of land;*
  - *Most green areas or open space will not be appropriate. Must be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.*
- 8.9 The assessments of these sites are included in the evidence document. Each site has been assessed as to whether it could meet the criteria for both PVAA and LGS - the key difference for PVAAs is the need to be within a village framework. The sites that have met the tests for PVAA and/or LGS are included in the following table. The sites that are within the village framework have been grouped together as these could meet both the test for PVAA and LGS. Those outside the framework would only meet the test for LGS.

## **Issue 12: Protecting Important Green Spaces**

For the purposes of this consultation, the sites suggested and assessed as meeting the main tests for designation as either a Protected Village Amenity Area or the new Local Green Space are put forward in a single list to seek local views on their importance to village character and amenity. Table 8.1 below identifies whether they are inside or outside the village framework for information but please comment on any of the sites and their importance to you as local open green spaces. The Council will ensure that the new Local Plan includes suitable designations to ensure that all areas identified of importance are protected in an appropriate way, taking account of your views. Table 8.1 also identifies where the site has been suggested by the Parish Council.

These are shown on the Village Maps in Chapter 9.

**Question 12: Which of the potential important green spaces do you support or object to and why?**

**Please provide any comments.**

**Table 8.1 Potential Important Green Spaces to be Protected**

<b>Option No.</b>	<b>Village</b>	<b>Site Location / Address</b>	<b>Comment</b>
G1	Bassingbourn	Play area and open space in Elbourn Way South of the road	Inside village framework Parish Council proposal
G2	Bassingbourn	Play area and open space owned by the Parish Council in Fortune Way	Inside village framework Parish Council proposal
G3	Bassingbourn	The Rouses	Outside village framework Parish Council proposal
G4	Bassingbourn	The play area and open space in Elbourn Way North of the road	Outside village framework Parish Council proposal
G5	Caldecote	Recreation sports field off Furlong Way	Outside village framework
G6	Cambourne	Land north of Jeavons Lane, north of Monkfield Way	Inside village framework Parish Council proposal
G7	Cambourne	Land south of Jeavons Wood Primary School	Inside village framework Parish Council proposal
G8	Cambourne	Cambourne Recreation Ground, Back Lane (2)	Inside village framework Parish Council proposal
G9	Cambourne	Cambourne, land east of Sterling Way	Inside village framework Parish Council proposal
G10	Cambourne	Land east of Sterling Way, north of Brace Dein	Inside village framework Parish Council proposal
G11	Cambourne	Land north of School Lane, west of Woodfield Lane	Inside village framework Parish Council proposal
G12	Cambourne	Land east of Greenbank	Outside village framework Parish Council proposal
G13	Cambourne	Land north of School Lane, west of Broad Street	Outside village framework Parish Council proposal
G14	Cambourne	Cambourne Recreation Ground, Back Lane (1)	Outside village framework Parish Council proposal
G15	Cambourne	Land north of Green Common Farm, west of Broadway	Outside village framework Parish Council proposal
G16	Cambourne	Landscaped areas within village and around edge of village	Outside village framework Parish Council proposal
G17	Cottenham	All Saints Church	Inside village framework
G18	Cottenham	Moat	Inside village framework
G19	Cottenham	Broad Lane - High Street Junction	Inside village framework
G20	Cottenham	Land at Victory Way	Inside village framework

Option No.	Village	Site Location / Address	Comment
G21	Cottenham	Cemetery , Lamb Lane	Inside village framework
G22	Cottenham	Orchard Close	Inside village framework
G23	Cottenham	Coolidge Gardens	Inside village framework
G24	Cottenham	South of Brenda Gautry Way	Inside village framework
G25	Cottenham	Dunstall Field	Inside village framework
G26	Cottenham	West of Sovereign Way	Inside village framework
G27	Cottenham	Old Recreation Ground	Outside village framework
G28	Cottenham	Recreation Ground and Playing Fields	Outside village framework
G29	Cottenham	Playing Fields	Outside village framework
G30	Foxtton	Foxtton Recreation ground	Outside village framework Parish Council proposal
G31	Foxtton	The Green	Outside village framework Parish Council proposal
G32	Foxtton	The Dovecote meadow	Outside village framework Parish Council proposal
G33	Fulbourn	Small parcel of land between the Townley Hall at the Fulbourn Centre and the access road to the same, and fronting Home End	Outside village framework
G34	Fulbourn	The field between Cox's Drove, Cow Lane and the railway line - as well as the associated low-lying area on Cow Lane adjacent to the Horse Pond.	Outside village framework
G35	Great Shelford	Land between Rectory Farm and 26 Church Street	Outside village framework Parish Council proposal
G36	Guilden Morden	36 Dubbs Knoll Road	Revise the boundary of existing PVAA inside village framework to exclude the garden of 36 Dubbs Knoll Road.
G37	Haslingfield	Recreation Ground	Outside village framework Parish Council proposal
G38	Ickleton	Village green - opposite the Church	Inside village framework
G39	Litlington	Village Green	Inside village framework
G40	Litlington	St Peter's Hill	Inside village framework
G41	Litlington	Recreation Ground,	Outside village framework Parish Council proposal
G42	Little Abington	Scout Campsite, Church Lane	Outside village framework Parish Council proposal
G43	Little Abington	Bowling Green, High Street	Outside village framework Parish Council proposal
G44	Over	Station Road/Turn Lane	Inside village framework Parish Council proposal
G45	Over	Willingham Road/west of Mill Road	Outside village framework Parish Council proposal
G46	Pampisford	The Spinney adjacent to 81 Brewery Road.	Outside village framework Parish Council proposal

Option No.	Village	Site Location / Address	Comment
G47	Papworth Everard	Wood behind Pendragon Hill	Inside village framework Parish Council proposal
G48	Papworth Everard	Jubilee Green	Inside village framework Parish Council proposal
G49	Papworth Everard	Baron's Way Wood	Inside village framework Parish Council proposal
G50	Papworth Everard	Rectory Woods	Outside village framework Parish Council proposal
G51	Papworth Everard	Meadow at west end of Church Lane	Outside village framework Parish Council proposal
G52	Sawston	Challis Garden, Mill Lane	Inside village framework
G53	Sawston	Spike Playing Field – open space at end of South Terrace	Outside village framework
G54	Steeple Morden	The Ransom Strip, Craft Way	Outside village framework Parish Council proposal
G55	Steeple Morden	The Recreation Ground, Hay Street	Outside village framework Parish Council proposal
G56	Steeple Morden	The Cowslip Meadow	Outside village framework Parish Council proposal
G57	Steeple Morden	Whiteponds Wood	Outside village framework Parish Council proposal
G58	Toft	Land adjacent to 6 High Street	Inside village framework Parish Council proposal
G59	Toft	The Recreation Ground	Outside village framework Parish Council proposal

### Parish Council Proposals

8.10 A number of suggested sites for inclusion as PVAA and/or LGS were put forward by Parish Councils. Those that were considered to meet the tests for either or both designations have been included in Table 8.1 above.

#### Issue 13: Parish Council proposals for protecting important green spaces

Some of the sites proposed by Parish Councils did not meet the tests for either recognised designation and to include them as such would not be consistent with either the NPPF or the Council's approach. If Parish Councils wish to meet local aspirations by protecting such sites, this would need to be done under another new designation if they are to be included in the Local Plan. They are included in this consultation, in Table 8.2, to seek local views on the importance of these areas. If there is local support, we will work with the parish councils concerned to include appropriate community-led policies in the Local Plan.

These are shown on the Village Maps in Chapter 9.

**Question 13: Which of the Parish Council proposed important green spaces do you support or object to and why?**

**Please provide any comments.**

**Table 8.2 Parish Council Proposed Important Green Spaces to be Protected**

<b>Ref. No.</b>	<b>Village</b>	<b>Site Location / Address</b>	<b>District Council's comment</b>
PC12	Bassingbourn	75 and 90 Spring Lane; and the junction with the by-way at Ashwell Street.	Highway and highway verges not a suitable candidate for PVAA - not 'green space'. Does not have historic significance; recreational value or amenity value to the community. Not a tranquil location. Therefore not considered a local asset for protection as LGS.
PC13	Foxton	The green area on Station Road in front of, and beside, the Press cottages	Wide grass verge following western side of Station Road. It has some trees within it creating a rural character to this stretch of road. As it is beside a road it would not have a recreational value or be tranquil. Does not consider that it meets the criteria for either a PVAA or LGS.
PC14	Gamlingay	Dennis Green, The Cinques, Mill Hill, Little Heath, The Heath (Note: the Parish Council has not provided any map)	The Parish Council would like to protect the particular settlement pattern that Gamlingay has with its numerous outlying hamlets namely Dennis Green, The Cinques, Mill Hill, Little Heath, The Heath. The outlying hamlets are outside of village framework of Gamlingay and there would need to be extensive coverage of LGS if it were to be used to protect the special local character of Gamlingay and its hamlets. Extensive nature is contrary to guidance in NPPF. LGS designation not appropriate.
PC15	Great Shelford	Grange field in Church Street;	Adjacent to recreation ground - separated from it be a belt of trees. It consists of open grassland that is within the Green Belt and outside of village framework. It does not appear to have any distinguishing features to it to be identified as PVAA or LGS. The Parish Council has also put this site forward as open space to be allocated in the Local Plan.
PC16	Great Shelford	Field to the east of the railway line on the southern side of Granhams Road.	This is an area of open countryside adjacent to the railway line divided from north to south by a hedgeline with trees. The site is within the Cambridge Southern Fringe Area Action Plan - CSF/5 Landscape, Biodiversity, Recreation and Public Access.

Ref. No.	Village	Site Location / Address	District Council's comment
			It does not appear to have any distinguishing features to it to be identified as LGS. The Parish Council has also put this site forward as open space to be allocated in the Local Plan.
PC17	Haslingfield	Byron's Pool	This site is a Local Nature Reserve. It is some distance from the nearest village and therefore not close to the local community. It has wildlife value which is of interest to the wider district community rather than a local one. Does not meet criteria for LGS.
PC18	Milton	Field opposite Tesco beside Jane Coston Bridge	Triangle of land on edge of Milton adjacent to the A14. Land is within Green Belt. Site outside of the village framework. Not close to the community to which it serves being beyond the industrial park area and Tesco supermarket. Does not meet criteria for LGS.
PC19	Papworth Everard	Summer's Hills open space	Open space sloping up from bypass on the western side of village adjacent to the new housing development of Summer's Hill. This is an extensive area of open space outside of the village framework. The guidance in the NPPF does not support the identification of extensive areas of open space as LGS.
PC20	Steeple Morden	Tween Town Wood	This wood is in ownership of Woodland Trust and is located to the north of the village well outside village framework. There are no public footpaths from the village and it is not in the Council's judgement reasonably close to the community it serves.
PC21	Toft	Home Meadow,	This is the site of a residential care home within Toft which is set in grounds. The site is privately owned and therefore not accessible to the public. It would not be appropriate to identify this site as a PVAA or LGS as this form of designation is not intended to protect such properties.

## **Important Countryside Frontages**

- 8.11 In many places land with a strong countryside character penetrates or sweeps into South Cambridgeshire villages or separates two parts of built-up areas. These areas have been identified in existing plans to show that the frontage and the open countryside beyond should be kept open and free from development to protect the setting, character and appearance of the village.

## **Approach in Issues and Options 2012**

- 8.12 The existing Important Countryside Frontages policy has successfully protected these views and an issue raised in the 2012 consultation was whether to retain the existing policy and where existing Important Countryside Frontages (ICFs) should be removed or any new ones should be identified.
- 8.13 The Council has received much support for retaining the existing policy and a number of new ones were suggested by Parish Councils and individuals. There were only two requests for existing ICFs to be removed.
- 8.14 The Council has assessed all the new suggestions for ICF ensuring that they meet the following criteria:
- Open views of wider countryside;
  - Open countryside separates two parts of the built up area;
  - Frontage and open countryside beyond should be kept open and free from development to protect the setting, character and appearance of the village.
- 8.15 The frontages that have met the test are included in Table 8.3.

### **Issue 14 – Important Countryside Frontages**

For the purposes of this consultation the suggested new frontages that have been assessed by the Council and found to meet the test required in the existing policy for Important Countryside Frontages are put forward in a list to seek the views of the local community.

These are shown on the Village Maps in Chapter 9.

**Question 14: Which of the proposed important countryside frontages do you support or object to and why?**

**Please provide any comments.**

**Table 8.3 Proposed Important Countryside Frontages**

<b>Option No.</b>	<b>Village</b>	<b>Site Location / Address</b>	<b>District Council's Assessment</b>
F1	Great Eversden	The elm hedge along the north side of Church street Great Eversden between the Hoops and the church.	<p>Church Street for part of its length between the Hoops and the Church is in open countryside – with views both to the south and north. The church is not within a village framework and therefore one of the criteria of protecting countryside between two parts of a village is not met by identifying an ICF along this length of road.</p> <p>Consideration could be given to protecting the character of the rural edge to the south of the village by identifying part of the south side of Church Street nearest to the Hoop within the village framework and from the cross roads along the eastern part of Wimpole Road up to property no 38. This frontage has open views of the countryside to the south of the village and towards the church.</p>
F2	Guilden Morden	Suggest the open views of the countryside that extend north-west from Dubbs Knoll Road, Guilden Morden (north of 33 Dubbs Knoll Road).	This frontage follows the road and clearly brings a rural character to this edge of the village. There are clear views of the open countryside beyond with long views from the village. This frontage and open countryside beyond should be kept open and free from development to protect the setting, character and appearance of this part of Guilden Morden. Fox Cottage is a listed building which looks out over this frontage and its setting would be adversely impacted if the open countryside beyond where to be developed.
F3	Guilden Morden	Area opposite 38-44 Dubbs Knoll Road (south of 33 Dubbs Knoll Road)	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.
F4	Hardwick	St Neots Road	In response to a proposed change in the village framework on the western edge of the village an additional ICF is proposed to protect land south of the road.

## Parish Council Proposals

- 8.16 A number of frontages were put forward by Parish Councils. None of the suggestions meet the tests for Important Countryside Frontages and therefore have not been included in Table 8.3 above.

### Issue 15: Parish Council Proposals for Important Countryside Frontages

More of the frontages proposed by Parish Councils met the tests for ICF. If Parish Councils wish to meet local aspirations by protecting these frontages, this would need to be done under another new designation if they are to be included in the Local Plan. They are included in this consultation to seek local views on the importance of these areas. If there is local support, we will work with the parish councils concerned to include appropriate community-led policies in the Local Plan.

These are shown on the Village Maps in Chapter 9.

### Question 15: Which of the Parish Council proposed important countryside frontage do you support or object to and why?

Please provide any comments.

**Table 8.4 Parish Council Proposals for Important Countryside Frontages**

Ref. No.	Village	Site Location / Address	District Council's Comment
PC22	Cambourne	Western and part of southern edge of Lower Cambourne	This frontage is extensive and follows village framework boundary of this part of Cambourne. It does not follow a roadway but goes along property boundaries that face or back onto countryside. For the most part it looks onto a bridleway so views are not to open countryside. This would not protect open views of the village as is intended by the creation of ICF. It would instead protect the views of the countryside available from those properties on this edge of Lower Cambourne. Neither does it separate two parts of the village.
PC23	Cambourne	Southern edge of Greater Cambourne	This frontage is extensive and follows the village framework boundary of Greater Cambourne. It does not follow a roadway but goes along property boundaries that face or back onto the open countryside. This would not protect open views of the village as is intended by the creation of ICF. It would instead protect the views of the open countryside

			available from those properties on this edge of Greater Cambourne. Neither does it separate two parts of the village.
PC24	Cambourne	Southern edge of Upper Cambourne	This frontage is extensive and follows the village framework boundary of Upper Cambourne. It does not follow a roadway but goes along the property boundaries that will be built that face or back onto the open countryside. This would not protect open views of the village as is intended by the creation of ICF. It would instead protect the views of the open countryside available from those properties on this edge of Upper Cambourne. Neither does it separate two parts of the village.
PC25	Gamlingay	Outlying hamlets Dennis Green, The Cinques, and the Heath (Note: the Parish Council has not provided any map)	Gamlingay has many outlying hamlets which are part of the local character and it has suggested that the ICF policy be used to protect this local character. However it would not be appropriate to designate many ICFs in order to protect this particular character since it is not the intention of this policy to prevent infilling of extensive areas such as is described in the representation. It is only frontages along a defined road or boundary that could be designated within this policy.
PC26	Great Shelford	Southern side of Granhams Road Hill	This frontage is located outside of Great Shelford and therefore having an ICF would not protect views out from the village. It is in open countryside so does not fulfil the criteria for ICF.
PC27	Over	Longstanton Road	This frontage is for most of its length alongside an employment site in Over with open countryside beyond. The employment site is behind a tall hedge and so the rural character of the village is not necessarily enhanced by its presence. An ICF along this stretch of road would not protect the rural character of this part of Over.
PC28	Over	New Road / Station Road	All of these frontages along Station Road and New Road are outside of the village beyond the edge of the rural/urban boundary. They are rural in character. Therefore having these lengths of road designated as ICF would not be in the spirit of the policy which is to protect views of countryside looking from within a village not looking from outside back towards the village.

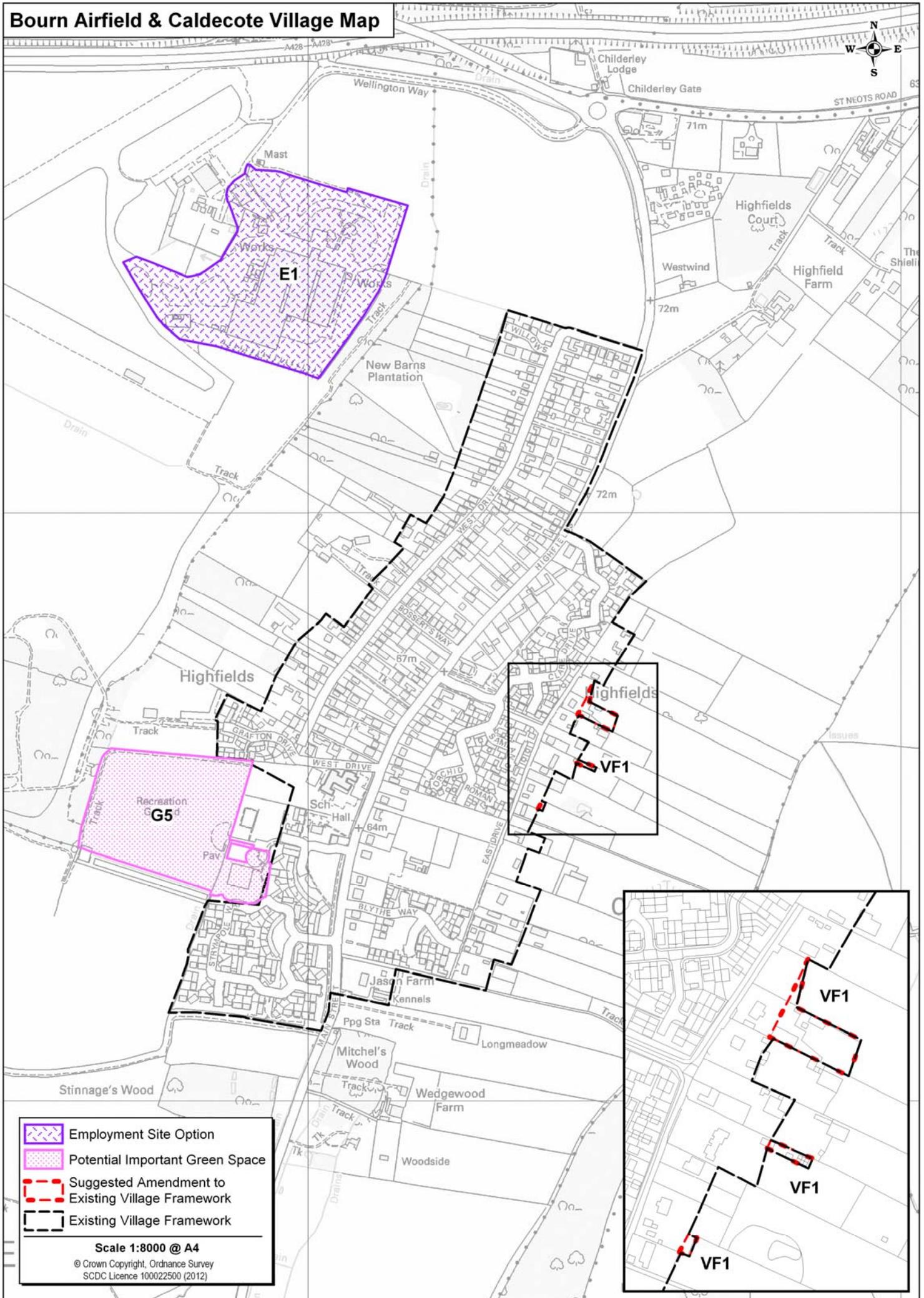
## Chapter 9: Maps of Options

### Contents

Bassingbourn Village Map  
Bourn Airfield & Caldecote Village Map  
Cambourne Village Map  
Chittering Map  
Comberton Village Map  
Cottenham Village Map  
Foxton Village Map  
Fulbourn Village Map  
Great and Little Abington Village Map  
Great Eversden Village Map  
Great Shelford Village Map  
Guilden Morden Village Map  
Hardwick Village Map  
Haslingfield Village Map  
Haslingfield Village Map (2)  
Histon and Impington Village Map  
Ickleton Village Map  
Litlington Village Map  
Little Gransden Village Map  
Melbourn Village Map  
Meldreth Village Map  
Milton Village Map  
Milton, Fen Road Map  
Over Village Map  
Papworth Everard Village Map  
Sawston and Pampisford Village Map  
Steeple Morden Village Map  
Toft Village Map  
Waterbeach Village Map  
Whaddon Village Map



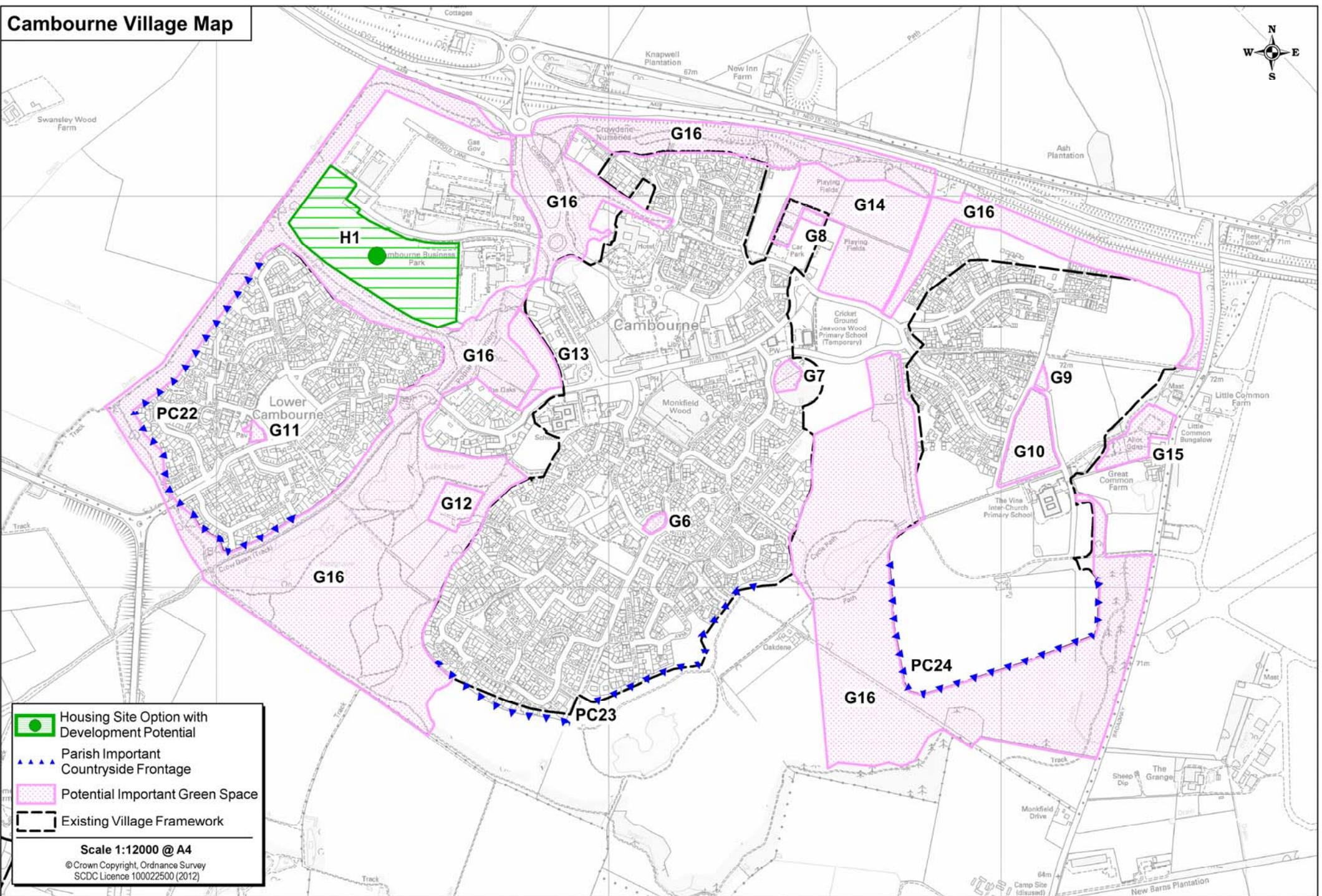
# Bourn Airfield & Caldecote Village Map



	Employment Site Option
	Potential Important Green Space
	Suggested Amendment to Existing Village Framework
	Existing Village Framework

Scale 1:8000 @ A4  
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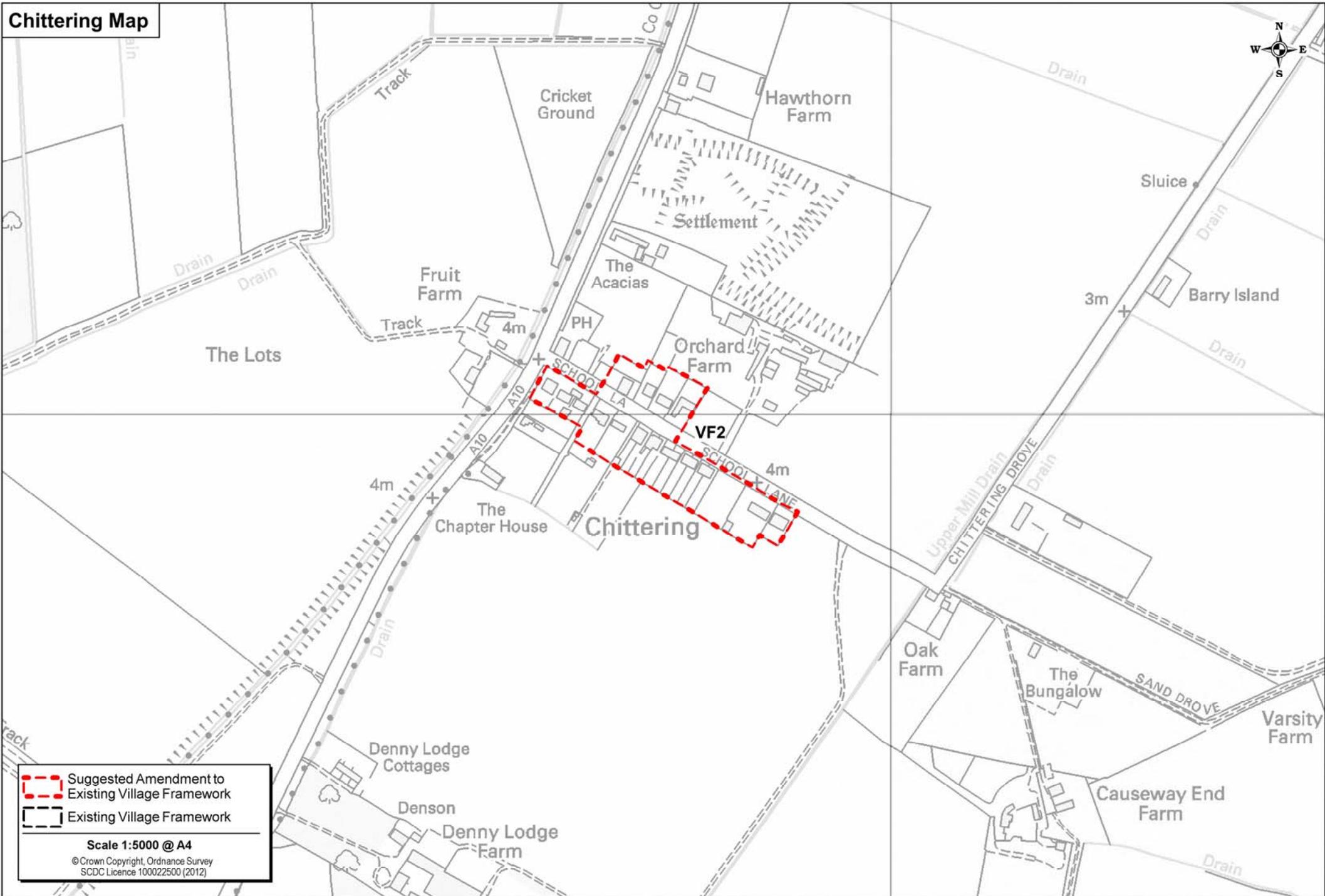
# Cambourne Village Map



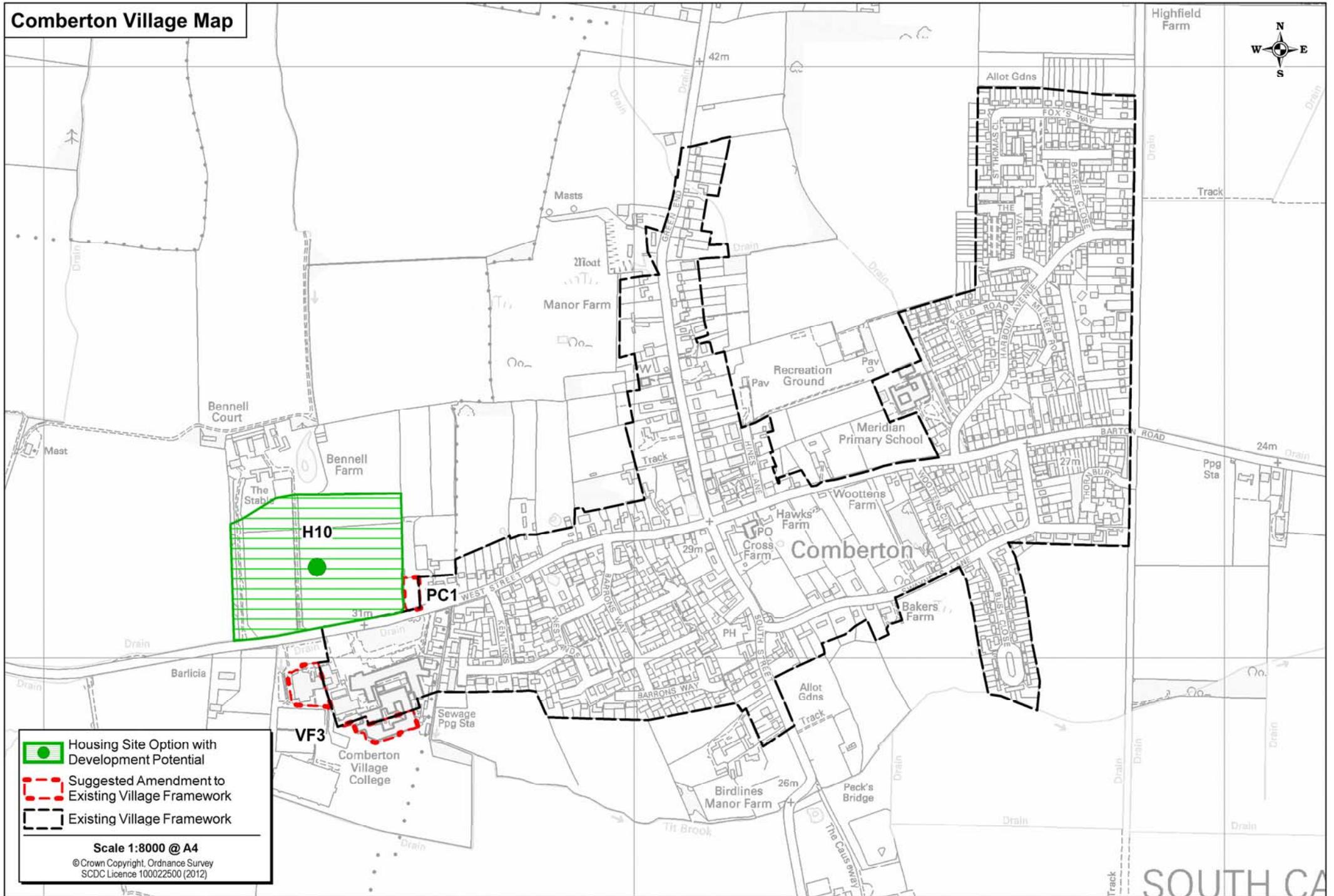
-  Housing Site Option with Development Potential
-  Parish Important Countryside Frontage
-  Potential Important Green Space
-  Existing Village Framework

**Scale 1:12000 @ A4**  
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# Chittering Map



# Comberton Village Map



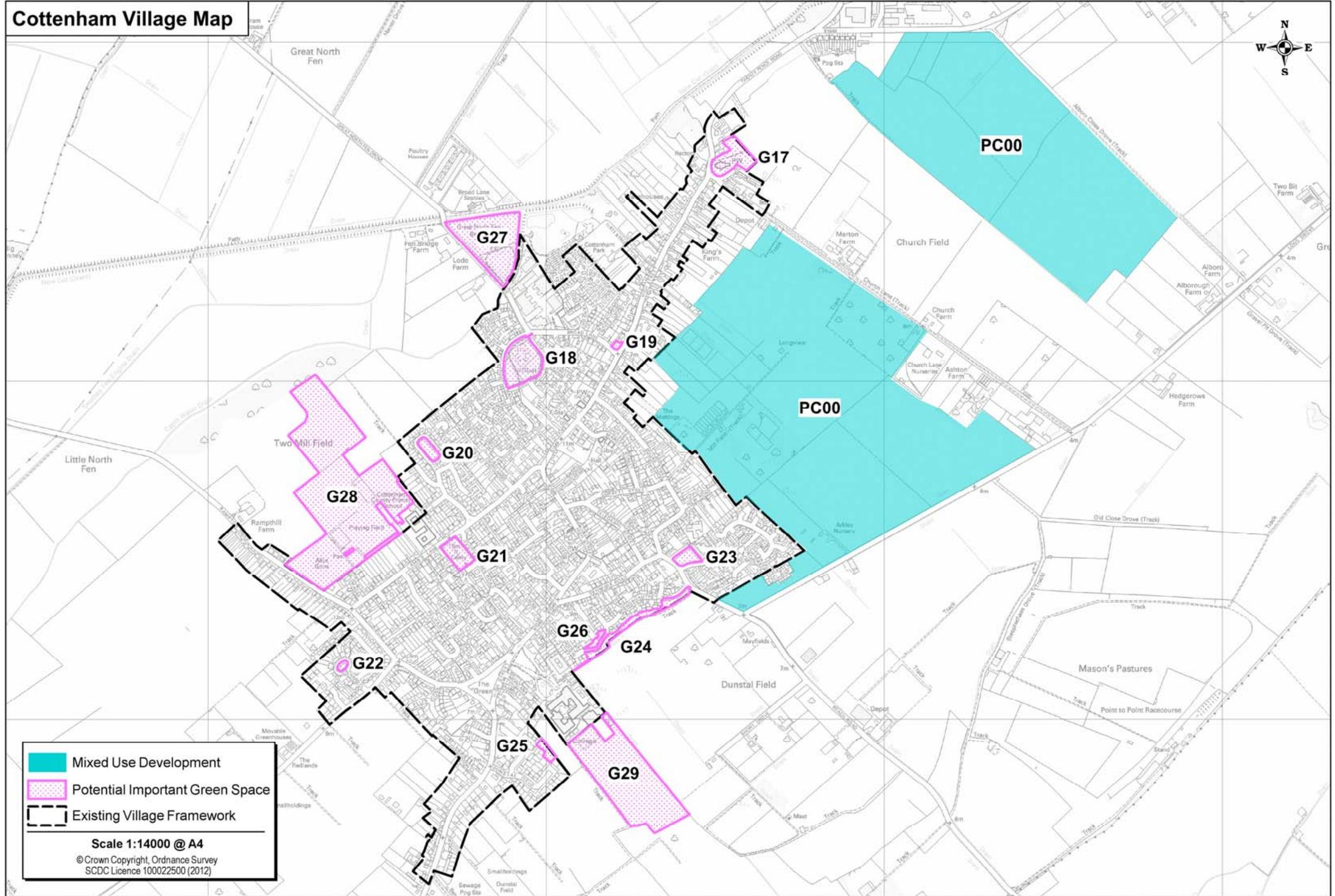
- Housing Site Option with Development Potential
- Suggested Amendment to Existing Village Framework
- Existing Village Framework

Scale 1:8000 @ A4

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SOUTH CA

# Cottenham Village Map



 Mixed Use Development

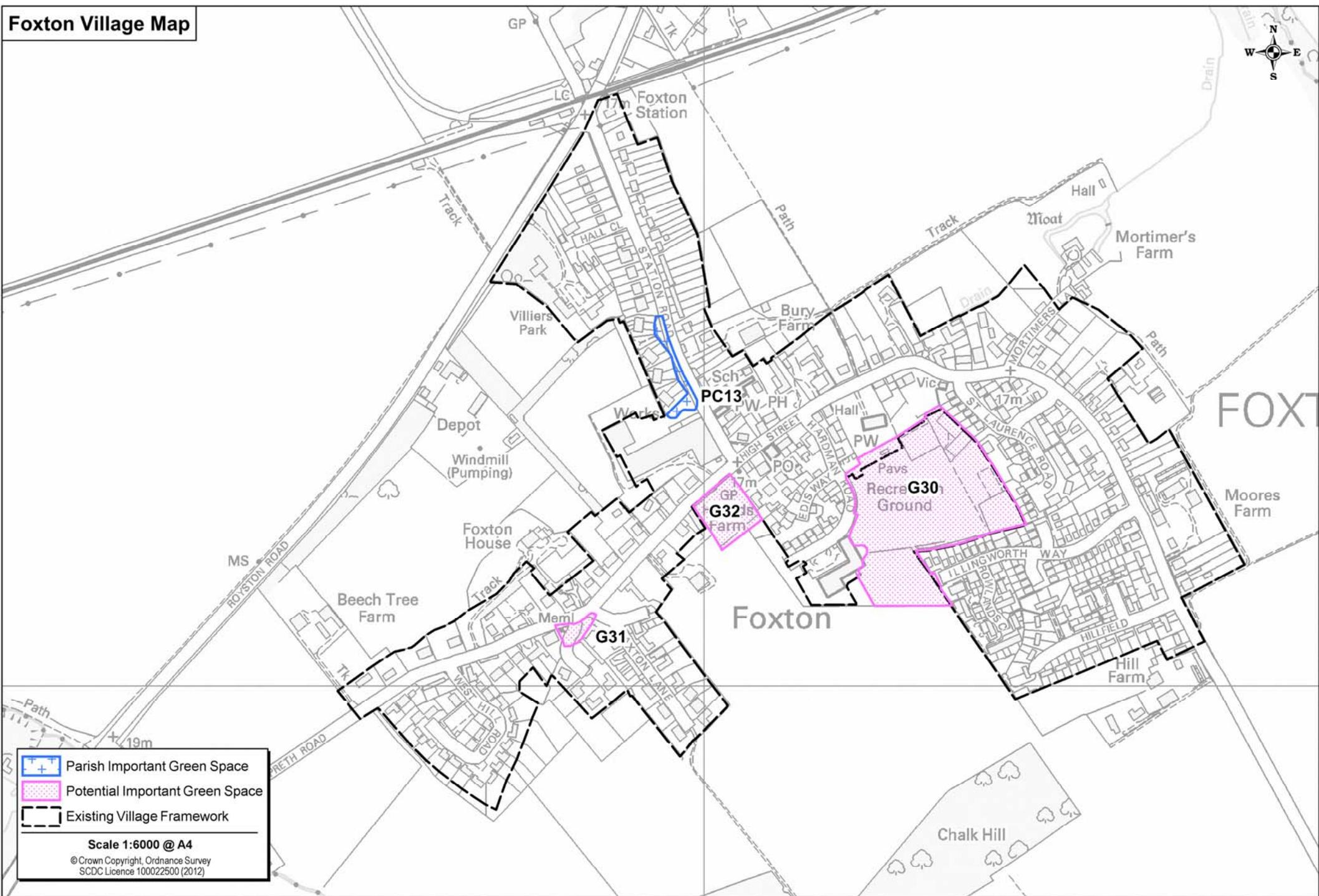
 Potential Important Green Space

 Existing Village Framework

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# Foxton Village Map

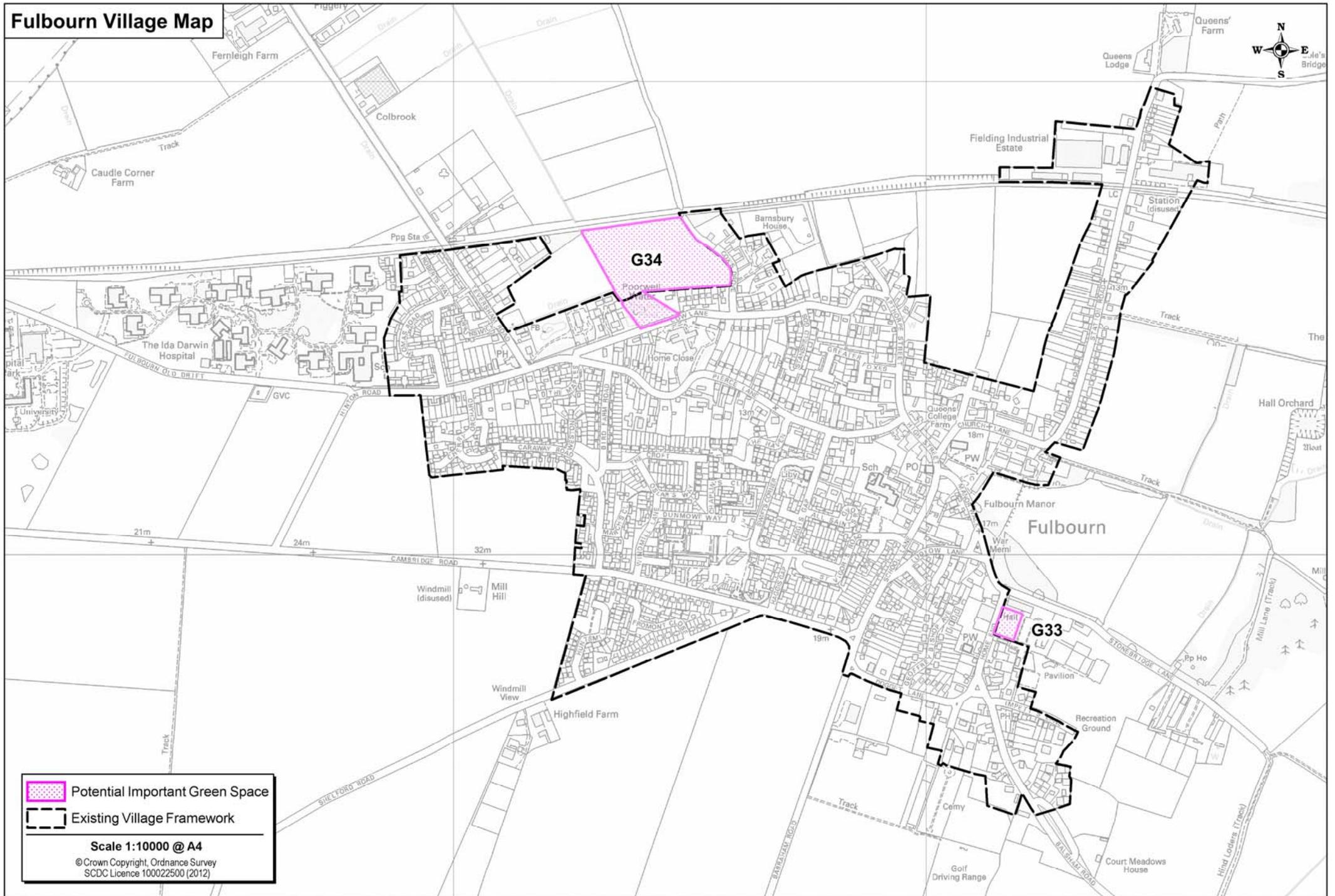


-  Parish Important Green Space
-  Potential Important Green Space
-  Existing Village Framework

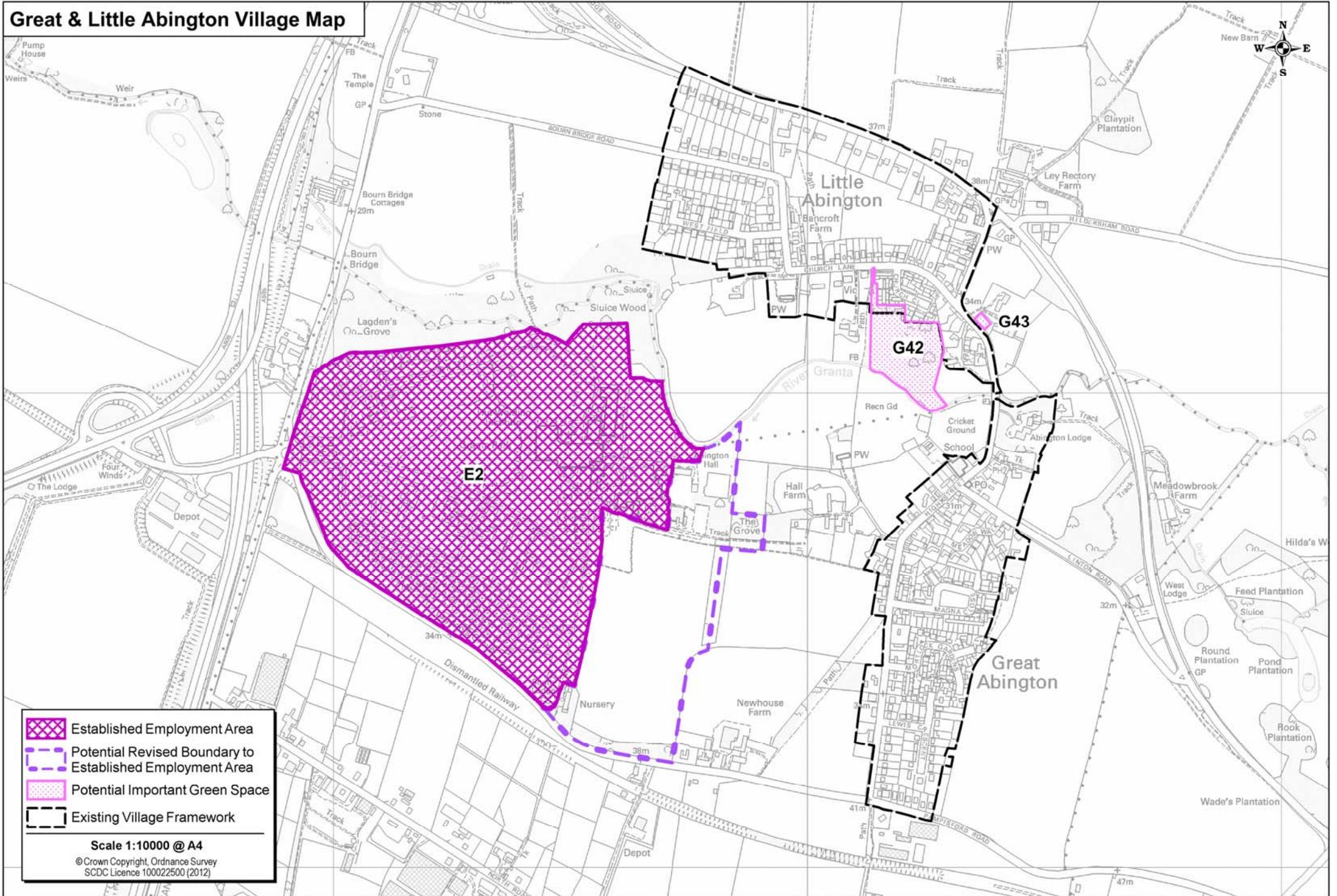
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# Fulbourn Village Map



# Great & Little Abington Village Map

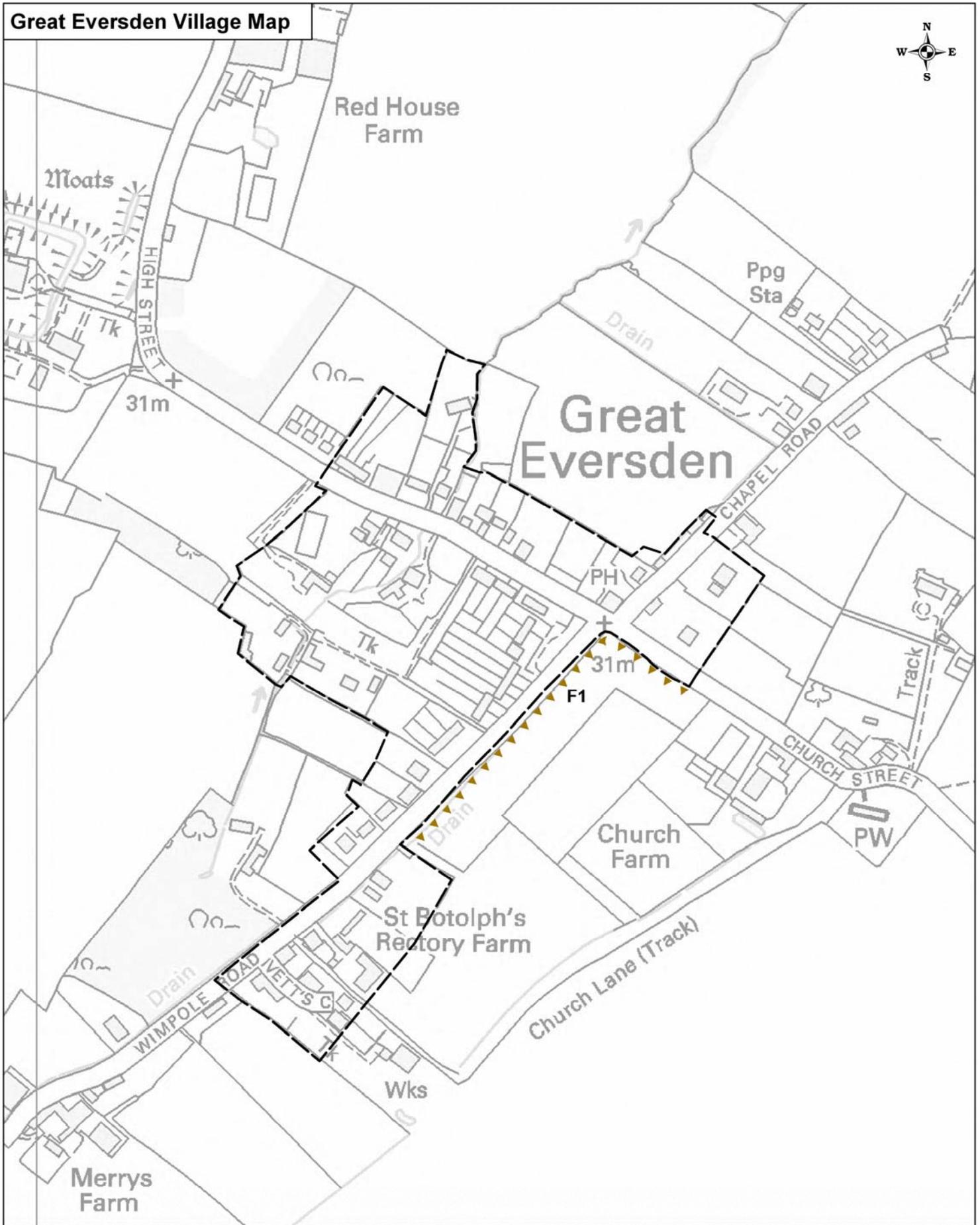


-  Established Employment Area
-  Potential Revised Boundary to Established Employment Area
-  Potential Important Green Space
-  Existing Village Framework

Scale 1:10000 @ A4

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# Great Eversden Village Map



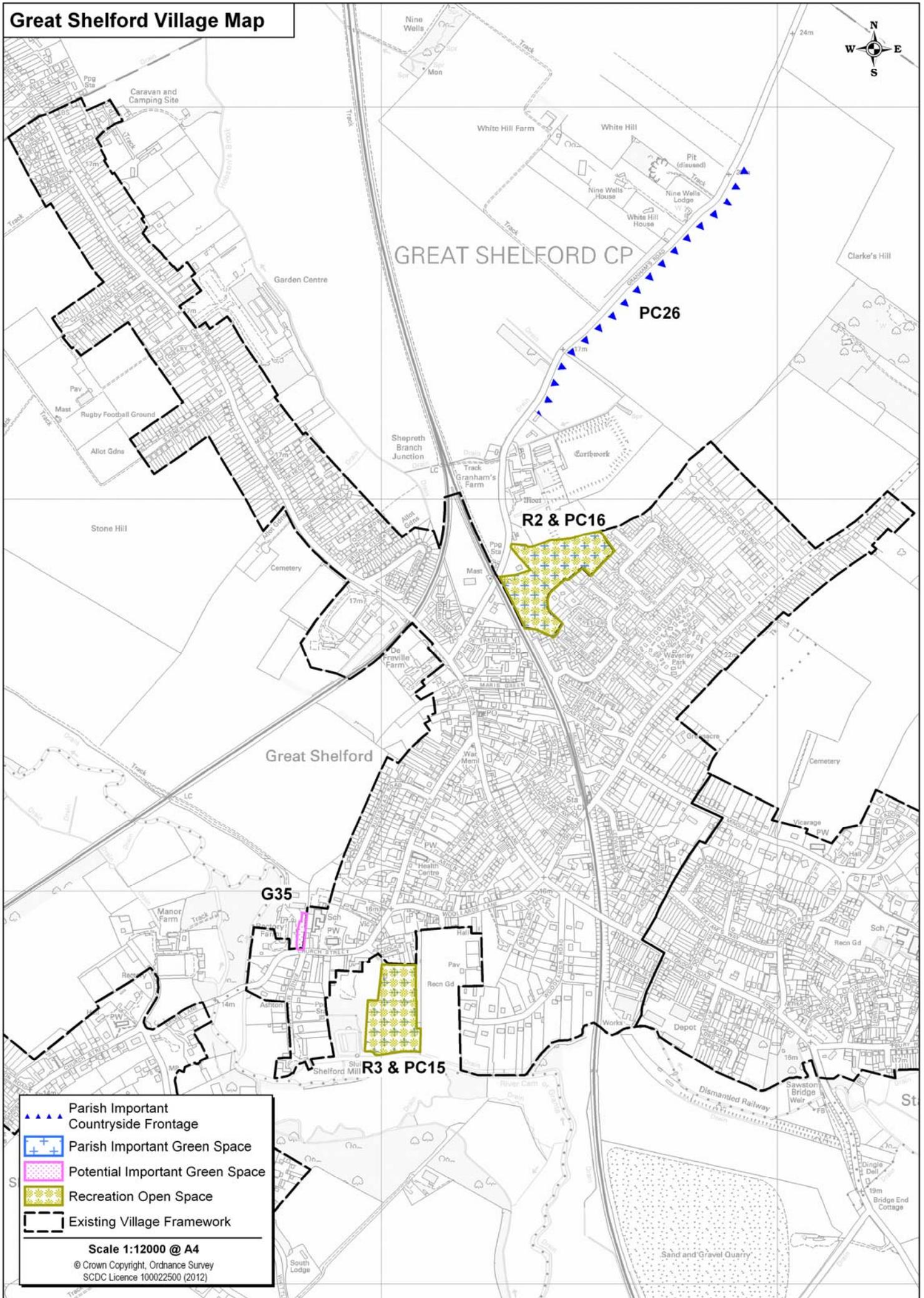
▲▲▲▲ Proposed Important  
Countryside Frontage

--- Existing Village Framework

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Sing  
Close

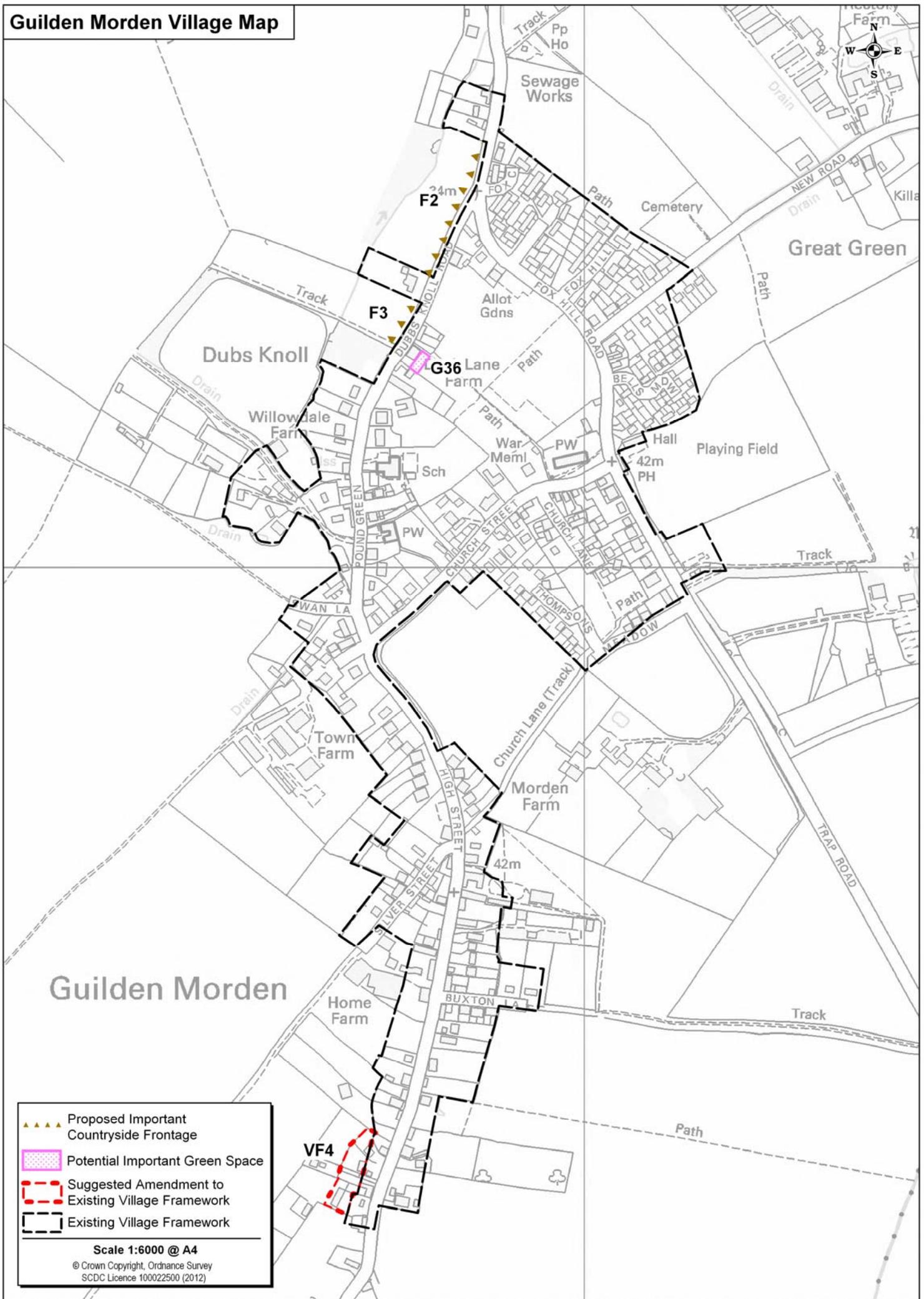
# Great Shelford Village Map



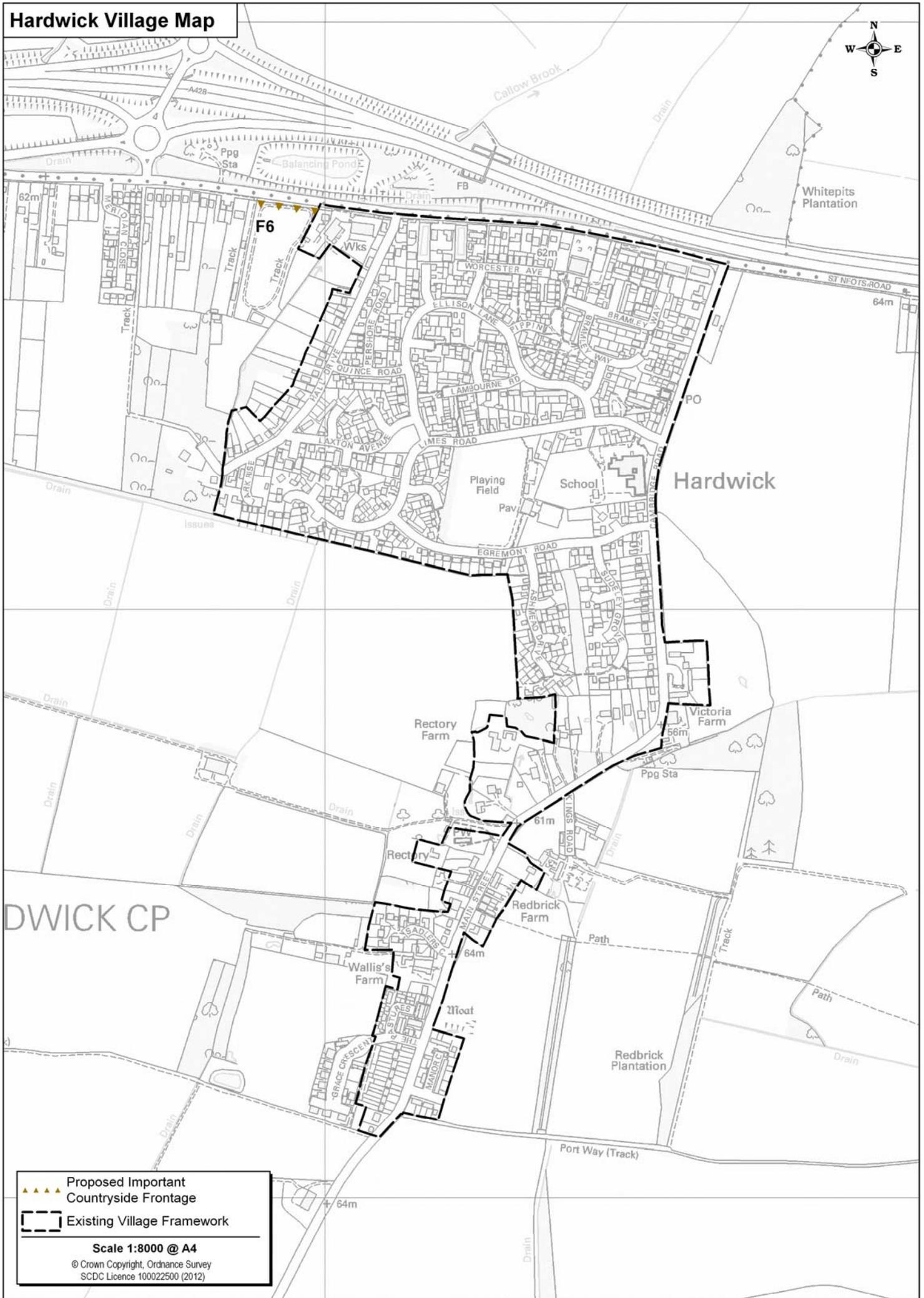
	Parish Important Countryside Frontage
	Parish Important Green Space
	Potential Important Green Space
	Recreation Open Space
	Existing Village Framework

Scale 1:12000 @ A4  
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# Guiden Morden Village Map



# Hardwick Village Map



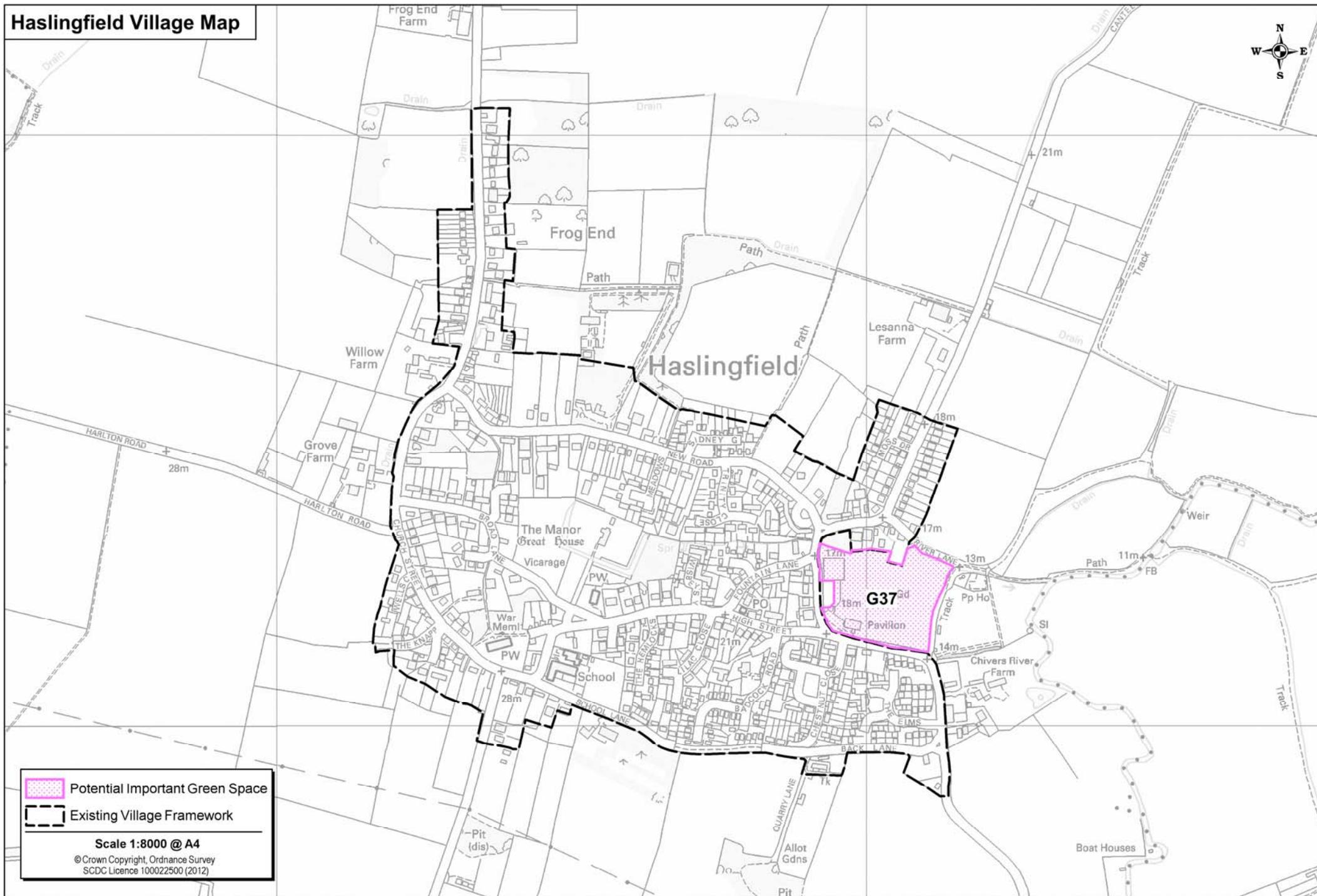
▲▲▲▲ Proposed Important Countryside Frontage

--- Existing Village Framework

Scale 1:8000 @ A4

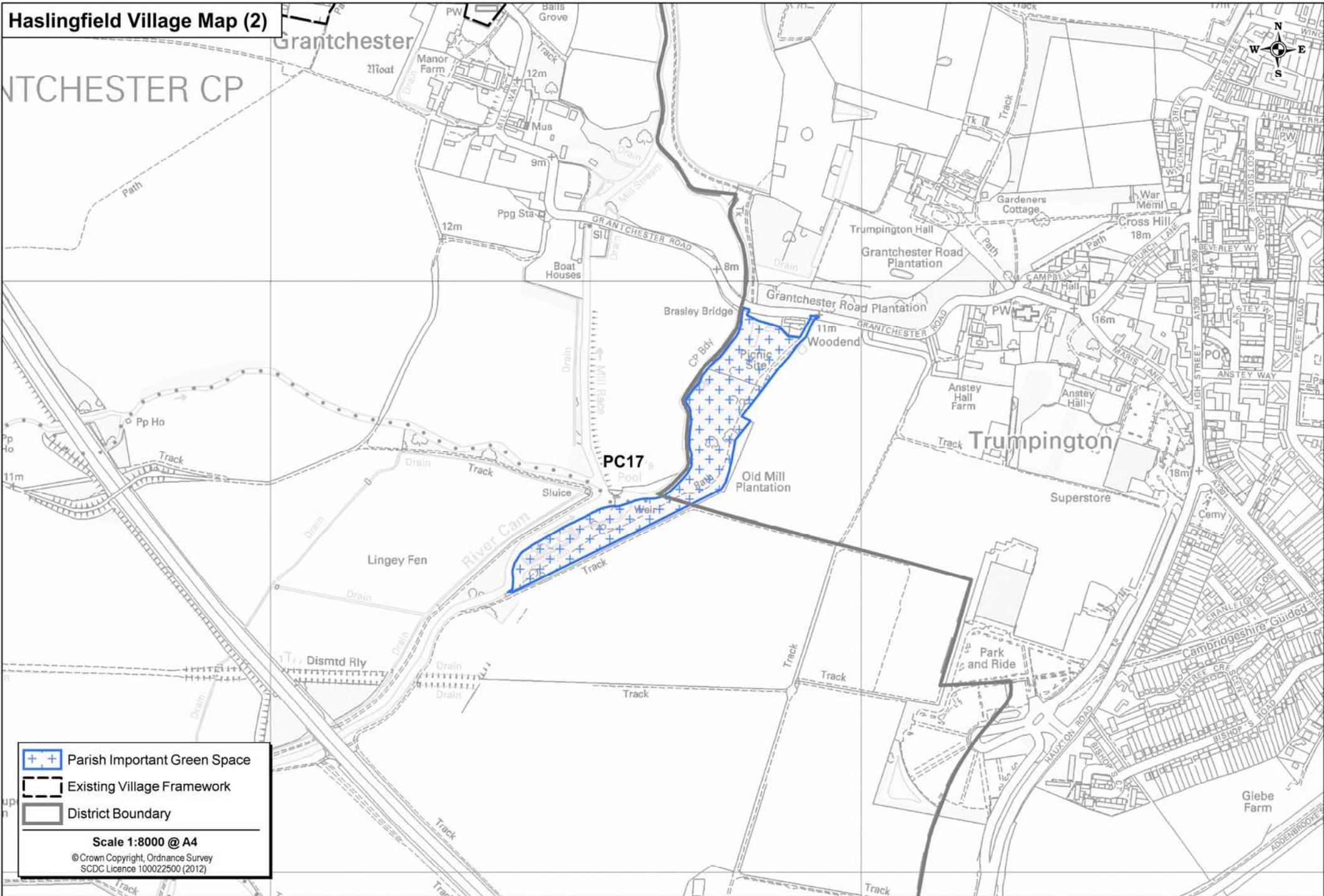
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# Haslingfield Village Map



# Haslingfield Village Map (2)

GRANTCHESTER CP

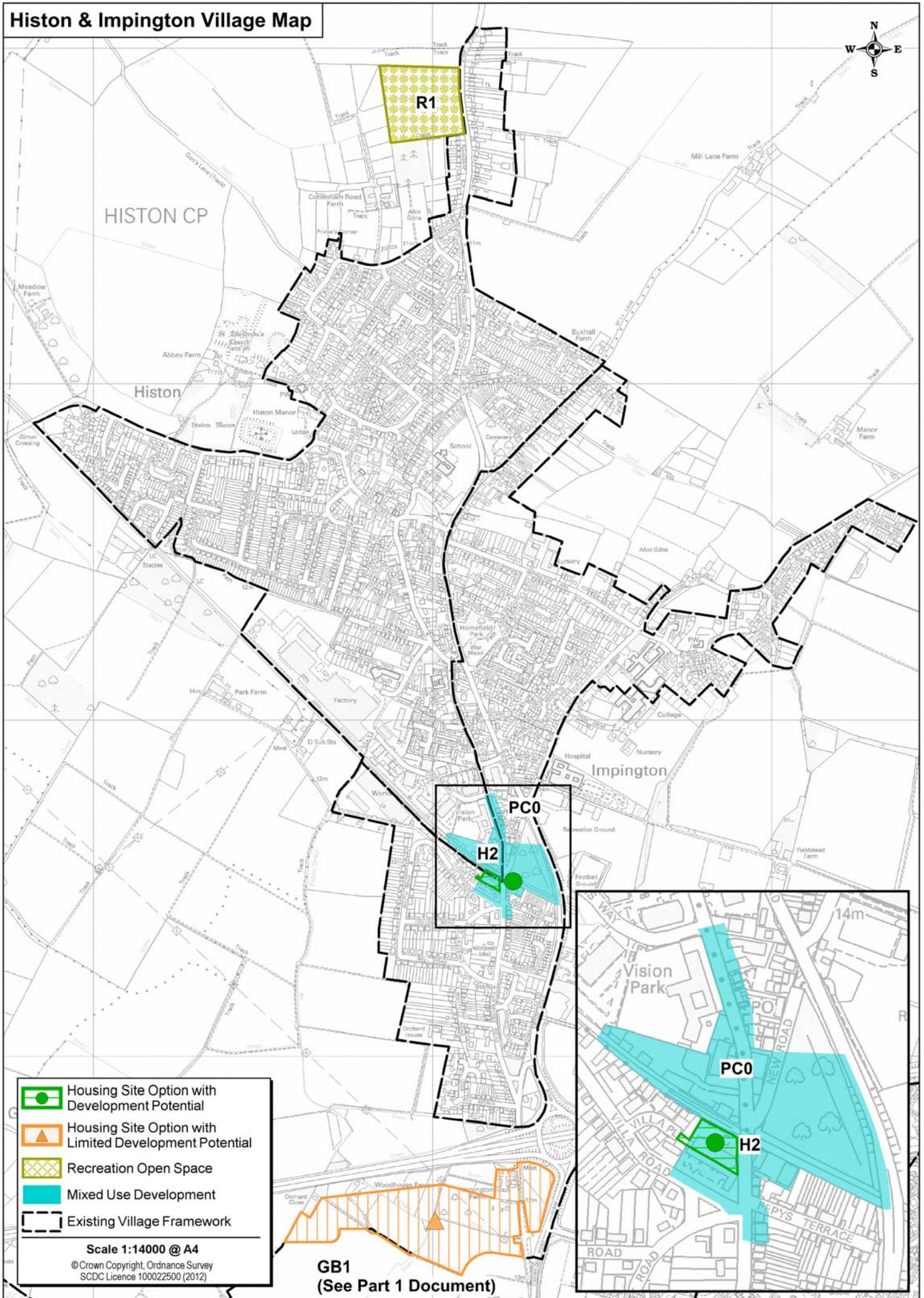


- Parish Important Green Space
- Existing Village Framework
- District Boundary

Scale 1:8000 @ A4

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# Histon & Impington Village Map

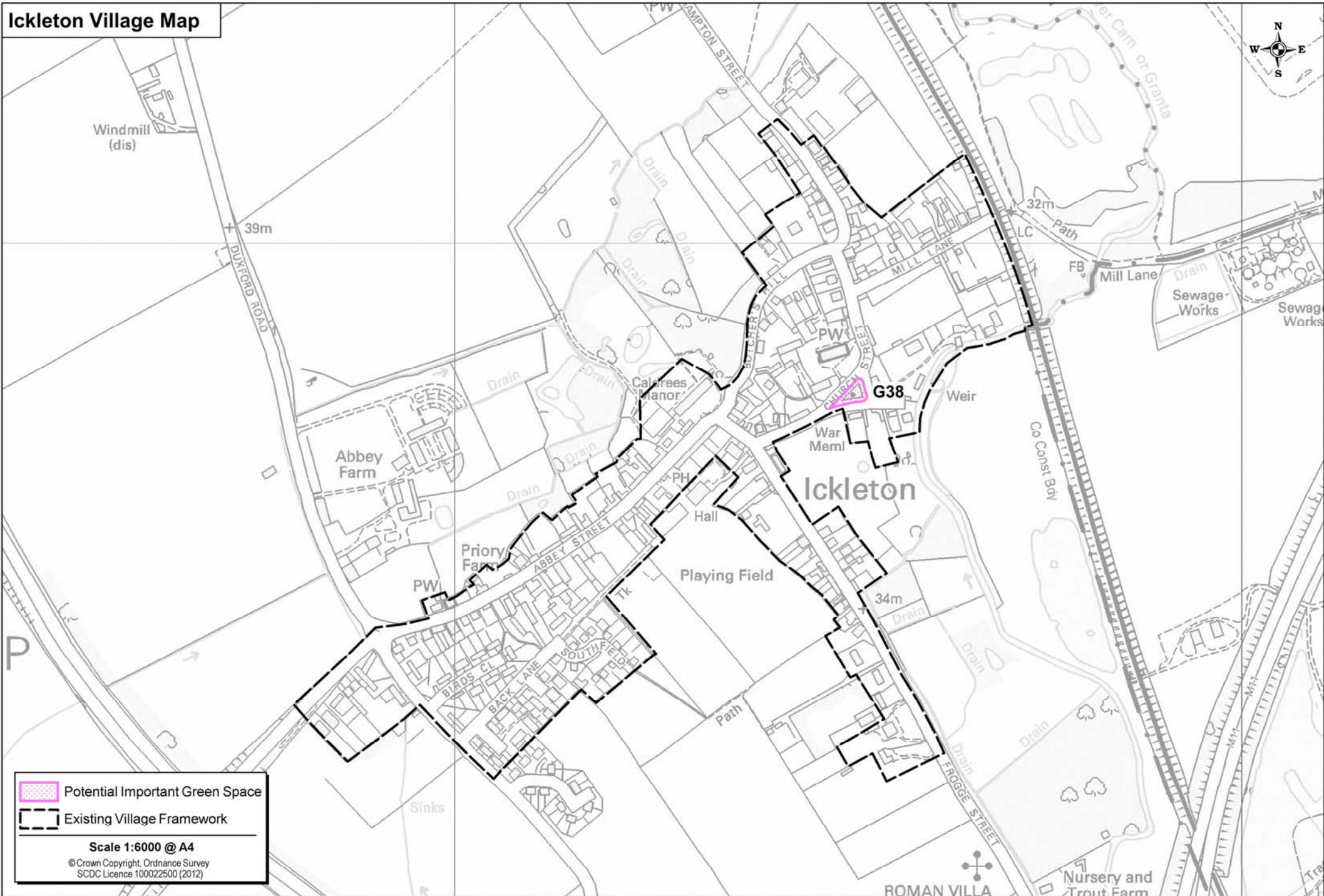


	Housing Site Option with Development Potential
	Housing Site Option with Limited Development Potential
	Recreation Open Space
	Mixed Use Development
	Existing Village Framework

Scale 1:14000 @ A4  
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**GB1**  
 (See Part 1 Document)

# Ickleton Village Map

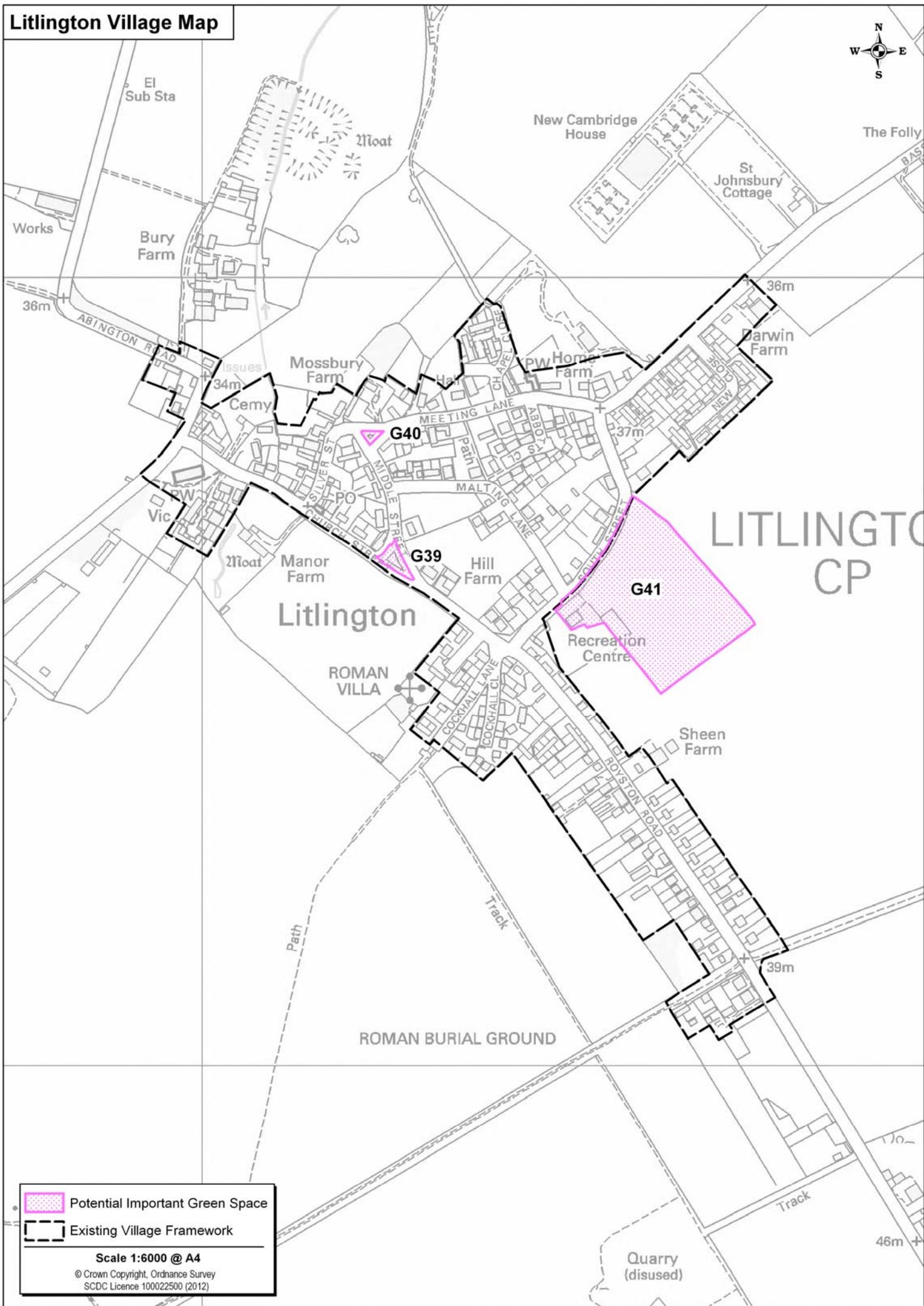


-  Potential Important Green Space
-  Existing Village Framework

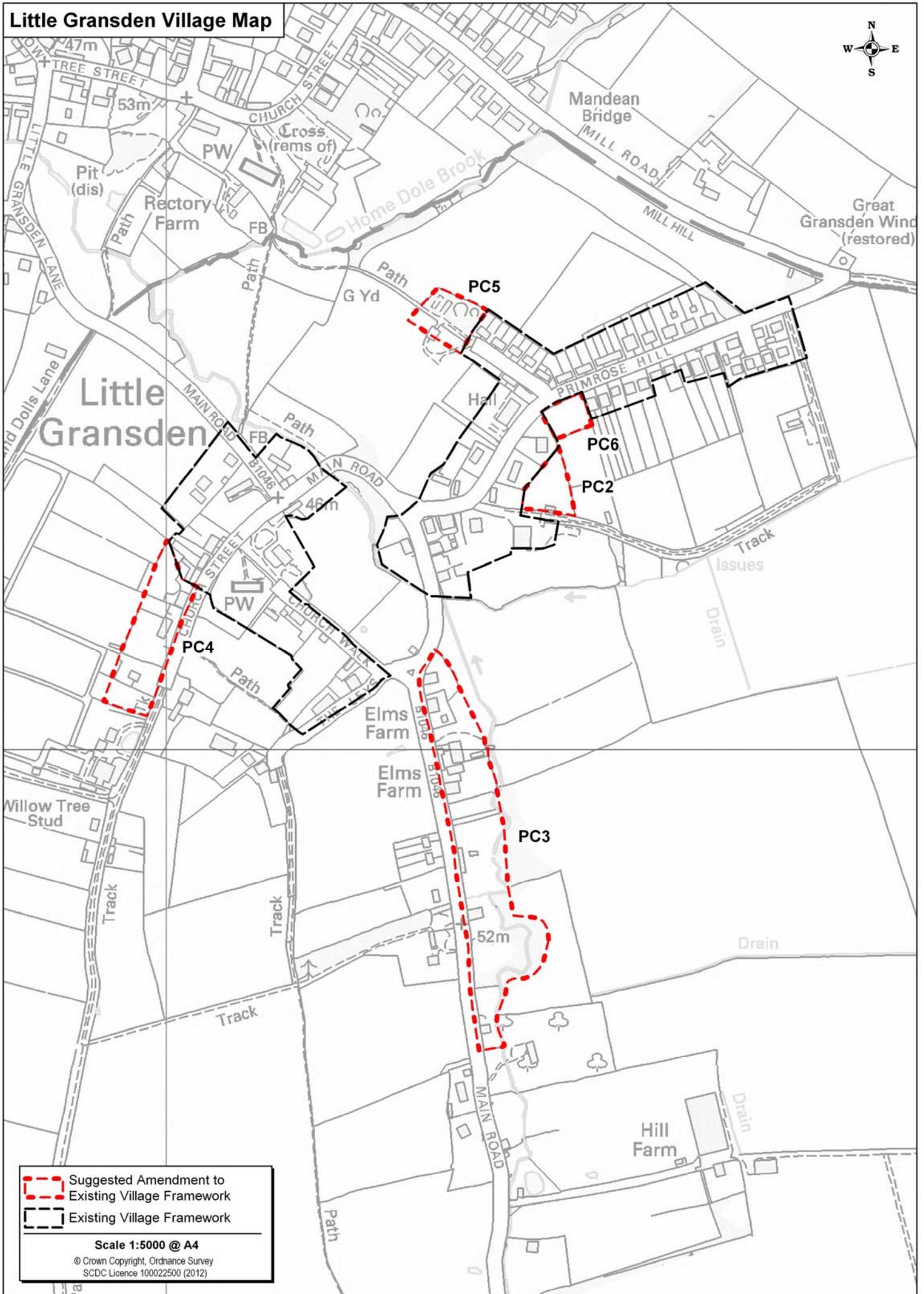
Scale 1:6000 @ A4

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# Litlington Village Map



# Little Gransden Village Map

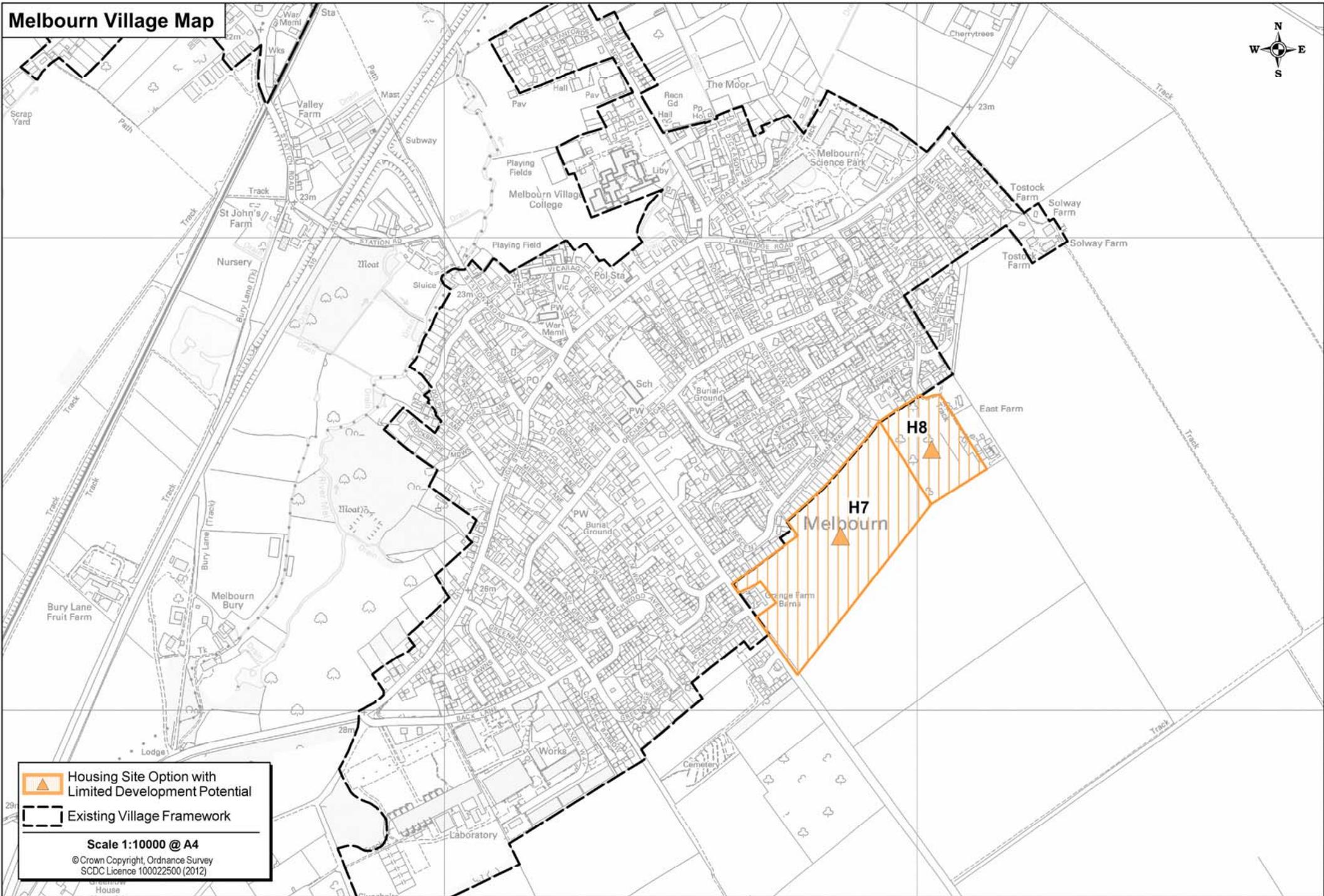


-  Suggested Amendment to Existing Village Framework
-  Existing Village Framework

Scale 1:5000 @ A4

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# Melbourn Village Map

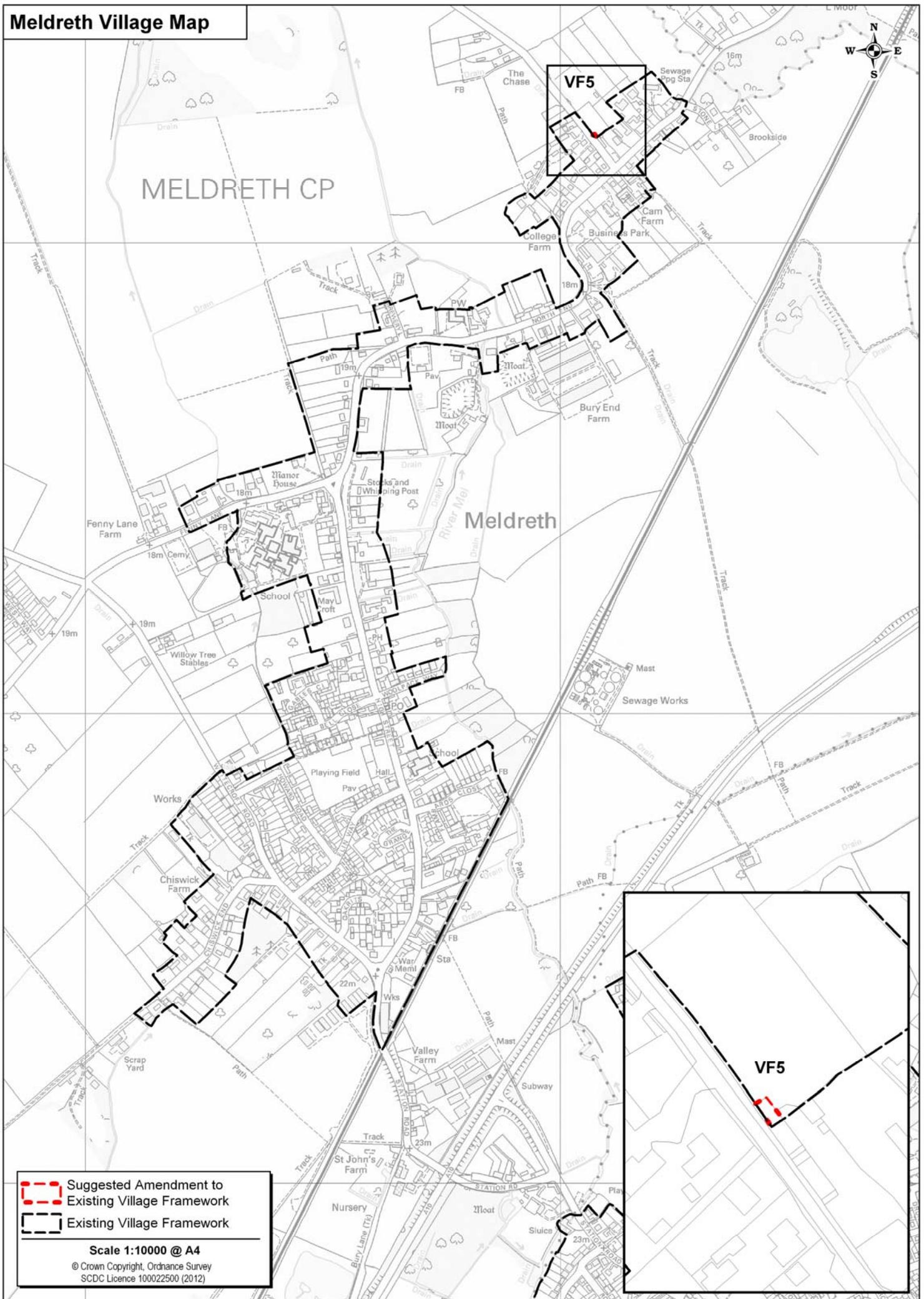


-  Housing Site Option with Limited Development Potential
-  Existing Village Framework

Scale 1:10000 @ A4

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# Meldreth Village Map



-  Suggested Amendment to Existing Village Framework
-  Existing Village Framework

Scale 1:10000 @ A4

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# Milton Village Map



# Milton Village Map

MILTON CP

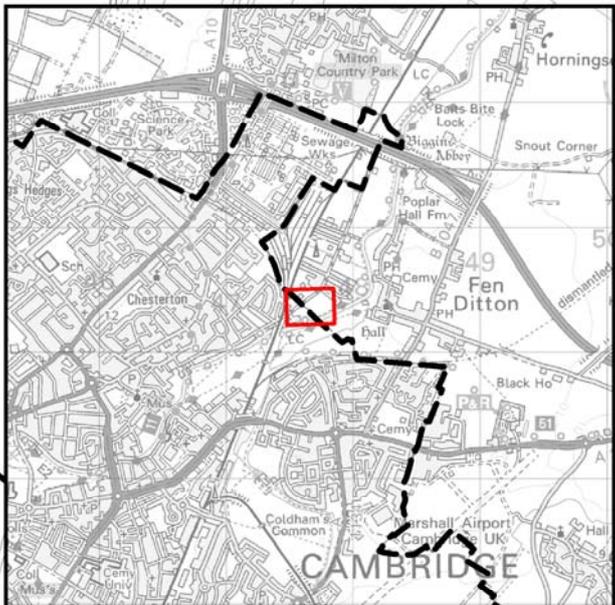
Milton

R4

PC18



# Milton, Fen Road Map



SOUTH CAMBRIDGESHIRE

Fen Road

CF1

CAMBRIDGE CITY

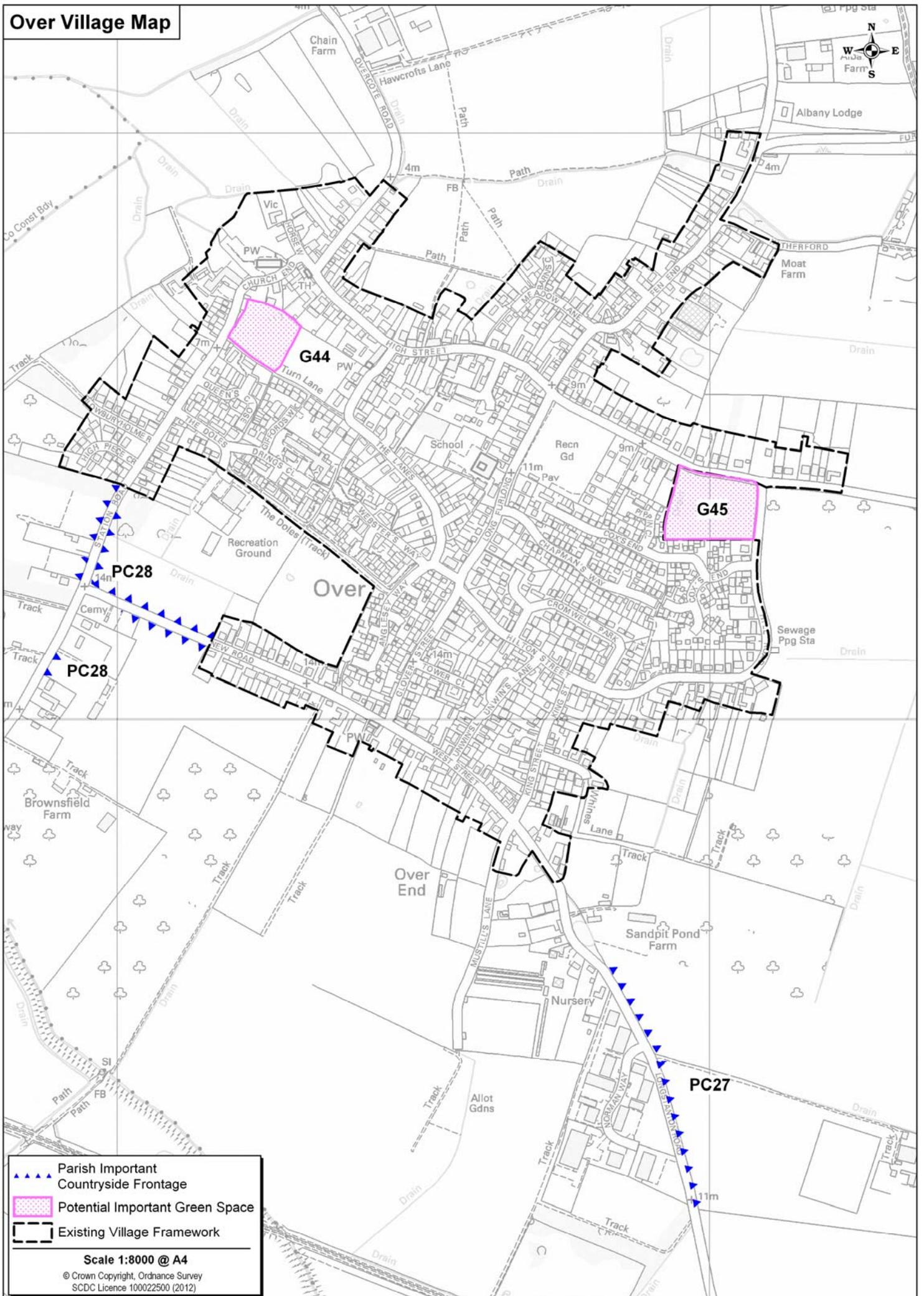
 Residential Moorings on the River Cam

 District Boundary

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Scale 1:2000 @ A4  
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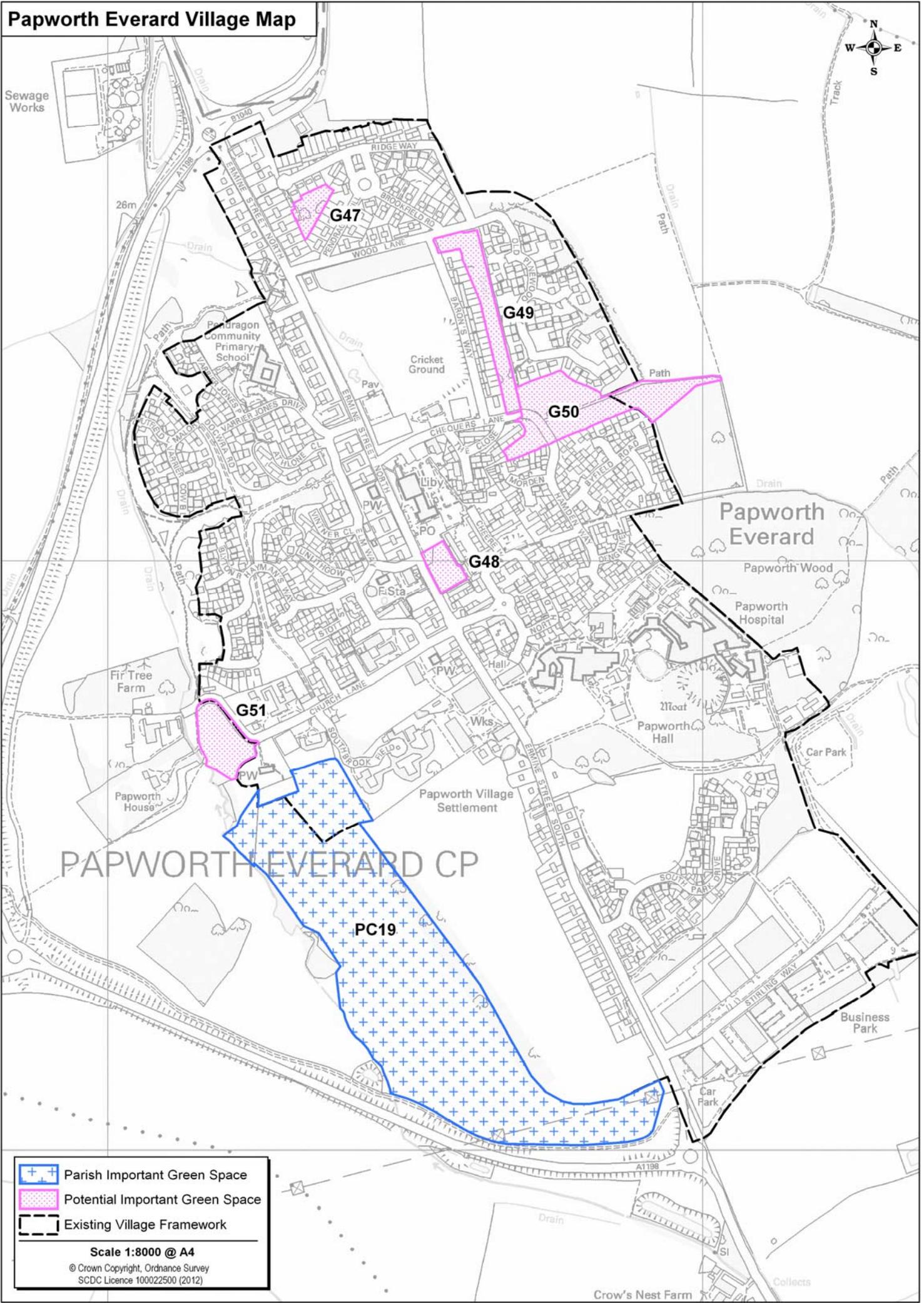
# Over Village Map



▲▲▲ Parish Important Countryside Frontage  
 Potential Important Green Space  
 Existing Village Framework

**Scale 1:8000 @ A4**  
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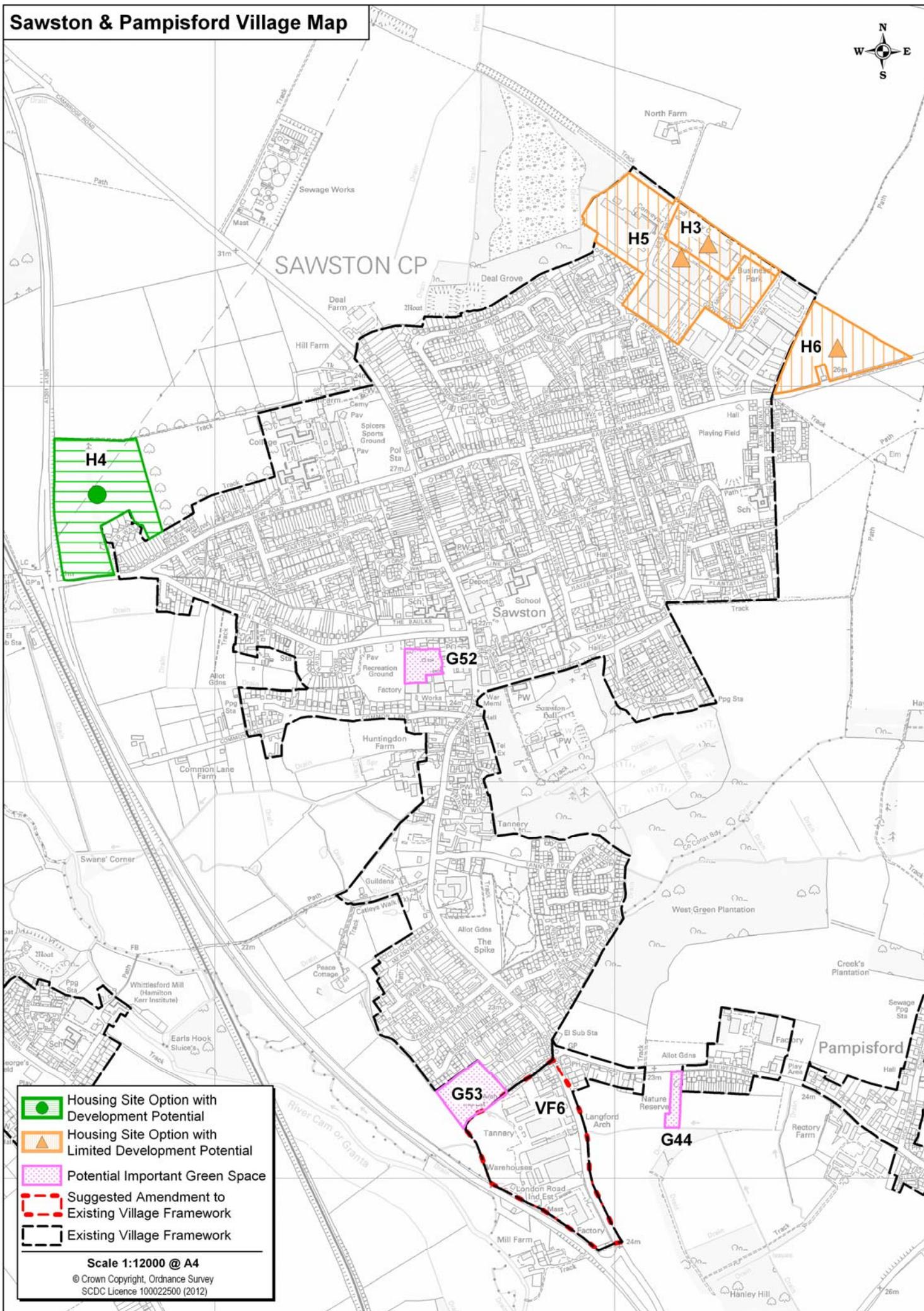
# Papworth Everard Village Map



	Parish Important Green Space
	Potential Important Green Space
	Existing Village Framework

**Scale 1:8000 @ A4**  
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# Sawston & Pampisford Village Map

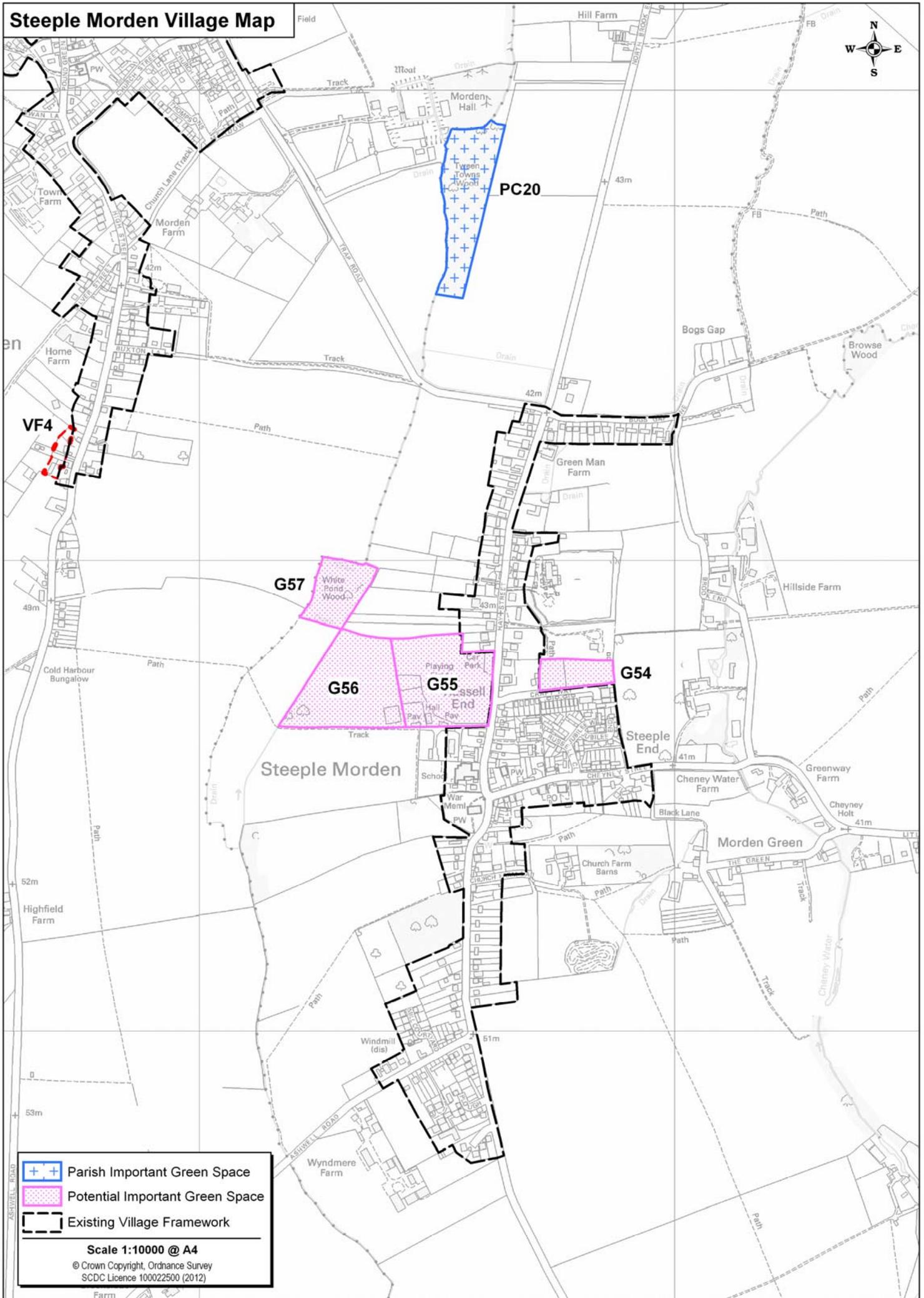


- Housing Site Option with Development Potential
- Housing Site Option with Limited Development Potential
- Potential Important Green Space
- Suggested Amendment to Existing Village Framework
- Existing Village Framework

Scale 1:12000 @ A4

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# Steeple Morden Village Map



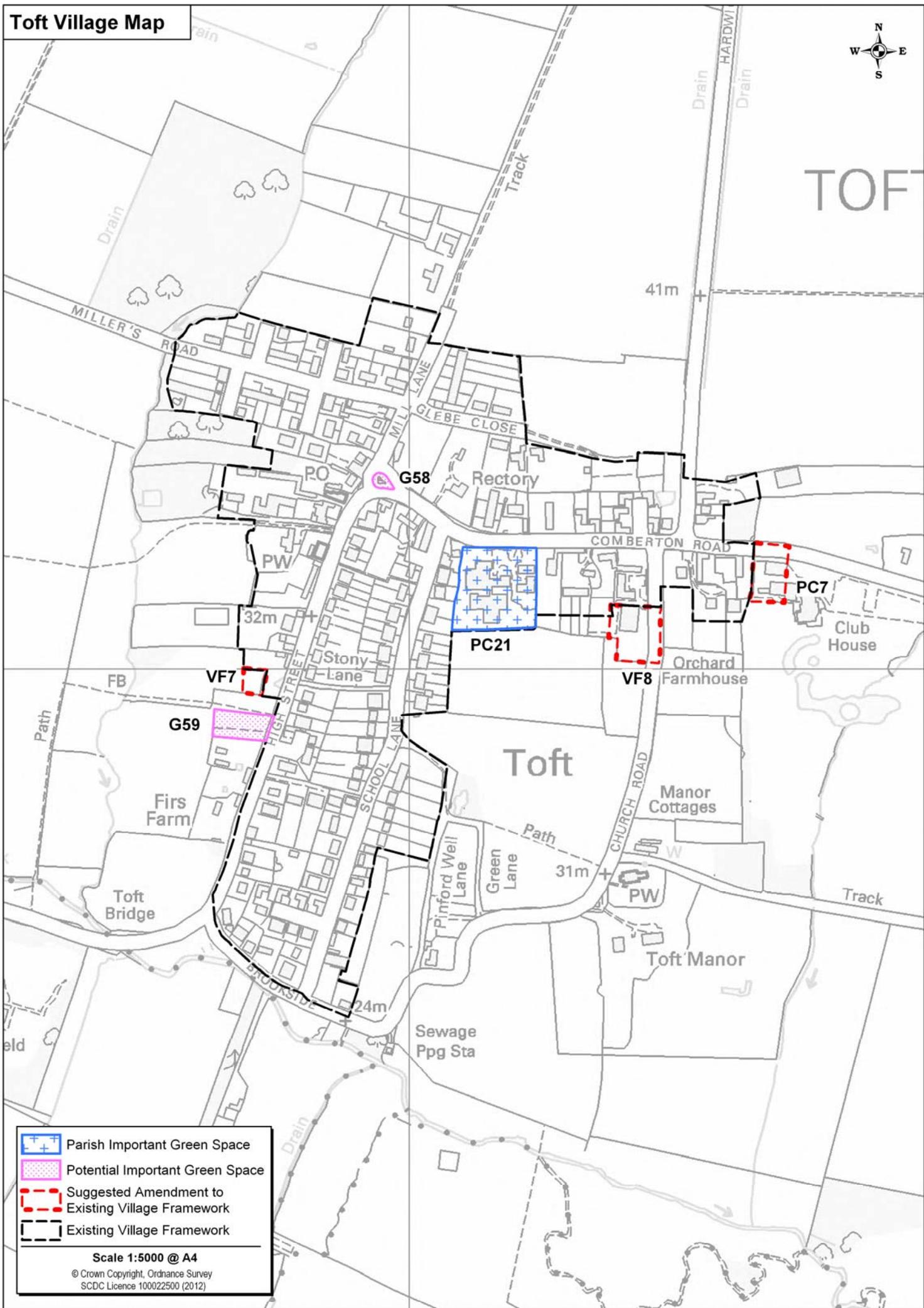
	Parish Important Green Space
	Potential Important Green Space
	Existing Village Framework

Scale 1:10000 @ A4  
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**Toft Village Map**



TOFT

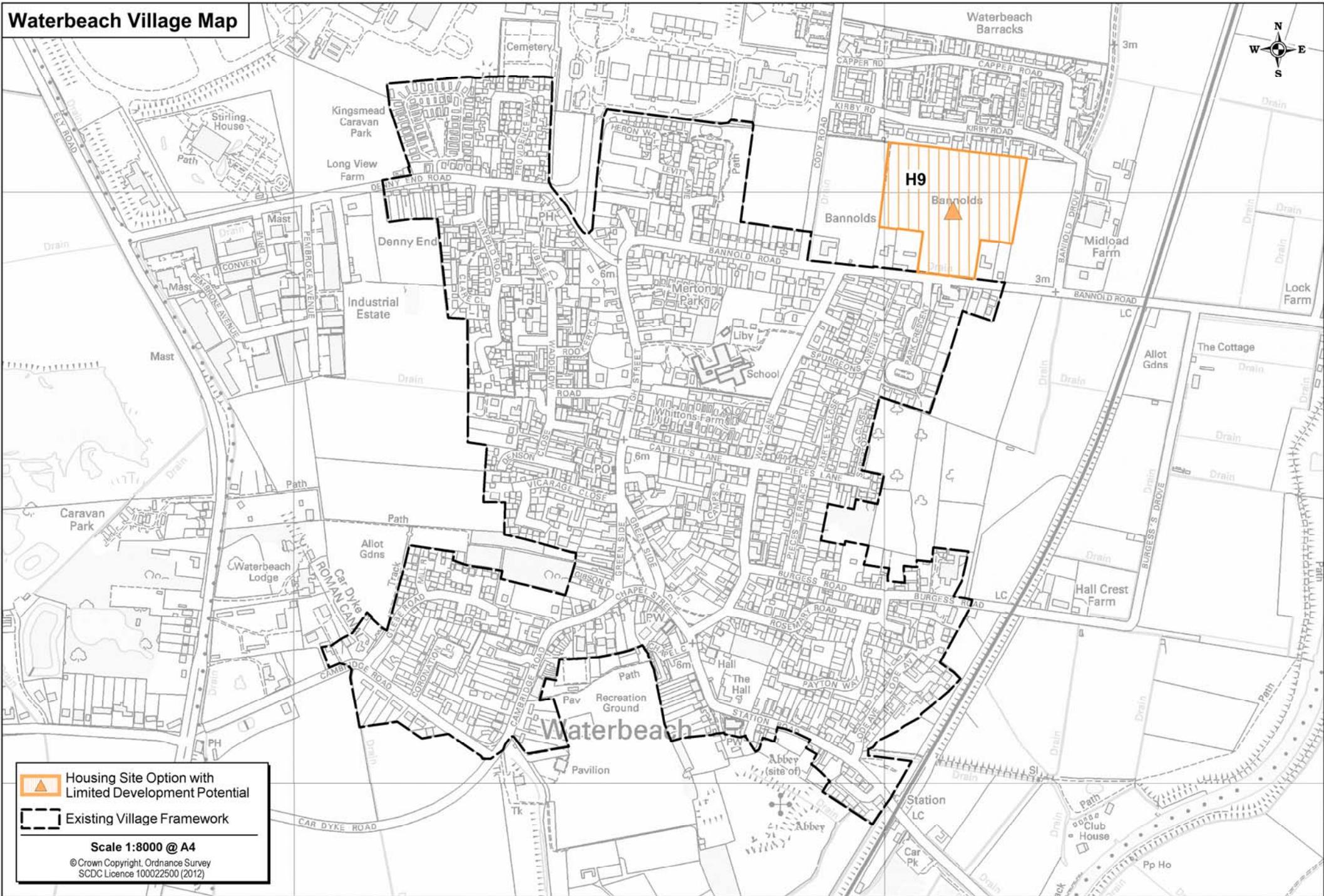


-  Parish Important Green Space
-  Potential Important Green Space
-  Suggested Amendment to Existing Village Framework
-  Existing Village Framework

Scale 1:5000 @ A4

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# Waterbeach Village Map



# Whaddon Village Map



 Suggested Amendment to Existing Village Framework

 Existing Village Framework

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## **Appendix 1: Proposal by Histon and Impington Parish Council**

### **Station: a mixed use development in Histon and Impington**

The following is a proposal to proactively design a special area in the Histon and Impington settlement. The area is adjacent to and surrounds the former railway station, now the Histon and Impington stop on the Cambridge Guided Busway (the Busway). The proposal is to use this key area to make significant use of the Busway in order to encourage sensitive development of this area and to stimulate commercial activity and to encourage local employment which has recently declined.

We call the area for this proposal 'Station'. It is ready for re-development. The wrong type of development will remove the opportunity to underpin the sustainability of the settlement and its rural centre status.

Station is the Histon station area including the Bishop's site, the station building and the Clark Brothers' yard to the west of Station Road and the businesses to its west on both sides of the Guided Busway. It extends northwards along Station Road to include the former EEDA building, eastwards to the boundary of the B1049 to include the businesses behind the Station Stores, the Railway Vue pub and the recently restored Crossing Keeper's Hut and southwards to include the Bishop's site. This is shown on the accompanying map.

Station is the area first seen by persons getting off the guided bus in the settlement and will be a gateway to the combined villages of Histon and Impington. Centred on the Busway stop it will be a destination of choice for bus users and will be a popular interchange for cyclists and bus users. By enhancing one of the intermediate stops on the Busway as a destination (apart from those using the guided bus to commute to employment on the Vision Park) it will enable higher utilisation of the Busway and increase the return on its investment.

Station should be a mixed development of housing, private and public sector space and community amenities. Our vision is that this area will have the following characteristics:

- a vibrant 'gateway' to the community;
- businesses offering goods and services to customers: each business gaining by the footfall for others and in turn attracting its own footfall to benefit the other businesses;
- several businesses will provide catering opportunities from simple cafes and takeaways to more sophisticated restaurants and wine bars;
- businesses should be active at least from eight (morning) to eight (evening) for many days with restaurants open until later;
- not only be a gateway but a destination for some requiring the specialist goods and services (eg craft, organic foods, specialist advice);
- architecturally attractive, retaining the old Victorian buildings in a contemporary context; and
- an open space with street art, the opportunity for community activities and for businesses to extend their operations when weather permits.

Businesses which are based at Station will benefit from a substantial catchment of local residents and from the many businesses on Vision Park and along Station Road.

The Histon and Impington Parish Council, with support from many residents and businesses, believes that Station provides a special opportunity to make a significant

improvement to a rural centre in order to maintain that status and at the same time enhance the its sustainability.

The opportunity in this area for new housing will be limited but will be attractive because of its proximity to the Busway and the convenience other local facilities. It will typically be chosen by residents who choose to live sustainable lifestyles with minimal car usage. The opening of the Chesterton Sidings station with Busway access will increase this attractiveness. The Council notes that considerable new housing has been recently brought forward already within walking distance of the Busway stop.

Private sector space will provide both employment and leisure opportunities. There will be opportunities for craft workshops, professional services and restaurants. It is imagined that there might also be a local government services 'hub' and/or that the County Council might base its new archives centre there. The employment opportunities should be more sustainable if there are sufficient to aid the mutual attractiveness of the area. The Council would hope to see live/work premises included in the scheme, both to provide such an opportunity which is sorely lacking in the village but also to encourage the vibrancy of the area outside normal business hours.

As a result, these facilities will be a specialist and notable development, unmatched in the area; they will attract visitors and encourage inward travel. This will significantly assist the use of the Busway to an intermediate destination out of peak times (and indeed some contra flow at peak commuting times).

Some open space (perhaps the area called 'the Clark Space') should be reserved as a community amenity which will host a regular market and be a focus for evening entertainment and other events. Already the environs of the rebuilt Crossing Keeper's Hut (a very small building located at the south east corner of the Coppice woodland) has been used for community events and demonstrated the need.

Station will add to but be a part of Histon and Impington. It will complement facilities offered elsewhere in the community and it will be easily accessible by local residents. And this will provide the initial users whilst the marketing of the new facilities to a wider catchment is undertaken. The community has good communication mechanisms alerting residents to new developments.

It will be an exemplar of high quality 21st century design of an inclusive space. It will be based on the highest standards of sustainability (with local and bus service access) and will be a visually striking testament to local ambitions.

Specific policies to include:

- sites (marked with an 'x' on the plan) to be designated as suitable for development as mixed use (commercial and retail, with some aligned residential use);
- restrictions on the development for purposes other than those envisioned in the vision for sites marked 'y' (The station building and the Railway Vue public house) and in particular the former station building to be retained in its current form and to be used only for purposes consistent with the development of this important area;
- retention of the wall with the Chivers Clock on any development of the former EEDA building;
- inclusion of a significant open space bounded by mixed use (housing and commercial) buildings (the above mentioned Clark Space);
- high quality urban design enabling Victorian and latest 2012 architecture to co-

- exist in harmony and latest available sustainable technologies; and
- current green space will be preserved

We recommend that the above becomes a part of South Cambridgeshire District Council's development plan so that development in this area can be guided to the longer term advantage both of those who invest in and the wider community of Histon and Impington.

Histon and Impington Parish Council will welcome early approaches from developers wishing to engage in the above development so that appropriate schemes can be developed before plans are submitted.

