

Statement of Consultation for the South Cambridgeshire Local Plan

1 INTRODUCTION

1.1 This document sets out how South Cambridgeshire District Council has undertaken consultation in preparing its 'Proposed Submission' Local Plan. It provides an overview on the following:

- who was invited to make representations,
- how they were invited to do so,
- a summary of the main issues raised by the representations, and
- how these have been addressed in the Local Plan.

1.2 This consultation statement complies with the Town and Country Planning (Local Planning) (England) Regulations 2012 and South Cambridgeshire's Statement of Community Involvement (SCI). The SCI outlines that the Council is committed to effective community engagement, and seeks to use a wide range of methods for involving the community in the plan making process.

1.3 The key stages of Local Plan preparation undertaken by the Council are set out below.

1. Issues and Options Report - July 2012

2. Issues and Options 2 – January 2013

- **Part 1 – Joint Consultation on Development Strategy and Site Options on the edge of Cambridge**
- **Part 2 - South Cambridgeshire Further Site Options.**

3. Proposed Submission Local Plan – July 2013

1.4 The Local Plan will include planning policies and land allocations that guide the development and use of land in South Cambridgeshire. The plan will cover the period to 2031. The South Cambridgeshire Local Plan will review and replace the following adopted documents:

- Core Strategy Development Plan Document (DPD) (2006)
- Development Control Policies DPD (2007)
- Site Specific Policies DPD (2010)
- South Cambridgeshire Local Plan 2004 (one remaining 'saved' policy CNF6)

- 1.5 On adoption of this plan, the statutory development plan for South Cambridgeshire will comprise:
- South Cambridgeshire Local Plan
 - Northstowe Area Action Plan 2007
 - Cambridge Southern Fringe Area Action Plan 2008
 - Cambridge East Area Action Plan 2008 (excluding policies CE/3 and CE/35, which are replaced by Policy SS/3: Cambridge East);
 - North West Cambridge Area Action Plan 2009; and
 - Cambridgeshire and Peterborough Minerals and Waste Local Development Framework 2011
- 1.6 There will be consequential changes to the Adopted Proposals Map - now known as the Policies Map.

2 CONSULTATION STAGES

- 2.1 The Council has recognised the importance of engaging the community from the outset of the Local Plan review process. This statement sets out the consultation arrangements that have been carried out to date by the Council in the development of the South Cambridgeshire Local Plan. This is consistent with the Council's adopted [Statement of Community Involvement](#).
- 2.2 The timetable below shows the stages that are involved in the preparation of the new Local Plan. The Council is currently at stage 4 in the process – Proposed Submission Local Plan Public Consultation.

STAGE	DATE
1. Preparation of evidence base and early stakeholder consultation	April 2011 to July 2012
2. Local Plan Issues & Options public consultation	12 July - 28 September 2012
3. Local Plan Issues & Options 2 public consultation	7 January – 18 February 2013
4. Proposed Submission Local Plan public consultation	19 July – 30 September 2013
5. Submission of Local Plan to Secretary of State	Spring 2014
6. Public Examination of Local Plan by independent planning inspector	Summer/ Autumn 2014
7. Receipt of Inspector's Report on the Local Plan	Spring 2015
8. Consider the recommendations included in the Inspector's Report and adopt the Local Plan	Summer 2015

3 PREPARATION OF EVIDENCE BASE AND SEEKING INITIAL VIEWS ABOUT THE LOCAL PLAN REVIEW

- 3.1 The Council has undertaken a significant amount of work in compiling an evidence base to support the plan review. This has involved the completion of a number of studies as well as working with key stakeholders, organisations and groups across the district. Details of the [evidence base and supporting studies](#) for the Local Plan can be found in the Issues and Options Report, and on the Council's website.
- 3.2 In December 2011 the Council consulted a range of key stakeholders making them aware that the Council was about to start preparing a Local Plan for South Cambridgeshire and asking for their views on issues to be included in the plan. These stakeholders included all the Specific Consultation Bodies and key organisations from the General Consultation Bodies. The consultation organisations are listed in Appendix A. The Council highlighted that it would like to engage with and work collaboratively with these organisations throughout the plan making process. The stakeholders were asked to inform the Council of any existing or emerging projects in their organisations where including policies and proposals in the Local Plan will assist delivery. As a result of this consultation the Council were made aware of issues that different organisations wanted to be included in the Local Plan and the relevant contact persons to consult with in future.
- 3.3 A [Sustainability Appraisal Scoping Report](#) was prepared, identifying existing issues and problems in the district, and the baseline situation for the sustainability appraisal of the plan. This was subject to consultation with key statutory bodies in February 2012, and was also open to consultation alongside the Issues and Options Report in July 2012.
- 3.4 This was followed up by a series of workshops, held between March and April 2012, with District Councillors, Parish Councils, stakeholders (e.g. infrastructure providers), house builders, planning agents and registered providers. The purpose of these workshops was to explain how the Local Plan would be prepared, to encourage involvement from an early stage and to identify issues and concerns of those various interests ahead of preparing the Issues and Options consultation document. The workshops explored the issues facing the district and discussed the vision for the South Cambridgeshire and ideas and options to guide the development and use of land in the district over the next twenty years. The notes of the discussions which took place at each of these workshops as well as a list of who attended and an overall summary of the issues discussed can be found in Appendix B.
- 3.5 A further series of workshops with Parish Councils and local Councillors was held in July 2012 in the week leading-up to the start of consultation on Issues and Options. The purpose of these workshops was to explore how the Local Plan can help deliver Parish aspirations, potentially as an alternative to Neighbourhood Development Plans for those Parish Councils that preferred to use the Local Plan, and inform Parish Councils of the issues most relevant

to them to assist them with making their responses to the Issues and Options consultation.

4 GYPSY AND TRAVELLER AND TRAVELLING SHOWPEOPLE ISSUES

- 4.1 The Council commenced production of a Gypsy and Traveller Development Plan Document in 2006. Previous stages of consultation included:
- Issues and Options 1: General Approach from 13 October to 24 November 2006.
 - Issues and Options 2: Site Options and Policies from 10 July to 9 October 2009.
- 4.2 These documents are available to view on the Council's website - <http://www.scambs.gov.uk/content/gypsy-and-traveller-dpd>
- 4.3 Details of the stages in the consultation process that the Council carried out in 2006 and 2009 are included in Appendix C.
- 4.4 On 25 January 2012 the Council determined that development plan policies and proposals for Gypsy and Traveller accommodation should be included in the South Cambridgeshire Local Plan rather than in a separate development plan document. Planning for Gypsies and Travellers has therefore continued as part of the preparation of the Local Plan with account being taken of comments already made in drawing up the options for the Local Plan Issues and Options consultation. These comments have informed the preparation of the draft Local Plan regarding the criteria to be used to guide land supply allocations and the criteria to be used to judge the merits of planning applications for 'windfall' site proposals. In terms of the site options previously consulted on, several were rejected following the last consultation in the light of views received. The others remained as options that the Council could draw on as appropriate when preparing policies for meeting the needs of this group.

5 ISSUES AND OPTIONS 1 CONSULTATION (2012)

- 5.1 The Issues and Options Report contained a wide range of matters (a total of 116 issues) that are relevant to the future planning and development of the district. This consultation provided an opportunity for local residents and other key stakeholders, including the specific and general consultation bodies as appropriate to the Local Plan to have sight of and discuss these issues and options and to provide their views to the Council by answering some or all of the questions contained within the main consultation report.
- 5.2 The Issues and Options Report was subject to an [Initial Sustainability Report](#) (incorporating the requirements of Strategic Environmental Assessment, Habitat Regulations Assessment and an Equalities Impact Assessment). This was undertaken in parallel with the preparation of the report, so that sustainability considerations were identified at an early stage and reflected in

the issues and options consulted on. It provides the audit trail identifying how options were identified.

- 5.3 The Issues and Options 1 consultation took place from 12 July to noon on 28 September 2012. During this time people were able to comment on both the Issues and Options Report and its associated Initial Sustainability Appraisal. All these documents can be found on the Council's website.
<http://www.scambs.gov.uk/content/local-plan-historic-consultations>

How the public consultation was carried out

- 5.4 In accordance with the Council's Statement of Community Involvement, consultation arrangements included:
- Consultation over 11 weeks from 12 July to 28 September 2012;
 - Emails or letters informing consultees of consultation dates and how to view and respond to the consultation material (see Appendix A for list of consultees);
 - An advertisement was placed in the Cambridge News, providing details of the consultation including where consultation documents could be viewed and advertising the exhibitions (see Appendix D);
 - All documents were made available on the Council's website, with the Council's homepage highlighting the consultation throughout the consultation period, and at South Cambridgeshire Hall in Cambourne;
 - An exhibition was available to view at South Cambridgeshire Hall during office opening hours throughout the consultation period;
 - A small exhibition was in Cambridge City Council offices at Mandela House advertising the consultation and exhibition dates;
 - Posters were sent to libraries to publicise the consultation, exhibition dates, and how to view the document and make comments; and a request made for these posters to be displayed.
 - Posters were sent to Parish Councils to publicise the consultation and exhibition dates locally; and additional posters were available for parishes on request;
 - Articles appeared in the summer and autumn editions of South Cambridgeshire Magazine, which is delivered to every household in the district. The autumn edition of the magazine contained a detailed article about the consultation with a map showing all the housing options across the district and information about the September exhibitions that were still to take place;
 - Publicity for the consultation was carried out through the Council's Facebook page and Twitter;
 - A small exhibition stand was at the Parklife event in Milton Country Park on 15 July 2012 and leaflets handed out at this event.
 - A leaflet was prepared specifically to be distributed to Travellers and Gypsies within the district to explain how issues included in the consultation could affect this community. (See Appendix E)

- A leaflet was prepared for the village of Sawston showing the housing options included in the consultation and this was distributed throughout the village.
- 5.5 In addition to these methods identified in the Council's SCI, a questionnaire leaflet was prepared by the Council highlighting the ten key issues in the consultation document so providing a simpler means for members of the public to have the opportunity to make comments on planning policy issues in the district. Copies of the questionnaire were available at all the exhibitions; in both the South Cambs Council's offices in Cambourne and in the City Council's offices in Cambridge. The autumn 2012 edition of South Cambs Magazine along with the item about the consultation included a centre page pull out spread of this questionnaire which could be completed and returned to the Council. (See Appendix E)
- 5.6 A series of exhibitions were held across the district to enable as wide an audience as possible to have their say on the Issues and Options Report. They ran between 2.30pm and 7.30pm and officers were available to discuss issues with members of the public. Over 1,000 people attended these exhibitions. Each exhibition was focussed to show locally significant issues as well as the matters of wider/strategic significance.
- 5.7 There were information boards at each exhibition about the consultation on issues for the Transport Strategy for Cambridge and South Cambs that is being prepared by Cambridgeshire County Council alongside the Local Plans for the City and South Cambs. Officers from the County Council attended all of the exhibitions and were available to answer questions.

Exhibition venues for Issues and Options 1	Date in 2012
Sawston - Spicers Pavilion	17 July
Barton Sports and Social Pavilion	18 July
Cambourne Business Park Marketing Office	19 July
Milton Primary School	23 July
Fulbourn - The Swifts	24 July
Bassingbourn Village College	25 July
Waterbeach Primary School	26 July
Cambourne Hub	15 August
Longstanton Village Institute	3 September
Gamlingay Village College	4 September
Great Shelford Memorial Hall	5 September
Caldecote Pavilion	6 September
Cottenham - All Saints Church Hall	10 September
Fen Ditton Church Community Hall	11 September
Linton Village College	12 September
Histon & Impington Recreation Ground Centre	14 September

Making comments on the Issues and Options 1

- 5.8 The Issues and Options Report identified a range of issues that could be addressed in the plan, and options for addressing them, centred around a series of consultation questions. Comments could be made on any issues raised in the report, as well as suggesting others.
- 5.9 Comments could be made:
- Using the Council's [online consultation system](#) – The Council's preferred means of receiving representations as it is the fastest and most accurate method, helping the Council to manage representations quickly and efficiently. Separate instructions on how to use it were available online.
 - Using a response form – An electronic or paper form could be completed and sent to the Council. Copies of the response form were available on the website, from the Planning Policy Team and at exhibitions. Once completed they could be handed in at one of the exhibitions or returned by post or e-mail.
 - Using a questionnaire leaflet – This was available in paper form and as a pull out in the South Cambs Magazine. It was also on the website and could be completed interactively by using the [online consultation system](#).
- 5.10 The deadline for comments was **12 noon on the 28 September 2012**.

Key Issues arising from the Issues and Options 1 Consultation

- 5.11 As a result of the consultation the Council received a total of almost 20,100 comments, of which over 6,600 were to the questionnaire from over 2,000 people and organisations. A summary of the representations received on each issue is included in Appendix G.
- 5.12 The Council has prepared a detailed audit trail of the comments made against each issue in the Issues and Options 1 consultation. These audit trails are available on the Council's website.
- 5.13 The key issues that received the most interest and comments relate to –
- Support for more homes and strong economic growth, but concern about the compatibility of growth with maintaining environmental quality;
 - Concerns about securing the timely provision of services and infrastructure;
 - Need to work with neighbouring authorities particularly Cambridge City Council in order to plan for housing and employment provision across the two areas;

- Little support for further development in the Green Belt. Many respondents made the point that the Green Belt should be protected and had only recently been reviewed;
- The majority of the land within the broad locations on the edge of Cambridge are considered to be important to the setting and special character of Cambridge and the surrounding villages in its immediate setting;
- General support for concentrating development in new settlements and better served villages – recognising need for appropriate infrastructure;
- Mixture of responses to changes to the village categories, many objecting to the option of introducing a new tier of 'Better Served Group Village';
- High level of support for retaining village frameworks around settlements in the district and keeping existing limits for scale of windfall developments permitted;
- Support for continuing to have an exception policy for affordable housing;
- Suggestions submitted for changes to village framework boundaries by both parish councils and by individuals;
- Development options included in the consultation resulted in many representations being made on the new settlement site options at Northstowe, Waterbeach and Bourn Airfield; and the site options within Sawston, Histon and Impington, Cambourne, Great Shelford and Stapleford, Cottenham, Fulbourn, Linton, Melbourn, Gamlingay, Milton, Swavesey, Bassingbourn, Girton, Comberton, Papworth Everard, Willingham and Waterbeach – summaries of all the comments relating to these site options can be found in the audit trail found in the Final Sustainability Report:
- Support for policies on climate change and water supply although concern about viability and implementation;
- Support for protecting landscape characters across the district and for protecting high grade agricultural land;
- High level of support for considering biodiversity when drafting the plan and to include a policy about Green Infrastructure;
- Support for protecting the character of the villages in the district. Retaining quality of life in villages is very important;
- Support for protecting heritage assets in district;
- Great support for protecting and creating new open space; allotments, community orchards, recreation grounds and indoor community facilities;
- Recognition that there is a need for affordable housing within the district;
- Support for considering the accommodation needs of Gypsies and Travellers, but continue to work with surrounding authorities;
- General support for more flexible approach to encourage more new employment in villages and the surrounding countryside – need to allow existing businesses to grow and farms to diversify;
- Support for employment led development at Cambridge Northern Fringe East and through intensification of the Cambridge Science Park;
- Support for retaining high tech clusters in the district and for identifying sites for future opportunities;
- Need a policy that broadband infrastructure should be in all new development;

- Continued support for protecting services and facilities within villages such as village shops, pubs, post offices, libraries, community meeting places, health centres or leisure facilities. High level of support for retaining the local village shop;
- Large number of representations of support for issue asking if there is a need for a community stadium and sites suggested (significantly more representations of objection were received by Cambridge City Council in petitions sent from Grantchester, Hauxton, Haslingfield and Harlton Parish Councils to a site option which included land in South Cambridgeshire at Trumpington. This was one of the reasons why this issue was included in the Issues and Options 2 - Part 1 consultation);
- High level of support for including policies to mitigate the impact of environmental pollution;
- Overwhelming support for including in the plan a policy on planning for sustainable travel;
- Concern expressed about on-street car parking and impact on road safety for all users;
- Retain existing policy approach to Fen Drayton Land Settlement Association Estate as an exemplar for sustainable development and at the Imperial War Museum Duxford to help develop the museum 'offer';
- Some Parish Councils put forward local aspirations.
 - Histon and Impington Parish Council suggested Histon Station area around the Guided Busway stop could provide a new gateway to the villages through mixed use development of housing, employment and leisure opportunities
 - Cottenham Parish Council proposed a significant amount of new development on the south side of the village with a view to reinvigorating the village through a development of 1,500 homes, jobs, shops, schools, community uses and possibly a bypass
 - Hauxton and Gamlingay Parish Councils wanted to find sites for burial grounds
 - Little Gransden and Whaddon Parish Councils proposed amendments to the boundaries of their village frameworks.
- Further sites were submitted for consideration for housing development in a number of villages;
- Suggestions were made for amendments to the boundaries of village frameworks;
- Suggestions were made for additional protection for green spaces and some challenges to areas protected in existing Local Development Framework.

How the issues were addressed

- 5.14 As part of the Issues and Options 1 consultation a number of new sites were proposed to the Council for development or for protection. All these new sites were assessed and as a result a further round of consultation was needed to give a further opportunity for people to comment on a number of additional site options.
- 5.15 In parallel, reviews of the development strategy for the Cambridge area and of the inner boundary of the Cambridge Green Belt were carried out jointly by

Cambridge City and South Cambridgeshire District Councils informed by the comments made on the questions asked in both councils' summer consultations 2012 about the approach to development needs and ten broad locations in the Green Belt on the edge of Cambridge.

- 5.16 The [Planning Policy and Localism Portfolio Holder's](#) meeting on 13 December 2012 set out the reasons why a second round of consultation was necessary and agreed the documents that were to be consulted upon in this next consultation- Issues and Options 2.
- 5.17 Those issues where comment was not required from the second round of consultation were considered by the Council in drafting the Proposed Submission Local Plan. The details of how they were taken into account are addressed in the audit trails available on the Council's website.

6 ISSUES AND OPTIONS 2 CONSULTATION (2013)

- 6.1 The next stage of consultation was the Issues and Options 2 consultation, which took place between 7 January to 18 February 2013. The Issues and Options 2 document was split into two parts –
- Part 1 document was a joint consultation between Cambridge City and South Cambridgeshire District Councils on options for the overall 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 included an issue about whether there was a need for a community stadium and whether exceptional circumstances existed to review the Green Belt for this use and site options for a community stadium. The document built upon the Issues and Options consultations that both Councils undertook in summer 2012 and provided 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. The site options included in Part 1 had regard to the comments submitted in response to the Issues and Options consultations on the ten broad locations in the Green Belt on the edge of Cambridge - a summary of this issue can be found in Chapter 4 in Appendix G.
 - Part 2 document contained only South Cambridgeshire issues and included a number of new sites put forward for either development or protection during the summer 2012 consultation. In addition the document included community-led proposals put to the Council by Parish Councils during the 2012 consultation.

Parish Council Proposals

- 6.2 The Council has been exploring with Parish Councils how best to bring forward community aspirations in light of the new localism approach to planning and many Parish Councils had indicated to us that they would find preparing neighbourhood plans too much of a burden for them. The District

Council has therefore offered the opportunity to include community-led proposals in the Local Plan where possible and appropriate, with a key test being whether consultation demonstrated sufficient local support that a Neighbourhood Development Plan would be likely to be able to be adopted if prepared. Such proposals were included in this second consultation.

- 6.3 Subsequently, during the 2012 consultation a number of proposals were put to the Council by Parish Councils. Where they were consistent with the approach being taken in the Local Plan, they were 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 were potentially proposals that could be capable of being included in a neighbourhood plan where the test is that they must generally conform to the strategic policies of the Local Plan. The Part 2 document therefore included Parish Council proposals separately under each topic for those proposals not consistent with the normal Local Plan approach. These have not all been tested in any detail by the District Council but were put out for consultation and to help parish councils to gauge public opinion and develop their proposals further. This approach is intended to help those communities that prefer not to prepare their own neighbourhood plans to still be able to deliver their local aspirations.

How the public consultation was carried out

- 6.4 There was an opportunity to comment on both Part 1 and Part 2 of the Issues and Options 2 documents and their associated Initial Sustainability Appraisals (SA). The Interim SA for Part 1 was jointly prepared with Cambridge City Council. These documents are available to view on the Council's website. <http://www.scambs.gov.uk/content/south-cambridgeshire-local-plan>
- 6.5 Both South Cambridgeshire District Council and Cambridge City Council have strategies which provided guidance on how the consultations should take place. The Part 1 was consulted upon in accordance with these strategies – for Cambridge City a Consultation and Community Engagement Strategy agreed by their Council in November 2011 - <http://www.cambridge.gov.uk/democracy/documents/s6576/Cambridge%20Local%20Plan%20Appendix%20A%20Consultation%20and%20Engagement%20Strategy.pdf> and for South Cambridgeshire District Council the Statement of Community Involvement (SCI).
- 6.6 The methods used for the Issues and Options 2 (Part 1 and Part 2) consultation followed the guidance included within South Cambridgeshire District Council's Statement of Community Involvement and is very similar to that used during the summer 2012 consultation. The following list sets out the main aspects of the consultation where different or additional methods were used for this consultation:

- Consultation for 6 weeks from 7 January to 18 February 2013;

- Joint letters and emails were sent from South Cambs and the City Councils informing consultees of consultation dates and how to view and respond to the consultation material for Part 1 of the consultation (see Appendix A for list of South Cambridgeshire consultees and see Cambridge City's Consultation and Community Engagement Strategy for their list of consultees)
- Any new respondents who had made representations to the Issues and Options 1 consultation were notified of the second round of consultation;
- All documents were made available on the Council's website, and at South Cambridgeshire Hall in Cambourne as well as on Cambridge City Council's website. All the documents were available in the City Council's offices;
- An article appeared in the winter edition of South Cambs Magazine, which is delivered to every household in the district, including details of the venues and times for all the exhibitions;
- Village specific leaflets were prepared for Comberton; Sawston and Melbourn highlighting options included in the consultation that were likely to affect these communities with maps of the housing site options within these villages. The leaflets were distributed to every household in these villages with the assistance of the relevant parish councils

- 6.7 As with the summer 2012 consultation a questionnaire leaflet was prepared by the Council highlighting the key issues in the consultation document. Copies of the questionnaire were available at all the exhibitions; in both the South Cambridgeshire District Council's offices in Cambourne and in the City Council's offices in Cambridge. (See Appendix E)
- 6.8 A series of exhibitions were held across the district to enable as wide an audience as possible to have their say on the Issues and Options 2. There were also some joint exhibitions carried out with Cambridge City Council – these are marked with an asterisk in the following table. 1,700 people attended these exhibitions.
- 6.9 At these exhibitions were general boards explaining details about the consultation – and specific boards showing local issues relating to the village within which the exhibition was taking place and the surrounding area.
- 6.10 There were officers from Cambridgeshire County Council at each exhibition to explain the progress of the Transport Strategy for Cambridge and South Cambs that is being prepared alongside the Local Plans for the City and South Cambs

Exhibition Venues for Issues and Options 2	Date in 2013
Grantchester Village Hall, High Street*	7 January
Fulbourn - The Swifts, Haggis Gap*	9 January
Cambourne - The Hub, High Street*	10 January
Trumpington Village Hall, High Street *	12 January

Exhibition Venues for Issues and Options 2	Date in 2013
Melbourn Village College, The Moor	14 January
Waterbeach - Salvation Army Hall, Station Road	15 January
Great Shelford Memorial Hall, Woollards Lane*	16 January
North Cambridge - Meadows Community Centre, St Catharine's Road*	18 January
Sawston - Spicers Pavilion, Cambridge Road	21 January
Histon & Impington Recreation Ground, New Road*	22 January
Comberton Village Hall, Green End	23 January
Haslingfield - Methodist Church, High Street	24 January
Cottenham Village College Main Hall, High Street	31 January

Consultation on Parish Council Proposals

- 6.11 The Council assisted Cottenham and Little Gransden Parish Councils to prepare questionnaire leaflets which highlighted the parish council proposals for these villages that had been included in the consultation. Cottenham refined its proposals and consulted on 3 options for different scales of development and these were included in the Cottenham leaflet. Each of these leaflets was distributed by the parish councils to their local communities.
- 6.12 At the exhibitions in Cottenham on 31st January and in Histon and Impington on 22nd January the Parish Councils were able to have information boards showing the details of their community-led proposals and members of the relevant parish councils attended these consultation events to answer questions about their proposals.

Making comments on Issues and Options 2

- 6.13 This second round of consultation was more complex involving a number of joint issues, both ones with Cambridge City Council and the community-led proposals from Parish Councils. The Council endeavoured to ensure that the local community were clear about each of the different aspects of this consultation so that they could contribute effectively and comment on the additional issues in this consultation.
- 6.14 The representations made during this consultation were considered by the Council in preparing the draft Local Plan.
- 6.15 Comments could be made for Part 1 by using:
 - The Council's [online consultation system](#) which linked directly to the City Council's online system;
 - A response form which was specifically for Part 1 which could be emailed or sent to either the City or to South Cambridgeshire District Councils.
- 6.16 Comments could be made for Part 2 by using:
 - The Council's [online consultation system](#)

- An electronic or paper form specific for Part 2 could be completed and sent to the Council. Copies of the form were available on the website, from the Planning Policy Team and at exhibitions. Once completed they could be handed in at one of the exhibitions or returned by post or e-mail to the Council.
- A questionnaire leaflet – This was available in paper form, on the website and could be completed interactively using the [online consultation system](#). The paper versions once completed could be handed in at one of the exhibitions or sent by post to the Council.
- The Parish Council leaflets – These were available in paper form. Parish Councils assisted in collecting the relevant forms for their areas and delivered them to the Council. Alternatively the form was sent directly to the Council.

6.17 The deadline for comments was **5pm on the 18 February 2013**.

Additional consultation for Sawston area

6.18 As part of the 2013 consultation a site was put forward on the northern edge of Sawston for a football stadium. The site was put forward to the Council by the promoters Cambridge City Football Club late in the Local Plan process. Due to local initial interest in the issue particularly from Sawston Parish Council, a focussed 6 week consultation on this single issue was carried out from 25 March to 7 May 2013.

6.19 The consultation comprised of a single document - 'South Cambridgeshire Local Plan Additional [Single Issue Consultation - Football Stadium at Sawston](#) which included within it an Initial Sustainability Appraisal.

6.20 The consultation process for this issue included

- Emails and letters sent out to the relevant statutory consultees to inform them of the consultation dates and about the exhibition. This included a more local range of consultees including the neighbouring parish councils
- An advertisement appeared in the Cambridge News (See Appendix D);
- A single Exhibition was held in Sawston, on Tuesday 9th April at Spicers Pavilion, Cambridge Road, Sawston from 2.30pm until 8.00pm, also attended by the promoter to answer questions about the proposal.
- A leaflet was prepared on the football stadium proposal and distributed in Sawston (See Appendix F).

6.21 Comments could be made –

- Using the Council's [online consultation system](#) –
- Using a response form specific for the issue which could be handed in at the exhibition or sent via email to ldf@scambs.gov.uk or by post to South Cambridgeshire District Council offices in Cambourne.

Local Green Space – extended deadline

- 6.22 Following discussions about protecting green space within the district that took place between officers and district councillors in February a further email was sent to all parish councils asking for them to put forward local green space within their areas and extending the deadline for such submissions until 11th March 2013.

Key Issues from the Issues and Options 2 consultation

- 6.23 Summaries of the representations made on all the issues consulted upon in both Part 1 and 2 are in Appendix G and were included on the Councils website. <http://www.scambs.gov.uk/io2-summaries-of-reps>.
- 6.24 A summary of the representations from Sawston Football Stadium Consultation is included in Appendix G and is available on the Council's website <http://www.scambs.gov.uk/sawston%20football%20stadium>

Key issues in Part 1

- 6.25 Over 5,200 representations were received to Part 1 of the consultation. One of the key issues considered in the Part 1 document, was the appropriate approach to take regarding the development of a sustainable development strategy for Cambridge and South Cambridgeshire.
- 6.26 Key issues included in Part 1 of the consultation which received the most interest and comments were as follows –
- Most support for a strategy that is a combination of development in Cambridge, new settlement and village focused – most robust option in terms of delivery;
 - Cambridge focus recognised as the most sustainable option;
 - New settlement option would protect Green Belt and villages from development;
 - Most support for protecting the Green Belt from further development. It has recently been reviewed and releasing land in every plan would make the policy to protect it meaningless. Land is available elsewhere. It provides the setting for Cambridge, maintains its scale, protects the necklace villages and protects wildlife;
 - Many representations submitted relating to the potential sites to be removed from the Green Belt included in Part 1 of the consultation. Summaries of these comments can be found in the audit trail of the final Sustainability Report;
 - Support for concept of community stadium with range of community sport facilities. Numerous representations relating to the site options proposed in the consultation;

Key issues in Part 2

6.27 Over 5,500 comments were submitted to the Part 2 consultation and over 1,600 people attended the exhibitions across the district. The issues that received the most interest and comments were as follows -

- Development options included in the consultation resulted in many representations being made on housing options in Cambourne, Histon and Impington, Sawston, Melbourn, Waterbeach and Comberton – Summaries of these representations can be found in the audit trail in the final Sustainability Report;
- The 'Station' proposal by Histon and Impington Parish Council generated much support ;
- The Cottenham Parish Council proposal to reinvigorate the village received significantly more objections than support from the local community who were concerned at the scale of the proposals and the impact that they would have on the existing community.
- The village framework options proposed by the Council received general support. Those included as parish council proposed changes particularly those from Little Gransden and Whaddon were not supported by the local communities or received very little response such that local views were not clearly demonstrated;
- There was general support for all of the local green space areas proposed, a limited number of objections to specific sites and additional sites were put forward by many parish councils in the district.
- The key issues from the Sawston Football Stadium Consultation are -
 - Concern from local residents about the impact of the stadium and traffic likely to be generated by it
 - Questioning of whether there are exceptional reasons for removing the site from the Green Belt.

How these issues have been addressed for Part 1 and 2

6.28 The [Joint Strategic Transport and Spatial Planning Group](#) meeting on 22 May 2013 considered a report on the recommended housing and jobs targets for the new Local Plan, the major sites element of the Local Plan, the approach to a community stadium and other issues of joint interest to Cambridge and South Cambridgeshire. This report set out the responses to Part 1 - the joint consultation and recommended the joint approach to sustainable development strategy for Cambridge and South Cambs and other joint issues which were subsequently taken into account when both councils were preparing their draft Local Plans.

6.29 The audit trails show how the Council has considered all the representations received during this consultation and how this has led to the development of policies and allocations in the draft Local Plan. These audit trails are available on the Council's Website.

- 6.30 The Sawston Football Stadium proposal has not been included in the draft Local Plan because it was not shown that there were exceptional circumstances for the removal of the site from the Green Belt, and development would harm the purposes of the Green Belt. Access through adjoining local residential roads would not be desirable. There is not currently sufficient certainty that environmental impacts of the site can be satisfactorily addressed.

7 DRAFTING THE PROPOSED SUBMISSION LOCAL PLAN

Member Workshops

- 7.1 To help inform the process of moving from consultation on Issues and Options to a draft Local Plan, a series of 4 workshops were held to which all District Councillors were invited. These took place from February to May 2013. The workshops provided a forum to discuss the representations received to the Issues and Options consultation and provided all members with the opportunity to engage in the development of the Local Plan. These were not decision making meetings but provided a useful sounding board for the Planning Policy and Localism Portfolio Holder to hear views of the wider membership of the Council in considering the draft Local Plan chapters and also for Cabinet in deciding the draft Proposed Submission Local Plan for consultation. This is particularly relevant in view of the responsibility on full Council at the next stage in the plan making process to agree the Local Plan for submission to the Secretary of State. The notes of these four workshops are included in Appendix B.

8 CONSULTATION ON THE PROPOSED SUBMISSION SOUTH CAMBRIDGESHIRE LOCAL PLAN

- 8.1 Consultation on the draft Local Plan will take place from 19 July to 30 September 2013. The consultation will provide an opportunity for local residents and other key stakeholders to comment on the draft Local Plan which the Council intend to submit to the Secretary of State in 2014. During this time people will be able to comment on both the Proposed Submission Local Plan and its associated Sustainability Appraisal.
- 8.2 In accordance with the Council's Statement of Community Involvement, consultation arrangements will include:
- Consultation over 11 weeks from 19 July to 30 September 2013;
 - Emails or letters informing consultees of consultation dates and how to view and respond to the consultation material (see Appendix A for list of consultees);
 - An advert will be placed in the Cambridge News, providing details of the consultation including where consultation documents could be viewed and advertising the exhibitions ;
 - All documents will be made available on the Council's website, and at South Cambridgeshire Hall in Cambourne;

- An exhibition will be available to view at South Cambridgeshire Hall during office opening hours throughout the consultation period;
- A small exhibition will stand in Cambridge City Council offices at Mandela House advertising the consultation and exhibition dates;
- Posters will be sent to libraries to publicise the consultation, exhibition dates, and how to view the document and make comments; and a request will be made for the posters to be displayed.
- Posters will be sent to Parish Councils to publicise the consultation and exhibition dates; additional posters will be available for parishes on request;
- An article appeared in the summer edition of South Cambs Magazine, which was delivered to every household in the district giving information about the dates and venues for the exhibitions on the draft plan;
- A further article will appear in the autumn edition of South Cambs Magazine during the consultation and it is anticipated that this will include a questionnaire;
- Publicity for the consultation will be carried out through the Council's Facebook page and Twitter;
- A small exhibition stand is intended to be at the Parklife event in Milton Country Park on 4 August 2013.

8.3 A series of exhibitions are to be held across the district to enable as wide an audience to be able to be aware of the contents of the Proposed Submission Local Plan. The events marked with an asterisk * are ones that are to be done jointly with the City Council.

Exhibition Venue for the Proposed Submission Local Plan	Dates in 2013
Sawston, Spicers Pavilion, Cambridge Road	19 July
Linton Village College, Cambridge Road , Linton	22 July
Trumpington Pavilion, Paget Road	22 July
Comberton Village Hall, Green End	24 July
Waterbeach Primary School, High Street	25 July
Great Shelford Memorial Hall, Woollards Lane	26 July
*Cherry Hinton Village Centre, Colville Road	26 July
Bar Hill Village Hall, The Spinney	29 July
The Hub, High Street, Cambourne,	30 July
*Meadows Community Centre, St Catharine's Road, Cambridge *	31 July
Sawston, Spicers Pavilion, Cambridge Road	2 September
Caldecote Village Hall, Furlong Way	3 September
Gamlingay Eco Hub	4 September
Histon and Impington Recreation Ground, New Road, Impington	5 September
Melbourn, All Saints Community Hall, Station Road	9 September
Swavesey Village College, Gibraltar Lane	10 September

Making comments on the draft Local Plan

- 8.4 The consultation provides the opportunity for the local community and key stakeholders to make representations on the Proposed Submission Local Plan and the draft Final Sustainability Report.
- 8.5 Comments could be made:
- Using the Council's [online consultation system](#) - The Council's preferred means of receiving representations as it is the fastest and most accurate method, helping us to manage representations quickly and efficiently. Separate instructions on how to use it are available online.
 - Using a response form – An electronic or paper form could be completed and sent to the Council. Copies of the response form were available on the website, from the Planning Policy Team and at exhibitions and once completed could be returned by post or e-mail.
- 8.6 The deadline for comments is **5pm on the 30 September 2013**.

9 DUTY TO COOPERATE AND JOINT WORKING ARRANGEMENTS

- 9.1 Planning issues are not constrained to local authority boundaries. The National Planning Policy Framework states that public bodies have a duty to cooperate on planning issues that cross administrative boundaries, particularly those that relate to strategic priorities. Councils are required to work collaboratively to ensure that strategic priorities across local boundaries are properly coordinated and clearly reflected in individual local plans.
- 9.2 South Cambridgeshire District Council has a long history of joint working with other local authorities in Cambridgeshire. It has worked particularly closely with the City Council on a variety of planning matters over many years, reflecting the close functional relationship between the tightly drawn city boundary and its rural surroundings. The Cambridgeshire authorities have worked together on key strategic and joint issues at both officer and Member level through the preparation of Structure Plans, input to Regional Plans, and the review of the regional plan that reach draft plan stage before the Coalition Government announced that regional plans were to be abolished.
- 9.3 Close working with the City Council has included the preparation of existing development plans, joint Area Action Plans for major developments, the preparation of joint evidence base documents on a wide variety of topics, and other planning matters. There has also been close working by the two councils with Cambridgeshire County Council, including on various transport strategy documents.
- 9.4 Whilst Cambridge City Council and South Cambridgeshire District Council are preparing separate plans, this has not prevented a comprehensive approach being developed and sound arrangements have been put in place in order to ensure this. Given the close functional relationship between Cambridge and

South Cambridgeshire, the Councils are working jointly to ensure that cross boundary issues and relevant wider matters are addressed in a consistent and joined up manner. The Councils have been working together throughout the preparation of all the stages of their Local Plans. The Councils' on-going approach to joint working is now a specific legal requirement and it will be necessary to provide formal evidence of the cooperation as part of the plan making process. The Councils must demonstrate how they have cooperated effectively, both with each other and with other key public bodies, including the County Council, on the preparation of their respective new Local Plans.

- 9.5 Joint working arrangements have already been established. At a Member level, previous joint working groups have been replaced by two new Member groups: The Cambridgeshire and Peterborough Joint Strategic Planning and Transport Member Group, which is a County wide group; and the Joint Strategic Transport and Spatial Planning Group, set up specifically to address issues affecting Cambridge and South Cambridgeshire comprising Members from South Cambridgeshire, Cambridge City and Cambridgeshire County Councils. Work is also on-going at an officer level, steered by regular meetings of senior officers: Chief Planning Officers group for County wide issues and officers from the three Councils for more Cambridge-focussed issues. The Cambridgeshire Councils have already established and commissioned the Joint Strategic Planning Unit to prepare a technical report that supports the Strategic Housing Market Assessment on development needs and a Memorandum of Co-operation and the spatial approach for Cambridgeshire and Peterborough, which demonstrates the coordinated approach to planning for the long term objectively assessed needs of the wider area. This was agreed by the Councils in May 2013, and can be found in Appendix H of this Statement of Consultation.
- 9.6 South Cambridgeshire and Cambridge City Councils have been working together throughout the preparation of the Issues and Options consultations on the Cambridge Local Plan and South Cambridgeshire Local Plan, and also together with the County Council on the parallel consultation on issues for a new Transport Strategy for Cambridge and South Cambridgeshire. The Councils took the same approach to joint issues in the summer 2012 Issues and Options consultation. Each of the Issues and Options consultation documents took a common approach to the Green Belt on the edge of Cambridge, the future planning of Cambridge East and the Northern Fringe East and sub-regional sporting, cultural and community facilities. Each document also highlighted the corresponding consultation by the other Council. A joint approach has also been taken for the Issues and Options 2 consultation, with the Part 1 consultation document being a joint consultation by the two Councils.
- 9.7 The Councils have agreed to continue to work jointly as plan preparation continues. In terms of timetables, the Councils' Local Plan programmes have been very similar, although it did not prove possible to align them completely for the summer 2012 Issues and Options consultations.
- 9.8 More detail is included in a separate Statement of Cooperation.

10 WHAT HAPPENS NEXT?

- 10.1 Following on from consultation in summer 2013 on the Proposed Submission South Cambridgeshire Local Plan and its associated draft Final Sustainability Report, the Council will then consider the representations received, consider the need for any changes to the plan, and subject to no sufficient issues being identified, will prepare the plan for Submission to the Secretary of State – this is anticipated to be early / spring 2014. This is likely to result in an examination in Summer/Autumn 2014 when an Inspector will consider whether the plan has been positively prepared and that its policies are justified, effective and are in conformity with the NPPF. Following this, the Inspector will produce a report of his or her findings, and then the Council will look to formally adopt the Local Plan in 2015.

Appendices

Contents

A – List of Consultees

B – Notes for workshops that took place in Spring 2012 and Spring 2013.

C – Consultation carried out in progressing Gypsy and Traveller issue

D – Advertisements that have appeared in the Cambridge News

E – Questionnaire leaflets prepared for Issues and Options 1 and 2 consultations

F – Leaflet for Sawston Stadium consultation

G – Summaries of the representations received during the consultations

H – Memorandum of Cooperation

Appendix A

LIST OF CONSULTEES FOR LOCAL PLAN CONSULTATION

Below is a list of organisations that will be directly informed of the consultations on the Local Plan via email or by letter (individuals are not listed).

SPECIFIC CONSULTATION BODIES

Specific consultation bodies are required under the Town and Country Planning (Local Planning) (England) Regulations 2012

- Affinity Water
- Anglian Water
- Bedfordshire and River Ivel Internal Drainage Board
- British Gas
- British Telecom
- Cable and Wireless
- Cambridge Water Company
- Cambridgeshire Constabulary
- EDF Energy
- Ely Group of Internal Drainage Boards
- English Heritage
- Environment Agency
- E.On UK
- Highways Agency
- Homes and Communities Agency
- Middle Level Commissioners
- Mobile Operators Association
- Natural England
- Network Rail
- National Grid Transco
- NHS Cambridgeshire
- npower
- Over and Willingham Internal Drainage Board
- PowerGen
- Scottish Power
- Scottish & Southern Electric
- Swavesey Internal Drainage Board
- UK Power Networks

Adjoining Councils

- Bedford Borough Council
- Braintree District Council
- Cambridge City Council
- Cambridgeshire County Council
- Central Bedfordshire Council
- East Cambridgeshire District Council
- Essex County Council
- Fenland District Council
- Forest Heath District Council
- Hertfordshire County Council
- Huntingdonshire District Council
- North Hertfordshire District Council

- Peterborough City Council
- St Edmundsbury Borough Council
- Suffolk County Council
- Uttlesford District Council
- 57 South Cambridgeshire Councillors
- 101 South Cambridgeshire Parish Councils, Parish Meetings and a Community Council
- 46 Parish Councils adjoining the district
- 22 Cambridgeshire County Councillors (SCDC Parishes)
- 3 Members of Parliament for Cambridge City, Cambridgeshire South East and Cambridgeshire South

GENERAL CONSULTATION BODIES

- 3CT
- Abellio Greater Anglia Limited (formerly National Express Trains)
- Age UK Cambridgeshire
- Airport Operators Association
- Anglia Ruskin University - Cambridge Campus
- Arts Council England
- Bidwells Property Consultants
- Bovis Homes (South East)
- British Horse Society
- Building Research Establishment
- Cam Valley Forum
- Cambridge Council for Voluntary Service
- Cambridge Cycling Campaign
- Cambridge Dial a Ride
- Cambridge Ethnic Community Forum
- Cambridge Federation of Tenants Leaseholders and Residents Assoc.
- Cambridge Forum of Disabled People
- Cambridge GET Group
- Cambridge Inter-Faith Group
- Cambridge Past, Present and Future
- Cambridge Regional College
- Cambridge University Hospitals NHS Foundation Trust
- Cambridgeshire & Peterborough NHS Foundation Trust
- Cambridgeshire ACRE
- Cambridgeshire and Peterborough Association of Local Councils
- Cambridgeshire Chamber of Commerce
- Cambridgeshire Community Foundation
- Cambridgeshire Ecumenical Council
- Cambridgeshire Fire and Rescue Service
- Cambridgeshire Football Association
- Cambridgeshire Local Access Forum
- Cambridgeshire Race Equality and Diversity Service
- Cam-Mind
- Campaign to Protect Rural England (CPRE)
- Care Network Cambridgeshire
- Centre for Ecology and Hydrology Directorate

- Chancellor, Masters and Scholars of the Univ. of Cambridge
- Chemical Business Association
- Church Commissioners
- Civil Aviation Authority (CAA)
- Confederation of British Industry - East of England
- Conservators of the River Cam
- Country Land & Business Association (CLA)
- Countryside Properties (Special Projects) Limited
- DB Schenker Rail (UK)
- Defence Lands Ops North
- Department for Business Innovation and Skills
- Department for Transport
- Department of Environment, Food and Rural Affairs
- Design Council CABI
- Disability Cambridgeshire
- East of England Faith Council
- East of England Tourist Board
- Education Funding Agency
- Ely Diocesan Board
- Federation of Master Builders
- Federation of Small Businesses
- Forestry Commission England
- Freight Transport Association
- Friends of the Earth
- Gallagher Estates
- Great Ouse Boating Association
- Greater Cambridgeshire Greater Peterborough Local Enterprise Partnership?
- Hazardous Installations Inspectorate
- Health and Safety Executive
- Home Builders Federation
- Imperial War Museum
- Institute of Directors - Eastern Branch
- Kier Partnership Homes Limited
- Landscape Institute
- Longstanton Action Group
- Marshall of Cambridge (Holdings) Limited
- MENTER
- National House Building Council
- National Housing Federation
- Nene & Ouse Community Transport
- Network Regulation
- NHS East of England
- Operational Support Directorate
- Papworth Community Transport
- Papworth Hospital NHS Foundation Trust
- Persimmon Homes East Midlands Limited
- Planning Inspectorate
- Post Office Property
- Ramblers' Association [Cambridge Group]
- RAVE
- Renewable UK
- Renewables East
- Road Haulage Association
- Royal Mail Group
- Royal Society for the Protection of Birds (RSPB)

- Royston Community Transport
- Shape East
- Shelter
- Skills Funding Agency
- Sport England
- Stagecoach East
- Sustrans (East of England)
- Taylor Wimpey East Anglia
- The camToo Project
- The Crown Estate
- The Equality and Human Rights Commission
- The Gypsy Council (Romani Kris)
- The Lawn Tennis Association
- The Magog Trust
- The National Trust
- The Theatres Trust
- The Varrier Jones Foundation
- The Wildlife Trust
- The Woodland Trust
- Twigden Homes Limited
- University of Cambridge - Vice Chancellor's Office
- Visit East Anglia Limited
- Whippet Coaches Limited
- Young Lives

Gypsy and Traveller Groups

- Advisory Council for the Education of Romany and other Travellers (ACERT)
- British Romany Union
- Cambridgeshire Race Equality & Diversity Service
- FFT Planning
- Friends, Families and Travellers Community Base
- Irish Traveller Movement in Britain
- National Association of Health Workers with Travellers
- National Association of Teachers of Travellers
- National Romany Rights Association
- National Travellers Action Group
- Ormiston Children's and Family Trust
- Romany Institute
- Smithy Fen Residents Association
- The Amusement Catering Equip. Society (ACES)
- The Association of Circus Proprietors
- The Association of Independent Showmen (AIS)
- The Gypsy and Traveller Law Reform Coalition
- The Gypsy Council (Romani Kris)
- The Showmen's Guild of Great Britain
- The Society of Independent Roundabout Proprietors
- The Traveller Law Reform Project

Registered Provider (Housing)

- A2 Dominion Housing Group
- Accent Nene Housing Society Limited
- Bedfordshire Pilgrims Housing Association
- Cambridge and County Developments (formerly Cambridge Housing Society)
- Circle Anglia Housing Trust
- Flagship Housing

- Granta Housing Society Limited
- Hastoe Housing Association
- Hundred Houses Society Limited
- Icení Homes
- Jephson Housing Association Group
- King Street Housing Society
- Luminus Group
- Paradigm Housing Group
- Sanctuary Hereward Housing Association
- The Papworth Trust
- The Cambridgeshire Cottage Housing Society

Members of the following forums and panels which are also notified -

- Agents Forum
- Business Forum
- Equalities Consultative Forum
- South Cambridgeshire Consultation Panel

Strategic Housing Land Availability Assessment notification of 'call for sites'

Housing Market Partnership

Respondents to SHLAA call for sites

Respondents to Gypsy and Traveller DPD (Issues and Options 1 & 2)

Appendix B

Workshop notes for Spring 2012

- **Members workshop 1 – The Big Picture**
- **Member workshop 2 – Key Policy Issues**
- **Stakeholder Workshop**
- **House builders and Agents Workshop**
- **Parish Councils workshop**

Notes for series of member workshops in Spring 2013

- **Workshop 1 – Delivering Quality**
- **Workshop 2 – Building blocks for growth**
- **Workshop 3 – Strategy and sites**
- **Workshop 4 - How Many Homes? Where? Last Issues for the Plan**

South Cambridgeshire Local Plan

Member Workshops

Workshop 1 – The Big Picture

21 March 2012

Attendees

Cllr David Bard	Cllr Janet Lockwood	Jean Hunter
Cllr Richard Barrett	Cllr Mervyn Loynes	Jo Mills
Cllr Trisha Bear	Cllr Ray Manning	Alex Colyer
Cllr Francis Burkitt	Cllr Mick Martin	Stephen Hills
Cllr Tom Bygott	Cllr Mike Mason	Keith Miles
Cllr Nigel Cathcart	Cllr Cicely Murfitt	Caroline Hunt
Cllr Pippa Corney	Cllr Charles Nightingale	Jonathan Dixon
Cllr Alison Elcox	Cllr Ted Ridgway Watt	Jenny Nuttycombe
Cllr Jose Hales	Cllr Alex Riley	
Cllr Lynda Harford	Cllr Hazel Smith	
Cllr Liz Heazell	Cllr Bunty Waters	
Cllr James Hockney	Cllr Tim Wotherspoon	
Cllr Sebastian Kindersley	Cllr Nick Wright	

These notes are a record of points raised in open discussion sessions by those attending the workshop, where a wide variety of views and ideas were put forward. The notes capture the range of issues and views identified, sometimes by individual Members, and do not necessarily reflect the view of the Council. They do not represent any specific decisions made.

Discussion 1: What is South Cambridgeshire like now?

Things to retain and protect

- Rural lifestyle / rural living – working and living in an area with rural character.
- Diversity of character – all the villages are distinct and this should be protected.
- Good connectivity to the south, including to London.
- Diversity of culture – the district includes important tourist attractions and offers job opportunities in different cultural / heritage / leisure uses.
- Quality of education – the district includes very good secondary schools.
- Proximity to Cambridge – nowhere in the district is more than 30 minutes from the city, which allows the opportunity to live in a rural area with easy access to jobs, services and facilities in the city.
- Quality of the environment.
- Proximity to Cambridge University and ability to feed off the knowledge and pool of talent that it creates.

- Jobs
- Prosperity

Things to improve

- Infrastructure deficit.
- Imbalance in the housing market – house prices, split between affordable and market housing.
- Dumping ground for un-neighbourly uses that neighbouring councils do not want e.g. household waste recycling centre for south of Cambridge is likely to be in South Cambridgeshire.
- Imbalance between jobs and homes, although there has been a shift from the last development plan due to increased number of jobs in Cambridge.
- Spread the employment benefits of being close to Cambridge further into South Cambridgeshire.
- East / west connections into Cambridge.
- South Cambridgeshire can be a difficult place to live for the more disadvantaged within society (e.g. those without access to cars) due to the infrastructure deficit. The character and attractiveness of the district is not a key issue for them.
- Public transport (although the Guided Busway is good).

Discussion 2: What is the vision for South Cambridgeshire at 2031?

- Range and quality of jobs for all, supported by appropriate infrastructure – need additional hotel space to accommodate visiting business people, big conference centre (although will this be replaced by conference calls?).
- Better match between jobs and homes.
- Jobs should be located where businesses want to be – need to engage with the business community to ensure that the business space is provided in the right locations.
- Make start-up companies stay – need to retain companies in the district when they want to grow.
- Protect unique character of villages – new development can destroy the community spirit and feel of a village, need to ensure this does not happen.
- Enhance the environment and preserve green spaces.

- Improved transport infrastructure to reduce congestion – if nothing is done, congestion will become gridlock.
- Retain and increase local facilities e.g. encourage shops back into villages.
- Ensure all development is of a high quality.
- Increase and promote manufacturing base – many villages have small manufacturing companies which should be promoted.
- Local communities should be engaged in plan making so that they feel involved in the decisions being made relating to their local area.
- More executive homes – large unique houses for chief executives and their families, finding the right home can have an impact on whether a business locates in the district.
- Need to increase the University's link with businesses to keep knowledge and expertise in the district / region.

Discussion 3: What can we learn from the current Local Development Framework?

e.g. What policies work well? What policies should be changed or improved?

- Size limits on employment uses are too restrictive, especially for existing businesses that want to expand.
- Officers are advising on the basis of material considerations rather than the development plan.
- 50% restriction on extending dwellings in the countryside is limiting people's quality of life and sustainable development does not mean small houses. Could allow some larger houses on the edge of villages / near villages e.g. for executives.
- 40% affordable housing policy has been very successful although viability has led to less being achieved recently. Likely that developers will seek to reduce proportion in the process of preparing the new Local Plan, this should be resisted. The policy wording on considering viability should be strengthened.
- The new Local Plan should promote use of green technologies and increase the Code for Sustainable Homes levels required for market housing across the district.
- Ensure that high grade agricultural land is protected, even though there is a demand for the use of the land for renewable energy uses.
- Greater weight should be given to local and parish council views, over and above the policies in the development plan.
- The new Local Plan should provide more guidance for householders submitting planning applications for extensions – clear guidance on what is meant by overbearing, amenity etc.

- Large developments (size to be defined) should be required to undertake pre-application consultation with local residents.
- Allow third party (e.g. parish councils) right of appeal on district council decisions.
- Comments from statutory consultees are given more weight than comments from local residents / parish councils e.g. comments on sewage, highways.
- Do not increase the length of the Local Plan to replace what will be lost from national planning policy guidance with the publication of the National Planning Policy Framework.
- Wording of policies is crucial when considering appeals.
- Public art policy should be amended so that any money received is passed on to the community for them to choose the art and artist.
- Local development orders should be developed for business parks to speed up employment development.
- More consideration should be given to residential amenity.
- Conservation policies seem to work well most of the time, need to ensure they work well more of the time, that they are retained and that they continue to be applied especially as development pressures increase.
- Need policies for Gypsies & Travellers.

Discussion 4a: Key Issues relating to Sustainable Development, Design & Climate Change

- What does sustainable development mean? (i) mixed and balanced communities with homes, shops, pubs etc; (ii) green / renewable technologies and reducing carbon dioxide emissions; (iii) using local resources; (iv) ensuring a long term future; (v) having access to jobs, schools and other services by public transport, bike or on foot; and (vi) good quality buildings that do not fall down.
- Sustainable development is a balance between conservation and green adaptation.
- All new houses should include grey water or rainwater harvesting systems – new Local Plan should raise standards of development, this could be done by specifying Code for Sustainable Homes levels required.
- Raise standards of market houses to be comparable to affordable houses – RSLs recognise the benefits of sustainable buildings and reduced running costs, this should be an option for all households.
- Consider the long term economic benefits of reduced costs, not just the initial outlay. Aim to ensure that amount of money saved on lower running costs is greater than the amount added to the mortgage payments for choosing a sustainable building rather than a standard building.

- Incentivise sustainable living and sustainable buildings – lower council tax payments for more sustainable buildings, provide water butts to all South Cambridgeshire households (like provided blue bins).

Discussion 4b: Key Issues relating to Economy & Growth

- Retain 'exceptional circumstances' for expansion of sites into the Green Belt?
- Assumption of approval for employment generation – local development orders?
- Radial approach to zoning – presumption in favour of employment development along the radial transport corridors, because this attracts Government money to improve the route. Need to ensure that transport policies are aligned to allow this to happen.
- Zoning new areas for science parks and manufacturing.
- Balance of employment between high tech and manufacturing.
- Redevelopment of Cambridge Science Park and improvements to the A14.
- 21st century enabled buildings incorporating green technologies, ability to be reused easily for different purposes.
- Requirement to include employment on site within mixed use developments, equivalent of one job for every house. Could also be applied to affordable housing exception sites.
- Section 106 agreements could include funding of apprenticeships.

Discussion 4c: Key Issues relating to Housing & Affordability

- Collation of housing lists to ensure that we have a robust evidence base of housing need for section 106 negotiations and plan making.
- Issues of affordability now cover a much larger income range.
- Need to ensure balanced communities.
- Viability of developments has become an important consideration due to the current housing market, therefore need for independent viability testing – developing capacity in house.
- Need to be alert to new opportunities.
- Need to ensure jobs / housing / transport balance.

Discussion 5a: Options for the Development Strategy and Scale of Growth

- Has the existing development strategy delivered sustainable growth? Are sites on the edge of Cambridge sustainable – good public transport access?

- Current forecasts do not take account of the enterprise zone at Alconbury Airfield, will the new forecasts? Yes.
- Do the military houses at Waterbeach Barracks count in existing housing supply? Or will they count as new housing supply once the barracks have been decommissioned?
- Spread the load across all villages: 10,000 homes divided by approximately 100 villages is approximately 100 new homes per village. This would help to keep services and facilities e.g. public transport, pub, and school.
- Spread the load across all villages: same percentage increase for all villages, but based on number of existing homes e.g. village with 100 homes, could accommodate 10 new homes.
- Some villages do not want change, other villages want to expand.
- New development could be focussed on one big site, the villages that want to expand, and sites from the SHLAA in the more sustainable villages.
- How do we build houses for local people – new settlements tend to be located near major transport routes (e.g. railways, motorways) which allows new residents easy access to commute out of the district, how do we ensure the new houses are occupied by people working in the district / local area?
- Development frameworks have resulted in all the gaps within the village being filled by new houses - intensified the built development and resulted in the loss of open spaces / gaps.
- Development frameworks should be removed or enlarged so that villages can grow – each village should be able to vote on whether they want this. How do you determine the amount of growth appropriate for a village?
- Need more buses! How do you get to Cambridge without a car from some of the smaller villages?
- Incentivise village expansion by providing financial gain to local communities that want to grow, that could be used to build the community e.g. by subsidising village shop, developing community facilities, local sports teams etc.
- Develop new town in a sustainable location e.g. Bourn Airfield, Waterbeach, Chesterton Sidings, Six Mile Bottom (good rail links).
- Too many villages feel full so need to allow some breathing space.
- Developing an empty homes strategy is key. Also promote the reuse of obsolete buildings – redevelop at a higher density.
- Ensure we have a robust evidence base and forecasts.
- Priority should be given to developments that support the local economy.
- Scope for some growth in villages as well as on the edge of Cambridge.
- Preserve separation and distinction between villages.

Discussion 5b: Options for the Green Belt

- What is the point of the Green Belt if you keep reviewing and changing it? STOP! Don't keep nibbling at the Green Belt. Build out the new developments that have been allocated already and then review the Green Belt again.
- Green Belt should be used to prevent fusion of necklace villages and Cambridge.
- Should more rural leisure facilities / uses be allowed in the Green Belt? e.g. walking, riding.

South Cambridgeshire Local Plan

Member Workshops

Workshop 2 – Key Policy Issues

27 March 2012

Attendees

Cllr David Bard	Cllr Tumi Hawkins	Jean Hunter
Cllr Richard Barrett	Cllr Janet Lockwood	Jo Mills
Cllr Val Barrett	Cllr Mervyn Loynes	Alex Colyer
Cllr Trisha Bear	Cllr Ray Manning	Mike Hill
Cllr Tom Bygott	Cllr Mick Martin	Keith Miles
Cllr Nigel Cathcart	Cllr David McCraith	Caroline Hunt
Cllr Pippa Corney	Cllr Cicely Murfitt	Jonathan Dixon
Cllr Simon Edwards	Cllr Bridget Smith	Jenny Nuttycombe
Cllr Alison Elcox	Cllr Hazel Smith	
Cllr Sue Ellington	Cllr John Williams	
Cllr Stephen Harangozo	Cllr Tim Wotherspoon	
Cllr Lynda Harford	Cllr Nick Wright	

These notes are a record of points raised in open discussion sessions by those attending the workshop, where a wide variety of views and ideas were put forward. The notes capture the range of issues and views identified, sometimes by individual Members, and do not necessarily reflect the view of the Council. They do not represent any specific decisions made.

Discussion 1: Rural Strategy

- Create village clusters that can support sustainable development – growth is allowed within the cluster.
- Need a settlement hierarchy but not focussed on individual villages.
- Development within villages should be sustainable by encouraging mix of housing and employment uses, promoting economic development within the village, preserving existing amenities, increasing jobs within the village, reducing the need for commuting out of the village, avoiding the creation of dormitory villages, and creating vibrant villages.
- Acknowledge that shops, schools and businesses make a village attractive and desirable to live in.
- Parish Councils need to buy in to the idea that allowing development increases their community's sustainability and independence.
- Ensure that the right mix of housing tenures is delivered to create sustainable communities – not all executive homes.

- District council should be taking the lead as they understand 'sustainability'. Parish Councils can be influenced by minority pressure groups working to a different agenda.
- Be realistic about how much development is needed to make a difference to services and facilities e.g. a development of 5 dwellings is unlikely to help retain services and amenities, but a development of 100 dwellings might. Parish Councils need to be fully aware of this.
- Do we need a settlement hierarchy at all? Categories constrain development, especially in Infill villages where the current policy restricts development to gaps within existing development framework, and results in the village being 'filled up'.
- The Group village category contains a wide range in size of village. Should the settlement hierarchy categories be based on size of the village?
- Encourage live – work developments and home working to create sustainable communities. Allow Infill villages to grow by encouraging live – work developments, but how is the work element enforced?
- Allow villages to elect whether they want development to facilitate new infrastructure or retain existing services and facilities. Some Infill villages would like development to retain existing services. Undertake a survey of Parish Councils to understand which villages want development – but the view of the Parish Council might not be the same as that of the village residents.
- Allow mixed tenure sites outside village development frameworks – change exception site rules e.g. 60% affordable housing, 40% market housing. This will bring forward housing developments and be more acceptable to existing village residents. Would help to create balanced communities rather than ghettos.
- Less exception sites are coming forward – what are the reasons?
- If you allow more mixed tenure developments then there will be less affordable housing provided, so less attractive to registered providers who prefer a cluster of affordable houses, therefore will need to increase the size of the site to provide more affordable housing.
- Why is development in Group villages so restricted? More flexibility should be allowed relating to the size of new housing developments.
- Current strategy has worked fairly well – add an extra category for villages wishing to grow?
- How many exceptions to policy are allowed within development frameworks based on size of development (i.e. developments allowed over the size suggested in the policy) – if a lot then this questions the policy.
- Things have changed since 2007, therefore the settlement hierarchy needs to be reviewed.
- Encourage every village to have a neighbourhood plan – but not enough time for parishes to do this in time to inform the Local Plan. Parish Councils will have their opportunity to

inform the Local Plan through workshop on 29 March 2012 and public consultation on Issues & Options in Summer 2012.

- Should villages be telling the district council what they want rather than the other way round? Possibility that too many villages would say no to development.
- Need to maintain integrity of villages – don't allow villages to merge together.
- All existing Rural Centres are within the Green Belt, except Cambourne.
- Need to consider flood plains, and the impact of development on them.
- Has the Guided Bus changed the sustainability of villages north west of Cambridge? Will the new Chesterton Station reinforce this?
- Will Northstowe have a positive impact on the surrounding villages? Cambourne has had a negative impact on the surrounding villages. Need to encourage use of services in smaller villages by residents of bigger villages.
- Should the radial public transport routes from Cambridge be used as focus for development?
- Have two settlement categories only: (i) Rural Centres – which would include existing Minor Rural Centres as well; and (ii) Group villages – which would include Infill villages as well.
- Should the strategy be based on Rural Centres being at the centre of a hierarchy of villages within their orbits, and that the services and facilities are shared between the villages in the orbit as well as the Rural Centre.
- Development framework boundaries should be moveable.
- Development frameworks have remained largely unchanged since 1993, is it time for change now that many villages are 'full up'.
- Is it time to include all parts of the village within the development framework boundary e.g. clusters of dwellings separate from the main village should be within the development framework boundary.
- Have a grey area around all villages where low density development would be allowed.

Discussion 2: Design, Heritage and the Natural Environment

- Raise the profile of the District Design Guide SPD and refine it – currently too long. Make it usable and relevant for 'real people' to help them decide on design and avoid being over prescriptive.
- Need to develop a design guide for each cluster of villages.
- Create opportunity for debate on what is good design.

- Design and quality of development should be considered from the start.
- Floor area is more important than the number of rooms i.e. ensure that rooms are suitable size for their purpose.
- New housing developments are very boring. Seek variety of design in large developments, so that they don't all look the same. Villages typically include a variety of buildings from different periods and design, this should be replicated in new developments.
- Look at the sustainability of buildings e.g. how will they weather over time, seek to achieve lower running costs, use of 'passivhaus' design.
- Design of buildings should take account of advancing technologies – this can be a problem within existing conservation and heritage policies, need to make the policies more flexible.
- Encourage better sustainable design features in buildings. Ensure that market housing and affordable housing are built to the same standards. Will this prevent development as the additional requirements may make the development too expensive?
- Our new large developments have an 'urban' design to them, need to ensure that the design of a development reflects the rural surroundings.
- Undertake more work to research quality vs. cost, and dispel the myth that good quality is expensive.
- Good design costs money but good design is important.
- Villagers should have a say on design, but localism may lead to NIMBY attitude.
- Review Conservation Area legislation to ensure that it allows for Lifetime Homes.
- Retain stock of listed buildings but allow them to be altered to be 'fit for life'. Allow more flexibility in changes to listed buildings e.g. allow improvements to non-residential listed buildings that make them fit for purpose and encourage the retention of the facility e.g. shop.
- Retain integrity of listed buildings.
- Encourage preservation of non listed buildings that are important to the community.
- Conservation is too focussed on preservation, need to conserve in a modern way.
- Important that we retain the high standards of conservation that is sought in the existing planning policies.
- Inappropriate application of existing policies is the issue rather than the policy.
- Need to integrate conservation more.

- Public art is necessary, need to encourage community involvement.
- Build public art into the design of new buildings and developments.
- Ensure that local communities are very involved in public art choices and the creation of public art e.g. Melbourn glass screen.
- Public art must serve a purpose and be practical e.g. create gates, benches that include art. It can also help to orientate people within a development e.g. Cambourne lampposts are different throughout the villages. Holding ourselves open to criticism if we require all art to be practical.
- Do we need art, would the money be better spent on something else? 1% requirement is too high for a rural area.
- Promote a 'best landscape' policy which includes preservation of trees.
- Retaining access to the countryside and encourage more footpaths and cycle paths between villages. Will need to work with farming community.
- Need to ensure balance between retaining landscapes and renewable energy generation.
- Green infrastructure means farmland and hedgerows not just pristine parks.
- Encourage public / private partnership working on nature conservation.
- Most new developments enhance biodiversity and ecology e.g. Cambourne.
- Keep promoting inclusion of green spaces, including orchards.

Discussion 3: Travel

NOTE: SCDC is not the highways authority and therefore can only encourage different travel behaviours through the location of new developments and ensuring access to opportunities to use sustainable forms of transport.

- Work with other local authorities to link communities with transport hubs (e.g. stations in Royston, Sandy, Huntingdon) through cycle ways.
- Include cycle ways to transport hubs in s106 agreements.
- Ensure cycle racks are provided at transport hubs. Ensure shower facilities are provided by organisations for use by people who choose to cycle to meetings.
- Park & Ride sites should be able to be used by more than just the bus users. Allow them to be used as base for cyclists. Lobby Cambridgeshire County Council for free parking for cyclists at the Park & Ride sites.
- Work with supermarkets to run shopping minibuses.

- Locate development near existing transport corridors e.g. rail, high quality bus services, Guided Bus. Create feeder services to existing public transport services.
- Develop separated cycle ways alongside existing radial transport corridors to encourage cycling. Cycle way alongside the Guided Bus is well used as it is separated from vehicles.
- Produce cycle way design that is affordable and safe e.g. needs lighting to make cyclists feel safe.
- Pooling of s106 monies within village clusters to deliver 'spider web' of cycle ways, to allow local residents to access services and facilities in other villages. E.g. cycle ways to Cambourne from surrounding villages.
- SCDC to promote recreational cycling.
- Look at Dutch sustainable transport model.
- Reinstate railway routes and roman roads for use by cyclists.
- Deliver cluster focussed community transport to allow access to services and facilities.
- Encourage Park & Ride sites within large new developments.
- Subsidies should only be used for pump priming.
- Promote 'fast' bus service – by making bus routes shorter and more direct, and adding more feeder services.
- Need more Park & Ride sites on the Guided Busway e.g. Swavesey, Oakington.
- Tension between concentrating development in sustainable locations and concentrating development into areas where it will support existing public transport routes, especially marginal subsidy routes.
- Better partnership working with Cambridgeshire County Council to ensure s106 monies are sought for the right projects. Develop a list of projects before seeking s106 monies so clear what money can be used for.
- Look at reopening stations on existing rail lines (e.g. Six Mile Bottom, Fulbourn) or create new stations along existing rail lines.
- Encourage linking up of sustainable forms of transport.
- Use s106 monies to fund physical infrastructure rather than services.
- Will need some subsidised services to allow Infill villages to have opportunities to use sustainable forms of transport e.g. bus services. Parish Councils could fund services?

- Allow more parking spaces within high density residential developments through underground or multi-storey car parks. If you try to limit parking it encourages use of roads and pavements for parking and creates safety problems.
- Inconsistency between promotion of use of sustainable forms of transport (e.g. cycling, walking, public transport) and allowing provision of more parking spaces.
- Do not need more garages or driveway parking spaces as these are not used by people, need to make streets that include parked cars safer e.g. wider streets, Dutch 'shared space' model. Need to make streets safe for children playing.
- Should the number of parking spaces be linked to the number of bedrooms? More parking spaces for bigger properties to accommodate teenagers with cars, but this is in conflict with encouraging use of sustainable forms of transport and best use of land.
- Make sure parking spaces are big enough for self-employed van drivers – linked to encouraging live – work developments.
- Less need for parking spaces in the future as cars will be less affordable and therefore there will be fewer cars per household.
- Some current bus services do not fulfil the service that is required therefore not used. People want regular and reliable services.
- Car pooling could work well where there is a cluster of villages around a sustainable transport hub.
- How is the money from s106 agreements distributed? Is it specifically ring fenced for the project listed in the s106 agreement? s106 monies should only be spent on the purpose they are collected for, although the money will be held until enough has been collected to pay for the project.

Discussion 4: Services and Facilities, Water and Drainage

- Services and facilities must be delivered alongside the housing.
- Need services and facilities ready from the start so that people are attracted to the development.
- Facility needs to be viable, therefore need enough houses occupied to support it.
- Bringing forward services and facilities earlier in the development could be a problem for developers as they need money from the sale of houses to pay for services and facilities. Might need to consider reducing affordable housing requirement to allow developers money to bring forward services and facilities earlier.
- Policies need to be flexible so that in the current economic climate when viability is less certain, the policy is more flexible, but when the economic climate is good the development provides more.
- s106 trigger points need to be carefully thought out.

- Create s106 trigger points that are based on value of sales rather than number of houses, will create better link with housing market.
- A meeting place should be provided from the outset to help create the community within a new development e.g. Orchard Park.
- Flexible buildings are needed that can be used for alternative facilities over time as population within the development (and nationally) changes e.g. schools that can be converted to care homes.
- Ask communities what they need as a result of the new development. Listen to community leaders ('catalyst influencers').
- Ensure buildings are future proofed e.g. include opportunities for additional infrastructure to be provided over the lifetime of the building.
- Maintain rate relief in rural areas.
- Need to protect village services by ensuring there are no loopholes that allow services and facilities to be lost through permitted development e.g. loss of pub to antiques shop possible without planning permission, resulted in loss of community facility in West Wickham.
- Encourage shops to be provided in early phase of development through low rents.
- Use CIL to pump-prime services and facilities.
- Encourage innovative multi-use of buildings – locate multiple facilities within one building, especially early in the development. Can expand to separate buildings later when the facility is established and viable.
- Future proof local villages.
- A policy for allotments should be included. There is a current demand for allotments in villages.
- Require provision of allotments on developments of specific size.
- Allotments should be considered separately to public open space and should be provided where gardens are small.
- Open space should be less urban and less sterile. Need to encourage a more rural, naturalistic design of open space.
- Open space should include community woodlands and orchards or community growing schemes.
- Clustering of allotments into one location for a collection of villages.
- Need to provide more informal open space.
- Green corridors should provide links between open space.
- Public composting should be encouraged.

- Children's play areas should be made of natural materials.
- Should the district council retain control of financial contributions for open space and to develop open space for cluster of villages? Some Parish Councils are not spending their s106 monies.
- Encourage rainwater harvesting and grey water recycling in all new developments.
- Minimise non-porous ground cover in new developments and redevelopments to reduce surface water runoff. Surface water runoff after construction of a new development should be no more than from the previous use.
- Promote drought mitigation and Sustainable Drainage Systems (SuDS) - ensure that are of good effective design and designed in from the start.
- Provide large grey water storage schemes serving communities rather than individual households.
- Promote partnership approach to flood management e.g. Northstowe development will have an impact on its surroundings, including areas within neighbouring authorities.
- Dual use of Sustainable Drainage Systems (SuDS) for drainage and open space.
- Ditches for drainage should be maintained for that primary purpose. Wildlife is a secondary consideration.
- New crematorium necessary – encourage link to CHP.
- Develop new off grid energy sources e.g. anaerobic digestion plants.

Conclusions / Cross Cutting Themes

- Joining up – clusters of villages, linking transport modes, partnership working with other local authorities.
- Awareness of heritage and conservation but desire for more flexibility to allow buildings to be adapted to include new sustainable technologies and to accommodate modern living.
- Strong mood for change – expanding development frameworks, revising settlement hierarchy.

Next Steps

- Workshops for other stakeholders are being held over next few weeks and other evidence gathering is being undertaken. This will inform the preparation of the Local Plan Issues & Options report.
- Agreement to consult on the Local Plan Issues & Options report will be sought at the Northstowe & New Communities Portfolio Holder Meeting in June 2012, which will be preceded by a special full council meeting.
- Public consultation will be held from July – September 2012.

South Cambridgeshire Local Plan

Stakeholder Workshop

2 April 2012

Attendees

David Abbott	Highways Agency
Martin Baker	Wildlife Trust
Jonathan Barker	Marshall of Cambridge (Holdings) Ltd
Kirsten Bennett	Cambridgeshire ACRE
Andy Campbell	Stagecoach East
Jim Chisholm	Cambridge Cycling Campaign
Simon Crow	Cambridge Water
Dan Curtis	Environment Agency
Sian Derbyshire	The National Trust
Peter Fane	Country Land & Business Association
Carolyn Gohler	Cambridge Past, Present & Future
Jonathan Green	Ely Diocesan Board
Wendy Hague	Cambridgeshire County Council
Ted Hawkins	Cambridgeshire Constabulary
Peter Jones	Cambridgeshire Fire & Rescue Service
Peter Landshoff	Cambridge Past, Present & Future
Stephen Miles	Cambridge City Council
Andrew Newton	Ely Group of Internal Drainage Boards
Inger O'Meara	NHS Cambridgeshire
Mike Sloan	Cambridge Water
David Thomson	Ely Diocesan Board
Sean Traverse Healy	Campaign for the Protection of Rural England
Jill Tuffnell	Cambridge Rambler's Association
Mark White	Homes & Communities Agency
Rohan Wilson	Sustrans (East of England)
Cllr Tim Wotherspoon	Northstowe & New Communities Portfolio Holder, SCDC
Jo Mills	Planning & New Communities Corporate Manager, SCDC
Keith Miles	Planning Policy Manager, SCDC
Caroline Hunt	LDF Team Leader, SCDC
Jonathan Dixon	Principal Planning Policy Officer, SCDC
Jenny Nuttycombe	Planning Policy Officer, SCDC

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Discussion 1: What is South Cambridgeshire like now?

Things to retain and protect

- Quality of life
- Dynamic economy – companies and people are attracted to the area and stay.

Things to improve

- Limited opportunities for cycling – the more attractive you make cycling, the more people will cycle.
- Not enough housing for local people – both affordability and availability. Needs to be variety of housing to cater for different levels of affordability. Affordability is based on availability (supply and demand).
- Not enough high quality housing and executive homes.
- High levels of in-migration justifies need for strategic infrastructure up front.
- Infrastructure deficit
- Not enough money for affordable housing, sustainability and infrastructure – money used to deliver affordable housing therefore not available to provide infrastructure.
- Rural isolation for young people who are not car drivers.
- Not enough people in all villages to provide fast and frequent bus services, therefore have to link villages together to provide a bus service or need subsidy. Makes the service less attractive to residents.
- Park & Ride sites generate car traffic, as most people don't get to the Park & Ride by sustainable transport modes e.g. other bus services, cycling – need to change this.
- Car trips tend to be longer rather than more trips. Result of people driving further to access services and facilities. Higher skilled workers are willing to commute further than lower skilled workers. Social behaviour results in more car trips e.g. driving children to school, more households have two people working – more women are working.
- Traffic on A14 in this district is largely local commuters, only small percentage is freight.

Discussion 2: What is the vision for South Cambridgeshire at 2031?

- Better network of cycle ways between villages to encourage residents to reduce car use, also allows greater possibilities for social interaction for children.
- Make the countryside more accessible by improving accessibility of footpaths and cycle ways e.g. all weather surfaces.

- Encourage more multi-modal journeys e.g. by providing cycle racks at all bus stops. This would result in more use of bus services therefore more viable.
- Upgrade strategic infrastructure.
- Provide 18 hour public transport service e.g. run later into the evening. Bus services are currently focused on 9-5 working.
- Connect Park & Ride services to other bus services to encourage people away from cars.

Discussion 3: Options for the Development Strategy, Scale of Growth and Green Belt

- Avoid dormitory towns and villages.
- Provide infrastructure in first phase of development and consider all infrastructure requirements from the start.
- Ensure balance between jobs and housing.
- What is the impact of Alconbury Local Enterprise Zone on the scale of growth in South Cambridgeshire? Will it take some of the demand for housing?
- Where is the need to housing in South Cambridgeshire coming from?
- Is the level of growth sustainable? Especially in terms of community facilities and water resources.
- Potential linear city along Cambridge Guided Bus, extended to Alconbury.
- Strategy to create alternative employment generators to improve quality of life e.g. outdoor recreation such as Wicken Fen.
- Small and medium sized employers are being displaced, actively encourage them to South Cambridgeshire.
- Local Plan should facilitate independence e.g. for children and young people to travel independently by bike, bus or community transport.
- Continue to support businesses and diversification of business type.
- Try not to support commuting to London.
- The rate of growth is challenging for infrastructure providers (rate of growth has an impact on when new infrastructure will be required). Dispersed development is easier to accommodate through existing infrastructure.
- Current unsustainable practices relating to water and energy use need to be changed.
- Little attention given to community facilities (e.g. pubs, graveyards) – time lag before they are provided in new developments. Need to build in creating a community.

- Need to examine value of Green Belt on a case by case basis, some parts of Green Belt are more valuable than others. Some parts are not used to full potential as owners waiting for them to be released for development.
- Move A14 north and expand Cambridge northwards.
- Protect the natural environment surrounding Cambridge, as the countryside is what makes the area attractive. Occupiers of the high density urban extensions will want / need access to green space.
- Grow existing settlements to make them more sustainable and self contained e.g. Cambourne.
- Demand for access to the city centre needs to be managed through co-operation between districts.
- Need sixth form colleges outside Cambridge.
- Need to make sure that growth in villages does not destroy their attractive qualities.
- South Cambridgeshire needs to be part of the solution of making Cambridge more sustainable.
- To what extent will increased growth in the villages make services and facilities more viable? Exception sites are not enough.
- Are there opportunities for employment to be located nearer villages to reducing commuting?
- Create highway from Newmarket to Huntingdon for use by freight operators, they do not need to go via Cambridge. Would also develop other employment opportunities.

Discussion 4a: Key Issues relating to Sustainable Development & Climate Change

- Is 10% renewable energy requirement sufficient / appropriate?
- Need to ensure that developments are sustainable during construction as well as end result.
- NPPF defines sustainable development.
- Need to maximise water efficiency – but planning policies can only control new developments, many more older houses need to be retrofitted. Greater use of water efficiency features (e.g. rainwater harvesting, grey water recycling) in new builds may make technologies less expensive and more viable for retrofit projects.
- Reduce need to use vehicles.
- Adaptation is more important than mitigation – consider natural cooling, use of green spaces and trees etc.
- Encourage incorporation of sustainable energy generation into developments, including community owned local energy production.
- Require higher Code for Sustainable Homes standards ahead of the national requirements.

- Smarter local storage of water from rainwater harvesting or grey water recycling.
- Need to develop a scheme to encourage reduction of water consumption in existing stock.
- Zero carbon housing needs to consider transport as well e.g. make cycle parking more convenient than car parking at stations, supermarkets, doctors, homes.
- Plant more big trees with proper spacing and fit for climate change (e.g. olives and vines).
- What number and mix of houses is sustainable?
- Lag in planning system – need to make sure we get the Local Plan right now otherwise we're stuck with it for the next 10 years.
- Will what we build today still be sustainable in 2031?
- Need incentives so developers will provide sustainable features and still get a profit.
- Need to make sure developments are sustainable throughout lifetime of development and from the start – will ensure first residents don't get into unsustainable habits.

Discussion 4b: Key Issues relating to Economy & Growth

- Increasing productivity is increasing profitability but not resulting in more jobs as increasing use of self-serve and automation. Job growth may not be as high as predicted.
- Need to support new sectors of employment to create diversity e.g. encourage development of clean tech industry.
- Ensure include employment in new developments.
- Encourage University of Cambridge in remaining a world leader as has benefits for local economy.
- Economic growth should support quality of life.
- Exploit tourism potential.
- Help people set up home working.
- Improve digital infrastructure / broadband.
- Support clusters for synergy e.g. Genome project.
- Manufacturing still an important part of the local economy.
- Mix of starter units and larger units needed on business parks – reduces the need to relocate.

Discussion 4c: Key Issues relating to Housing & Affordability

- Need to ensure mix of housing – flats to executive homes.

- Need to provide homes for local people.
- Is 40% affordable housing requirement a block to development? How will 40% be provided in future as less funding available?
- Don't let developers off the hook based on current economy and viability, the market will pick up again.
- Need criteria to allow a variety of density requirements based on location. High density developments are more difficult for service providers – where does the infrastructure go? Need to ensure green space is provided.
- Need to provide flexibility in the housing market to meet the requirements of older people.
- Need to provide for Gypsies and Travellers.
- Need affordable market housing – maybe need to allow more growth so that house prices will come down.
- Older peoples needs must be considered – ensure mix of dwelling types for young, old etc.
- Mix of market and affordable housing on exception sites will create more mixed communities.
- All small houses now have extensions.
- Cost of renting is high.
- Each village to provide a small amount of land each year for homes for local people.
- Need high quality housing for older people to encourage them to move to locations convenient for care and away from family homes.
- Develop intergenerational housing schemes – houses for young people and houses for old people, so can support each other. Some homes already occupied by multiple generations, is this choice or necessity?
- Some landowners of exception sites request that land is only used for affordable housing in perpetuity, how would this work with mixed tenure exception sites?
- South Cambridgeshire is one of the few areas where developers can afford to provide services and facilities and still get a profit.

Discussion 5a: Key Issues relating to Design & Heritage

- Development needs to respect context – sympathy for local setting and character.
- Need to balance aesthetics vs. functionality.

- Need to consider performance of the building over its lifetime.
- Build on local vernacular design.
- Make sure layouts are suitable for emergency vehicles and service providers to maintain / repair facilities – reduce number of bends in roads.
- Make sure design requirements don't cost more.
- Need variety of density standards.
- Ensure design of new homes is practical e.g. cupboard to store vacuum cleaner.
- Local celebration of good design.
- Sell concept of whole life costs, including running costs.
- Encourage volume housebuilders to build good quality and well designed homes.
- Try to future proof houses.
- Change peoples aspirations for their homes.
- Don't have to choose between heritage / conservation and new development, they can go hand in hand – taking care of heritage assists the economy. In some cases new development is needed to protect heritage assets.
- Can we make zero carbon homes attractive to the next generation?

Discussion 5b: Key Issues relating to Natural Environment

- South Cambridgeshire is relatively impoverished in landscape and wildlife, therefore restoration and enhancement is important to help improve quality of life.
- Need to work with landscape and natural environment as it already exists – work design around this, rather than destroy it and create new green space.
- Improve and promote accessibility to the countryside – also consider stewardship schemes, more rights of way. Benefits for health and wellbeing.
- Green Infrastructure Strategy is very good – need a policy to implement this. Huntingdonshire DC has a good policy.
- Encourage use of allotments and community gardens to create food security, also encourages social cohesion.
- Develop habitat corridors and green corridors.
- Need cross boundary working.
- Need high quality and imaginative open spaces, SuDS can help.

Discussion 5c: Key Issues relating to Travel

- Need to change behaviour and encourage fewer and shorter journeys.
- Encourage agricultural diversification.
- Water bus? E.g. Peterborough
- Garages are too small. Parking needs to be considered within the site design. Learn lessons from parking courts at Cambourne.
- Build a ring road (like M25) around Cambridge.
- Need to make shared cyclist and pedestrian routes safe for both users.
- Need to make cycle ways safe by including sustainable lighting / active lighting e.g. movement triggered.
- Need to create sustainable transport links between villages.
- Create transport nodes and develop integrated transport plans.
- Need shops to sell cycle lights that light your way (rather than just make you seen by others).
- Develop car free developments.
- Build on opportunities created by Chesterton Station.

Discussion 5d: Key Issues relating to Services & Facilities

- Develop electric car points.
- Plan for how people move and meet, and ageing population – consider co-location of services, facilities and access to public transport e.g. village pubs to become hubs including post office, shop etc.
- Encourage multi-use of buildings.
- Community governance needed from the start.
- Recognise the different circumstances of rural communities.
- Important to have strategic level brief for the development.
- Local authority to provide infrastructure from the start, costs to be recovered later from developers.
- Open access to green space needs to be promoted e.g. woodlands.
- Need to be careful with multi-functional open space – can end up with poor quality of each of the different functions.
- SuDS – need training to ensure they are effectively used.
- Village colleges should provide services for all generations – like original ethos for their development.

- Develop communities where people live and work – allows facilities to be supported e.g. community fire stations.
- Phasing of development and key infrastructure needs to be carefully considered.
- Managed growth of existing villages to make services and facilities viable.
- Recreation and leisure facilities are important – utilise existing footpaths and bridleways.
- Develop CHP (combined heat and power) solutions for higher density areas.
- Develop resilience planning for villages in view of climate change. Supported by Environment Agency.
- Develop winter storage of water – added wildlife benefits.
- Support and develop local music production, drama, football team, and scouts.

South Cambridgeshire Local Plan

Housebuilders, Registered Providers and Planning Agents Workshop

3 April 2012

Attendees

Nigel Agg	Taylor Wimpey
Janice Blake	The Papworth Trust
Peter Bovill	Montagu Evans LLP
Richard Brimblecombe	Richard Brimblecombe Architect
Stephen Brown	Artek Design House Ltd
Hamish Buttle	Bovis Homes (South East)
Andrew Campbell	Andrew S Campbell Associates Ltd
Colin Campbell	Savills
Tim Christy	Tim Christy Architect
Matthew Clarke	Boyer Planning Limited
David Coleby	Mark Liell & Son
Stephen Conrad	Cambridgeshire County Council
Peter Cutmore	Peter Cutmore Architects
David Digby	Hill Residential Partnerships Limited
Neil Griffiths	Cambridge & County Developments
Ian Harvey	Harvey Norman Architects
Daniel Hewett	Carter Jonas LLP
Rob Hopwood	Bidwells Property Consultants
Peter Jolly	Peter Jolly Chartered Architect and Town Planning Consultant
Andy Joyner	Gallagher Estates
Andy Lawson	Gallagher Estates
Paul McCann	Banner Homes
Tarry Moore	Alun Design Consultancy
John Oldham	Countryside Properties
Martin Page	DH Barford & Co Limited
Nicky Parsons	Pegasus Planning Group
Owen Pike	Cheffins
Tim Poulson	Poulson Architecture
Don Proctor	RPS Planning & Development
Chloe Renner	John Martin & Associates
Thomas Rumble	Wolf Bond Planning
Nigel Schofield	Papworth Hospital
Laraine Southwood	Terence O'Rourke
Christine Steele	Bedfordshire Pilgrims Housing Association
Tim Waller	JB Planning Associates Limited
Stephen Walsh	UNEX

Cllr Tim Wotherspoon	Northstowe & New Communities Portfolio Holder, SCDC
Jo Mills	Planning & New Communities Corporate Manager, SCDC
Keith Miles	Planning Policy Manager, SCDC
Caroline Hunt	LDF Team Leader, SCDC
Jonathan Dixon	Principal Planning Policy Officer, SCDC
David Roberts	Principal Planning Policy Officer, SCDC
Jenny Nuttycombe	Planning Policy Officer, SCDC

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Discussion 1: What is South Cambridgeshire like now?

Things to retain and protect

- Plenty of open space and good access to the countryside.
- Fantastic research and development parks of international importance – need to think sustainably about where people work and want to live.
- Top of the league for quality of life.
- Services and facilities in Cambridge are readily accessible.
- Successful exceptions sites policy but need to look at what other options and tools could be used as well.
- Economy that has withstood the recession.

Things to improve

- Some villages have grown into executive housing dormitories.
- Poor balance of development – concentration of development in north west of the district.
- Broaden employment base in those parts of the district that are a distance from Cambridge.
- Congestion.
- Settlement hierarchy is too rigid; there are sustainable locations in smaller villages.
- People living in South Cambridgeshire and commuting to London and the southeast are driving up house prices and making them out of reach for locals.
- Not enough “affordable” market housing.

- Requiring affordable housing provision on sites of 2 or more dwellings is restricting the supply of windfall market housing.
- How many extant planning permissions are there? This has an impact on supply and demand?
- Restricting size and type of employment uses outside of Cambridge is counter-productive.
- Need to look more imaginatively at provision of employment space and opportunities.

Discussion 2: What is the vision for South Cambridgeshire at 2031?

- Need to continue positive approach to planning for economic prosperity and growth.
- Make South Cambridgeshire more self-contained and reduce reliance on Cambridge.

Discussion 3: Options for the Development Strategy, Scale of Growth and Green Belt

- To achieve sustainability need to provide range of transport choices. Provide viable and safe alternatives to the car e.g. cycle paths making sustainable travel a real choice.
- Need to know the objectives of the plan to determine what sustainable development is.
- Don't forget the third element of sustainability – economic. Take account of the viability of the development (see paragraph 173 of the National Planning Policy Framework).
- Need to think of level of service provision, especially main roads, shops, services etc.
- Development should not all be focussed on Cambridge, need to encourage market towns to grow as well.
- Don't focus all new development into a new settlement (i.e. don't put all your eggs in one basket). Spread new development across a number of tiers of the hierarchy. Need a mixed approach. Need to free up the settlement hierarchy to deliver village sites.
- A dispersal strategy could have an impact on the character and attractiveness of a village, and could destroy the qualities that attract development and investment.
- Need strong policies to make South Cambridgeshire independent from Cambridge.
- How do you encourage employment opportunities into the village?
- Need to foster high tech research and development locally.
- Plan making process is too long, therefore always retrospective and will never meet the need.
- Growth needs to meet unmet needs – historic, current and future.
- Where is the potential for growth?
- Need to consider deliverability over the 20-year plan period.

- Need to take a positive approach to growth. Need to co-operate with Cambridge City.
- Allow as much growth as needed to support the Cambridge economy. The Cambridge economy has weathered the storm over recent years, so need to build on this.
- How do we listen to the views of Parish Councils?
- Development framework boundaries may need to be changed if a dispersal strategy is promoted to create space for development.
- Parishes should be able to take forward their own options for development through Neighbourhood Plans.
- Scale of growth is difficult to predict but should relate to the district.
- Need to consider the role of the smaller villages – allow small developments to round off villages.
- How do we sustain small communities? Some villages need development to increase their sustainability, but quantum of development needs to be sufficient to make the provision or retention of services and facilities viable.
- Need for high quality design dialogue between the planning authority and agents to promote incremental growth across all settlements.
- Combination of the current settlement hierarchy and low threshold for the provision of affordable housing is frustrating good quality sustainable development – there are lots of good sites that are not being brought forward.
- Focus development on villages with services (e.g. secondary schools) and use previously developed sites.
- Allow some development on the edge of Cambridge plus development in villages to support services and facilities.
- Deliver and reinforce current plan strategy – build on existing planned development where infrastructure is being provided.
- Promote home working or local working through provision of employment starter units and flexible dwellings.
- The imbalance between jobs and housing is only going to be exacerbated if we don't provide more housing.
- Need to maintain support for Cambridge and consider sub-regional needs. Need to look at the city region as a whole.
- Scale of growth should be guided by the Cambridge phenomenon rather than national trends.
- Housing should be located to support existing employment uses and to support the use of sustainable transport.
- Need to keep business in the district and provide homes for their workers.

- New strategy should be balanced in terms of where development occurs.
- Diversify employment base to provide jobs for less well qualified.
- Improve service and cultural opportunities available in villages.
- Allow satellite development well connected to Cambridge by public transport and cycling.
- Southwest quadrant (quarter to six quadrant) is a good example of high quality of life and public access e.g. villages like Grantchester and Coton.
- Review of Green Belt should be need focussed.
- Is all the land within the Green Belt necessary for its purpose?
- Need to retain Green Belt to prevent coalescence but harms sustainability.
- Green Belt needs to be reviewed more often, but still maintain physical and visible separation.
- Definitely time to review the Green Belt again.
- Need to look at the Green Belt as a reasonable alternative for development.
- Green Belt is worthy of defence.
- Need to work with landowners around the edge of the City to deliver better visions.
- What is the Green Belt for? Will be needed to provide open space for high-density development on edge of Cambridge, so needs to be accessible and linked to existing open spaces. Develop the Green Belt into a country park.

Discussion 4a: Housing Provision Issues

- Certainty of delivery in changing economic circumstances is important.
- More opportunities for phasing on larger sites.
- Encourage provision of self build and Community Land Trusts to provide more choice of tenure.
- Consider self build needs.
- Not necessary to have a self-build policy, but greater flexibility for development in village would allow more self-build.
- Phasing policies need to be flexible.
- The plan needs to be able to respond to changing circumstances by providing reserve sites.
- Need a policy to allow and encourage small sites. Need a mix of different sized sites and locations.
- Need to plan for ageing population.

- National housebuilders say that site phasing is not realistic on small sites in villages; don't normally look at sites of less than 10 years. Upfront infrastructure requirements are likely to make this undeliverable for any housebuilder.
- Consider Community Right to Build.
- Providing a prompt service for the discharge of conditions will help deliver large sites – consider planning performance agreements.
- Need to be realistic on the timing of delivery of large sites.
- The National Planning Policy Framework encourages planners to think creatively and work with landowners / developers to achieve a solution acceptable to all.

Discussion 4b: Housing Density Issues

- Recognise that average household sizes are shrinking.
- Density should vary depending on the location and should respond to the context.
- Quality of design is paramount. A design led approach to density should be used so that the development suits its locality and purpose e.g. special needs bungalow, character of the area.
- The density of a development should be character led but not to the detriment of delivery.
- Need fairly high density to deliver the required number of homes and support village facilities.
- Density and design of developments needs to improve privacy and provide suitable gardens.
- Need more flexibility to provide smaller developments e.g. schemes of 5 houses in villages, and at a density equivalent to rest of the village. Traffic generation would also be less. Lower density developments provide opportunities for granny annexes to be provided within the plot.

Discussion 4c: Housing Mix Issues

- Current policy mix does not meet market requirements and is imposed with no flexibility. The market should determine housing mix. However, if the market has a bias towards certain sized houses, need for some policy intervention.
- Need flexibility in space to accommodate elements of lifetime homes.
- Policy should specify an indicative housing mix – analysis of need and demand to be undertaken at the time of an application.
- Need flexibility in housing mix.
- Need more diversity of plot sizes e.g. some 3-bed houses with small gardens, other 3-bed houses with larger gardens. Small developments on the edge of villages offer greater flexibility for larger plots.

- Space is an issue - need more diversity in floorspace of different sized houses e.g. variety of floorspace in 2 bed houses to accommodate first time buyers (to be affordable need to be smaller) and also downsizers (looking for space), which have different requirements.
- Need to provide homes for executives e.g. £1m+. Consider introducing a quality panel to assess design of large houses. Seek to integrate the dwelling into the landscape e.g. enhance surrounding countryside rather than hiding the house behind high walls.
- Need to provide bungalows in large plots in landscape setting – other districts are doing this. Allocate land specifically for this purpose.
- Need to provide lifetime homes to address the ageing population and also accessible market homes to accommodate disabilities.
- Encourage provision of self-build and Community Land Trusts to provide more choice of tenure.
- Should be a policy to provide guidance and control mix to some extent.
- Need a good mix of housing on all types of sites.
- No market for 1-bed units.
- Mix of sizes and tenures can work together; so only need a single mix policy.
- Use evidence from the SHMA.
- Leave the provision of lifetime homes to building regulations.
- Housing mix policy sometimes restricts smaller developments from coming forward.

Discussion 4d: Affordable Housing Issues

- The threshold at which affordable housing is required is too low and is discouraging development. It also creates difficult design issues and has an impact on small site viability.
- Allow cross subsidy on exception sites.
- Consider taking financial contributions for off-site provision.
- Need to ensure information on housing need is up to date.
- Must have a robust viability assessment. The HCA viability toolkit is not designed for small sites and is onerous for small developers. The viability process should be outlined in policy rather than an SPD.
- Funding for affordable housing is drying up.
- Local subsidy could support local housebuilders and support local economy.
- Need to focus on intermediate housing which has been neglected.
- Look at what South Hams have done.

- % affordable required is too high.

Discussion 4e: Issues relating to Housing in the Countryside

- Time for change, we have the smallest homes in Europe.
- Need a defined % limit for expansion and also set criteria.
- No need for specific policy, rely on the National Planning Policy Framework.
- Allow some development on the edge of villages but outside of the development framework – how do you control this? Rely on Neighbourhood Plans?
- The 15% and 50% extension rules are applied too rigidly and don't protect 1 bed and 2 bed properties. The % should be a guide only. For replacement dwellings, the size of the new dwelling should relate to the plot.
- No need for a policy for large country houses.
- Question need, but could be ok if brings landscape and other advantages.
- Treat country houses as an exception.
- Blanket % restriction on size of extensions is not appropriate.

Discussion 5a: Key Issues relating to Sustainable Development & Climate Change

- To go above national standards (e.g. Code for Sustainable Homes) needs to be justified locally.
- Need most development in most sustainable locations, so residents are less likely to travel by car.
- Need better distribution of employment.
- Question extent to which policy can ensure provision of local facilities.
- Is it socially sustainable to put houses in villages with no gas supply? Would only be sustainable if houses do not rely on fossil fuels.

Discussion 5b: Key Issues relating to Economy & Growth

- Allow conversion of rural buildings for employment.
- National Planning Policy Framework allows easier conversion of employment buildings to residential use. Risk that this could lead to loss of employment buildings.
- Most service sector jobs are in Cambridge, need developments that encourage creation of service sector jobs in South Cambridgeshire.
- Need premises for small businesses, employment parks focus on large businesses. Need to allow small businesses to be provided near housing.

- Need a better understanding of the local business market.
- Need to encourage a full range of employment opportunities in the district across all business sectors.
- Need to create an employment equivalent of 'affordable housing'.
- SCDC needs to intervene in the market to provide starter and incubator units. Could be done through a public – private partnership.
- Use reduced business rates to support local businesses.
- Change or die, if existing cluster led strategy is maturing then need to diversify.

Discussion 5c: Key Issues relating to Design & Heritage

- Need a proportionate response to saving heritage assets - change not always a bad thing and need to make sure we are not wasting unused assets.
- Conservation officers are too prescriptive about protecting what is not worth keeping e.g. modern changes.
- Need to take account of viability of reusing heritage assets for alternative uses.
- The conservation policies are applied too strictly and make development not cost effective.
- Need Lifetime Homes that allow flexible accommodation through design.
- Change to heritage assets must be allowed, and should not be prevented.
- Need constructive approach to proposals for development that help protect heritage assets.
- Design codes and Supplementary Planning Documents are needed to ensure that the Local Plan does not become too long.
- Local authority role is to find the balance between the costs incurred by the housebuilder and the long-term design and quality required by the occupant.
- Council needs to be brave enough to create own policy for heritage but must not be too prescriptive.

Discussion 5d: Key Issues relating to Natural Environment

- Be creative in use of green space and create better edges to open areas.
- Use the Green Infrastructure Strategy to improve the predominantly agricultural landscape – loss of green fields should be balanced by countryside enhancement.
- Offset damage to environment from development by encouraging enhancements works elsewhere or accepting financial payments to undertake works elsewhere.
- Do we want to protect the prairie landscape of South Cambridgeshire? Although very boring that doesn't mean we should destroy it.

- Support small business growth into the countryside.
- There is still capacity to expand the campus type business parks created from old country estates (e.g. Wellcome Institute, Babraham Hall) without impacting on the natural setting.
- There is scope to enhance green infrastructure in the district.
- Need more woodlands, and work to put hedges back to create smaller fields again.

Discussion 5e: Key Issues relating to Travel

- Car travel will still happen.
- Need stronger links between funding and operators.
- Parking standards need to consider local context.
- Need flexibility, can't control car ownership.
- Need improved public transport – Chesterton Station will help, and strategic allocations should create opportunities to integrate public transport.
- Need better planned footpaths, bridleways and cycle ways, and signage.
- Reduced car spaces does not necessarily mean less cars, need to plan for on-street parking through lay-bys, wider roads.
- Make sustainable modes of transport easily accessible, efficient and cost effective.
- Greener technologies might make cars more sustainable as a form of transport in the future.

Discussion 5f: Key Issues relating to Services & Facilities, Water & Drainage

- Needs to be considered at a strategic level e.g. Community Infrastructure Levy.
- At a local level, need Parish Councils and neighbouring residents knowledge and experience to feed into very early stages of a development proposal through community steering groups.
- Developers need to consider infrastructure needs important to local residents.
- Use an element of the Community Infrastructure Levy to fund upfront infrastructure costs.

Discussion 6: Current Policy Feedback

- Policy NE/1 (energy efficiency) – relates elemental method in building control regulations which is now out of date, also refers to 'current' and unclear whether this is current at the time of the policy or at the time of a planning application, and although referred to in decision notices it is not explicitly considered in committee reports.

- Need to make policies future proof.
- Refreshing to work in an area where policies are included in an up-to-date suite of plans.
- Policy ST/3 (reuse of previously developed land) – requirement for high percentage could limit the delivery of much needed development.
- Remove anomalies from development framework boundaries.
- Policy DP/7 (development frameworks) should be retained as it provides clarity, but development framework boundaries need to be up to date.
- Policy HG/8 (conversion of buildings in the countryside to residential use) – this refers to market demand OR planning considerations, planning officers interpret this as AND.

South Cambridgeshire Local Plan

Parish Council Workshop

29 March 2012

Attendees:

Parish Council representatives (see Appendix 1)

Cllr Tim Wotherspoon – Northstowe and New Communities Portfolio Holder

Jo Mills – SCDC Corporate Manager, Planning and New Communities

Keith Miles – SCDC Planning Policy Manager

Caroline Hunt – SCDC Local Development Framework Team Leader

Jonathan Dixon – SCDC Principal Planning Policy Officer

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Discussion 1: What is South Cambs Like Now? What is the Vision for South Cambs at 2031?

Things to Retain and Protect

- Village hierarchy and village frameworks
- Green Belt
- Countryside access – especially footpaths
- High tech companies
- Protecting heritage – Conservation Areas
- Green infrastructure
- Support for the arts – quality environment
- Youth bus
- Quality of the wider countryside
- Living in a rural area
- Quality of village centres

Things to Improve

- Not enough water
- Haven't been so good at delivering necessary infrastructure
- Some local primary schools are now full
- Insufficient live / work units or SME firms
- Lack of affordable housing for local people
- Not enough facilities for young people
- Traffic volumes through villages are too high
- Losing employment sites to housing
- Is there a point at which South Cambs is full up and the environment / services / infrastructure can support no more? No megalopolis here.
- Broadband is still not good enough
- Allotments and cemeteries / burial grounds

2031 Vision

- No growth without strategic infrastructure
- CIL in operation and delivering
- 2km stand off for wind farms
- A comfortable target for renewable energy generation
- Stronger policy steer on design, materials, etc. to secure high quality development
- More development using advanced building techniques
- Development in scale with each village and with their services and infrastructure
- Sustainable balance between housing and employment
- SCDC villages are not just dormitories for Cambridge
- Planned within environmental / social limits
- Co-operated with neighbouring districts / counties
- Good quality broadband everywhere

Discussion 2: Scale of Growth, Green Belt and Options for the Development Strategy

Sustainable Development Strategy

- Greenfield development in small villages is of great concern. Lack of facilities and infrastructure, therefore large new settlements are good as they come with infrastructure
- Do we have to accept in-migration
- Small (1-2 houses) developments are acceptable in small villages.
- What is the logic for current village frameworks? Some opinion that development outside could be ok in the right areas
- Concern about commuting to London and Cambridge
- Put houses where there are jobs or links to new station (CNFE) or boost jobs accessible to the villages
- Support for using rail based public transport including guided bus

Options for Development

- Depends on transport infrastructure and services - if develop more rural transport options, then can develop rural areas
- Can we expand existing planned development?
- Food capacity – loss of farm land
- Large area of flood risk
- South Cambs is too attractive to out of county commuters
- Link new homes and jobs.

Green Belt

- Keep!
- Development outside Green Belt
- Don't review Green Belt
- Grow Cambridge? What about character?

Villages

- Loosen village frameworks (but that won't provide 10,000). If everyone expands a bit, that's quite a lot together
- Keep hierarchy of villages, with flexibility for local communities to expand beyond this if they want
- Infill designation has decimated villages' infrastructure
- Some infill villages want growth, but minority, large scale growth not sustainable

- Look at what can be accommodated rather than be target driven – on village by village basis
- Make allocations to protect village character
- Some villages could take some more development compatible with local character, bespoke approach
- Gaps between villages are really important, each village has its own character.
- Open character, ability to see stars and go out into the countryside, is very important to keep, to avoid ‘creeping death’
- Maintaining village character by keeping open space / loose knit character

Neighbourhood Plans

- Evidence can be set out in neighbourhood plans based on good local engagement
- But... challenge for villages to gather hard evidence individually for a 15 year plan
- Cluster of villages producing neighbourhood plans, link up smaller villages
- Want neighbourhood plans and good dialogue with SCDC local Planner and they'll pay attention to them
- Can Local Plan address neighbourhood plan issues?

New Settlements

- If can't accommodate need in villages, consider new villages
- Create new places with identity e.g. a sports town

Infrastructure

- Adequate infrastructure is key, road capacity, drainage, etc.
- Put houses in villages where social infrastructure already exists
- Do villages have capacity?
- What about water?
- Do we have sewage / waste capacity?
- Need public transport.
- Improve links between clusters of villages by cycle ways
- CIL should help fund infrastructure
- Modal shift – get freight off the A14
- Improve the A14 to relieve our local roads
- Is it cheaper to do infrastructure for a new town or in villages?
- Local village employment important
- More local employment in villages
- Build council houses with no RTB
- Type and mix of housing types and sizes to meet local needs including young people
- Ageing population
- Support village facilities
- Phasing of development over a longer period of time, e.g. a 30 house site, built in three phases of 10 houses over fifteen years (5 in each five year period)
- Exemplar – Innovate build 'special houses' and employment

Discussion 3: Key issues

Travel, Services and Facilities

- Lack of bus services in rural areas
- Traffic / congestion
- Loss of bus services – force use of the car. No local services

- More / better connected cycle ways
 - Current road infrastructure (A505) too dangerous for cycling. A505 splits villages
 - Better buses – better routes – speedier services
 - Local shuttle buses to key facilities
 - Better transport interchanges / hubs e.g. at CGB
 - Another guided bus way
 - A more effective and cheaper bus service across the district
 - Outer ring of park and ride sites in or near villages
 - A more extensive / non-profit making bus service along the lines of community transport (Parishes need help to deliver)
 - More buses – but flexible, dial-a-ride, ‘wiggle’ but not just more of the same
 - Complete the Cambridge ring road (A14 – M11)
-
- Linking jobs and homes
 - More home working – need broadband to help reduce journeys
 - Local community to identify what is essential
 - Stop fighting the car – better use it thru car sharing and integrate with buses and other methods
 - Car sharing for children – getting to and from school
 - Provide more services in rural areas
 - All villages need broadband
 - Need services for older people
 - Allotments – CPO’s
 - Cemeteries – an adequate supply
 - Solar lamps on CGB
 - Youth services

Economy

- Flexible to have other types of business moving into South Cambs - Diversify the economy
- Need a range of jobs, not just for high earners - Grow/support care services, plumbers, mechanics, etc, locally
- ‘Home grow’ our workers for forward thinking jobs
- High tech manufacturing
- Can’t just think ‘local’ = South Cambs – it’s wider
- Keep a sense of ‘Cambridge specialness’
- Focus jobs in accessible locations
- Allow current businesses to expand in villages
- Better communications infrastructure - Broadband
- Reduced business rates in villages
- More home working
- More flexibility for new / expanding business, and small starter units. De-regulate to encourage more employment
- If staying vacant for long time, consider changing
- Mobile facilities to support small scale employment e.g. mobile banking
- Maintain agriculture - save farm land of best quality
- How do we get more employment in villages?

Housing

- What does ‘affordable’ mean in South Cambs? Current definition not helpful
- Mixed development – just a danger of encouraging more development
- Current mix is unaffordable

- Need more smaller houses – one or two beds to support ‘downsizing’ and starters
- Need lower priced market housing
- To encourage release of land for social housing, landowner should get one off payment and income from rent
- More flexibility on density
- More high rise and greater density
- Where appropriate adopt new building technologies
- Encourage self-build
- Exception sites can include an element of market housing to cross fund, e.g. scheme in ECDC 40-70% affordable / Support for exception sites but concerned at allowing some market housing
- Exception housing – villages supportive. Landowners not
- Affordable housing should be rent only
- Should be some element of part ownership
- Neighbourhood plans
- To get cheap housing, need cheap land. Compulsory Purchase?

Heritage / Design

- Stronger design policies - clearer policies need to be implemented
- Need village character assessment / more village design statements
- Involve Parishes in the design process
- Conservation policy applied too strictly or not at all
- Conservation area status does not bring much benefit
- Need better balance between conservation and economic development
- Need to integrate conservation into future development
- New developments need to be of high quality and have adequate gardens, can include modern design
- Public transport poor – need more car parking
- Consider functionality and variety
- In keeping with village character – but let character change incrementally
- Mixed views about system built housing. Flats in some locations. Many do not want private gardens
- Design to support neighbourliness (to say hello, keep an eye out)
- Building round a central green (shared back garden) with parking at the front on the street, and paths at the backs
- Grow and use coppicing
- Village industries e.g. make use of green belt

Sustainable Development and Climate Change

- Each village should be sustainable in its own terms – local housing, jobs, etc.
- Seek high development standards, higher levels of Code for Sustainable Homes
- Energy efficient houses / Minimise energy use
- All new houses to have ‘green energy’ source
- High standards of water efficiency – grey water recycling
- Passive houses
- Carbon off-setting by investing in existing dwelling stock
- More community level energy generation
- New large developments with energy centres, electricity and heat / Central combined heat and power, with incinerators
- More trees, small orchards
- Solar panels on public buildings – investment for the future
- Plan for fewer street lights in new developments

- More home working – more employment in the villages
- Communications Infrastructure - Broadband
- Need cycle routes
- Sustainable drainage
- All large developments must have allotments
- Village residents should be able to live sustainable lifestyle locally 'liveability'
- Stop loss of village pubs. Can double up as shops and Post Offices and drop off spots for internet deliveries
- Sustainable development = meaningless catchphrase
- How can District Council really influence policy at national or international level
- Planning policies to encourage employment conversion / extension in the village
- Employment near houses - Wide range of employment to provide jobs for all abilities
- Links skills programmes and education to our jobs plan, including house building

Discussion 4: What can we learn from the current Local Development Framework?

What is good / bad about our existing policies?

- One policy does not necessarily fit all circumstances
- Village frameworks are very important
- Parish views are not listened to when PC wants something approved
- Provide feedback to PCs when their recommendation is not supported by the Council
- Poor enforcement of conditions
- When consultees secure changes, re-consult Parishes
- Some PCs can't produce full blown neighbourhood plans but still want Localism to give them the benefits
- 50% extensions policy not being applied consistently, losing small houses
- Stronger policies to protect local character
- Listen more to Parishes
- As much about process as policy
- Consult Parishes much earlier at pre-application stage
- How do we put pressure on Anglian Water when its poor infrastructure is prohibiting development
- Parish comments need an explanation where they are not agreed

Appendix 1

Parish Council attendees to the Local Plan Workshop – 29 March 2012

Abington Pigotts	EGL Sclater	
Arrington	Sally Warmesley	
Bassingbourn-cum-Kneesworth	Mike Hallett	
Barton	Margaret Penston	
Bourn	Nigel Ball	Gill Pountain
Cambourne	Roger Hume	Peter Drake
Carlton-cum-Willingham	Caroline Revitt	Malcolm Stennett
Comberton	Tim Scott	Simon Moffat
Dry Drayton	Peter Fane	Isabel Harrison
Duxford	Tim Chudleigh	
Eltisley	Roger Pinner	Angela Weldon
Fen Ditton	Geoffrey Peel	
Fen Drayton	Harry Webster	Judith Christie
Gamlingay	Peter Dolling	Gerry Burne
Great Abington	Bernie Talbot	
Great and Little Chishill	Andrew Gardiner	
Hardwick	Pauline Joslin	
Harlton	Peter di Mambro	Julia Lindley
Harston	Niall O'Byrne	
Haslingfield	Raymond Jack	
Heydon	Diana MacFayden	Michael Carroll
Ickleton	Terry Sadler	Lewis Duke
Impington	Brian Ing	

Kingston	Julie Conder	
Linton	Enid Bald	Paul Poulter
Little Abington	Genevieve Dalton	Chris Nutt
Little Wilbraham & Six Mile Bottom	Christine White	Chris Tebbit
Litlington	Alan Biles	Marjorie Baker
Longstanton	Brian Robins	
Melbourn	Mike Sherwen	Peter Simmonett
Meldreth	Rob Searles	
Oakington & Westwick Orchard Park Community Council	David Reeves	
Orwell	Wayne Talbot	Colin Hoptroff
Papworth Everard	Chris Howlett	
Sawston	Tony Orgree	
Shepreth	Donna Thomas	Sean Griffin
Steeple Morden	Sean Traverse-Healy	
Swavesey	Martin Johnston	John Pook
West Wrating	Suan Rowland	Donna Gilmour
Whittlesford	Ken Winterbottom	Ian Skellern

Local Plan Workshops: March & April 2012

Summary of Issues Raised

1. Vision for South Cambridgeshire at 2031

MEMBERS

- Protect the diversity, distinctiveness and unique character of each of the villages.
- Provide a range of jobs, supported by appropriate infrastructure.
- Create a better balance between jobs and homes.
- Provide business space in the right locations and encourage smaller businesses to stay and grow in the district.
- Enhance the environment and preserve green spaces.
- Improve transport infrastructure to reduce congestion.
- Retain and increase local services and facilities.
- Ensure all development is of a high quality.
- Provide a variety of housing, including executive homes for chief executives and their families.
- Increase the University's link with businesses.
- Retain high quality of life for residents.

STAKEHOLDERS

- Develop sustainable transport opportunities and encourage use their use.
- Upgrade strategic infrastructure.
- Improve accessibility to the countryside.
- Provide high quality housing, executive homes and housing for local people.
- Provide suitable opportunities for young people to avoid rural isolation.
- Retain high quality of life.

HOUSEBUILDERS & AGENTS

- Make South Cambridgeshire more independent and less reliant on Cambridge City.
- Continue to positively plan for economic prosperity and housing growth.
- Retain high quality of life for residents.
- Provide business space and houses in the right locations e.g. where people want to live and work. Look more imaginatively at provision of business space and opportunities.
- Reduce congestion.
- Broaden the range of jobs available in the district.
- Provide more "affordable" market housing.
- Retain open space and access to the countryside.

PARISH COUNCILS

- Achieve a sustainable balance between housing and employment.
- Provide development proportionate to the scale of services and infrastructure provided in a village and within environmental and social limits.
- Encourage the use of advanced building techniques.
- Secure high quality development by providing more guidance on design and materials.
- Create an achievable renewable energy target and prevent wind farms from being developed within 2 km of residential development.
- Restrict growth unless strategic infrastructure is provided.
- Provide good quality broadband across the district.

- Retain and protect the district's heritage assets and also access to the countryside.
- Provide additional allotments, cemeteries and burial grounds.
- Reduce traffic through villages.
- Deliver the Community Infrastructure Levy.
- Protect employment sites from being lost to housing, and provide more smaller business units.
- Provide affordable housing for local people and facilities for young people.
- Protect the Green Belt from further development.

2. Options for the Development Strategy and Scale of Growth

MEMBERS

- Spread the growth across all villages either equally or proportionately based on current number of houses.
- Focus growth on a new settlement or urban extension, the villages that want to expand and the more sustainable villages.
- Develop a new settlement in a sustainable location.
- Incentivise village expansion by providing financial gain to communities that want to grow.
- Promote the reuse of empty and obsolete buildings.
- Preserve the separation and distinction between individual villages.
- Encourage developments that support the local economy.
- Development frameworks should be removed or enlarged to allow settlements to grow, or allow low-density development on the edge of villages outside the development framework.
- Settlement hierarchy should be focussed on clusters of villages rather than individual villages, and allow growth within the cluster.
- Create vibrant villages including mix of housing and employment.
- The settlement hierarchy constrains development – results in 'gaps' being 'filled up'.
- More flexibility should be allowed relating to the size of new housing developments allowed in different settlement categories.
- Settlement categories of villages should be reviewed – group villages currently covers a wide-ranging size of settlements, the sustainability of villages has changed over time through changes to public transport (e.g. Guided Busway).
- Consider simplifying the settlement hierarchy into two categories (i) Rural Centres & Minor Rural Centres and (ii) Group & Infill Villages.

STAKEHOLDERS

- Avoid dormitory towns and villages.
- Consider infrastructure requirements from the start and provide them early in the development.
- Ensure balance between jobs and housing.
- Consider potential linear city along the Guided Busway, extended as far as Alconbury, or consider realigning A14 further north and expand Cambridge northwards.
- Protect the natural environment, as the countryside makes the area attractive.
- Develop existing settlements to make them more sustainable and self-contained.
- Ensure that development does not harm the attractive qualities of villages.
- Provide employment opportunities within villages to reduce commuting.

HOUSEBUILDERS & AGENTS

- Development should not all be focussed on Cambridge or all in one new settlement – need a mixed approach that spreads development across the settlement hierarchy.

- Ensure that growth in the villages does not impact on their character and attractiveness.
- Planned growth needs to meet historic, current and future needs.
- Make South Cambridgeshire more independent and less reliant on Cambridge City.
- Encourage provision of employment opportunities in the villages.
- Allow the level of growth required to support the Cambridge economy.
- Focus development on villages with existing services and facilities.
- Allow smaller villages to increase their sustainability by allowing development to support provision of services and facilities – need to ensure quantum of development is enough to make services and facilities viable.
- Increase development in locations where existing planned development and infrastructure is already being provided.
- Housing should be located to support existing employment opportunities and use sustainable transport options.

PARISH COUNCILS

- Large new settlements are good because they provide the required infrastructure whereas small developments in villages do not have the required infrastructure and services.
- Create new settlements that have an identity e.g. sports focussed.
- Small developments of 1-2 houses are acceptable in villages.
- Development outside the development framework boundary could be acceptable in some locations and consider expanding development framework boundaries.
- Locate housing close to existing jobs or good quality public transport (e.g. rail, bus) or create employment opportunities within villages.
- Should only develop rural areas if more rural transport options are provided.
- Concern over loss of farmland used for food production.
- Consider expanding existing planned developments.
- Retain village hierarchy but allow flexibility for local communities to expand beyond this if they want.
- Maintain village character including open spaces and 'gaps'.
- Restricting development in infill villages has resulted in loss of services and facilities, but large-scale growth of the village is not sustainable.
- Scale of growth should be bespoke and determined based on character of the village, rather than target driven.
- Develop mix of housing sizes and tenures to meet local needs.

3. Options for the Green Belt

MEMBERS

- Stop amending the Green Belt. Build out current allocations on land released from the Green Belt and then consider reviewing the Green Belt.
- Preserve the Green Belt to present coalescence between the individual necklace villages and Cambridge.
- Consider allowing more rural leisure facilities in the Green Belt.

STAKEHOLDERS

- Need to examine value of Green Belt on case-by-case basis, as some parts of the Green Belt are more valuable than others.

HOUSEBUILDERS & AGENTS

- Consider Green Belt a reasonable alternative for development.
- Green Belt is worthy of defence and should be retained to prevent coalescence.
- Create improved access to the Green Belt, particularly for residents living in higher density developments on the edge of Cambridge.
- Review of the Green Belt should be undertaken regularly and be based on need.

PARISH COUNCILS

- Retain and protect the Green Belt.
- Only allow development outside of the Green Belt.

4. Key Issues relating to Sustainable Development and Climate Change

MEMBERS

- All new houses should include greywater or rainwater harvesting systems.
- Local Plan should raise the environmental sustainability of buildings by requiring higher Code for Sustainable Homes standards. Market houses should be required to meet the same standards as affordable houses.
- Sustainable development has a variety of meanings to different people:
 - (i) a balance between conservation and adaption
 - (ii) mixed and balanced communities with homes, shops, pubs, public transport etc
 - (iii) reduction in carbon emission and use of renewable energy
 - (iv) using local resources and ensuring a long term future
- Incentivise sustainable living and sustainable buildings e.g. reduced Council Tax, provide water butts to residents (like blue bins).
- Design of new buildings should take account of advances in technologies and sustainable design features.
- Develop off grid energy sources e.g. anaerobic digestion plants.

STAKEHOLDERS

- Need to maximise water efficiency and develop smarter local storage of water from rainwater harvesting and greywater recycling systems.
- Ensure developments are sustainable during construction as well as the end result.
- Reduce the need to use vehicles.
- Adaptation is more important than mitigation e.g. use green spaces and trees to create natural cooling.
- Encourage use of renewable energy in developments or by local communities. Is the 10% renewable energy requirement still appropriate?
- Require higher Code for Sustainable Homes standards ahead of national requirements.
- Incentivise use of sustainable features in new developments and ensure developers can still achieve a profit.
- Zero carbon developments need to consider transport as well.

HOUSEBUILDERS & AGENTS

- Need to locally justify any requirements above national standards.
- Development must be located in most sustainable locations so residents are less likely to travel by car, and need better distribution of employment opportunities across the district.
- Is it sustainable to develop houses in villages with no sustainable fuel supplies?

PARISH COUNCILS

- Each village should be sustainable in its own terms by providing housing for local people, jobs etc. Prevent loss of existing services and facilities.
- Require higher sustainability standards e.g. higher Code for Sustainable Homes ahead of national requirements, all new houses to have 'green' energy supply, minimise energy and water use, consider passive design features.
- Encourage community level energy generation and solar panels on all public buildings.
- Improve communications infrastructure (e.g. broadband) to allow more home working.
- Carbon offsetting by investing in existing dwelling stock.
- Create more allotments and orchards and plant more trees.
- Sustainable development is a meaningless catchphrase.
- Locate employment and houses together.
- Create wide range of employment opportunities to provide jobs for all abilities.
- Create connections between education, jobs and new development e.g. develop skills programmes for house building.

5. Key Issues relating to Economy and Growth

MEMBERS

- Consider creating Local Development Orders that allow presumption of approval for employment generation. District wide? Along radial transport corridors?
- Identify new areas for employment.
- Provide a variety of employment opportunities across high tech, manufacturing etc.
- Requirement to provide employment within all mixed use development – equivalent of one job per house.
- Section 106 agreements could be used to secure funding for apprenticeships.
- Develop buildings incorporating green technologies and that can be easily converted to other uses.

STAKEHOLDERS

- Job growth may not be as high as anticipated as increasing productivity is being created through self-serve and automation.
- Need to support new sectors of the employment to create diversity.
- Include employment in all developments.
- Encourage University of Cambridge to remain as a world leader – has benefits for the local economy.
- Exploit tourism potential of the district.
- Improve communications infrastructure to help people work at home.
- Encourage mixture of sizes of units on business parks to support small businesses and also reduce the need to relocate.

HOUSEBUILDERS & AGENTS

- Allow conversion of rural buildings to employment uses.
- NPPF makes it easier to convert buildings from employment to residential use – could result in loss of employment buildings.
- Provide premises for small businesses located close to housing.
- Encourage a full range of employment opportunities across all sectors, including creating service sector jobs outside of Cambridge.
- Create employment equivalent of 'affordable housing'.
- Use reduced business rates to support local businesses.

PARISH COUNCILS

- Diversity the economy to create a range of jobs for all.
- Focus jobs in accessible locations.
- Improve communications infrastructure (e.g. broadband) to allow more home working.
- Allow more flexibility for new and expanding businesses and small starter units, including allowing existing businesses to expand within villages.
- Maintain agriculture by saving farmland of best quality.
- Encourage more employment in villages.

6. Key Issues relating to Housing and Affordability

MEMBERS

- Ensure provision of mixed communities.
- Collate housing lists to ensure robust evidence base of housing need.
- Issues of affordability now cover a much larger income range.
- Viability of development is important – need to develop capacity to undertake viability testing.

STAKEHOLDERS

- Ensure provision of a mix of housing including homes for local people and more ‘affordable’ market housing.
- Density should be determined by location, and ensure provision of open space.
- Ensure provision for Gypsies & Travellers.
- Provide flexibility in the housing market to meet the requirements of older people.
- Allow mix of market and affordable housing on exception sites to create more mixed communities.
- Suggest each village provides a small amount of land each year to provide homes for local people.
- Develop high quality housing for older people to encourage them to release family homes and also to encourage them to co-locate to make provision of care more convenient.

HOUSEBUILDERS & AGENTS

Housing Provision Issues

- Encourage provision of self-build.
- Phasing policies need to be flexible.
- Ensure flexibility to respond to changing circumstances by providing reserve sites.
- Allow and encourage a mix of different sized sites and locations.
- Consider the ageing population.
- Consider Community Right to Build and Community Land Trusts.
- Need to be realistic on the timing of delivery of large sites.

Housing Density Issues

- Density should vary depending on the location and should respond to the context.
- Quality of design is paramount.
- Ensure density and design of developments provides privacy and suitable gardens.
- Need more flexibility to provide smaller developments and opportunities for granny annexes to be provided within the plot.

Housing Mix Issues

- Ensure flexibility in space to accommodate elements of lifetime homes.
- Specify an indicative housing mix – analysis of need and demand to be undertaken at the time of an application. Current policy on mix does not meet market requirements and is imposed with no flexibility.
- Ensure diversity of plot sizes and floorspace of dwellings to accommodate varying needs.
- Provide homes for executives – consider introducing a quality panel to assess design and seek to integrate the dwelling into the landscape rather than hiding the house behind high walls.
- Provide bungalows in large plots.
- No market for 1-bed units.
- Mix of sizes and tenures can work together; so only need a single mix policy.
- Housing mix policy sometimes restricts smaller developments from coming forward.

Affordable Housing Issues

- The threshold at which affordable housing is required is too low and is discouraging development. It also creates difficult design issues and has an impact on small site viability.
- Allow cross subsidy on exception sites.
- Ensure robust viability assessment and viability process should be outlined in policy rather than an SPD. The HCA viability toolkit is not designed for small sites and is onerous for small developers.
- Consider local subsidy that would support local housebuilders and local economy.
- Focus on intermediate housing which has been neglected.
- Look at what South Hams have done.
- % affordable required is too high.

Issues relating to Housing in the Countryside

- No need for specific policy on housing in the countryside, rely on the NPPF.
- Consider allowing some development on the edge of villages but outside of the development framework.
- 15% and 50% extension rules are applied too rigidly, the % should be a guide only – for replacement dwellings, the size of the new dwelling should relate to the plot.
- Treat country houses as an exception to policy.

PARISH COUNCILS

- Need to define what affordable means in South Cambridgeshire.
- Ensure provision of more smaller dwellings and also 'affordable' market housing.
- Allow more flexibility on housing density.
- Current housing mix is unaffordable.
- Affordable housing should be for rent only.
- Encourage self-build and new building technologies.
- Consider allowing exceptions sites to include an element of market housing for cross subsidy.

7. Key Issues relating to Design and Heritage

MEMBERS

- Raise the profile of the District Design Guide and refine the guidance to make it more useable.

- Create opportunity for debate on what is good design.
- Design and quality of the development should be considered from the start.
- Ensure houses are designed so that rooms are a suitable size for their purpose.
- Seek variety of design in new developments.
- Design of developments should reflect local character and surroundings.
- Allow Listed Buildings to be altered to be 'fit for life' and also retain their integrity.
- Encourage preservation of non-listed buildings that are important to the community.
- Conservation is too focused on preservation, need to conserve in a modern way and integrate into developments.
- Build public art into the design of new buildings and developments, and involve local communities in making the choices.

STAKEHOLDERS

- Ensure design of new development respects local context, balances aesthetics and functionality, builds on local vernacular design, and interior design is practical.
- Make sure development layouts are suitable for emergency vehicles.
- Need a variety of density standards for different locations.
- Ensure design requirements do not cost more for developers.
- Celebrate good local design.
- Encourage national housebuilders to build good quality and well designed homes.
- Protection of heritage assets and new development can co-exist.

HOUSEBUILDERS & AGENTS

- Need a proportionate response to saving heritage assets – change is not always a bad thing.
- Ensure provision of Lifetime Homes that allow more flexible accommodation through design.
- Need constructive approach to proposals for development that involve the protection of heritage assets.
- Design Codes and SPDs are needed to ensure that the Local Plan does not become too long.
- Conservation and heritage policies must not be too prescriptive.

PARISH COUNCILS

- Need stronger design policies and more village design statements.
- Create a better balance between conservation and economic development, and integrate conservation into new developments.
- Ensure provision of high quality development including adequate gardens.
- Design should reflect the village character and should encourage interaction with neighbours.

8. Key Issues relating to Natural Environment

MEMBERS

- Continue promotion of provision of green spaces, including orchards.
- Retain and improve access to the countryside through provision of more footpaths and cycle ways.
- Preserve trees and areas of best landscape.
- Ensure balance between preserving landscapes and encouraging renewable energy generation.

STAKEHOLDERS

- Encourage restoration and enhancement of the countryside and biodiversity to help improve quality of life.
- Incorporate the existing natural environment into the design of new developments.
- Improve access to the countryside.
- Develop a policy to implement the Green Infrastructure Strategy.
- Encourage provision of allotments and community gardens and development of habitat and green corridors.
- Create high quality and imaginative open spaces.

HOUSEBUILDERS & AGENTS

- Be creative in use of green and open space.
- Use the Green Infrastructure Strategy to seek enhancements to the countryside.
- Need to create more woodland.

9. Key Issues relating to Travel

MEMBERS

- Encourage the use of sustainable forms of transport and create links between different forms of transport e.g. provide cycle ways to transport hubs, cycle racks at transport hubs, and free parking for cyclists at Park & Ride sites.
- Work with supermarkets to provide shopping minibuses.
- Look at Dutch sustainable transport model.
- Consider reopening stations along existing railway lines and provide additional Park & Ride sites on the Guided Busway.
- Will need some subsidised services to allow infill villages to have opportunities to access sustainable transport.
- Need to provide more parking spaces in high-density residential development – consider underground parking or multi-storey car parks. Limiting parking encourages parking on roads and pavements.
- Garages and driveways are not used, increased parking should be provided on street e.g. lay-bys, wider roads etc.
- Consider providing more parking spaces for larger properties e.g. linked to number of bedrooms.
- Ensure parking spaces are suitable for self-employed van drivers – linked to encouraging live/work developments.
- Consider implementing car sharing schemes centred around a cluster of villages.

STAKEHOLDERS

- Encourage fewer and shorter journeys.
- Consider opportunities for waterbuses.
- Parking needs to be considered within the site design.
- Build a ring road around Cambridge.
- Ensure shared cyclist and pedestrian routes are safe for both users – consider sustainable lighting.
- Create sustainable transport links between villages.
- Develop car free schemes.
- Build on opportunities created by Chesterton Station.

- Develop electric car charging points.

HOUSEBUILDERS & AGENTS

- Parking standards need to consider the local context.
- Deliver improved public transport and better planned footpaths and cycle ways.
- Need to plan for on street parking through lay-bys, wider roads etc.
- Make sustainable forms of transport easily accessible, efficient and cost effective.
- Cars using greener technologies may be more sustainable in future.

PARISH COUNCILS

- Where public transport provision is poor, policies need to allow more car parking spaces.
- Develop opportunities to use sustainable transport e.g. more and better connected cycle ways, local shuttle buses to key services and facilities, extend Guided Busway, improved bus services and community transport, additional park & ride sites, car sharing.
- Reduce congestion.
- Complete the Cambridge ring road between the A14 and M11.

10. Key Issues relating to Services and Facilities

MEMBERS

- Services and facilities must be delivered alongside housing and provided at the start of the development.
- Section 106 agreements need to include carefully thought out trigger points for the provision of services and facilities – need to balance need to provide facilities at the start of the development with ensuring enough development to make the facility viable.
- A meeting place should be provided from the outset to help create a community.
- Provide flexible buildings that can be used for alternative facilities over time.
- Protect village services and facilities – ensure that facilities cannot be lost through permitted development.
- Encourage innovative multi-use of buildings early in the development.
- Create a policy for the provision of allotments on developments of a specific size.
- Open space should be less sterile and more rural and naturalistic in design and could include community woodlands, orchards or community growing schemes.
- Need to provide more informal open space and green corridors.
- Public composting should be encouraged.
- Children's play areas should be made of natural materials.

STAKEHOLDERS

- Consider co-location of services, facilities and access to public transport.
- Encourage multi-use of buildings.
- Local authority should provide the initial infrastructure and recover the costs from developers later.
- Promotion of open access to green space e.g. woodlands.
- Village colleges should provide services for all generations – refer to original ethos.
- Development of communities where people work and live allows facilities to be supported and remain viable.
- Phasing of development and key infrastructure needs to be carefully considered.
- Recreation and leisure facilities are important.
- Support and develop local groups e.g. scouts, music, drama etc

HOUSEBUILDERS & AGENTS

- Parish Council and local communities to feed into early stages of development proposals for provision of services and facilities.
- Use CIL to fund upfront infrastructure costs.

PARISH COUNCILS

- All villages need broadband to encourage home working and encourage provision of other employment opportunities.
- Provide more services and facilities in rural areas – the local community should identify the requirements.
- Ensure provision of services for older people and young people, allotments and cemeteries.

11. Key Issues relating to Water and Drainage

MEMBERS

- Minimise non-porous ground cover in new developments.
- Surface water run-off after construction of a new development should be no more than from the previous use.
- Promote drought mitigation and SuDS and ensure designed into the development from the start – consider dual use of SuDS for drainage and open space.
- Promote partnership approach to flood management.
- Provide community greywater and rainwater recycling storage schemes.

STAKEHOLDERS

- Develop winter storage of water.
- Environment Agency supports resilience planning for villages in view of climate change.

12. Policy Feedback

MEMBERS

- Size limits on employment uses are too restrictive, especially for existing businesses that want to expand.
- 50% restriction on extending dwellings in the countryside is limiting people's quality of life and sustainable development does not mean small houses. Could allow some larger houses on the edge of villages / near villages e.g. for executives.
- 40% affordable housing policy has been very successful although viability has led to less being achieved recently. Likely that developers will seek to reduce proportion in the process of preparing the new Local Plan, this should be resisted. The policy wording on considering viability should be strengthened.
- Promote use of green technologies and increase the Code for Sustainable Homes levels required for market housing across the district.
- Ensure that high grade agricultural land is protected, even though there is a demand for the use of the land for renewable energy uses.
- Provide more guidance for householders submitting planning applications for extensions – clear guidance on what is meant by overbearing, amenity etc.
- Large developments (size to be defined) should be required to undertake pre-application consultation with local residents.
- Allow third party (e.g. parish councils) right of appeal on district council decisions.

- Comments from statutory consultees are given more weight than comments from local residents / parish councils e.g. comments on sewage, highways.
- Public art policy should be amended so that any money received is passed on to the community for them to choose the art and artist.
- Local development orders should be developed for business parks to speed up employment development.
- More consideration should be given to residential amenity.
- Conservation policies seem to work well most of the time, need to ensure they work well more of the time, that they are retained and that they continue to be applied especially as development pressures increase.
- Need policies for Gypsies & Travellers.

HOUSEBUILDERS & AGENTS

- Policy NE/1 (energy efficiency) – relates to elemental method in building control regulations which is now out of date, also refers to ‘current’ and unclear whether this is current at the time of the policy or at the time of a planning application, and although referred to in decision notices it is not explicitly considered in committee reports.
- Policy ST/3 (reuse of previously developed land) – requirement for high percentage could limit the delivery of much needed development.
- Policy DP/7 (development frameworks) should be retained as it provides clarity, but development framework boundaries need to be up to date and any anomalies removed.
- Policy HG/8 (conversion of buildings in the countryside to residential use) – this refers to market demand OR planning considerations, planning officers interpret this as AND.

PARISH COUNCILS

- Village frameworks are very important.
- Poor enforcement of conditions.
- 50% extensions policy is not being applied consistently.
- Need stronger policies to protect local character.

South Cambridgeshire Local Plan

Member Workshops

Workshop 1 – Delivering Quality

8 February 2013

Attendees

Cllr David Bard	Cllr Janet Lockwood	Jo Mills
Cllr Richard Barrett	Cllr Mervyn Loynes	Alex Colyer
Cllr Trisha Bear	Cllr Ray Manning	Keith Miles
Cllr Francis Burkitt	Cllr Cicely Murfitt	Caroline Hunt
Cllr Nigel Cathcart	Cllr Tony Orgee	Jonathan Dixon
Cllr Pippa Corney	Cllr Robin Page	Richard Hales
Cllr Neil Davies	Cllr Bridget Smith	Ian Howes
Cllr Alison Elcox	Cllr Hazel Smith	Jenny Nuttycombe
Cllr Sue Ellington	Cllr Bunty Waters	David Roberts
Cllr Jose Hales	Cllr John Williams	Claire Spencer
Cllr Roger Hall	Cllr Nick Wright	Alison Talkington
Cllr Lynda Harford		Nigel Blazeby
Cllr Roger Hickford		Jane Green

These notes are a record of points raised in open discussion sessions by those attending the workshop, where a wide variety of views and ideas were put forward. The notes capture the range of issues and views identified, sometimes by individual Members, and do not necessarily reflect the view of the Council.

Workshops will inform preparation of draft chapters. The draft Local Plan chapters will formally be considered at Planning Policy and Localism Portfolio Holder Meetings, before being reported to Cabinet.

Vision and Objectives

Do Members consider that high levels of economic and housing growth are compatible with high levels of quality of life and conserving the environment of South Cambridgeshire?

Do Members agree that the objectives we consulted on should be used in the new Local Plan, is there anything you would add?

- Support for the vision, but concerns about how we get there.
- Concerns at whether the vision is compatible with scale of planned growth, and whether infrastructure development will keep up, and whether rural and village character can be protected.
- Also views that development can enhance quality of life e.g. supporting provision of facilities, or meeting housing needs.

- The plan needs to consider the impact of incremental development.
- Add to wording 'best place to live, work, and study'
- Add an objective to protect the Green Belt.

Climate Change: Renewable Energy Developments

Should the policy for renewable and low carbon energy developments include a separation distance between a proposed wind farm and any residential properties? Should community wind turbines be considered differently to larger commercial wind turbines?

- Significant differences between community and commercial schemes.
- There may be local support for a specific separation distance for wind turbines, but concern at lack of robust evidence, and potential of legal challenge. Mixed opinion on whether it should be included.
- Consultation and engagement with local community is key.
- Community schemes should be guided by the local community.
- Need to ensure environmental impacts are addressed e.g. flicker, noise.

Climate Change: Delivery of On-Site Renewable Energy

Should the recommendations of the study for a 10% target and focus on 'solar' technologies be taken forward into the Local Plan?

Should the policy allow site wide solutions to be delivered where appropriate?

- Support for requiring on-site renewable energy.
- Should be applied to all buildings.
- Support for site wide solutions – to provide flexibility.
- Support for solar first, as recommended by the recent study. Also need to design homes to maximise solar gain.
- 10% should be the minimum requirement.
- Some support for applying only to sites of 5 or more homes.

Climate Change: Sustainable Design and Construction

Should a policy for sustainable design and construction be included in the Local Plan? If so, what standard should be required? And what size / scale of development should the policy apply to?

- In order to deliver the vision, need for higher than national standards.
- Learning lessons from previous developments, standards should be firm.
- Policy should apply to all homes.
- Seek Code for Sustainable Homes Level 5 on larger developments, and lower on smaller sites. Need officer advice regarding scale of larger sites.
- Others supported level 4.

Climate Change: Sustainable Showhomes

Should the Local Plan include a policy requiring the provision of a sustainable show home, and if so, what sites should be required to provide them?

- Some considered all dwellings should be sustainable, rather than just show homes.
- Concern that it needs to be clear what would be included in a new house, and what would be optional extras, and their cost.
- More sensible for larger developments (15 or above).
- Some views that a policy is not required, as encouragement has been sufficient to deliver up to this point.

Climate Change: Water Efficiency

Should a policy for increased water efficiency in new homes be included in the Local Plan? If so, what standard should be required? And what size / scale of development should the policy apply to?

Should a policy for water efficiency in non-residential buildings be included in the Local Plan? If so, what standard should be required? And what size / scale of development should the policy apply to?

- General consensus on the importance of the issue and the need for higher water efficiency standards, although opinion varied on the level that should be sought.
- Fixtures and fitting were easy, and should be fitted.
- Support for rainwater recycling, some concern around grey water. Renewables could be used to power water recycling.
- Flexibility required so that new technologies are not ruled out. Including them at the construction stage is more effective and efficient for builders and house buyers.

- Some support for code 5/6 (80 litres/person/day) where practical, other supported code 4 (105 l/p/d) which would not require water recycling.
- Related concerns: need to ensure drainage systems are an appropriate standard, and are managed.

Public Realm

Do Members consider there is a need to address public realm issues, such as prescribing street widths and on-street car parking provision, for different types of roads within policy, or should a design-led approach be adopted, informed by the design principles policy and District Design Guide SPD?

- Need to consider link to Parking Standards. Agreement that streets need to be wider to address parking problems, and ensure safe emergency access.
- Concern that a policy could result in everything looking the same, so should not be overly prescriptive.
- Need a design led approach, which considers the issue on a case by case basis, and allows innovation. Need to consider local character, including rural setting.
- Policy should establish principles.

Public Art

Do Members want to retain a separate public art policy, which could encourage provision of public art in the wider sense and greater local involvement and 'ownership', or should public art be included within the design principles policy?

- General support for what can be achieved through public art, but it needs to be community led.
- Do not be prescriptive on type of art, so it can help provide distinctive developments.
- Should be flexible, and not indicate a specific percentage.
- Consider the circumstances of the site. Need to work with existing and new communities.

Protecting Important Green Spaces

Do members agree that we should retain the existing PVAA policy and designated sites and add a new Local Green Space (LGS) policy with designated sites? (as consulted on in Issues and Options 2).

National planning guidance says that LGS must be demonstrably special to a local community so we cannot simply convert PVAA into LGS as existing PVAs have not been subject to consultation for many years. In this situation do Members agree that existing PVAs should not be converted to LGS in this Local Plan?

- Strong support for the protection of important green spaces.
- Concern that many villages did not realise Issues and Options 1 was asking them to identify sites. Should follow up with Parish Councils.
- Local Green Space designation needs clarification – what does demonstrably special mean? It was noted that Government intends to produce new guidance.
- Support for moving forward with two policies, continuing to identify Protected Village Amenity Areas, whilst identifying those that meet the requirements as Local Green Space.

Heritage and Climate Change

Should we include a policy in the Local Plan backed up by national and local guidance such as the Listed Building SPD, or rely on English Heritage guidance backed up as necessary by local guidance concerning design, climate change and heritage assets?

- First approach should be to find solutions which minimise impacts e.g. solar panels on out buildings. A lot could be achieved through this route.
- Many consider that the balance should lie with mitigating and adapting to climate change, and this should be reflected in policy.
- Others consider the plan should continue to reflect English Heritage guidance.

South Cambridgeshire Local Plan

Member Workshops

Workshop 2 – Building Blocks for Growth

26 February 2013

Attendees

Cllr Trisha Bear	Cllr Mervyn Loynes	Jo Mills
Cllr David Bard	Cllr Mick Martin	Alex Colyer
Cllr Richard Barrett	Cllr Cicely Murfitt	Stephen Hills
Cllr Val Barrett	Cllr Tony Orgee	Keith Miles
Cllr Nigel Cathcart	Cllr Hazel Smith	Caroline Hunt
Cllr Pippa Corney	Cllr John Williams	Jonathan Dixon
Cllr Neil Davies	Cllr Tim Wotherspoon	David Roberts
Cllr Douglas De Lacy	Cllr Nick Wright	Claire Spencer
Cllr Sue Ellington		Alison Talkington
Cllr Jose Hales		John Koch
Cllr Lynda Harford		James Fisher
Cllr Tumi Hawkins		Ian Howes
Cllr Caroline Hunt		Sarah Lyons
Cllr Roger Hickford		

These notes are a record of points raised in open discussion sessions by those attending the workshop, where a wide variety of views and ideas were put forward. The notes capture the range of issues and views identified, sometimes by individual Members, and do not necessarily reflect the view of the Council.

Workshops will inform preparation of draft chapters. The draft Local Plan chapters will formally be considered at Planning Policy and Localism Portfolio Holder Meetings, before being reported to Cabinet.

Housing Mix

Should the plan include a policy on housing mix? Should it be based on the mix subject to consultation (at least 30% 1 or 2 bedroom homes, at least 30% 3 bedroom homes, at least 30% 4 or more bedroom homes, with 10% flexible), or be more flexible?

- There is a need for more 2 bed properties, including for starter homes and downsizing;
- Concerns at building small homes especially of type sought by older people downsizing, fewer bedrooms but decent room sizes (could address with space standards);
- Need for some flexibility to address local needs. Consult the local community;
- General support for including a policy, and the mix identified in the option (30% 1 or 2 bed, 30% 3 bed, 30% 4 bed), but some views there should be slightly greater flexibility.

Affordable Housing

What target should the Local Plan include to address the need for affordable housing?

- Support for maintaining a 40% requirement, as this should be achieved where possible, and viability can be considered on individual sites and parts of the district with lower land values;
- Support for maintaining a low threshold when affordable housing is required, but amending it from 2 to 3;
- Acceptance of commuted sums on small sites, some views that funding gained should be used locally on affordable housing.

Residential Development at Villages – Approach to Village Frameworks

What approach should the plan take to village frameworks?

What approach do you think the Local Plan should take to affordable housing on rural exception sites?

- Village Frameworks should continue to be part of the Local Plan;
- Desire to maximise affordable housing on exception sites, but also an understanding that changes in funding mechanisms may need greater flexibility;
- Most considered the amount of market housing should be the minimum required to make an exception site viable;
- Should continue to involve Parish Councils in the exception site process;
- Focus should be on meeting the needs of the village.

Residential Space Standards

Should a policy be included on residential space standards, if so what standard should be used?

- Local Plan should include residential space standards;
- Standard should be for all housing rather than just affordable;
- Use Homes and Communities Agency standards, or better;
- Consider how this relates to 'rent a room' standards.

Countryside Dwellings of Exceptional Quality

What approach should the Local Plan take to new countryside homes of exceptional quality, should it rely on the NPPF, or include a policy?

- Mixed opinions on whether to rely on the NPPF, or include a policy setting out criteria specific to the district.
- Any policy should address landscape impact, design quality and bespoke nature of the dwellings.
- Do not want to encourage changes of use e.g. dwellings into hotels.
- Potential benefits to the local economy.

Residential Car and Cycle Parking Standards

What approach should the Local Plan take towards residential car parking standards?

What approach should the Local Plan take to the allocation of car parking in residential developments?

What approach should the Local Plan take towards cycle parking standards?

- Support for raising car parking standards, to 2 spaces per dwelling;
- Design streets to support on-street parking, and reduce parking on footways;
- Design led approach, to consider location of parking within the development, and the circumstances of the site;
- Encourage car clubs.

- Partial allocation of spaces supported, with a design led approach;
- Consider impacts of garage conversions.

- Support for higher cycle parking standards;
- Take account of the location with a design led approach;
- Areas close to Cambridge may need higher standards.

Gypsy, Traveller and Travelling Showpeople Accommodation – Provision in Major Developments

Should the Local Plan require that site provision be made for Gypsy and Traveller occupation in all new settlements, and other allocated and windfall developments of at least 500 new homes?

- Support from many for seeking provision at major developments;
- Need to consider site design and location, and need to clarify size of sites;
- Potential for delivery off-site, but need certainty of site delivery rather than just funding;
- Others supported relying instead on a criteria based policy, with Gypsy and Travellers finding sites themselves;
- Include policy guidance to enable delivery of a transit site near Addenbrookes.

Limitations on the Occupancy of New Premises in South Cambridgeshire

What approach do you think the Local Plan should take to the Limitations on the Occupancy of New Premises Policy – Retain, amend, or remove?

- A wide range of views were expressed;
- Some called for removal of the policy. Encourage all businesses, not just high tech, to provide wider range of jobs for local people;
- Others said should retain modified restrictions around Cambridge and south, with greater flexibility elsewhere.
- Need flexibility to support high tech manufacturing and headquarters, and the continued development of the high tech clusters;
- Concerns about allowing warehousing and distribution, requiring large amounts of land but few jobs.

New Employment Buildings on the Edge of Settlements

What approach should the Local Plan take to employment development on the edges of villages – retain current approach focusing on previously developed land, or increase flexibility to include greenfield sites?

- Support for increased flexibility from some;
- Greenfield land only where it would allow an existing village business to expand, rather than entirely new build or relocation;
- Important that need would be demonstrated by a business case, that it would bring benefits to the village, that the site is of a sustainable scale, and that it would not have unacceptable traffic impacts;
- Others considered policy did not need increased flexibility, as there is already a surplus of employment land, and it is more important to retain existing sites.

Tourist Attractions and Accommodation in the Countryside

Should appropriately scaled development for visitor and holiday accommodation in villages, and the conversion or redevelopment of rural buildings in the countryside be supported, or should flexibility be increased for new visitor accommodation by allowing redevelopment of any previously developed land in the countryside for small scale holiday and visitor accommodation?

Should the plan supporting the development of appropriate tourist facilities and visitor attractions?

- Concerns about proliferation of residential units in the countryside;
- Focus on conversions, or building on existing built footprint;
- Concerns about potential scale and impact of tourism development in the countryside.

Car Parking Standards for Non-Residential Developments

Should the Local Plan: retain the current 'maximum' standards for non-residential developments or make them 'indicative' standards to provide greater flexibility?

Should the Local Plan require the provision of electric charging points in non-residential developments or the infrastructure so that they could be easily added later?

- Support for current approach;
- Need to be wary of under provision as well as over provision;
- Needs will vary case by case, but could provide additional guidance in District Design Guide.
- Encourage rather than require electric charging points, as demand currently low.

Protecting Village Services and Facilities

Should the terms in the Local Plan include a wider range of village services and facilities to be protected?

Should we apply an additional test that includes consideration of what existing spare capacity in alternative facilities there are within a village and how the remaining uses

will manage if the facility under threat goes? Should we clarify what we expect for economic viability for 12 months test?

- Support for protection of village services and facilities policy;
- Need to understand links with the Community Asset Register;
- Need to address wide range of potential community facilities, need careful wording to avoid facilities slipping through;
- Banks or Building Societies, libraries;
- Policy needs to include strong tests, as once facilities are lost they are gone forever.

Site Specific Issues

Papworth Everard - What approach should the Local Plan take for the Papworth Hospital site?

- Support for retaining existing policy, which seeks retention of healthcare uses, and if this is not possible, employment.
- Large amount of housing permitted in Papworth Everard in previous plans, concern about loss of employment in village.

Papworth Everard - Should the Local Plan continue to include a policy for the Papworth West Central area if the planning application is approved and if so what approach should it take to future uses?

- Support for current approach, to deliver mix of uses rather than just residential;
- Understanding of the difficulties of the delivering the policy and development of Supplementary Planning Guidance. May be resolved through planning applications prior to the new plan.

Linton - Should the Local Plan continue to include a policy restricting residential development south of the A1307?

- Mixed views on the retention or removal of the policy;
- Could keep the policy, but consider the potential housing option in the policy area on its merits.
- Planning Application in the area for residential development recently approved, a pedestrian crossing is available;
- A1307 is a busy and dangerous road, and the area is isolated from the village.

Great Abington – Should the Local Plan continue to restrict proposals for new dwellings in the Great Abington former LSA, rely on more flexible district wide policies for extensions and replacement dwellings in the countryside, or provide a more flexible approach to new dwellings?

- Concern about larger scale residential development in an unsustainable location;
- Support for relying on more flexible district-wide policies;

- Comparisons to the Fen Drayton LSA site, and the policy enabling ground-breaking forms of sustainable living, should not be more flexible here.

Imperial War Museum, Duxford - Should the Local Plan continue to include a policy for the Imperial War Museum at Duxford, and if so, should the policy be amended to include more flexibility on uses that will be permitted?

- Support for greater flexibility in the policy.

South Cambridgeshire Local Plan

Member Workshops

Workshop 3 – Strategy and Sites

23 April 2013

Attendees

Cllr David Bard	Cllr Sebastian Kindersley	Jo Mills
Cllr Richard Barrett	Cllr Janet Lockwood	Alex Colyer
Cllr Val Barrett	Cllr Mervyn Loynes	Stephen Hills
Cllr Trisha Bear	Cllr Ray Manning	Mike Hill
Cllr Francis Burkitt	Cllr Mick Martin	Keith Miles
Cllr Nigel Cathcart	Cllr Cicely Murfitt	Caroline Hunt
Cllr Pippa Corney	Cllr Charles Nightingale	Jonathan Dixon
Cllr Neil Davies	Cllr Tony Orgee	Jenny Nuttycombe
Cllr Alison Elcox	Cllr Robin Page	David Roberts
Cllr Sue Ellington	Cllr Bridget Smith	Claire Spencer
Cllr Jose Hales	Cllr Hazel Smith	Alison Talkington
Cllr Roger Hall	Cllr Bunty Waters	Nigel Blazeby
Cllr Stephen Harangozo	Cllr John Williams	Jane Green
Cllr Lynda Harford	Cllr Nick Wright	Richard May
Cllr Tumi Hawkins		Stuart Morris
Cllr Roger Hickford		
Cllr Clayton Hudson		
Cllr Caroline Hunt		

These notes are a record of points raised in open discussion sessions by those attending the workshop, where a wide variety of views and ideas were put forward. The notes capture the range of issues and views identified, sometimes by individual Members, and do not necessarily reflect the view of the Council.

Workshops will inform preparation of draft chapters. The draft Local Plan chapters will formally be considered at Planning Policy and Localism Portfolio Holder Meetings, before being reported to Cabinet.

Where does the balance lie between edge of Cambridge, new settlements and larger villages?

Breakout Group Discussion

- Support for the hierarchy – Cambridge, then new settlements, then some villages;
- Acknowledge benefits of edge of Cambridge, but need to protect the setting of Cambridge and the Green Belt;
- New settlements offer best opportunity to deliver infrastructure comprehensively and in planned way;
- Need to ensure that a 5 year land supply is maintained. Some village growth needed to enable this to be maintained. It is important to understand when sites could be delivered;
- Focusing development can help deliver transport improvements;
- It is more challenging to meet infrastructure needs in villages;
- Need to consider the impact of development on village character. Preference for only limited development in villages;
- Sites in the south of the district are more popular for London commuters;
- Developing near to employment sites in the south would provide a greater balance;
- Need to coordinate with surrounding districts.

Waterbeach New Town

- Need to understand the transport implications, and how it fits in with the bigger picture;
- Rail link opportunities are a benefit;
- Will take time to deliver, need to think about strategy earlier in the plan period;
- Plan for it now as a long term opportunity.

Bourn Airfield / Cambourne

- Need to address traffic congestion at Madingley Hill;
- Concern regarding the road link to St. Neots;
- Is there a case for an all ways junction at the M11?
- Opportunity for a new guided bus route?
- As Bourn airfield has no rail link, there is a disadvantage compared to Waterbeach;
- Cambourne west has more potential to integrate with Cambourne than Bourn Airfield.

Should Cottenham be elevated to a Rural Centre, and Fulbourn should be moved to a Minor Rural Centre?

Breakout Group Discussion

- Discussion included a range of views
- Cottenham should remain as Minor Rural Centre - Primary School near capacity, traffic impacts (including on nearby villages) or alternatively that it should be upgraded if it meets the tests and is comparable to other centres;
- Fulbourn should be moved down if it does not meet the tests or alternatively Fulbourn should remain a Rural Centre, due to location and facilities.

Should a new category of village 'Better Served Group Villages' be included?

Breakout Group Discussion

- Mixed views on whether new category should be introduced. Some considered there was no support expressed in representations received, and hierarchy should be kept simple. Villages could be added as Minor Rural Centres;
- Others considered that the villages suggested were at a different level to group villages, and evidence suggested another category should be added;
- Rely on factual evidence to decide categories.

What should the approach be to Scale of Development permitted within villages?

Breakout Group Discussion

- Mixed views - Some support for keeping the current scale thresholds, and restricting development in smaller villages;
- Others considered thresholds should be raised, leading to more schemes being considered on their merits, and enabling larger schemes in smaller villages.

What principles to be used to reduce the long list of site options?

Breakout Group Discussion

- High quality public transport to employment centres;
- Focus on transport corridors;
- Consider housing alongside employment;
- Protect employment sites, and support their regeneration;
- Brownfield land first;
- Avoid green spaces;
- Avoid areas of flood risk;
- Preserve the Green Belt, including around villages;
- Prioritise sites with Parish Council and local support;
- Consider viability and deliverability of sites;
- Consider balance of development, a lot of development planned in the north already.

Comments on specific housing site options

Breakout Group Discussion

- Bassingbourn – Concern about all three sites (37,38,39). Site 39 is an important green space. Concern about traffic on High Street;
- Cambourne – Keep Business Park for employment. Range of views on Cambourne west expansion. Support for Cambourne west over Bourn airfield;

- Comberton – Could potentially support Bennell Farm, but should be smaller site. Need drainage impact assessment. Object to other sites;
- Cottenham – Support for sites 22 and 23 on Oakington road. Parish Objection to sites 24 to 27. Support for development on Rampton Road (rejected SHLAA site);
- Fulbourn – Access problems for site 28. Not deliverable;
- Gamlingay – Support Green End site (33), object to other options (32, 34) as they would harm character of village;
- Girton – accessible to Cambridge;
- Great Shelford – Site option 18 dismissed by inspectors as unsustainable. Access problems;
- Histon – Buxhall Farm (13) not supported locally. Sites 14 and 15 will be developed eventually, rounding off village edge. Support for site H2;
- Linton – Concern regarding accessibility of site 29, and separation by the A1307;
- Melbourn – Sites 30 and 31 supported by Parish and few villagers objecting. H7 and H8 not supported locally;
- Milton – proposed extension to recreation ground is wanted;
- Northstowe reserve – Support;
- Papworth – Retain hospital site for employment;
- Sawston – Support for Issues and options 2 sites. Church Lane not suitable for accessing site 9. Village would need significant infrastructure investment. P&R often used as more direct than bus. All traffic has to go through Shelford. Concerns about impact on A505. Needs to consider relationship of Dales Manor site with potential new stadium;
- Swavesey – Local objection to site 36. Access concerns;
- Waterbeach – do not develop small sites if a new town is allocated, they provide a buffer;
- Willingham – Northern half of site 46 floods. Support in principle 46 and 47.

Comments on Employment Sites (GB5, GB6, E1)

Breakout Group Discussion

Discussed in individual tables / views of local members.

- General support for employment options identified.
- Minority objection to NIAB3 due to Green Belt impact.
- Is it for ARM or more general uses?
- ThyssenKrup site- not for noisy uses.

Major Joint Areas

Plenary discussion

Cambridge Northern Fringe East

- Concerns that if Chesterton Fen Road is included within this development site would create uplift in land values which may impact on adjoining travellers sites.

Cambridge East

- Mixed views as to whether site should be returned to Green Belt or left as it is
Current status allows greater flexibility for employment use in the area.

Parish Council Proposals

Plenary discussion

- Fully support the recommendation not to change frameworks. Changing frameworks at Little Gransden and Whaddon would limit future options for affordable housing

Sports and Culture

Plenary discussion

- Discussion about need for sports and cultural facilities in the district. What type of facility best for South Cambs? Concert Hall, conference centre? Scale of facility and where best located?

Is there a need, or a desire, for a Community Stadium? If so, where?

Breakout Group Discussion

- Majority considered that no need has been established for a community stadium;
- Trumpington Meadows is the wrong location;
- If there was a need, it could potentially be as part of a new settlement;
- Consider existing site, or Cowley Road;
- Consider independent proposals as they occur, no need to allocate;
- Need to consider impact on other local facilities;
- Does anchor use have to be a football club? Should be more about participatory sport than professional sport;
- Could sports uses be spread around?

Should the plan include a criteria based policy to deal with proposals for Concert Hall / Ice Rink?

Breakout Group Discussion

- Some consider no need for criteria based policy;
- Could be co-located with other facilities;
- Must be near transport links, and consider parking;
- Consider conference facilities.

South Cambridgeshire Local Plan

Member Workshops

Workshop 4 – How Many Homes? Where? And Last Issues for the Plan

14 May 2013

Attendees

Cllr David Bard	Cllr Sebastian Kindersley	Jo Mills
Cllr Richard Barrett	Cllr Janet Lockwood	Alex Colyer
Cllr Val Barrett	Cllr Peter Johnson	Nigel Blazeby
Cllr Nigel Cathcart	Cllr A Fraser	Jane Green
Cllr S Van de Ven	Cllr Mick Martin	Stuart Morris
Cllr Aiden Van de Weyer	Cllr Ceicily Murfitt	Caroline Hunt
Cllr Pippa Corney	Cllr James Hackney	Jonathan Dixon
Cllr Neil Davies	Cllr Tony Orgee	Jenny Nuttycombe
Cllr Alison Elcox	Cllr Debra Roberts	David Roberts
Cllr Tumi Hawkins	Cllr Bridget Smith	Claire Spencer
Cllr Jose Hales	Cllr Hazel Smith	Alison Talkington
Cllr Stephen Harangozo	Cllr John Williams	
Cllr Lynda Harford	Cllr Nick Wright	

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Village Housing Sites

- Key Issues – Housing Sites. Concentration within bigger villages is correct, provided infrastructure plus significant community benefit.
- Strategic sites will need huge investment. Houses must not come forward without improvements.
- Prefer sites with support of Parish Councils
- The local plan consultations recognised that people want to work and live in different sizes of village. Recognised need for affordable housing
- Support for windfall sites providing for future needs.
- Hanley Grange promoters did not get support from nearby science/research parks for additional housing so why do we need more homes south of Cambridge?

- Gamlingay - Site needs improving. Need to retain local employment in village (some on Green End site). Concerns about traffic issues if site developed since next to school. Opportunity to improve cycle links within village extending to Potton Station? Parish Council must be included in discussions.

- Sawston - Village sites 8 & 9 will include 40% affordable housing – greater impact on services and facilities as new homes are likely to be young families. Concerns at how additional educational provision will be provided.
- Concerns about impact of additional development in Sawston when there are existing traffic problems in village. How to get public transport to serve the site? Will a commercial operator want to serve new site? Development on edge of village so people will use cars. Will new residents use facilities in centre of village?
- Need to ensure services and facilities are provided at the right time and when needed. Note that Sawston taking much growth.
- Opportunity from development to include options for cycling within village

- Village sites – Melbourn would be unlikely to object to the recommendations – there is support for the choices made.

- Histon and Impington – Need for careful design of sites.

- Waterbeach – Concerns about transport provision for new settlement. Impact on A10. Need to work in partnership with central government/Cambridgeshire County Council to consider overall impact on road network and resources needed.

Local Green Spaces

Breakout Group Discussion

- Support criteria – Some concerns where there are large tracts around villages.
- No limit should be imposed on number of LGS within any village– community based decision.
- Excluding playing fields? – Depends on whether they are protected via other designations – should allow for exceptional circumstances.

- G03 - The Rouses, Bassingbourn should be LGS G03 - links to recreation ground through wood. Highly valued in the village.

- G34 – Fulbourn. Would argue that it should be designated, public do use it for long periods. It is a background to view from Horse pond. It cannot be developed for housing as it floods and was rejected at planning appeal.
- LGS62 Lupin Field, Gamlingay – Support this as important for wildlife. The site is up for auction and could be purchased by the Parish Council for LGS.
- LGS141 – Oakington. Why not LGS? Need separation from Northstowe. How else will you ensure that it is kept separate?
- LGS149 – Orwell. Village Recreation Ground. The Parish Council wants Recreation Ground protected - extension could be left unprotected if it does not meet the criteria.
- LGS180 – Waterbeach. Village want to keep it as a green entrance to the barracks when it is redeveloped.
- None of the Sawston sites are developable – All to be protected? Don't want to stop land being available in future for development when we need it.
- Foxton, Toft, Harston and Litlington – support LGS being suggested.
- PVAA03 Duxford. –Must be protected either as PVAA or LGS.
- Tadlow – Recreation green not included.
- Melbourn - Large number of sites put forward – discussion about merits of each site.

Village Frameworks

- VF2 - Chittering - Right approach – don't have framework
- VF6 – Sawston - Oppose any village framework change –leave as is.
- VF4 - Guilden Morden – support.

Community Uses

- Support for policies being proposed for Hospice and Residential Mooring

Sawston Stadium

- Village objects to proposal. It would not be possible to share changing facilities with club so parish council would have to fund pavilion for recreation facilities. Concern that if land taken out of Green Belt it could be developed for housing.
- Consensus – not include.

Appendix C

Gypsy and Traveller DPD Consultation process

- C.1 The Council commenced production of a Gypsy and Traveller Development Plan Document in 2006. Information about this DPD is available on the Council's website. <http://www.scambsgov.uk/content/gypsy-and-traveller-dpd>
- C.2 The DPD was subject to independent sustainability appraisal. The Sustainability Appraisal and Strategic Environmental Assessment (SA/SEA) were undertaken in parallel with the preparation of the DPD, so that sustainability considerations were identified at an early stage and reflected in their content. Scoping Reports were prepared, and subject to a full consultation process. This provided a framework for the appraisals. The appraisal of the DPDs during their development was carried out by independent consultants.
- C.3 Early consultation was undertaken ahead of any plan documents being prepared to ensure the views of those involved could be fully taken into account. The Gypsy and Traveller community were consulted on their needs, concerns and aspirations at a workshop in May 2006. A workshop was also carried out with parish councils in June 2006. Initial consultation with other key stakeholders, including the council's Travellers Liaison Group and also the Ormiston Travellers' Initiative (a charitable organisation that seeks to help Gypsies and Travellers access mainstream services), was also undertaken.
- C.4 The Council carried out two stages of consultation in the production of a Gypsy and Traveller Development Plan Document. These were:
- Issues and Options 1: General Approach carried out in 2006.
 - Issues and Options 2: Site Options and Policies carried out in 2009.
- C.5 Public consultation on the general approach for selecting site options for Gypsy & Traveller pitches was undertaken from October to November 2006 (Issues & Options 1). Public consultation on site options for Gypsy & Traveller pitches and Travelling Showpeople plots and draft planning policies was undertaken from July to October 2009 (Issues & Options 2).

Issues and Options 1

- C.6 Public participation on Issues and Options 1 gave consultees, stakeholders and the public the opportunity to comment on how the local planning authority should approach the preparation of the DPD. The focus of the consultation was on the criteria that could be used to identify site options. The methods used in the consultation are as follows -

- Consultation lasted 6 weeks from 13 October 2006 to 24 November 2006.
- A Public Notice was published in the Cambridge News (See Appendix C/1)
- The Documents made available at this stage were the Gypsy & Traveller DPD Issues and Options Reports 1: General Approach, October 2006 and the Sustainability Appraisal of Gypsy & Traveller DPD Issues & Options 1, October 2006
- Documents or notification where appropriate were sent to all Specific Consultation Bodies, and also to other General Consultation Bodies which the Council felt had an interest listed in Appendix C/2
- All documents, including supporting documents, could be viewed online at the District Council's website (www.scambs.gov.uk) with a notice explaining where and when paper copies of the document were available for inspection.
- All documents were available for inspection at the following locations during normal office hours: South Cambridgeshire District Council, South Cambs Hall, Cambourne;
- A permanent exhibition was available to view in South Cambridgeshire Hall Cambourne throughout the consultation during normal office hours. Documents also available to view at public libraries;
- An article on the public participation was included in 'South Cambs Magazine', which is distributed to all households in South Cambridgeshire;
- Representations could be submitted online through the District Council's website (www.scambs.gov.uk), or via email. Written representations were also accepted, and a paper form was made available;
- News Releases were issues to mark the start of the consultation;
- Interviews with the council Leader on the Travellers radio station "Rokker Radio";
- During the consultation period 1,150 representations were received.

C.7 A further consultation exercise with key stakeholders in the settled and Gypsy and Traveller communities took place in March 2007 to discuss the findings of the Issues and Options Report 1 consultation and the approach to be used by SCDC for site selection and assessment.

Issues and Options 2

C.8 Public participation on Preferred Options gave consultees, stakeholders and the public the opportunity to comment on how the local planning authority should approach the preparation of a particular development plan document.

C.9 The Preferred Options Reports put forward options that could be developed into policies in the development plan documents. The majority put forward were Preferred Approaches, where there was considered limited scope for

alternative approaches. Also included in the reports were Preferred Options, indicating the option favoured by the Council where there are alternative options available, Alternative Options, were put forward where the Council considered there was a genuine choice to be made, and Rejected Options, were put forward in the interests of maintaining an open debate, but the Council put forward reasons why the option should be rejected.

C.10 The methods used in this consultation were as follows -

- Consultation lasted 13 weeks from Friday 10 July 2009 to 12 noon on Friday 9th October 2009;
- A Public Notice was published in the Cambridge News – see Appendix C/1;
- The documents made available at this stage were as follows -
 - Gypsy & Traveller DPD Issues & Options 2 Report: Site Options & Policies
 - Gypsy & Traveller DPD Issues & Options 2: Technical Annex - Chapters A-D
 - Gypsy & Traveller DPD Issues & Options 2: Technical Annex - Chapter E-J
 - Sustainability Appraisal
 - Habitats Regulations Assessment
 - Equality Impact Assessment
 - Gypsy & Traveller DPD Issues & Options 2 Leaflet
- Documents or notification where appropriate were sent to all Specific Consultation Bodies, and also to other General Consultation Bodies which the Council felt had an interest listed in appendix 3;
- All documents were available for inspection at the following locations during normal office hours: South Cambridgeshire District Council, South Cambs Hall, Cambourne;
- The notice and poster was sent to public libraries and parish councils for display;
- All documents, including supporting documents, could be viewed online at the District Council's website (www.scambs.gov.uk) with a notice explaining where and when paper copies of the document were available for inspection;
- A series of exhibitions were held across the District (and in Cambridge City) where documents were available to view and officers were available to discuss the consultation. The venues, dates and times for these exhibitions were widely publicised, including in the local press, the Council Website, and through the distribution of posters. The dates were Willingham (20 July); Cottenham (22 July); Bassingbourn (24 July); Fulbourn (31 July); Girton (29 September); Milton (31 July); Cambourne (10 August & 9 September); Cambridge Guildhall (8 September); Teversham (15 September) Longstanton (17 September);
- A permanent exhibition was available to view in South Cambridgeshire Hall Cambourne throughout the consultation during normal office hours;
- News Releases were issues to mark the start of the consultation, and were widely reported in local press, TV and Radio coverage;

- A Parish Forum meeting was held to provide information on the consultation to Parish Council representatives;
- An article on the public participation was included in 'South Cambs Magazine', which is distributed to all households in South Cambridgeshire;
- An audio CD introducing the consultation was produced, and distributed to Gypsy and traveller and Travelling Show people sites. They were also available at the exhibitions, and the audio could be downloaded from the Council's website;
- Myriad Consultancy were employed by the Council to raise awareness of the DPD consultation, including distribution of leaflets and audio CDs to Gypsy and Traveller and Travelling Showpeople sites in the District;
- Two drop-in exhibitions were held specifically for the Gypsy and Traveller and Travelling Showpeople communities, where officers were available to discuss the consultation;
- Myriad Consultancy also provided assistance to Gypsy and Travellers to put representations in writing;
- Representations could be submitted online through the District Council's website (www.scambs.gov.uk), or via email. Written representations were also accepted, and a paper form was made available;

C.11 The representations received during these consultations can be viewed on the District Council's website - <http://scambs.idi-consult.net/ldf/>

Key Issues from the Gypsy and Traveller DPD consultations and the Council responses to them

C.12 1,500 representations were submitted to the Issues and Options 1 consultation from 64 respondents. This consultation was about the criteria to be considered in assessing sites suitable for Travellers and Gypsies.

C.13 There were many more representations submitted to the second consultation as it included potential site options for Traveller sites - 3940 were submitted in the second consultation from 719 respondents and over 80% of these represents were objections. In addition a petition signed by 1,111 people was submitted objecting to the site option of Spring Lane in Bassingbourn.

C.14 A summary of all the representations was included in a report to New Communities Portfolio Holder's Meeting on Tuesday, 14 December 2010. This included a summary of how the Council was intending to progress the Traveller and Gypsy DPD -

- The Report to New Communities Portfolio holder meeting in December 2010.
<http://scambs.moderngov.co.uk/documents/s50082/GTDPD%20committee%20report%20v3.pdf>

- Summary of the representations received during Issues and Options 2
<http://scambs.moderngov.co.uk/documents/s50012/Appendix%201%20-%20Summary%20of%20Representations.pdf>
- Results of the Issues and Options 2 Consultation and next steps
<http://scambs.moderngov.co.uk/documents/s50025/Appendix%202%20-%20Results%20of%20the%20Consultation%20Next%20Steps.pdf>

C.15 At this time there were changes being proposed by the then new Coalition Government to planning in general in particular a new Localism Bill was being drafted as well as new guidance for planning for Travellers and Gypsies. This impacted on the progress of the Council's plan making for Travellers and Gypsies.

Appendix C/1

Public Notices issued for the consultations on the Gypsy and Traveller DPD - Public notice 1

South Cambridgeshire District Council

Local Development Framework Gypsy and Traveller Development Plan Document (GTDPD)

Issues and Options Report 1: General Approach

Notice of Arrangements for Public Consultation on the Issues & Options Report (Regulation 25 of the Town and Country Planning (Local Development) (England) Regulations 2004)

This is your opportunity to take part in deciding the planning policy guiding future site provision for Gypsies and Travellers in South Cambridgeshire.

South Cambridgeshire District Council has produced the GTDPD Issues & Options Report 1: General Approach. This document sets out various options available to the Council on which to base its future policy.

The six-week consultation period for the Issues & Options Report 1 is:

Friday 13 October to Friday 24 November 2006.

Comments made on the Issues and Options Report will be taken into account when drafting the next Site Specific Issues and Options Report. The two Issues and Options reports will then be taken into account when drafting the Pre-Submission GTDPD.

The new plan making system also requires a Sustainability Appraisal to be carried out on DPDs and for this appraisal to be made available for public comment. This is to ensure that the issues and options can be considered in light of information on their social, environmental and economic impacts. As such, the following document has been prepared for consultation:

Sustainability Appraisal of the GTDPD Issue & Options Report 1: General Approach

Both documents can be viewed online at the District Council's website (www.scambs.gov.uk) and can be inspected at the following location during normal office hours:

South Cambridgeshire District Council, South Cambs Hall, Cambourne Business Park, Cambourne, CB3 6EA (8.30am – 5.00pm Monday to Friday)

The document is also available for reference at:

- Cambridgeshire County Council, Shire Hall, Castle Hill, Cambridge
- The Central Library, Lion Yard, Cambridge
- Cambourne Village Library, Sackville House, Sackville Way, Great Cambourne
- Huntingdon Reference Library, Princes Street, Huntingdon
- Bar Hill Library, Gladeside, Bar Hill
- Bottisham Community Library Association, The Village College, Bottisham
- Cherry Hinton Library, High Street, Cherry Hinton, Cambridge
- Comberton Library, The Village College, Comberton
- Cottenham Library, Margett Street, Cottenham
- Fulbourn Village Library, School Lane, Fulbourn
- Gamlingay Resource Centre, The Village College, Gamlingay
- Great Shelford Library, 10 Woollards Lane, Great Shelford
- Histon Library, School Hill, Histon
- Linton Library, The Cathodean Centre, Linton
- Papworth Everard Library, Pendrill Court, Papworth Everard
- Sawston Library, The Village College, Sawston
- Your Library, The Village College, Gibraltar Lane, Swavesey
- Waterbeach Independent Lending Library, Community Centre, High Street, Waterbeach
- Willingham Library, Church Street, Willingham

Both the Issues & Options Report 1 and the Sustainability Appraisal can be purchased at a cost of £10 each (including postage and packing). Please contact South Cambridgeshire District Council at South Cambridgeshire Hall, Cambourne Business Park, Cambourne (Tel: 01954 713183).

Make your representations by filling in the online form on the District Council's website. Alternatively you can make representations in writing using the Representation Forms. Representation Forms are available from the Council's offices and at libraries and the other public places where the reports are available to view.

Completed Representation Forms should be returned to:

Head of Planning
South Cambridgeshire District Council
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB3 6EA

All representations must be received by 12.00 noon on Friday 24 November 2006.

Please note that anybody who makes representations will automatically be advised of future stages in the LDF production. However, you can send a request to be notified of future stages in the LDF process, including when the LDF is adopted. If

you wish to be notified, please inform us the address at which you would like the notification to be sent, if different to that on the Representation Form, by writing to South Cambridgeshire District Council at the above address or email:
ldf@scambs.gov.uk

Gareth Jones
Head of Planning
South Cambridgeshire District Council
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB3 6EA

Date of Notice: 13 October 2006.

South Cambridgeshire District Council

Local Development Framework

Gypsy and Traveller Development Plan Document Issues and Options Report 2: Site Options and Policies

Notice of Arrangements for Public Participation [Regulation 25 of the Town and Country Planning (Local Development) (England) Regulations 2004 as amended].

This consultation seeks your views on options for Gypsy and Traveller sites and Travelling Showpeople sites in South Cambridgeshire that could be allocated in the Gypsy and Traveller Development Plan Document (GTDPD). The consultation also provides a further opportunity for any other site options to be suggested. It also seeks views on planning policies that would be used in considering planning applications for Gypsy and Traveller sites and Travelling Showpeople sites.

The thirteen-week consultation period is: **Friday 10 July to Friday 9 October 2009**

South Cambridgeshire District Council is inviting representations on the following documents:

- GTDPD Issues and Options 2: Site Options and Policies Report
- GTDPD Issues and Options 2: Technical Annex (detailed background information)
- GTDPD Issues and Options 2: Sustainability Appraisal
- GTDPD Issues and Options 2: Habitats Regulations Assessment
- GTDPD Issues and Options 2: Equality Impact Assessment

All documents can be viewed online at the District Council's website (www.scambs.gov.uk/ldf), can be inspected at the Council's offices in Cambourne (8.30am – 5.00pm Monday to Friday), or printed copies can be purchased from the

Council (please contact the Council at the address below, email ldf@scambs.gov.uk or call 03450 450 500).

Representations should be made using:

The interactive online response form on the Council's website (www.scambs.gov.uk/ldf); or

- The response form, available from the Council offices, or to download from the Council's website. Completed response forms should be sent to South Cambridgeshire District Council, South Cambridgeshire Hall, Cambourne Business Park, Cambourne, CB23 6EA; or emailed to ldf@scambs.gov.uk; or faxed to 01954 713152.

Representations will be taken into account when drafting the Gypsy and Traveller Development Plan Document.

If you have any difficulty putting forward your comments the council will be happy to help. Just call 03450 450 500.

All representations must be received by 12.00 noon on Friday 9 October 2009

Gareth Jones
Corporate Manager - Planning and Sustainable Communities
South Cambridgeshire District Council

Date of Notice: 10 July 2009

Appendix C/2

South Cambridgeshire Consultation Bodies used for Gypsy and Traveller consultations

Specific Consultation Bodies

Natural England
Environment Agency
English Heritage
English Nature
Strategic Rail Authority
Highways Agency
GO-East
East of England Development Agency (EEDA)
East of England Regional Assembly (EERA)
Bedfordshire County Council
Essex County Council
Hertfordshire County Council
Suffolk County Council
Cambridgeshire County Council
Braintree District Council
Cambridge City Council
East Cambridgeshire District Council
Fenland District Council
Forest Heath District Council
Huntingdonshire District Council
North Herts District Council
St Edmundsbury District Council
Uttlesford District Council
Mid-Beds District Council
Peterborough City Council
All SCDC Parish Councils
All adjoining Parish Councils
Strategic Health Authority for Norfolk, Suffolk and Cambridgeshire
Electricity, Gas, and Telecommunications Undertakers
Anglian Water Services Ltd
Three Valleys Water
Cambridge Water Company
Bedfordshire and River Ivel Internal Drainage Board
British Gas
British Telecom Network Capacity Forecast
Cable and Wireless
Cambridgeshire Constabulary
Cambridgeshire Fire and Rescue Service
Cambridgeshire Primary Care Trust
Department for Transport
E.ON UK plc
East of England Strategic Health Authority
EDF Energy Networks
Homes and Communities Agency
Middle Level Commissioners
Mobile Operators Association
National Grid
npower
NTL
Over and Willingham Internal Drainage Board
PowerGen
Scottish and Southern Electricity Group
Swavesey Internal Drainage Board
The Coal Authority

Transco - Plant Protection
Waterbeach, Swaffham and Old West Drainage Boards

County Councillors

General Consultation Bodies

Anglia Polytechnic University - Cambridge Campus
British Horse Society
Cambridge Preservation Society
Cambridge University Hospitals NHS Foundation Trust
Cambridgeshire & Peterborough NHS Foundation Trust
Cambridgeshire ACRE
Cambridgeshire Association of Local Councils
Cambridgeshire Horizons
Campaign to Protect Rural England (CPRE)
Chancellor, Masters & Scholars of the University of Cambridge
Church Commissioners
Commission for Architecture and the Built Environment
Crown Estate Commissioners
Ely Diocesan Board
English, Welsh and Scottish Railway
Fitzwilliam College – Bursar
Greater Cambridge Partnership
Highways Agency
HM Railway Inspectorate
Home Builders Federation
Housing Corporation
London Eastern Railway (One)
Marshall of Cambridge (Holdings) Limited
National Housing Federation
Network Rail
One West Anglia
Operational Support Directorate
Papworth Hospital NHS Foundation Trust
Planning Inspectorate
Ramblers' Association Cambridge Group
Royal Society for Protection of Birds
Shape East
The Wildlife Trust
University of Cambridge - Vice Chancellor's Office

British Romany Union
Cambridgeshire Race Equality & Diversity Service - Team for Traveller Education
Gypsy Council for Education - Culture, Welfare and Civil Rights
National Travellers Action Group
Ormiston Children's and Family Trust
Smithy Fen Residents Association
The Showmen's Guild of Great Britain
The Showmen's Guild of Great Britain

Business Link for Cambridgeshire
Cam Valley Forum
Cambridge Cycling Campaign
Cambridge Federation of Tenants Leaseholders and Residents Assoc.
Cambridgeshire Chamber of Commerce
Civil Aviation Authority (CAA)
Confederation of British Industry - East of England
Department for Business Enterprise & Regulatory Reform
Department of Environment, Food and Rural Affairs
East of England Tourist Board

Federation of Master Builders
Freight Transport Association
Health and Safety Executive
Huntingdon and District Bus Company
Imperial War Museum
Institute of Directors - Eastern Branch
Learning and Skills Council for Cambridgeshire
Longstanton Action Group
Office of Government Commerce - Eastern Region
Post Office Property
Road Haulage Association
Royal Mail - Peterborough
Royal Mail Group
SCDC Contact Centre
Stagecoach East
Stansted Airport Limited
The British Wind Energy Association
The Magog Trust
The Woodland Trust - Public Affairs
WAGN Railway
Whippet Coaches Limited

Circle Anglia Housing Trust
Hanover Housing Association Limited
Housing 21
Places for People
Suffolk Housing Society Limited

Advisory Council for the Education of Romany and other Travellers (ACERT)
British Amusement Catering Trade Association
Friends, Families and Travellers Community Base
Irish Travellers Movement in Britain
National Association of Health Workers with Travellers
National Association of Teachers of Travellers
National Romany Rights Association
Romany Institute
The Amusement Catering Equipment Society (ACES)
The Association of Circus Proprietors
The Association of Independent Showmen (AIS)
The Gypsy Council (Romani Kris)
The Gypsy Council for Health, Education and Welfare
The Society of Independent Roundabout Proprietors

Respondents of Issues and Options1
Libraries
Request to be notified
MPs & City Exec Member

Appendix D

Advertisements that appeared in the Cambridge News -

- Issues and Options 1
- Issues and Options 2
- Additional single issue consultation – Football Stadium at Sawston

The Future of South Cambridgeshire Have Your Say!



South Cambridgeshire District Council is preparing a new Local Plan that will set out the vision for the district over the years to 2031. A public consultation will take place from **12 July** to **28 September**.

Come along to an event between 3pm and 8pm where you can see the consultation material and talk to planning officers.

Exhibitions



JULY

- 17th - **Sawston** Spicers Pavilion
- 18th - **Barton** Sports and Social Pavilion
- 19th - **Cambourne** Business Park Marketing Office
- 23rd - **Milton** Primary School
- 24th - **Fulbourn** The Swifts
- 25th - **Bassingbourn** Village College
- 26th - **Waterbeach** Primary School

SEPTEMBER

- 3rd - **Longstanton** Village Institute
- 4th - **Gamlingay** Village College
- 5th - **Great Shelford** Memorial Hall
- 10th - **Cottenham** All Saints Church Hall
- 12th - **Linton** Village College
- 14th - **Histon & Impington** Recreation Ground Centre

A permanent exhibition will be on display at the Council's office in Cambourne for the duration of the public consultation.

You can also find information and make comments by visiting www.scambs.gov.uk/ldf/localplan, emailing ldf@scambs.gov.uk or calling 01954 713183.

The Future of South Cambridgeshire



Have Your Say!

A second consultation on extra Issues and Options will run from **Monday 7 January to 5pm Monday 18 February 2013**. Come along to an event in **January** to see the consultation material and talk to planning officers - between **2.30pm-7.30pm** (unless otherwise stated):

- 7th - **Grantchester** Village Hall, High Street*
- 9th - **Fulbourn** - The Swifts, Haggis Gap*
- 10th - **Cambourne** - The Hub, High Street*
- 12th - **Trumpington** Village Hall, High Street (**12-4pm**)*
- 14th - **Melbourn** Village College, The Moor
- 15th - **Waterbeach** - Salvation Army Hall, Station Road
- 16th - **Great Shelford** Memorial Hall, Woollards Lane*
- 18th - **North Cambridge** - Meadows Community Centre, St Catharine's Road*
- 21st - **Sawston** - Spicers Pavilion, Cambridge Road
- 22nd - **Histon & Impington** Recreation Ground, New Road*
- 23rd - **Comberton** Village Hall, Green End
- 24th - **Haslingfield** - Methodist Church, High Street
- 31st - **Cottenham** Village College Main Hall, High Street (**2.30-9pm**)



* Exhibition being held jointly with Cambridge City Council

South Cambridgeshire District Council consulted last summer on issues and options to help create a new Local Plan for how the district should develop over the years to 2031.

This Issues and Options 2 consultation comprises two parts:

Part 1—joint consultation with Cambridge City Council— focuses on issues important to both areas.

Part 2—South Cambridgeshire only— focuses on additional site options for development and areas to be protected, including proposals put forward by parish councils.

For more information and to make comments
visit www.scambs.gov.uk/ldf/localplan, email ldf@scambs.gov.uk
or call **03450 450 500**.

The Future of South Cambridgeshire

Have Your Say!



South Cambridgeshire District Council recently consulted on issues and options to help create a new Local Plan for how the district should develop over the years to 2031.

We are carrying out a further consultation on a single issue:

A site for a new football stadium, north of Dales Manor Business Park, Sawston, proposed by Cambridge City Football Club.

A six week consultation will run between **Monday 25 March to 5pm Monday 6 May 2013**, including a Public Exhibition on **Tuesday 9 April 2013 at Spicers Pavilion, Cambridge Road, Sawston, 2.30-8.00pm.**

For more information and to make comments visit

www.scamb.gov.uk/ldf/localplan, email ldf@scamb.gov.uk or

call **03450 450 500**.

Appendix E

Issues and Options 1

- Questionnaire leaflet – 10 key questions

Issues and Options 2

- Questionnaire leaflet – 10 key questions

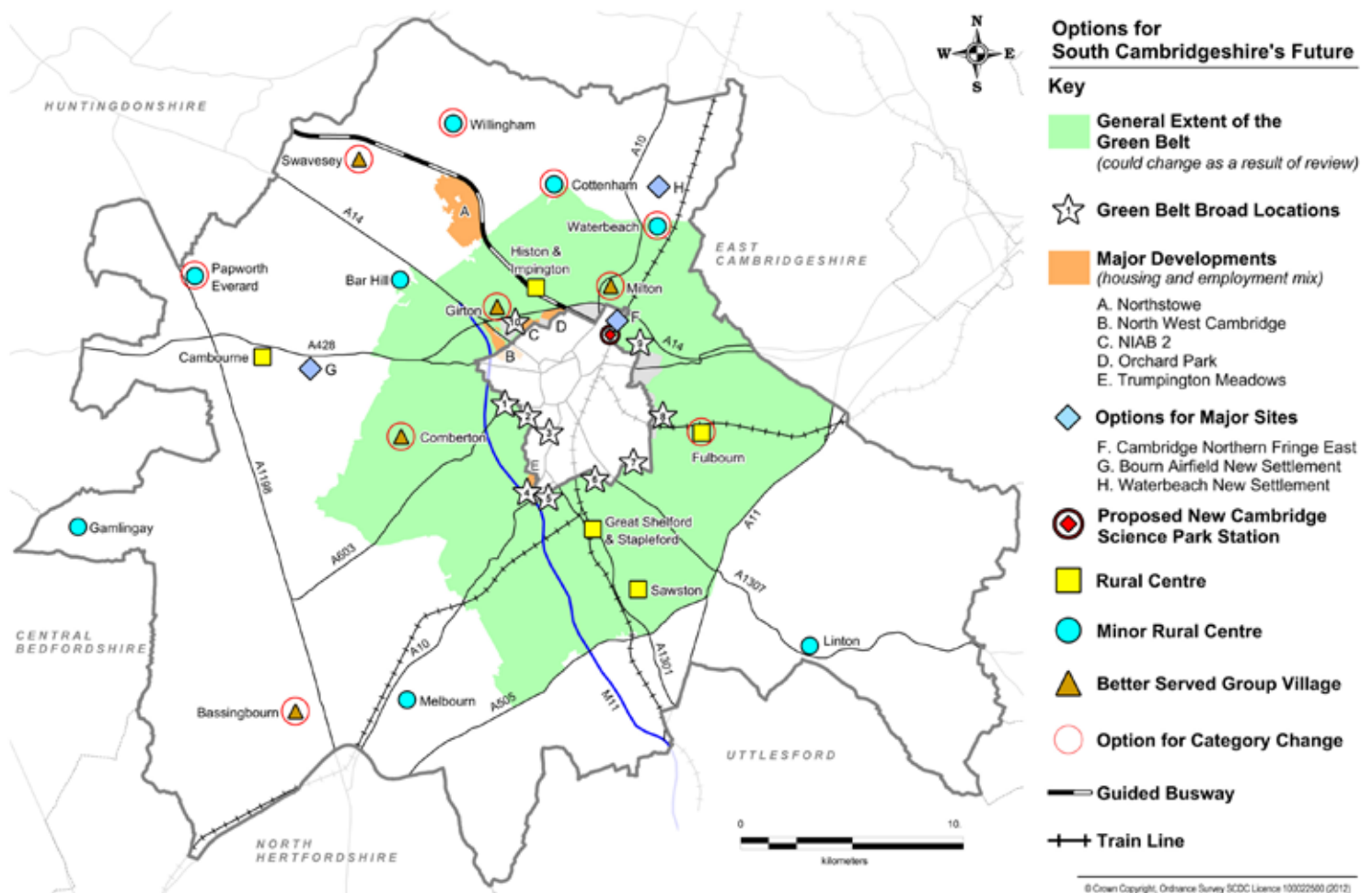
South Cambridgeshire Local Plan 2012



South
Cambridgeshire
District Council

Public consultation on 'issues and options'

South Cambridgeshire District Council needs your views to help create a new plan for how the area should be developed over the next 20 years.



The district is consistently recognised as one of the top places to live and work in the country due to our thriving economy, attractive environment and quality of life our residents enjoy. Now we need to make sure we have a plan that can continue our success by providing for new jobs and homes while protecting and enhancing what makes South Cambridgeshire special.

To make it easier than ever to give your views during the consultation, there are ten questions covering the more significant issues being debated for the entire district.



Question 1 - Jobs

Our successful local economy has meant that around 1,600 new jobs have been created each year over the last 20 years. The average was around 1,000, even during the downturn. Forecasts show a growth of 1,200 more jobs per year is most likely over the next 20 years, but if the economy is worse or better than predicted it could be as few as 700, or as many as 1,500.

What are your views on how many new jobs we should provide for?

Question 2 - Homes

To accommodate our growing population, and to support new jobs, more homes will be needed. There are already 14,200 homes in the Council's current plans, including Northstowe and sites on the edge of Cambridge. If we planned for the most likely number of new jobs forecasted, we expect sites for an additional 7,300 homes will be needed. Planning for the lower number of jobs would suggest an additional 4,300 homes and the higher number of new jobs would need 9,300.

What are your views on how many new homes we should be planning for?

Question 3 - Development focus

The Council's existing plan focusses development on the edge of Cambridge and in Northstowe, a proposed new town near to Longstanton, with little development in villages. This is to give people a choice of living near to jobs and services which are concentrated in or close to Cambridge so they do not have to rely on their car for all their journeys. Some village development is expected to be needed to provide smaller housing sites in the next plan, but there are options for the main focus of future development:

- a) On the edge of Cambridge (would require a review of the green belt)
- b) Another new town/village
- c) Larger villages (could require a review of the green belt)
- d) Combination of the above

Where do you think development should be focussed?

Question 4 - Green belt

Cambridge is surrounded by green belt which stretches 3 to 5 miles from the edge of the city and includes some of our larger villages. The boundaries around villages were last reviewed 20 years ago. To develop land in any of these areas another review would be needed. The merits of ten areas on the edge of Cambridge can be viewed by visiting www.scambs.gov.uk/ldf/localplan (see Appendix 2).

What are your views on releasing land from the green belt to allow more development around the edge of Cambridge or the larger villages, and do you have any comments on any of the ten broad locations?



Question 5 - Village development

Development is currently allowed within villages, for houses for sale. However, current policies mean sites in villages are becoming increasingly more difficult to find.

Over the next 20 years do you feel the plan should allow greater flexibility so villages are able to expand and would you support more development in proportion to the scale of the village where you live?

Village name _____

Question 6 - Where should new housing sites be located

Following detailed assessments of nearly 300 locations we want your views on the 52 sites we believe could be the most suitable options for development. A list of the locations are below, but for more detailed information on each site please visit Chapter 5 at www.scambs.gov.uk/ldf/localplan.

New town - Waterbeach barracks and nearby land

New village - Bourn airfield

Villages sites - Sawston, Histon & Impington, Cambourne, Great Shelford and Stapleford, Cottenham, Fulbourn, Linton, Melbourn, Gamlingay, Milton, Swavesey, Bassingbourn, Girton, Comberton, Papworth Everard, Willingham, Waterbeach.

What are your views on the options suggested, and are there any other sites we should consider?

Question 7 - Rural Exception Sites

The Council can grant planning permission for 'rural exception' schemes' where housing association homes are built on the edge of villages to meet local needs for affordable housing. Reduced national funding means that if we are to continue to deliver new affordable houses for local people in this way that some houses for sale may have to be included in future schemes.

How important is affordable housing, and where evidence shows that a rural exception scheme cannot be adequately funded, should the Council consider the inclusion of some full market value homes in the scheme to cross-subsidise the affordable homes?



Question 8 - Local services

Residents need access to good quality services and facilities – from schools and doctors to shops and parks. The Council tries to protect existing services as well as making sure they can be available when planning for new development.

What do you think we should do as part of the plan to make sure facilities are right for residents in the future?

Question 9 - Quality of life

We know that South Cambridgeshire is a special place to live and work which gives our residents a high quality of life. A number of factors contribute to this, from the unique character of our villages, local heritage and the countryside, to the number and variety of jobs available and the design of new homes. These examples will all play a role in maintaining our quality of life for future generations.

What factors are important to you, and how do you think we should help maintain the high quality of life for ourselves and future generations?

Question 10 - Further comments

For more detail on all the issues and options being explored as part of preparing the new Local Plan please visit www.scambs.gov.uk/ldf/localplan. You can also give further comments below:

Please complete and give to a member of staff or post to:

Jo Mills Director of Planning and New Communities,
South Cambridgeshire District Council
South Cambridgeshire Hall
Cambourne Business Park
Cambourne,
Cambridge, CB23 6EA
Email: LDF@scambs.gov.uk

Name: _____

Address: _____

_____ Postcode: _____

Email: _____

Phone: _____

For further information visit www.scambs.gov.uk/ldf/localplan or visit us on facebook and twitter. or ring the Policy team on (01954) 713183

The deadline for comments is 12 noon on the 28 September 2012





Public consultation on 'issues and options'

Gypsy, Traveller and Travelling Showpeople Accommodation Issues

The Council is preparing a new plan for South Cambridgeshire. The Local Plan will set out the level of housing and employment development that should be provided in the district up to 2031. Gypsy and Traveller and Travelling Showpeople planning issues will also be covered by the new Local Plan.

The Council needs your help to plan for Gypsies and Travellers living in South Cambridgeshire. This consultation is asking a number of questions, and your answers will help us plan for the accommodation needs of Gypsy, Traveller and Travelling Showpeople over the next 20 years.

Over the last few years the Council has consulted on options for new pitches. The main new issue to be considered in this new consultation is the how many new permanent sites for Gypsies and Travellers and Travelling Showpeople should be provided by the year 2031.



South Cambridgeshire District Council needs your help to make sure that the new Local Plan addresses your accommodation needs.

This consultation is asking a number of questions. Your answers will help us plan for the accommodation needs of Gypsy, Traveller and Travelling Showpeople over the period to 2031.



The Need for New Gypsy and Traveller Pitches

The latest assessment carried out in the Cambridgeshire area shows a need for the provision of 85 new pitches in South Cambridgeshire over the next 20 years, taking account of turnover on existing pitches. Most of this need is in the next few years, and is from people living on existing sites with temporary planning permission or unauthorised sites.

Since 2011 a total of 9 permanent pitches have been developed, and a further site of 26 permanent pitches at Chesterton Fen Road has been started but not yet completed. This adds up to 35 pitches, towards the 85 pitch need, leaving sites for 50 permanent pitches to be found.

	Gypsy and Traveller Pitch Needs
2011 - 2016	65
2016 - 2031	20
Total Pitches Needed 2011 to 2031	85
New sites completed or under construction since 2011	35
Remaining need 2011 to 2031	50



By August, we have 69 pitches with temporary planning permission. This allows sites to be occupied for a set number of years. The majority of sites with temporary permission are in Chesterton Fen Road (where there is already planning permission for 26 permanent pitches) and at Willingham. If any sites with temporary permission were to be granted permanent planning permission they would then count towards the needs of the district.

Travelling Showpeople Accommodation

The numbers of plots needed for Travelling Showpeople is very low. There is uncertainty over whether this will generate a need for a new site in the district in the longer term, or if need could be met by new pitches on existing sites. It is therefore proposed to rely on additional provision coming forward over the period of the plan for the longer term, rather than identifying a new site.



What to do now

This leaflet includes a summary of the four questions on Gypsy and Traveller and Travelling Showpeople issues on the back of this leaflet that you can complete and send back to us.

The Local Plan consultation document also includes 115 other questions and we would welcome comments on all of them. If you want to know more you can find the full Issues and Options consultation document at local libraries, and more information on our website:

www.scambs.gov.uk/ldf/localplan

Please send us your views:

By email to: LDF@scambs.gov.uk

By post in a letter to:

Jo Mills Director of Planning and New Communities,
South Cambridgeshire District Council
South Cambridgeshire Hall
Cambourne Business Park
Cambourne,
Cambridge, CB23 6EA

Email: LDF@scambs.gov.uk

If you have any questions please ring us on: (01954) 713183



What approach should the Local Plan take to the accommodation needs of Gypsies, Travellers and Travelling Showpeople?

i) Will an additional 50 permanent Gypsy and Traveller pitches to 2031 be enough?

Yes No

ii) Should the Council explore whether some of the need can be met in surrounding Districts?

Yes No

iii) Should Gypsy and Traveller sites be provided in new settlements, or other housing sites larger than 500 new houses?

Yes No

iv) Due to the low level of need identified, does the Local Plan need to set a specific target for new Travelling Showpeople Plots?

Yes No

Please complete and give to a member of staff or post to:

Jo Mills Director of Planning and New Communities,
South Cambridgeshire District Council
South Cambridgeshire Hall
Cambourne Business Park
Cambourne,
Cambridge, CB23 6EA
Email: LDF@scambs.gov.uk

For further information visit www.scambs.gov.uk/ldf/localplan or visit us on facebook and twitter.
or ring the Policy team on (01954) 713183

Your name: _____

Address: _____

_____ Postcode: _____

Email: _____

Phone: _____

To ensure an open and transparent process, all representations – including details of respondent's name and address – will be made available for public inspection. However, only the respondent's name will be shown against their submission when these are published on our website. By submitting a response you are agreeing to these conditions.

The deadline for comments is 12 noon on the 28th September 2012



South Cambridgeshire Local Plan



South
Cambridgeshire
District Council

Public consultation on 'issues and options 2'

South Cambridgeshire District Council needs your views to help update the plan for how the area should develop over the years to 2031

We consulted last summer on a wide range of issues and options to help us update the Local Plan and received over 20,000 comments. During the consultation, some new sites were put forward for development by land owners, developers and parish councils and some areas to be protected were suggested. These have been assessed and before any decisions are made we are asking for your views on those we believe could be suitable additional options for the Local Plan.

Part 1 of this leaflet is about a joint consultation alongside Cambridge City Council. It considers issues that are important to both South Cambridgeshire and Cambridge where joint working means plans will be joined up, including the development strategy for both areas, site options on the edge of Cambridge and the issue of a community stadium. Your comments will be considered by both Councils and you only need to make them once.

Part 2 deals with South Cambridgeshire issues. This builds on the summer consultation by asking for views on additional site options for development and areas to be protected. It also includes proposals put forward by parish councils that we are now testing for them with their residents.

To make it easier to give your views during the consultation, this leaflet includes ten questions that cover the main issues being debated in this consultation.

To view and comment on the full consultation you can visit www.scambs.gov.uk/ldf/localplan. Alternatively you can respond by email to ldf@scambs.gov.uk or by post to the address below. The consultation documents are also available to view in local libraries. Please contact our planning policy team on **03450 450 500** for more information.

Name: _____
Address: _____

Postcode: _____
Email: _____
Phone: _____

Please complete and give to a member of staff or post to:

Jo Mills Director of Planning and New Communities,
South Cambridgeshire District Council
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge, CB23 6EA

Part 1 - Joint consultation with Cambridge City Council

Question 1 - Development focus

Cambridge and South Cambridgeshire are successful areas where continued growth in the economy is expected over the next 20 years and more new homes will be needed to support the jobs created. The location of new homes will affect the levels of commuting to jobs focused mainly in and close to Cambridge, and the congestion and environmental harm it causes but we also need to protect what makes Cambridge special including its green belt setting.

Where do you think the right balance lies between protecting land on the edge of Cambridge that is of high significance to Green Belt purposes and delivering development away from Cambridge in new settlements and better served villages?

Question 2 - Green Belt sites on the edge of Cambridge

Following a consultation in the summer asking views on ten broad locations in the Green Belt on the edge of Cambridge, views are now being sought on development on just six sites either side of Worts' Causeway for around 480 homes, two sites at Fulbourn Road adjoining the ARM site for employment, with a third for around 75 homes or employment, and land west of Cambridge Road - to be known as the NIAB 3 site - for an extension of 130 additional homes and employment.

Which of the site options do you support or object to and why?

Question 3 - Community stadium

Following consultation in the summer we've looked further at the need for a community stadium, what it could include and what benefits it could bring. No site is ideal, but assessments have suggested: Trumpington Meadows – including 420 homes, Union Place (north of the A14 between Milton and Histon), NIAB 3 site off Histon Road, Cowley Road – including the former Park & Ride site, north of Newmarket Road near the Park and Ride site, the new town of Northstowe, a possible new town at Waterbeach Barracks and a possible new village at Bourn Airfield:

- a) **Do you think there is a need for a community stadium, and if so, what facilities should it provide? Is the stadium so important that we should consider locating it in the green belt if necessary?**
- b) **Which site options for the community stadium do you support or object to, and why?**



Part 2 - South Cambridgeshire further site options

Question 4 - Housing sites

During the summer consultation some new sites for housing were put forward to us by land owners and developers. We've assessed these against the same tests that we've used before and we want your views on the following additional site options before we decide which are the best sites from both consultations to include in the new Local Plan: Cambourne - business park land (240 homes), Histon - former Bishops store (10 or more homes), Sawston - two sites at Dales Manor Business Park (60 & 260 homes), north of White Field Way (90 homes), north of Babraham Road (110 homes), Melbourn - east of New Road (205 homes), orchard and land at East Farm (65 homes), Comberton - land at Bennell Farm, West Street (115 homes), Waterbeach - north of Bannold Road (90 homes).

Which of the site options do you support or object to, and why?

Question 5 - Histon & Impington Parish Council's 'Station' proposal

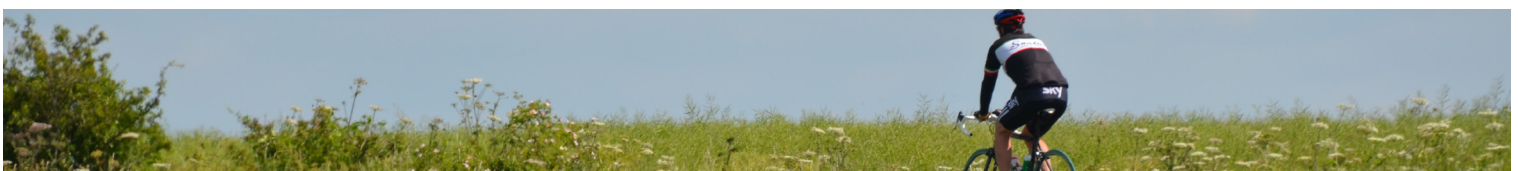
Histon and Impington Parish Council is looking to take forward a proposal that will sensitively develop the area around the Guided Busway stop in the two villages. It intends this will form a vibrant gateway to the area and include housing, employment, restaurants, cafes and open spaces.

Do you support or object to the 'Station' proposal by Histon & Impington Parish Council, and why?

Question 6 - Cottenham Parish Council's proposal to reinvigorate the village

Under localism, Cottenham Parish Council would like to promote the reinvigoration of the village by delivering new employment, potentially around 1,500 homes, schools, local shops, recreation open space and other supporting uses on land north-east of the village and a smaller parcel to the west of the village. The Parish Council suggests this could include a bypass linking Twenty Pence Road and Histon Road funded by the development. It is looking to use this consultation to gauge public support as the proposals are at a very early stage.

Do you support or object to the developments proposed by Cottenham Parish Council that are geared to provide jobs, satisfy affordable housing needs, provide recreational and shopping facilities, and fund a bypass, and if so why?



Question 7 - Village development frameworks

During the summer consultation a number of parish councils for smaller villages said they would like to take a more flexible approach to potentially allow some development around the edges of their villages. This means, in most cases, it would move the development boundary of their village to include undeveloped land. The Parish Councils looking to make these changes are: Comberton, Little Gransden, Toft and Whaddon. For more details please visit Chapter 5 of part 2 of the Local Plan consultation.

Which of the parish council proposed changes to village frameworks do you support or object to, and why?

Question 8 - Recreation and Open Space

In the summer consultation three Parish Councils suggested areas for new public open space and sports facilities to meet the needs of their communities:

Histon & Impington – proposed recreation area west of Cottenham Road

Great Shelford (two sites) - proposed parkland for walking south of Granhams Road
- Grange Field, Church Street, for extension to current recreation ground.

Milton – proposed recreation area adjoining planned new sports pitches at former EDF site, Ely Road.

Which of these sites for open space do you support or object to, and why?

Question 9 - Protecting village character

Our policies already protect lots of green spaces within villages, but we asked in the summer whether there are other locations that should also be included. Lots of ideas were put forward by residents and parish councils, and after assessment some new green spaces and roadsides that maintain the character of a village are now being consulted on. Parish councils have also suggested other green spaces and roadsides that would need new policies to protect them. To view all the suggestions please visit Chapter 8 of part 2 of the Local Plan consultation.

Which of the proposed green spaces and roadsides do you support or object to, and why?

Question 10: Please give any further comments below:

All responses must be received by 5pm on Monday 18 February.

Appendix F

Leaflet for single issue consultation on Football Stadium at Sawston

Development Site Consultation



Cambridge City Football Club (CCFC)
Proposed New Stadium, Sawston



What is this being proposed?

- A new football stadium with the capacity for 3000 spectators, including 500 seated, and 300 spaces for parking. Whilst these meet the Football Association's minimum requirement, CCFC typically attracts 250-300 spectators per match
- Two floodlit pitches including an all-weather pitch for training
- Conference and fitness facilities that would be available to the public
- A gift of approximately 8 hectares of land from CCFC to Sawston Parish Council for community use



Who is proposing it?

- CCFC has submitted the proposal to South Cambridgeshire District Council for consideration in the Local Plan
- The District Council is not endorsing the proposal, but helping residents to have their say by carrying out a public consultation to gather local opinion
- To have your say see the response form overleaf

Why is it proposed?

- Notice has been served on CCFC to leave its ground in Cambridge. The club has considered a number of potential sites, but Sawston is its preferred option

Where is the proposed site?

- The stadium and gifted community land is proposed on a Green Belt site to the north of Sawston, immediately north west of Dales Manor Business Park and north of housing on Woodland Road and Broadmeadow
- The site, formerly used as a tip, is currently unused, overgrown and surrounded by trees
- Access to the stadium would be via West Way, off Babraham Road, through Dales Manor Business Park
- Consultation has already taken place on the potential for residential development within parts of Dales Manor Business Park



South Cambridgeshire Local Plan



South
Cambridgeshire
District Council

South Cambridgeshire District Council is running a six week consultation between 25 March and 6 May 2013 to help residents have their say on a proposed site for a new football stadium at Sawston. The proposal was submitted by Cambridge City Football Club for consideration in the Council's Local Plan.

Important: *This is a separate proposal to the Community Stadium for the Cambridge Sub-Region which the Council consulted on in January.*

Finding out more

A public exhibition where residents will have the opportunity to speak to Council officers and representatives of the Football Club will take place on 9 April at Spicers Pavilion, Cambridge Road, Sawston between 2.30pm and 8pm.

Information on the proposal and the Council's Local Plan consultation are available to view online at www.scambs.gov.uk/ldf/localplan and paper copies are available to view at local libraries.

Making comments

Comments can be made using the interactive online form at <http://scambs.jdi-consult.net/ldf/>, via email to ldf@scambs.gov.uk, by letter (to the address below), or by completing and returning this form. Comments must be received by 5pm on Monday 6 May.

Name: _____
Address: _____

Postcode: _____
Email: _____

Data Protection and Freedom of Information

Information will be used solely for the Local Plan Reviews. Representations, including names, will be available to view on the District Council's website. Full representations including addresses will also be available on request. **By submitting comments you are agreeing to these conditions.**

South Cambridgeshire District Council is asking whether you **SUPPORT** or **OBJECT** **TO** (please circle) the Sawston site option for the stadium and why? Please provide your comments below:

Please complete and return this form to Director of Planning and New Communities, South Cambridgeshire District Council, Cambourne Business Park, Cambridge, CB23 6EA.

If you have any queries about the consultation please contact the Council's Planning Policy Team on 03450 450 500 or ldf@scambs.gov.uk

Appendix G

Summaries of all the representations received during the consultations on the South Cambridgeshire Local Plan

- Issues and Options 1
- Issues and Options 2
- Additional consultation for Sawston Football Stadium

CHAPTER 1: INTRODUCTION	
QUESTION NO.	SUMMARY OF REPRESENTATIONS
QUESTION: General Comments	
General Comments Support: 1 Object: 6 Comment: 36	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support paragraphs 17 and 1.9 and guiding principles of sustainability and guidance in NPPF influenced issues and options / general approach. • Welcome commitment to key principles of ensuring jobs and homes provided in right areas and reducing overreliance on cars. Essential to fully meet objectively assessed needs of area. • Natural England – support approach - committed to sustainable development, high quality, meets challenges of climate change. Welcome recognition of value of existing environment and positive approach to protection / enhancement. Section 1.3 strikes right balance growth / conservation. • Welcome Figure 2 to portray options for development in context of existing / proposed infrastructure. Clear logic in identifying growth to north east of Cambridge around Fen Ditton. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Council misguided in need to put expansion as priority for development. Continued growth of Cambridge should be controlled to those endeavours that make special. Encourage secondary growth further away. • Paragraph 13.2 refers to countryside within conservation area and green separation at Longstanton being included in new Local Plan. Not included in consultation – no opportunity to comment on important matter – serious omission. • Appears no notice has been made of Stapleford Parish Plan. Why? <p>COMMENTS:</p> <ul style="list-style-type: none"> • Anglian Water – important that Minerals and Waste Plan designations are formally acknowledged in Local Plan. • Anglian Water - Findings of Detailed Water Cycle Strategy to 2031 Major Growth Areas and around Cambridge (July 2011) should inform options. Work with partners on Water Cycle Strategy to ensure water / wastewater infrastructure considered. • Poor bus service in Caldecote – would like County Council to introduce outer village transport service. • Important consultation – significant impact decisions will have on lives. Having moved to Cambridge 2 years ago to start work cannot find somewhere to live and settle down. • Arthur Rank Hospice Charity - new site needed

	<p>in southern fringe for hospice to relocate.</p> <ul style="list-style-type: none"> • Assess impact of development on road system, improve connection to Cambridge Road before housing. Poor quality roads – potholed. Bus services / shop deliveries / parked cars cause problems. • Cambridge City Council – effective joint working to date – work collaboratively on Local Plans and Transport Strategy for Cambridge area – address cross-boundary issues consistently, in joined up manner. Joint evidence base & work on options. • Cambridge City Council Labour Group – need robust, resilient, visionary, joint plan (& evidence) to ensure good decisions, policies, no under-delivery – to deliver major housing sites, strategic choices on jobs, transport and Green Belt. • Cambridgeshire Chamber of Commerce – achieving desired economic growth needs plans to be coordinated and cover larger area than Cambridge and South Cambs, ideally in one plan. Need long-term strategic cross-party vision across sub-region, better collaboration & connection between different issues. • Conservators of River Cam – Figure 2, 4.5, 4.7 - disappointing no recognition of River Cam corridor as piece of Major Green Infrastructure. • Countryside Restoration Trust – Council must work closely with others to develop vibrant communities, transport infrastructure. Any diminution of living standards threatens Cambridge. More timely investment in provision / maintenance of infrastructure. • Greater Cambridgeshire and Peterborough Local Enterprise Partnership – set proactive growth strategy, prepared in collaboration with Cambridge City, to ensure consistency. Need consistent evidence base and align processes, policy aspirations and outcomes. • Hauxton Parish Council – residents have had to tolerate nuisance from Bayer Cropscience construction. Parish Council increased precepts to cope with increased workload but no compensation from developers. • Hertfordshire County Council – Cambridge has major sub-regional, regional and national role – Local Plans pivotal in driving role forward – need to be developed together, as complementary package. Welcome commitment to work together. • Histon and Impington Parish Council – 3 related and dependent consultations running – City, South Cambs, Transport Plan. Collaboration / coordination needed – houses, jobs, transport, infrastructure, City boundary review. • Huntingdonshire District Council – Note SCDC
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	<p>using LEFM forecasts for jobs. Hunts DC is using EEFM – more appropriate for us to model impacts of redevelopment of Alconbury airfield on employment prospects in Cambridgeshire and Peterborough.</p> <ul style="list-style-type: none"> • Icknield Primary School – Sites 8 & 9 (and others) in Sawston would significantly impact on school – capacity issues require extension / improvement. Wish to be involved in discussions. • North Hertfordshire District Council – with duty to cooperate in mind, not too much that would require detailed discussion – most growth / options away from south of district, except Bassingbourn / Melbourn area. Unlikely to impact North Herts. • If new building on Fulbourn Hospital site, it will be necessary to transfer existing footprint from Ida Darwin site - height restrictions / less footprint will reduce capacity of houses. • Nowhere does it state District's views that commuting to London is to be discouraged. Consultation states work predominantly to be found in Cambridge hence stress on new housing at City edges. Need considerable investment in infrastructure. Commuter housing would provide much-needed revenue. • Forecasts always accurate for 1-2 years but 10 years were disaster. Work on 5 year plans. Vital to start without delay to help economy. <p>Comments on consultation process:</p> <ul style="list-style-type: none"> • Found the website obscurely organised and difficult to navigate. Complicated online submissions. • Make things less ambiguous – selection box should make clear that support/object/comment should state what is being supported/rejected. • Long response forms good that they allow detailed responses, but few people find them accessible. More direct and varied ways needed to involve people. • This is an annoying program. If I've said I support, what more do you want me to say? • Gamlingay Environmental Action Group – long and complex document ideally should be discussed with local organisations / individuals. Consultation period too short, over summer. Little publicity over village meetings. Online form difficult to understand and use for many. • Proposals have significant implications for residents - why were they not brought to people's attention in writing to all residents. Object to having to provide a summary – is it too much to ask SCDC to read 200 words? • Not informed of consultation even though we
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	<p>adjoin a site option. Find this incredible and request details of rules / guidance for consultations. Inform us of future consultation.</p> <ul style="list-style-type: none">• Object to providing a summary – cannot remove anything – all comments important to reduce, and what would be the point?• Need better and more timely information on development applications. Missed exhibition – did not know it was on. Would like notice by mail/email of future events.• Complexity of website made it difficult to make representations – could not find a way of making my feelings known and eventually got a message saying the consultation period was over. As it was still 28 September I find this unreasonable.• Questionnaire is pretty complex.
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Summary of answers to question 1: *Do you agree that the Council's corporate vision is the right vision for the Local Plan?*

Total responses

Support	Object	Comment	Total
71	23	39	133
53%	17%	29%	100%

Most frequent comment categories

Comment categories that were raised more than once	Number of comments
Against growth*	37
Environmental sustainability	16
Plan process	13
Infrastructure*	11
Pro-growth	10
Quality of life	7
Protect the rural nature of the district	6

*Seven comments were counted twice under against growth and infrastructure.

10 most frequent comments

	Comment category	Comment theme	Number of comments
1	Against growth	Impressive economic growth is incompatible with environmental quality	18
2	Sustainability	More focus should be made on sustainable growth, and efficient use of natural resources	13
3	Plan process	A sub-regional approach to planning for South Cambs is needed	8
4	Against growth/ infrastructure	Infrastructure will not be able to cope with the proposed growth	7
5	Against growth	Vision and objectives are contradicted by proposals later in the I&O paper	6
6	Conserving the environment	Protect the rural nature of the district	6
7	Quality of life	Replace "the best place to live", with "one of the best"	5
8	Plan process	Vision should be more specific and less subjective (eg how do you assess "superb quality of life")	4
9	Pro-growth	Support high economic growth	4
10	Pro-growth	More homes are needed to support strong economic growth	4

Full list of comments by category

Against growth

Comment theme	Number of comments
Impressive economic growth is incompatible with environmental quality	18
Vision and objectives are contradicted by proposals later in the I&O paper	6
Over-emphasis on economic growth	3
Agree with Robin Page's comments	2
Should focus on South Cambs created growth, not Cambridge-led	1
Infrastructure will not be able to cope with the proposed growth	7
Total	37

Sustainability

Comment theme	Number of comments
More focus should be made on sustainable growth, and efficient use of natural resources	13
Need to reference climate change mitigation and adaptation	3
Total	16

Plan process

Comment theme	Number of comments
A sub-regional approach to planning for South Cambs is needed	8
Vision should be more specific and less subjective (eg how do you assess "superb quality of life")	4
Council can only support growth, it cannot create it	1
Total	13

Infrastructure

Comment theme	Number of comments
Infrastructure will not be able to cope with the proposed growth	7
Reference to infrastructure should be included	2
Need to link employment and residential development with good transport links	1
Specific references under quality of life should be made to amenities, healthcare and education	1
Total	11

Pro-growth

Comment theme	Number of comments
Support high economic growth	4
More homes are needed to support strong economic growth	4
Need to reference need to provide work opportunities in the sustainable rural settlements, (and allow housing growth here to support this)	2
Total	10

Quality of life

Comment theme	Number of comments
Replace "the best place to live", with "one of the best"	5
Should include equality of opportunity for all	1
Vision should refer to community development	1
Total	7

Protect the rural nature of the district

Comment theme	Number of comments
Protect the rural nature of the district	6

Housing

Comment theme	Number of comments
Support the vision, but need a mix of housing for all income levels	2

Miscellaneous

Comment theme	Number of comments
Vision is bland/not South Cambs distinctive	2
Cambridgeshire has successfully balanced growth with maintaining its rural character	1
Support the district-wide vision, but need to be flexible to meet the needs of individual communities	1
Quarter to Six Quadrant want their vision reflected in the Local Plan	1
Total	5

Miscellaneous suggested amendments to wording

- ...sustainable economic growth *supported by high quality infrastructure*
- *Our district will endeavour to have sustainable economic growth within environmental limits. We will hope to improve the quality of life for all our residents in a rural and green environment.*
- ...Quality of life *with the opportunity to live and work* in an exceptionally...

- *Continue to develop as a centre of excellence and world leader in fields of higher education and research, and it will foster dynamism, prosperity and further expansion of the knowledge-based economy (the current adopted vision for the area)*
- *...Superb quality of life (as free from stress, crime and cultural intolerance as might reasonably be expected from a successful local economy)*
- *Rural and green and healthy environment*

Summary of answers to question 2: *Do you agree that the objectives set out in Issue 2 should be included in the Local Plan?*

Total responses

Support	Object	Comment	Total
75	11	50	136
55%	8%	37%	100%

Top 10 most frequent comments

	Relevant question	Comment category	Comment themes	Number of comments
1	A/B: Economy vs. sustainability	Environmental sustainability	Economic development should not take precedence over environmental limits	17
2	Plan process	Sub-regional working	Support for or request for more integration with neighbouring authorities	10
3	Plan process	Contradictions	Yes, but proposals in the Plan contradict the objectives	8
4	E: services	Infrastructure	Ensure that all development has sufficient infrastructure including transport	8
5	F: Health & Wellbeing	Service access	Development should have access to services (shops etc)	8
6	B: Rural character	Protect	Protect the rural character of the district	7
7	Plan process	Bland	Objectives are bland/vague	5
8	Plan process	Past performance	Yes, but in the past these proposals have not been delivered	5
9	A: Economy	Sector focus	Support agriculture	5
10	E: services	Transport	Link new development to transport	5

A: Economy

Comment category	Comment theme	Number of responses
Environmental sustainability	Economic development should not take precedence over environmental limits*	17*
Sector focus	Support agriculture	5
Sector focus	Support especially research and technology	4
Sector focus	Support a diverse economy, not just High tech	4

Economic development focus	Attract inward investment	2
Sustainability	Deliver South Cambs' needs, not Cambridge's	2
Sector focus	Support for jobs for local people too	1
Sector focus	Refer to cleantech and greentech economy	1
Sustainability	Seek economic, environmental and social goals jointly	1
Environmental sustainability	Focus on economic growth- not population growth	1
Sustainability	Reconcile development pressures with local views	1
Sector focus	Provide a diversity of small-scale employment opportunities	1
Employment locations	Relocate warehousing and industrial premises to the edge of the City*	1
Employment locations	Develop employment at existing technology cluster locations*	1
Total		42

*Included both in A: economy and B: Rural character

Specific wording amendment suggestions:

- To support economic growth *in sustainable locations* by supporting
- *To support any development which sustains or improves economic growth within the urban and rural economy* including our position as a world leader in research and technology based industries.
- *A To support economic growth generally* but in particular by supporting our position...
- *To dispense with any previous convictions as to the maximum size of industrial/manufacturing units and interface with business leaders in order to create a planning environment capable of attracting new and sustainable investment to the district.*

B: Rural character and environmental sustainability

Comment category	Comment theme	Number of responses
Environmental sustainability	Economic development should not take precedence over environmental limits*	17*
Protect rural character	Protect the rural character of the district	7
Brownfield	Restrict development to brownfield sites	2
Agriculture	Protect agricultural land	1
Employment locations	Relocate warehousing and industrial premises to the edge of the City*	1
Employment locations	Develop employment at existing technology cluster locations*	1
Green Belt	Specifically mention Green Belt	1
Total		30

*Included both in A: economy and B: Rural character

Specific wording amendment suggestions:

- *To minimise the adverse impact on the natural character of South Cambridgeshire including the built and historic environment and its biodiversity.*

- ...natural heritage *and the long term protection of the Green Belt...*
- *Reconcile aspirations of local communities with pressures for general development in SCDC area*
- *Recognise development pressures caused by Cambridge City, London and improving transport links*

C: Housing

Comment category	Comment theme	Number of responses
Affordable housing	Focus on affordable housing	3
Housing location	Should be placed in sustainable locations	3
Source of needs	Limit housing growth to local needs	3
Housing location	Should provide a choice of housing locations	2
Specific housing needs	Refer specifically to Gypsy & Traveller accommodation needs	2
Specific housing needs	Make better use of existing homes before building more	2
Built heritage	Support reference to built heritage	1
Pro-growth	Focus on housing growth	1
Specific housing needs	Housing should focus on provision for the ageing population	1
Total		18

Specific wording amendment suggestions:

- ...size, tenure and cost, *in sustainable locations.*
- ...type, size, tenure, *location* and cost.
- ...provide *adequate* land for housing
- To facilitate the provision of all local housing needs by size, type, tenure and cost *and to a design reflecting the character of their location.*
- ...land for housing that meets *the full objectively assessed needs...*
- *To provide sufficient land for housing in a range of locations to ensure it meets local needs...*
- *(i) To provide appropriate accommodation for Gypsies and Travellers in accordance with the needs assessment of 2011/12; and*
- *(ii) To plan and provide separately for those affordable housing needs known to exist (in 2012) as the Local Plan comes under review.*
- *To be mindful and provide for the needs of the travelling community in our district*

D: Design

Comment category	Comment theme	Number of responses
Improve	Housing design must be better than it has been to date	3
Location character	Housing design should reflect the character of its location	2
Environmental sustainability	Housing should be environmentally efficient	2

Total	7
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E: Services

Comment category	Comment theme	Number of responses
Infrastructure	Ensure that all development has sufficient infrastructure including transport	8
Transport	Link new development to transport	5
Transport	Add rail to list of transport options	4
Infrastructure	Infrastructure is not sufficient to cope with planned growth	2
Transport	Focus transport provision particularly on cycling	1
Total		28

F: Health & Wellbeing

Comment category	Comment theme	Number of responses
Service access	Development should have access to services	8
Existing villages	Provide facilities for those villages currently without them	3
Inequality	Growth should address socio-economic inequalities	1
Add services	Insert library facilities and Household Recycling Centres into list	1
Community	New development should create cohesive communities	1
Total		14

Plan process

Comment category	Comment theme	Number of responses
Sub-regional working	Support for or request for more integration with neighbouring authorities	10
Contradictions	Yes, but proposals in the Plan contradict the objectives	8
Bland	Objectives are bland/vague	5
Past performance	Yes, but in the past these proposals have not been delivered	5
Prioritisation	Prioritise the objectives?	1
Total		29

CHAPTER 3: DEVELOPMENT NEEDS	
QUESTION NO.	SUMMARY OF REPRESENTATIONS
QUESTION 3: How much new employment do you think the Local Plan should provide for?	
<p>i. Lower jobs growth – 14,000 additional jobs over the plan period (700 jobs per year)?</p> <p>Support: 61 Object: 7 Comment: 9</p> <p>Questionnaire Question 1: How many new jobs should we provide for? (where a specific preference was expressed):</p> <p>Only for local needs:45 As few as possible:12 Less than 700 jobs: 17 700 jobs: 73 700 to 1000 jobs: 305</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • This target is more realistic in light of the absence of any major new employment sites in the district, the likely long term structural problems in the economy, and the fact that many of the existing hi-tech sites are now mature. • Most realistic estimate given trends in the world economy, especially in the Euro zone. • This is sufficient for the area. If there is a need for more jobs then businesses will move out of Cambridge and the benefit will be shared with other areas. • Campaign to Protect Rural England (CPRE) believe the lower jobs growth to be more realistic, achievable and likely to match the number of houses built. Job numbers can increase if there is demand. • Lowest job scenario is the most realistic in the current economic climate, as job creation generally comes after new homes and it is inappropriate to bring forward a large number of new homes in the hope they will be matched by new jobs. • The minimum number of jobs should be perfectly adequate for the foreseeable future. • Easier to revise targets upwards if necessary, however the Council must encourage new businesses (including small businesses) and occasionally it doesn't. • Only target that can reasonably be accommodated within the infrastructure. • Most realistic, but if jobs growth actually exceeds this rate, then additional housing can be brought forward – plan, monitor, manage. • Economic growth is important in the region but it must be sustainable – the infrastructure is not able to cope as it is. • Minimum employment growth scenario should be used based on the evidence in the Cambridge Cluster at 50 report – the outlook for medium term growth is poor. • This target would have less impact on the rural

	<p>areas and leave more green spaces for people to enjoy.</p> <ul style="list-style-type: none"> • Accepted the lowest target under duress, probably already too much. Great economic growth comes from quality not volume. • Anything other than the low growth scenario would be seen by many as a folly – projections are estimations and major economists predict that the UK economy is not expected to improve for at least another 5-10 years. • Balance needs to be struck between enlarging the economy and keeping the district as a good place to live. • The economic success of the region is important to the well-being of the people who live there, but rapid and excessive economic growth is not. • Cambridge's international reputation won't simply be enhanced by more houses built in the hope of ever-increasing employment. The Local Plan should accommodate responsiveness to change not dictate what will happen. • Economic growth does not necessarily benefit all as has been shown by recent research. • Lower jobs targets are more realistic and take into consideration current job loss trends. There is also more chance of matching housing supply to jobs with a more modest target. • Lower growth in jobs is supported as this would have the least impact on demand for new homes. • Lower jobs growth is supported provided that does not result in loss of Green Belt, makes maximum use of brownfield sites, does not compromise the rural character, and there is sufficient road access and infrastructure. • Appears over optimistic to assume the scale of growth in future will be as great as in the past – at best only likely to see modest growth balanced by reductions elsewhere. If the Council's assumptions are too optimistic, will simply provide for long distance commuters. • Only the lower job and population estimates are appropriate given the evidence across the UK. • There should be minimal local jobs, if any.
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	<p>OBJECTIONS:</p> <ul style="list-style-type: none"> • The target for growth should be as high as possible to ensure there are no constraints to economic growth. • Disagree that more jobs and more people are going to boost the economy. Small can be beautiful and there comes a point when the social fabric of society is jeopardised by overcrowding and dis-affection. • Even if job growth is at this lowest level, the national population would need to grow to an unsupportable level. • Do not believe the figures or accept the basis on which they have been derived.
<p>ii. Medium jobs growth – 23,100 additional jobs over the plan period (1,200 jobs per year)?</p> <p>Support: 33 Object: 14 Comment: 8</p> <p>Questionnaire Question 1: How many new jobs should we provide for? (where a specific preference was expressed):</p> <p>1000 jobs: 31 1000 to 1200 jobs: 13 1200 jobs:33</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Appears to most realistic at the present time, but the Local Plan must allow flexibility for this target to be revised in response to changing economic circumstances. • This would provide reasonable numbers while allowing for a more organic growth and existing transport links to be improved. • Provides more employment opportunities but also gives the district time to consolidate after a period of rapid growth and the infrastructure to catch up with development. • Cambridgeshire County Council believe this is still optimistic when compared with the EEFM ‘lost decade’ forecast. However, this option enables the local authorities to be positive about growth and job prospects, given the uncertainty and little growth over the last few years. • Good steady objective to maintain sustainable growth. • Need to strike a balance between supporting continued economic growth (essential for prosperity) and avoidance of overcrowding adversely affecting quality of life. • Good to have jobs, but the employees need not live in the district. • Continued growth at the higher rate is not sustainable. It is unrealistic to expect jobs to continue to increase at a higher rate as there will be job losses that will cancel out increases in others. • This seems a prudent estimate given the difficulty of making predictions. • Should be regarded as an absolute maximum – the

	<p>district needs to absorb existing growth and this will take time.</p> <ul style="list-style-type: none"> • The lower option is preferable, but actual job creation has exceeded this despite the economic downturn, so it seems sensible to plan for a higher figure. • Considered to be an ambitious but realistic target in the current climate. • Too much job growth could spoil the amenity of this area and in the next 20 years it is reasonable to assume at least one recession, so the medium target is a reasonable assumption. • Most likely scenario given the global economic climate and initiatives to provide enterprise zones elsewhere e.g. Alconbury. • Duxford Parish Council, Shepreth Parish Council – Support. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • The target for growth should be as high as possible to ensure that there are no constraints to economic growth. • Unless there is very significant investment in transport and basic infrastructure the region cannot support this level of development. • To really go for economic growth, only the high growth option is viable. The Council is required to build a substantial number of homes and the residents of these homes will need jobs, otherwise commuting will spiral out of control, causing more strain on already overloaded roads and infrastructure.
<p>iii. High jobs growth – 29,200 additional jobs over the plan period (1,500 jobs per year)?</p> <p>Support: 21 Object: 11 Comment: 2</p> <p>Questionnaire Question 1: How many new jobs should we provide for? (where a specific preference was expressed):</p> <p>1200 to 1500 jobs: 2 1500 jobs: 10 1600 jobs:5 As many as possible:18</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • General principle is that jobs growth is linked to housing growth, therefore a higher jobs target would require more housing to be delivered. Support the principle of a higher jobs target, but wish to see a more detailed demographic and economic assessment undertaken. • University of Cambridge – the higher growth option may be most appropriate if the Council’s policy for selective management of the economy is amended to allow high value manufacturing and hi-tech office headquarters. • Cambridgeshire County Council (represented by Carter Jonas) – support medium to high jobs growth commensurate with the quantum of housing and suggest should embrace Cambridge’s reputation by seeking maximum level of jobs growth. • The target for jobs should be as high as possible to

	<p>ensure there are no constraints to economic growth.</p> <ul style="list-style-type: none"> • The high jobs growth strategy is necessary to continue, sustain and drive forward South Cambridgeshire's pre-eminent role in the regional economy. • This would support the Council's vision to demonstrate impressive and sustainable economic growth and would maintain the role of Cambridge as a world leader. • Essential that planning for new jobs is aspirational in order to meet the objectives of economic policy – 29,200 jobs is the minimum level required to support the economic needs of the Cambridge sub-region given its strategic importance to the economy. • This represents a reduction compared to the past 20 years but sets an optimistic target for the next 20 years. • Hertfordshire County Council – given the City's strong economic drivers, huge housing demand and affordability issues, it seems inevitable that the high growth options for housing and jobs are likely to be necessary [LATE REP]. • Cambridge is precisely the type of location that the Government is looking to lead the UK out of the recession and therefore a high growth strategy is necessary. An NPPF compliant strategy would entail at least 1,500 jobs per year. • If the NPPF is to be followed then a high growth target should be adopted to ensure the district continues to build a strong, responsive and competitive economy. • Lower and medium growth options are inadequate. The higher growth target is the only legitimate option, but it needs to be reviewed against up to date information e.g. 2011 Census. • High jobs growth necessary to ensure economic viability of the area – must be supported by sufficient housing and education facilities, and not solely concentrated on hi-tech and research jobs. • Far better to over provide than risk under provision – it is almost certain that growth will pick up. • Highest level of job growth would provide headroom and allow the opportunity for the 'impressive' economic growth vision and contribute to the economic vitality of the country and county. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Little evidence to support this target. • Too much and impossible to support – would destroy South Cambridgeshire. • Unless there is significant investment in transport
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	<p>and other infrastructure the region cannot support this level of development.</p> <ul style="list-style-type: none"> • The high growth strategy does not aim high enough.
<p>Please provide any comments.</p> <p>Support: 2 Object: 13 Comment: 40</p> <p>Including additional 658 comments from Questionnaire responses.</p>	<p>COMMENTS:</p> <ul style="list-style-type: none"> • The importance of the Cambridge economy locally, regionally, nationally and internationally must not be jeopardised by the Local Plan insufficiently planning for economic growth. Planning for too few jobs is potentially dangerous and unproductive, therefore the Local Plan should provide for high jobs growth. However the high jobs growth figure suggested is not as aspirational as it could be. • Need to plan for higher level of economic growth resulting in 30,000 new jobs by 2031. • Regular reviews should be undertaken to enable the district council to be responsive to forecast changes in demand driven by forecast changes in growth. Caution should be used in assessing the predicted job target – perhaps consider a shorter time span than 20 years. • Caution should be used in assessing the predicted job target given that we are still in a recession. A shorter time span should be considered. • National and local economic growth will be way below the ‘trend’ from the 2000s. • Cambridge already has one of the lowest unemployment rates in the UK, new jobs to go to locations of high unemployment. Past growth in Cambridge has swamped the road infrastructure – new businesses will be reluctant to set up where their prospective employees will sit in gridlock. • Can’t find any comprehensive research underpinning the 3 options put forward or the relationship between additional housing and new jobs. • The Local Plan needs to allow time for the district to absorb both the new population and the impact of increased demand on social infrastructure. If new development is to be closely linked to new jobs, then if new development is to be restrained then so must the delivery of jobs. Also likely that the Enterprise Zone at Alconbury will leach employment from the Cambridge Sub-Region. • Given jobs have increased by approx. 1,000 per year since the economic downturn, a balance between the lower and medium options would be most appropriate. • Lower jobs growth will not reduce the need for new homes, it will only increase the need for people to commute. • Housing and jobs need to be balanced. Until more

	<p>housing is built, more jobs will lead to more commuting.</p> <ul style="list-style-type: none"> • Ensure that strategies for housing, employment and other uses are integrated. • As the economy recovers from the financial crisis, we should expect and plan for the Cambridge Cluster to grow as before. • Need to give real consideration to the type of jobs required. Only varied job options will prevent the region becoming a commuter belt. • This is a leading and cynical question to include in a consultation – most individuals do not have the required information to make an informed decision. • In an ideal world, we want the maximum number of jobs that are sustainable. • Joint approach with the City Council is necessary to ensure the right decisions are made. Barton, Coton and Madingley Parish Councils would strongly encourage this approach. • The problem is where will the jobs be – location is important to prevent transport problems. • It is not the correct role of Government to centrally plan the economy – the private sector should determine the level of growth and jobs and the Local Plan should ensure that new jobs provided do not harm the quality of life or the natural and historical amenities of the district. • Cambridge City Council Labour Group – support sustainable job expansion provided that there is additional housing to match and effective transport links from the main housing areas. • Cambridge City Council – support the consideration of different levels of provision, but highlight the need to consider the objectively assessed need for employment in the wider Cambridge area and the need for the City Council and SCDC to work collaboratively to ensure that strategic priorities across boundaries are properly co-ordinated and reflected in both Local Plans (particularly where development requirements cannot be wholly met within one authority's area). • Cambridge Past, Present and Future – suggest that any forecasts of future jobs will be speculative and therefore it is inadvisable to decide a jobs target in advance. • Barton Parish Council – No particular view. No particular need in Barton. • Comberton Parish Council – the Council should plan for between 700 and 1000 new jobs (at most) and the plan should be revised in 5 years if there is a stronger economic upturn and more jobs are created. • Great and Little Chishill Parish Council – Somewhere in the middle.
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	<ul style="list-style-type: none"> • Linton Parish Council - Although the local economy seems to be more protected than the country as a whole, there will be knock-on effects. Therefore a growth rate of 1,000 seems more appropriate. • As the economy of South Cambridgeshire and the city of Cambridge will remain relatively buoyant there is no need to encourage the growth of local employment. • Further information is needed in relation to the housing and economic needs for South Cambridgeshire and Cambridge – in the absence of information regarding the options for the sub-region it is not possible to form a view on the appropriate level of development, except that the strategy should support the economy, tackle affordability and affordable housing needs, and deliver community facilities and infrastructure. • There should be a reconsideration of the premise that the growth in jobs must drive policy – Cambridge is getting swamped as the employment ‘hub’. Encouraging employment in less fortunate areas is preferred. • The depth of the recession and severity of budget cuts may require a new approach including support for local and rural entrepreneurial activity, rather than a focus on higher education, research and knowledge based industries. Need to be jobs for unskilled as well as highly skilled. • Gamlingay Environmental Action Group – it is difficult to support any of the options, as even the low growth option would be unsustainable and would have severe adverse impact on the local environment. Instead, should aim for a ‘steady state’ no growth economy which protects the local environment and communities without encouraging further business and residential development. • Consider the envisaged job growth rates and associated new dwelling requirements to be over-inflated and unrealistic. Plans should be based around a more modest and prudent figure of 700 new jobs. • Histon & Impington Parish Council – ONS survey on population places doubt on the one-to-one assumption for jobs and homes. It also demonstrates close linkages between SCDC and Cambridge City. The Council is not competent to predict alternative numbers – plans should adapt to actual growth given the uncertainty, by prioritising and realising land based on the actual levels of growth. • Any new development should be supported by affordable business premises. • Huntingdonshire District Council (HDC) – is using the EEFM forecasts as its primary source of the
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	<p>jobs and housing numbers it is consulting on (unlike SCDC), as this model is capable of taking account of anticipated effects such as the redevelopment of Alconbury Airfield as an Enterprise Zone. This development could have a significant impact on employment prospects in all local authority districts in Peterborough and Cambridgeshire, as well as direct impacts for HDC.</p> <ul style="list-style-type: none"> • Madingley Parish Council – questions the basis of the calculation on which all the long term projections are based. Believe these numbers are far too high and not supported by factual justification. • North Hertfordshire District Council – growth of the Cambridge economy is supported as it is likely to have a positive impact on the North Hertfordshire economy as well. • Local authorities should work co-operatively as people follow jobs. This area is overcrowded, perhaps jobs should be recreated / relocated to the north of England. • The vision could be compromised by too many more jobs, people and homes. • The Council seems to have had no consideration for a very low / no growth scenario. • The plan should not be jobs driven, instead it should be based on the number of homes and people that can be sustained by current resources e.g. water. • St Edmundsbury Borough Council – suggest that whichever growth strategy is selected, there must be a balance between homes and jobs provision to prevent St Edmundsbury BC's efforts to create a more economically sustainable town at Haverhill being undermined. • Suffolk County Council – support local authorities working together to develop economic strategies that realise the benefits of the economic interrelationships, whilst recognising and mitigating negative impacts. • Countryside Restoration Trust – the jobs predicted are likely to be filled by migrant workers rather than residents and the unemployed of South Cambridgeshire. • Trumpington Residents Association – considers the level of growth should be between the lower and medium growth projections, as given the current economic situation it seems prudent to plan for fewer new jobs than were provided in the next 20 years. <p>Other Comments from Questionnaires:</p> <ul style="list-style-type: none"> • Only the number which current/ planned infrastructure can cope with, in sustainable
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	<p>locations, within environmental capacities (33)</p> <ul style="list-style-type: none"> • Create jobs elsewhere in less prosperous areas with high unemployment (22) • Plan flexibly and review/ according to market trends (16) • Not all new jobs will require new homes – question the link between new jobs and need for new homes in the district (12) • Jobs needed throughout the district including rural areas (6) • Focus on high tech and research (6) • Create a range of jobs including manufacturing and industry (5) • More information is needed on the jobs created in the past and jobs which will be created (5) • Council cannot quantify jobs in this way if Cambridge is open for business. • Many jobs created will be part time; • Already many empty business premises. • Need small business units • Jobs should be near to homes. • Continued growth is unsustainable;
<p>QUESTION 4: How much new housing do you consider the Local Plan should provide for?</p>	
<p>i Lower housing growth - additional 4,300 dwellings (equal to 925 dwellings per year)</p> <p>Support:77 Object: 30 Comment:11</p> <p>Questionnaire Question 2: How many new homes should we be planning for? (where a specific preference was expressed):</p> <p>Option I: 87 Lower target or the minimum Needed: 70</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Protect the character of the area, protect villages, limit development of greenfield land, and minimise impact on the environment; • Protect quality of life; • Infrastructure already over-stretched; • Would meet local needs; • Meet local needs, as much of housing growth is being used for London commuting; • Why draw in so many people from elsewhere? • Need for a joint approach with Cambridge City Council; • More work needed to confirm there is actually housing need; • Already a good range and mix of houses available, many existing houses are difficult to sell; • This is still a high target; • Lower figure reflects changes in the economy; • CPRE- Support lower figure in line with lower jobs figure; • Barton Parish Council, Coton Parish Council, Madingley Parish Council- Economic modelling has an optimistic bias, not based on the current situation; • Grantchester Parish Council - The boundary

	<p>between the City and South Cambridgeshire must be maintained.</p> <ul style="list-style-type: none"> • Bourn Parish Council, Caldecote Parish Council, Caxton Parish Council; Comberton Parish Council, Croydon parish Council, Fen Ditton Parish Council, Fowlmere Parish Council, Foxton Parish Council, Great Shelford Parish Council, Hatley Parish Council, Milton Parish Council, Shepreth Parish Council, Waterbeach Parish Council, Whaddon Parish Council - Support • Comberton Parish Council (Supported by 301 signatories, of which 267 signatories have been individually registered) - It would be prudent to plan for fewer additional houses - around 4,300 - and use the acknowledged delay in the economic recovery to develop mostly on truly brown field sites, avoid rush to develop on agricultural land. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Should be a lower figure. • Development at any level is unsustainable; • Need to protect villages and quality of life; • Should be lower, the area is already being used to commute to London. • New jobs and homes should go to other areas of the UK; • Why more development when there is so much already planned? • Planning should be based on the individual merits of proposals rather than a target; • Will not meet local needs; • The high target represents a continuation of the current target, SCDC has not explored a higher growth option which would meet identified affordable housing needs; • Would not be sound to include a target which did not reflect objectively assessed needs; • Paragraph 47 of the National Planning Policy Framework (NPPF) seeks to boost significantly the supply of housing, and expects local planning authorities to use their evidence base to ensure that their Local Plan meets the full objectively assessed needs for market and affordable housing in the housing market area. • Council has not taken positive action to resolve shortage of affordable housing; • There are significant consequences associated with an under supply of housing, such as not meeting the local housing and affordable housing need and increased in-commuting and associated traffic congestion; • Should be as high as possible to keep pace with
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	<p>high economic growth;</p> <ul style="list-style-type: none"> • Fears over impacts of higher growth targets are unfounded; <p>COMMENTS:</p> <ul style="list-style-type: none"> • Economic growth in next 10-20 years unlikely to be on scale seen previously; • Fewer start-ups in high tech sector will mean slower growth in 5-10 years time; • If windfalls deliver 200 a year, could meet lower target. • Council should focus on preserving the rural character of the area rather than turning it into an endless suburb. If a housing target higher than zero must be set, however, it should be as low as possible. • Even low growth will place strain on Character of the City and its surroundings; • Bassingbourn cum Kneesworth Parish Council – Lower growth targets are more realistic, otherwise district will be catering for long distance commuters. • Hauxton Parish Council - Do not build large numbers of houses in the hope that the jobs will be created.
<p>ii Medium housing growth - additional 7,300 dwellings (equates to 1,075 dwellings per year)</p> <p>Support: 35 Object: 34 Comment: 4</p> <p>Questionnaire Question 2: How many new homes should we be planning for? (where a specific preference was expressed):</p> <p>Option ii: 47</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Balance between catering for growth and avoiding adverse impacts; • Appears the most realistic at the present time, but need to be flexible in response to changing economic circumstances; • Will enable organic growth of settlements; • Will deliver housing towards meeting local needs; • Balanced with economic forecasts; • Need to consider infrastructure e.g. public transport. Lack of infrastructure means area could not support higher growth; • SCDC should make clear it will not accept speculative development; • Babraham Parish Council, Cambourne Parish Council, Duxford Parish Council, Gamlingay Parish Council, Great Abington Parish Council, Ickleton Parish Council, Litlington Parish Council, Little Abington Parish Council, Over Parish Council, Rampton Parish Council, Steeple Morden Parish Council, Weston Colville Parish Council – Support. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Too much growth, would not reflect council's vision; • Overoptimistic;

	<ul style="list-style-type: none"> • Would require development of greenfield land, negative impact on green belt, local character, historic environment, infrastructure, and quality of life; • Planning should be based on the individual merits of proposals rather than a target; • Fen Ditton Parish Council – Object. <ul style="list-style-type: none"> • The high target represents a continuation of the current target, SCDC has not explored a higher growth option which would meet identified affordable housing needs; • Would not be sound to include a target which did not reflect objectively assessed needs; • Paragraph 47 of the National Planning Policy Framework (NPPF) seeks to boost significantly the supply of housing, and expects local planning authorities to use their evidence base to ensure that their Local Plan meets the full objectively assessed needs for market and affordable housing in the housing market area. • Council has not taken positive action to resolve shortage of affordable housing; • There are significant consequences associated with an under supply of housing, such as not meeting the local housing and affordable housing need and increased in-commuting and associated traffic congestion. • Under supply of 4827 against previous target to 2016. A reduced target would not cover shortfall; • Should be as high as possible to keep pace with high economic growth; • Fears over impacts of higher growth targets are unfounded; <p>COMMENTS:</p> <ul style="list-style-type: none"> • Need to carefully consider types of housing needs e.g size of dwellings; • Cottenham Parish Council – Medium growth, but subject to regular review to respond to forecast changes in demand.
<p>iii High housing growth - additional 9,300 dwellings (equate to 1,175 dwellings per year)</p> <p>Support:59 Object: 21 Comment:4</p> <p>Questionnaire Question 2: How many new homes</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Prosperous area with thriving economy and demand for housing remains high; • Represents a continuation of the current strategy; • Plan for highest number of homes, linked to highest job growth scenario; • Take account of increasing new household formations arising from current trends such as the growth in single person households and in-migration; • Reduce burden of commuting;

<p>should we be planning for? (where a specific preference was expressed): Option iii: 19 Higher target: 4</p>	<ul style="list-style-type: none"> • High growth option most likely to meet needs; • Lower targets would fall short of household growth forecasts of the east of England Forecasting Model; • Higher rate is achievable, 1,274 homes were built in 2007-2008; • Need to account for previous under supply in the district, as shown in Annual Monitoring Report; • Need to over allocate to ensure delivery, and to respond to changing circumstances; • Should be as high as possible to keep pace with high economic growth; • Help reduce long-term housing costs, address balance between housing and jobs; • London commuting cannot be controlled, need to account for it in housing needs; • Development can make greatest contribution to affordable housing delivery; • Target should be increased to enable greater delivery of affordable housing, and meet affordable housing needs; • The high target represents a continuation of the current target, SCDC has not explored a higher growth option which would meet identified affordable housing needs; <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • To much growth, would not reflect council's vision; • Damage to local environment, historic character; • Lack of infrastructure and amenities; • Based on immigration of workers rather than local needs; • Planning should be based on the individual merits of proposals rather than a target; • Fen Ditton Parish Council – Object. <ul style="list-style-type: none"> • No option put forward that would fully meet anticipated needs; • Too low to meet aspirations for employment within the district; • Fears over impacts of higher growth targets are unfounded; • Key objectives of the Framework, set out in para. 47 is to “<i>Boost significantly the supply of housing</i>”; • 'high' housing growth target has been set at a level which is wholly insufficient to meet even the affordable housing requirement over the next 5 years; • There are significant consequences associated with an under supply of housing, such as not meeting the local housing and affordable housing need and increased in-commuting and associated traffic congestion;
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	<ul style="list-style-type: none"> • Take account of unmet need at beginning of plan period; • Projections rely on 2001 census data, giving a degree of inaccuracy; • Concern that the SHMA 2009 is out of date; • Need to ensure jobs growth is not stifled, adopt an aspirational target which will provide the greatest prospect of the local economy fulfilling its significant potential as a globally significant high-tech cluster; • Need to respond to significant under supply against past targets, Council has failed to respond to residual needs. Ignoring past shortfalls will progressively depress the housing requirement; • Consider 'hidden homeless'; • SHMA should factor in the need for the additional households that would be required to offset the loss of working age population. • Taking the employment-led housing requirement together with the historic shortfall in housing delivery between 2001 and 2011, the Council should be seeking to provide a minimum of 27,200 additional dwellings (1,360 per annum). a further option (Option 4 of 27,200 dwellings) should be considered. • The <i>minimum</i> housing target necessary in South Cambridgeshire should be set at 1,565 dwellings per year for the District (representing a total of 31,300 over the Plan Period). • Must also take account of development constraints in Cambridge City; <p>COMMENTS:</p> <ul style="list-style-type: none"> • Hertfordshire County Council - Given city's strong economic drivers, huge housing demand and affordability issues, it seems inevitable that of the options for housing and employment growth, those at upper end are likely to be necessary.
<p>Please provide any additional comments</p> <p>Support:1 Object: 19 Comment:37</p> <p>Including additional 687 comments from Questionnaire responses to Question 2: How many new homes should we be planning for?</p>	<p>COMMENTS:</p> <ul style="list-style-type: none"> • Cambridge City Council - Need for joined up planning with Cambridge City Council and the wider area; • North Hertfordshire District Council - the current Cambridge sub-regional SHMA was initially prepared in 2007, pre-localism and under the requirements of the East of England Plan, therefore it may be necessary to ensure that this issue is adequately considered in your evidence base and that the housing targets associated with the economic growth strategy take this into account; • St Edmundsbury Borough Council – Need balance between homes and jobs;

	<ul style="list-style-type: none"> • Environment Agency - imperative that any increase in the number of homes is appropriately assessed, particularly in relation to water infrastructure and notably the potential impacts on water quality as a result of increased foul water flows to Waste Water Treatment Works; • Natural England - Whilst acknowledging the need for the right level of development to meet demand, options which have least impact on the natural environment would be preferred; • Great and Little Chishill Parish Council – somewhere between higher and lower figure; • Linton Parish Council - It seems too restrictive and inherently risky to plan solely on basis of a direct correlation between new jobs and new homes. Technology means more people likley to work from home. • Madingley Parish Council – targets have been set too high, based on over optimistic long term projections; • Further information is required on housing and economic needs for South Cambridgeshire and Cambridge City. • Need holistic approach to planing of the Cambridge area; • A level of housing delivery across both authority areas below the 1,750 'Option 1' numbers would not meet policy objectives set out at a national level within the NPPF, and with which Local Plans must comply. • No evidence has been provided as to show how, or even if, Uttlesford District Council and SCDC have co-operated. • There has to be some development in S. Cambs to meet local demand for social and other housing needs. • All viable locations will be developed in due course since little prospect that expansion will cease; all that is uncertain is its rate. Need to plan for infrastructure; • Oppose plans to build 12,500 homes in the Green Belt; • Plan for a growth rate that is achievable; • New housing development should be for local needs; • Thought must be given to the limit of how much more expansion the area can take without ruining the whole reason it is a desirable area; • Too much development, traffic, loss of farmland, impact on village character, increased water stress, • Before further development need to plan for infrastructure; • Proposed need for housing development seems to be based upon very optimistic and unrealistic
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	<p>economic growth estimates;</p> <ul style="list-style-type: none"> • It is not the correct role of government to centrally plan the level of housing; • Make better use of brownfield sites; Re-use existing buildings; Use empty homes first • Plans should reflect anticipated jobs growth; • With state of the economy, high housing growth not needed; • Develop Northstowe and existing planned sites first; • Consider impact on traffic, locate homes with jobs; • Consider impact on the environment, agricultural land, water, the character of the area, quality of life; • Cambridge is becoming too built up and is becoming spoilt; • Development should take place in other areas, Cambridge is full; • Infrastructure needs to be improved / cannot cope. Ensure facilities are in place first; • Plan for natural population increase only / for local people only; • High need for affordable housing, need homeless for the hidden homeless (e.g. Adults unable to move out of parental home). People cannot afford to get on property ladder; • Important to consider the needs of the local Traveller community as well as settled community.
<p>QUESTION 4b: Do you agree with the assumption for delivery of housing at Northstowe of approximately 500 homes per year?</p>	
<p>Support:8 Object: 29 Comment:10</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Should be the focus of development; • CPRE – Should be the minimum figure; • Gallagher Estates – 500 per year reasonable after 2021, due to economic improvements, A14 increased capacity, Guided Bus, construction in 2 or 3 separate phases with a range of housing providers, new secondary school will have opened; • Weston Colville Parish Council – Support. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Lead in time and delivery rate likely to slip; • Evidence from Cambourne shows lower rates, first residents were on site at Cambourne in 1999, and at 2012 2,600 dwellings had been built; • Cambourne has not maintained its highest delivery rates; • Delivery of new settlements consistently poor due to complexities of delivery;

	<ul style="list-style-type: none"> • Will be delayed by A14 improvements, not planned until 2018; • 300 per annum more likely; • RLW Estates – 400 per year should be assumed; • Will be 2900 or 2250 less over plan period; • Fen Ditton Parish Council - Should be faster, to make best use of the site; • Milton Parish Council – only 1500 before A14 improvements. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Anglian Water – In terms of drainage, no issue with 500 dwelling per year; • Cambourne Parish Council - Need infrastructure at the outset; • Cottenham Parish Council – Reasonable target, but Council cannot afford to have its plan stalled by developers; • Essential that there is not a monopoly of provision. As many landowners and developers as possible should be involved in the development of Northstowe. If the parcels of land are provided in different parts of the site and particularly if they are accessed from different points, it will be possible to secure a higher rate of development.
QUESTION 5: Windfall Allowance	
<p>Do you consider that the plan should include an allowance for windfall development?</p> <p>Support:77 Object: 38 Comment: 16</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • To provide for the required new homes in the district and allow for greater flexibility in the delivery of new dwellings, the Plan should include an allowance for windfall development. Over the past 20 years an average of around 200 dwellings a year have come forward from sites that have not been specifically allocated in Plans. This source of housing development is important in maintaining the variety and flexibility of the overall supply of new housing for the plan period. • Inclusion of windfalls would avoid having to allocate more sites than necessary to meet targets. • Small developments can help maintain village schools and services • Bassingbourn cum Kneesworth Parish Council – Windfalls can make a significant contribution and should include rural exception sites. • Can be appropriate if on a small scale and village character is protected (various comments about what counts as small scale including 5, 8, 10 or an unspecified higher number of dwellings). • Yes, but not if involving the loss of large houses and gardens. • Yes, but making an allowance for the diminishing

	<p>potential as sites are used up. Suggest a 25% reduction to 150 per year.</p> <ul style="list-style-type: none"> • Caldecote Parish Council – Yes otherwise more greenfield sites will be needed. • Whaddon Parish Council, Weston Colville Parish Council, Steeple Morden Parish Council, Papworth Everard Parish Council, Over Parish Council, Madingley Parish Council, Little Abington Parish Council, Litlington Parish Council, Histon & Impington Parish Council, Great and Little Chishill Parish Council, Great Abington Parish Council, Grantchester Parish Council, Gamlingay Parish Council, Foxton Parish Council, Fowlmere Parish Council, Fen Ditton Parish Council, Croydon Parish Council, Coton Parish Council, Comberton Parish Council, Caxton Parish Council – Support • Ickleton Parish Council – Support but emphasis should be on their development for small homes. • Milton Parish Council – Support, allows village children to live in the village. • Waterbeach Parish Council – Allows developments to be more easily assimilated in the village. Helps avoid loss of greenfield sites. • The guidance in the NPPF does not qualify the size of the potential windfall. It makes it clear that larger sites can also be windfall, such as the former cement works at Barrington. • Cottenham Parish Council – Such provision can at least count towards the required ‘buffer’. • Yes, but at a cautious level of 100 per year due to economic circumstances. • Provided that parish councils have the power of veto over exception sites and that the focus is on providing local homes for local people <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • The fact that 200 dwellings per year have been achieved for the past 20 years does not constitute the compelling evidence required by the NPPF given the intentions of the plan-led system to identify as many sites as possible and the inevitability of reducing capacity as a result of urban intensification. • Village infill has already gone too far to the detriment of village character. • The plan should aim to allocate sites to meet identified housing need to provide certainty to developers and landowners. • Over reliance on small windfall sites would greatly reduce the amount of affordable homes that could be provided. • Great Shelford Parish Council – Would involve loss of gardens.
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	<ul style="list-style-type: none"> • Rampton Parish Council –Windfalls can be open to abuse. • The plan should not include an allowance for windfall development as the NPPF discourages such an approach. The Council has a record of under-delivery and consequently the 200 windfall dwellings per annum should only contribute towards 20% additional dwellings requirement to provide greater flexibility and ensure a realistic prospect of achieving the planned supply as required by Policy 47 of the NPPF. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens • Windfalls arise from infill development and cause a loss of rural character. • Cambridgeshire County Council – Such provision can be included if it can be properly justified, but it should not be a substitute for making site allocations to meet identified needs over a 5-15 year period. • Such provision is unpredictable and cannot be relied on. Enough sites to meet all the identified need should be included in the plan. . • The supply of such sites will reduce in future as sites are used up, and because past rates included development on gardens which can no longer count in the supply. The plan should allocate enough sites to meet identified needs. • Such developments are increasingly unviable due to development costs and existing land use values. • The plan should not contain a windfall allowance. Whilst SCDC averaged 200 dwellings per year on windfall sites, a high proportion of this has been on small sites in the villages. This is not a sustainable form of development and one which the 'focussed' strategy of the Core Strategy and the new Local Plan should seek to reduce. It would therefore be contrary to the sustainable objectives of the Plan to assume windfalls at a rate of 200 per year for the next 20 years (4000 dwellings). <p>COMMENTS:</p> <ul style="list-style-type: none"> • Barton Parish Council – Support use of small windfall sites. • Cambourne Parish Council – Such provision increases the flexibility of the plan. • Any windfall allowance should only be for a low percentage of the overall predicted supply. Allocated sites should provide the majority of housing provision across the District. Subject to the evidence showing that windfall provision is a
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	<p>realistic element of the supply.</p> <ul style="list-style-type: none"> • Haslingfield Parish Council - This would allow for local development sponsored by individual villages to support perceived needs in Neighbourhood Plans • Policies in the new Local Plan must be supportive of such development if it is to be relied on as a source of supply.
<p>QUESTION 6: Providing a 5-Year Housing Land Supply</p>	
<p>i 5% buffer</p> <p>Support:58 Object: 5 Comment: 5</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Papworth Everard Parish Council, Gamlingay Parish Council, Steeple Morden Parish Council, Rampton Parish Council, Great Shelford Parish Council, Fowlmere Parish Council, Grantchester Parish Council, Great Abington Parish Council, Litlington Parish Council, Croydon Parish Council, Over Parish Council, Ickleton Parish Council, Cambourne Parish Council, Caxton Parish Council, Histon & Impington Parish Council – Support • South Cambridgeshire is not a 'persistent under deliverer'. When the present Local Plan was prepared it was anticipated that the level of completions would not meet the target 'until later in the plan period once the major developments came forward' • Haslingfield Parish Council – This would allow for local development sponsored by individual villages to support perceived needs in Neighbourhood Plans • Any buffer will force development into villages and away from planned larger developments so the smaller the better. • Any slippage of delivery will be outside the control of the planning authority and can be addressed through plan, monitor and manage. • If market picks up substantially we may be able to reach the targets at the end of 5yr period. If we were entering from buoyant market then higher buffer would make sense. • A 20% buffer is too high, this is the equivalent to a Trumpington Meadows development size site being sought each year in addition to the low growth housing provision figure. This is not sustainable • The rate of house building is currently low. Therefore the Council should be able to demonstrate more than a 5-year supply of deliverable housing land, so a 5% buffer is adequate. • A 20% buffer would be very challenging, if indeed possible, to achieve.

	<ul style="list-style-type: none"> • Should be covered by windfall supply. • A low level buffer is needed to ensure all sites are developed if possible and avoid uncertainty for those living next door to potential development sites. • A large buffer undermines the local planning processes <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Allow a 20% buffer given the number of recent development plan Inspectors' reports imposing buffers. Increases to the village framework and an allocation for small scale development in the village of Croydon are an example of local measures that can be undertaken to help identify this additional development land needed. • The buffer should be 20% to provide for flexibility in provision. • Between April 2001 and April 2011 7,683 homes were built against a minimum target of 11,750 homes. Over that 10 year period the annual average was achieved on just one occasion - 2007/08. In 8 of the 10 years completions did not achieve 80% of the target and in 7 out of the 10 years did not achieve 60% of the target. There is a record of persistent under-delivery and accordingly, the five year supply should include an allowance for a 20% buffer. <p>COMMENTS:</p> <ul style="list-style-type: none"> • 5% is required. No more can be justified unless the character of the area is to change significantly towards a suburban environment and the transport network cannot cope.
<p>ii 20% buffer</p> <p>Support:66 Object: 12 Comment: 3</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • South Cambridgeshire has a persistent record of under delivery. • The Council should provide a 20% buffer to their 5-year housing land supply, i.e. effectively planning for a 6 year supply. This would support the Core Vision to deliver impressive and sustainable economic growth and enable the Council to respond to changing market and economic conditions. • The Council should provide a 20% buffer to its five-year housing land supply, which should be moved forward from later in plan period. SCDC has not met its annual average housing requirement since LDF was adopted. Has to be described as "persistent under-delivery" whether it results from difficult market conditions or a failure to plan properly for growth. A 20% buffer is considered necessary to front-load supply of land for housing and assist in boosting delivery of new homes. Rolling supply of sites with a "realistic prospect" of being delivered to provide five years'

	<p>worth of housing, plus a 20% buffer to address past under-delivery, will ensure viability of Local Plan overall.</p> <ul style="list-style-type: none"> • Cottenham Parish Council – Much of this 20% can come from windfalls and such an approach will help the Council meet its targets. • Cambridgeshire County Council – Support. SCDC have had a persistent under delivery through out their recent Plan, as described in the recent AMR (2010/2011): Cumulative net housing completions: 1999 - 2011 = 9,285 Cumulative annualised requirement: 1999 - 2011 = 14,112 Shortfall/Surplus: - 4,827. • Comberton Parish Council – Support • Low level of provision in recent years caused by slow progress of larger sites. Unlikely to change in short-term given economic situation • There has been an under-supply of housing in South Cambridgeshire. Government guidance does not set out any reasons to take into account to consider whether an under supply should, or should not, lead to a 5% or 20% buffer. The question is only a factual one; has there been persistent under supply? There has been a marked and persistent under supply as evidenced by the recent Annual Monitoring Reports, current five-year supply deficit and significant numbers on the housing waiting list. A 20% buffer is appropriate and will assist with meeting the immediate housing need that has built up. • The plan recognises the importance of providing sufficient flexibility to deal with choice and competition in the market over the plan period. It is, therefore, prudent at this stage of the plan-making process, to allow a 20% buffer given the number of recent development plan Inspectors' reports imposing buffers, than to create delays later in the process. • The role of windfall development, in particular housing land, is emphasised in the NPPF (paragraph 48). The key test is whether these will be a reliable supply. In South Cambridgeshire, these sites are usually brownfield or previously developed land. There are examples of brownfield windfall sites in the District that can contribute to the housing land supply, such as CEMEX's site at Barrington. It is significant that the guidance in the NPPF does not qualify the size of the potential windfall. It makes it clear that larger sites can also be windfall, such as the former cement works at Barrington. • For the period 2001 - 2010/11, it is estimated that the under delivery totalled around 4,000 dwellings,
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	<p>which represents a rate of around 400 dwellings per year.</p> <ul style="list-style-type: none"> • Between April 2001 and April 2011 7,683 homes were built against a minimum target of 11,750 homes. Over that 10 year period the annual average was achieved on just one occasion - 2007/08. In 8 of the 10 years completions did not achieve 80% of the target and in 7 out of the 10 years did not achieve 60% of the target. There is a record of persistent under-delivery and accordingly, the five year supply should include an allowance for a 20% buffer. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Fen Ditton Parish Council – Disagree as any under delivery has all been down to delays to Northstowe. • A 20% buffer is excessive and unnecessary in South Cambs. <p>COMMENTS:</p> <ul style="list-style-type: none"> • To be effective it is crucial that the 5-year land supply buffer is consistent with the target that is set for the planned number of new homes over the plan period. We therefore believe the Local Plan should provide the high growth land supply buffer.
<p>Please provide any additional comments</p> <p>Object: 1 Comment: 15</p>	<p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Foxton Parish Council – Don't think any land should be allowed to be brought forward to make up a shortfall. <p>COMMENTS:</p> <ul style="list-style-type: none"> • The Council will need to set a revised case for whether it considers that a 5% or 20% buffer will be need to apply and what these figures are likely to be. • Histon & Impington Parish Council - Two sites, Impington 1 for housing and Histon 1 for commercial development, were included in the last LDF. The carry over into the new Local Plan needs confirmation. The houses that could be built on the remaining half of Impington 1 should be included in the calculation of the five year development potential. • Comment is difficult as the Government approach is so vague at present. Some suggested alterations seem to hold little prospect for improvement. Unless the profit element is scaled down, I do not see a point in worrying about land supply. • Giving over land to housing that may in fact not be needed, may sacrifice the need for land for food. • Caldecote Parish Council – A 10% to 15% buffer would be sensible. • Foxton Parish Council – Do not agree that any land should be allowed to be brought forward to make up a shortfall.

	<ul style="list-style-type: none">• With planned high housing growth - which may not materialise - the need is only for the minimum 5%. Were the Council to go for low housing growth then the buffer should be 20%• A sensible policy approach would be for the Council to allow a 20% buffer when calculating the five year supply, but reviewed annually and reduced to 5% where the housing target has been continually met over a five year period.
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CHAPTER 4: SPATIAL STRATEGY	
QUESTION NO.	SUMMARY OF REPRESENTATIONS
QUESTION 7: Localism and Relationship with Neighbourhood Development Plans	
<p>Do you think local aspirations can be reflected in the Local Plan? If yes, how can this be best done? If no, why do you take that view?</p> <p>Support: 58 Object: 8 Comment: 61</p> <p>(127 representations)</p>	<p>Parish Councils (responses from 30 Parish Councils)</p> <p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Yes, but only in the context of scale of housing developments, approach to village frameworks, housing allocations, protected village amenity areas, local green spaces, exception sites for affordable housing, and new employment buildings on the edge of villages. • Yes, but SCDC should set up a suitable consultation framework for meaningful engagement with parish councils and communities. By engaging with local communities in whatever ways are possible. • Yes, and these should be developed from either formal neighbourhood plans or parishes responses, and by devolving some decisions to parish councils. • Yes, given the impact of the Localism Bill. Residents want to have their say. • If SCDC aspirations of lower carbon footprints, lower crime rates, vibrant local communities and economies, and protection of landscape and biodiversity are to be met then the Local Plan should and must reflect and respect the aspirations of the villages. • Yes, the best idea would be for SCDC to listen to the views of the people 'on the ground' and apply this knowledge to the Local Plan. • Yes, the most effective way of doing this may be to encourage parish councils to develop neighbourhood plans (where possible based on earlier parish plans updated following public consultation) that could be fed into the Local Plan rather than being subject to formal referendum [LATE REP]. • Yes, should not try to reflect the detail of local aspirations but should ensure that local aspirations are allowed to progress rather than being stifled. SCDC should take more notice of local views, particularly where they are represented by parish councils, and should give greater respect to parish councils opinions in decision making. • Yes, but there needs to be 1-2-1 dialogue with parish councils to find out what they want. It is not enough to read all the responses and then allocate

	<p>villages to rigid categories. Development in each village must be determined by the unique character of each location.</p> <ul style="list-style-type: none"> • Yes, can be achieved by closely monitoring and enforcing planning policies and development activity in general. • Yes, provided that the Local Plan abides by the wishes of the individual villages affected by any proposal – Localism. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Many residents don't engage with district or county council consultations as they find them too onerous, bureaucratic and not specific enough to their local area. • Unsure the day-to-day issues that the parish council are concerned with (e.g. traffic, state of the roads and pavements, local facilities) can be reflected in the Local Plan. • It is not possible to reflect local aspirations in the Local Plan as it is too generic. <p>COMMENTS:</p> <ul style="list-style-type: none"> • If SCDC decide to weaken or remove local constraints to development, then effective help must be given to parish councils to rapidly develop neighbourhood plans. SCDC should offer grants and provide officer support to help deliver parish plans, which could then be used to feed into the Local Plan. SCDC should recognise the importance of Localism by supporting the preparation of neighbourhood plans through training, advice and grants. • Settlements have a varied and distinct local character, and therefore the Local Plan must include flexibility to allow for the differing needs of individual settlements. SCDC needs to liaise with and 'listen' to parish councils to gauge what each settlement requires. • Views of the local community can only be taken into account to a limited extent due to the timescales given for public consultation (e.g. 10 weeks) – not long enough for parish councils to effectively engage with their local communities to get a representative view, which leaves parish councils disadvantaged unless they have recently produced a parish plan. Request longer to produce a community led response to the Issues & Options Report (e.g. end of December). • Whilst it would be helpful to be able to refer developers to a Local Plan policy, the variety of opinion between parishes would not allow a
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	<p>corporate view.</p> <ul style="list-style-type: none"> • Parish Councils are a vital part of local government but they are already expected to do too much. The workload is increasing – who will come forward to be parish councillors in future if they will face vast amounts of work for no pay? • Parish plans do not yet exist, and may never exist due to the enormous costs involved and uncertainty over their adoption. • Caldecote Parish Council - Caldecote needs improved affordable public transport and community transport, amenities for youths (12+ years) and allotment space. • Duxford Parish Council - wishes to highlight its lack of community facilities and its need for such facilities in order to ensure the village is able to thrive in future [LATE REP]. • Fowlmere Parish Council – would like improved facilities, without changing the scale, size or nature of the village. • Gamlingay Parish Council – there are no policies or guidance on how local communities plan for burial space. • Graveley Parish Council – would like a meeting to discuss the options for plot of land including for a possible small development of housing, community facilities and protection of local green space. • Great Shelford Parish Council – would like to have more input into the scale and type of housing permitted, so that affordable housing for local people can be provided. Also desperately need additional green space. • Guilden Morden Parish Council – wishes to be consulted on any changes specific to their village before a decision is made on such proposals. • Hauxton Parish Council – has identified that the church graveyard could be full within 10 years and that the Former Bayer CropScience site redevelopment will increase the village population, therefore the need for additional burial spaces is likely to become more pressing and a new site should be identified in advance. • Histon & Impington Parish Council – there is scope for the regeneration of the area around Histon Station to provide a mixed use development of housing, employment and leisure opportunities, community facilities, and open space. It would be an exemplar of high quality 21st century design, based on the highest standards of sustainability and be a striking testament to local ambitions. • Milton Parish Council – would like more recreation space and have been looking for over 10 years with no success [LATE REP]. • Pampisford Parish Council – would like to keep
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their village amenities (recreation ground, allotments, spinney and village hall) in perpetuity – at present they are rented.

Other respondents

ARGUMENTS IN SUPPORT:

- Yes, by appropriate consultation and effective engagement with local people, however bureaucracy and limited time and resources are likely to restrict this. Could be achieved by parish councils engaging with all households making clear all the options available, not just what the parish council think is best for the village.
- There are no good examples of neighbourhood plans at the moment, so parish councils will be looking to the Local Plan to meet their needs.
- Local aspirations should be taken into account, preferably without parishes having to produce a costly and cumbersome neighbourhood plan. Few villages have the resources to produce a neighbourhood plan.
- Neighbourhoods should always be able to influence development – district wide plans are important to support global development, but the local community usually knows best where there is spare capacity. Local people with local knowledge know best. Democracy is strongest at the local level – parish councils are the obvious way to engage with local communities and take account of their opinions.
- Yes, but local aspirations should be carefully assessed on a democratic and inclusive basis – consulting widely and locally across diverse community groups. Exhibitions (with the opportunity for 1-2-1 discussions) and confidential questionnaires can help determine local aspirations and can limit the disproportionate impact of any anti-development lobby.
- Local aspirations must be taken into account but they must be balanced against the need to continue to help the sub-region's economy to prosper.
- The primacy of planning decisions should lie with the Local Plan, to stop the fragmentation of planning decisions.
- Yes, provided that the local planning authority has the courage to listen. Public consultation should be undertaken by parish councils as the elected representatives of the communities. SCDC should include the summarised requirements within the Local Plan.

	<ul style="list-style-type: none"> • Localism provides the opportunity for local communities to plan their areas in a more positive manner, and this is best done by allowing communities to bring forward proposals for their areas and for the Council to support them even if the suggestion is not necessarily one that the Council has identified. • Yes, the Local Plan should introduce more flexibility regarding development in the smaller villages, particularly outside the Green Belt. The new Local Plan can allow limited development where people want to live without causing unacceptable damage to local communities or the local environment. • SCDC should take more notice of parish / community plans. • Yes, the Localism Bill and new planning regime is supposed to introduce “bottom up” decision making. However, ultimately the wider picture has to prevail especially if the aspiration of a community is that it simply wishes to be left alone. • The new Local Plan should be devised with the maximum amount of local consultation, if only to spare parish councils the expense and trouble of producing neighbourhood plans (which would also district council resources). • Cottenham Village Design Group believes that there is potential for a Local Plan to reflect neighbourhood aspirations by incorporating specific strategic guidance and aims for each village. Planning gain could then be used to achieve these aims. It is better than the local planning authority remains in charge of land allocations. • The key role of the local plan is to reflect local communities’ aspirations for meeting development and infrastructure needs locally. If you ignore local views then you are not meeting the needs of the people who live in the area. • Yes, but it must reflect local residents opinions, not just those of local businesses. • Local aspirations and the views of the local community should always be reflected in the Local Plan, even if this prevents developers and land speculators from delivering profits. When developers and the local community disagree, the views of local people should always take precedence – the views of local people are generally well expressed via the parish council. • SCDC has to have overall responsibility to ensure that housing and employment needs in the district are met, while taking account of local concerns as expressed by parish councils. Following consultation with all local stakeholders, SCDC
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	<p>must take a joined up overview to ensure an integrated approach across parishes.</p> <ul style="list-style-type: none"> • Yes, local aspirations should be reflected in the Local Plan if the concept of Localism is to have any real meaning. • Yes, but the Local Plan would need to have a reasonable degree of flexibility to allow for the differing needs of individual settlements. • Yes, through regular meetings with parish councils and local exhibitions where major changes are proposed (as at present). • Local aspirations should be incorporated into the Local Plan and the views of parish councils in particular should be given increased importance. • Yes, but a balance must be struck between the need for development and the need to maintain a quality of life for residents. • Yes, not 'can' but 'should be', by consulting widely, taking note of aspirations outlined in parish and community plans, and by research what other councils have done to understand local aspirations. • A lot of time and money has been spent on producing parish plans and great care was taken to make them democratic, therefore it should be possible to use these to establish local opinion. • Parish councils should take the opportunity to put forward proposals backed by local residents e.g. Cambourne swimming pool campaign. • Yes, the Council should accept what parish councils say, whether they have undertaken formal consultation or not. This will inevitably produce some wrong decisions but Localism should be allowed to play itself out. • By inserting the local aspirations more deeply into the plan making process, you will avoid policy conflicts and irrelevant neighbourhood plans. A separate process should be undertaken to specifically gather comments from parish councils on the strategy within their area. • Yes, councillors are elected to serve the people – listen to them. • Yes, but the Local Plan should make it clear that the Localism Act has not changed the application of section 38(6) of the Planning & Compulsory Purchase Act 2004, which requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Local aspirations and views of the community should not be reflected in the Local Plan if they prevent the Council from delivering its objectively
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	<p>assessed needs for homes and jobs.</p> <ul style="list-style-type: none"> • Long consultation forms allow for detailed responses but few people will find them accessible or have the time to fill them out. More direct and varied ways of involvement are needed. • No, Cottenham Village Design Group does not believe that local aspirations can be successfully reflected in the Local Plan. Supplementary planning documents and village design statements are still needed at a local level to record and reflect how local opinion should be represented in further development. • Local opinion must take precedence in most instances, which is best handled locally. Local decisions should be made at the local level. The district council cannot be trusted to make fair local decisions. Planning authorities do not have a good track record of taking local views, including those of parish councils, into account. SCDC should devolve the responsibility to parish councils – Localism. • There is insufficient time in the plan making process to tackle the delicate and complex negotiations necessary to bring forward sites with proven local support. • Assumes a consensus on local aspirations which is unlikely to be the case. • No, as too few people are involved. • Local aspirations cannot be reflected in any development plan, as most people will object to any large development – NIMBY phenomenon. Local opinions will be welcomed when they fit with the views of the Council, and ignored when they do not. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Comberton needs homes for over 55s or retired near to services and facilities, it does not need more homes for families. • Understand that the residents of Caldecote require improved traffic calming, additional facilities and allotments. In the absence of other funding, these improvements will only be delivered through additional development. • Parishes should be encouraged to develop their own plans and assistance needs to be given to help them. • Many villages are losing their services and facilities as they become unviable, they should be allowed to reverse this decline by allowing additional development of their choosing or by redefining their village framework. • Would like to be consulted on issues where most of
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	<p>the village would like no change except in exceptional circumstances.</p> <ul style="list-style-type: none"> • Housing Needs Survey for Orwell in April 2009 includes a number of comments expressing a desire to see more development in the village. • Any encroachment of development into the Green Belt around Stapleford would be contrary to the parish plan and the wishes of Stapleford residents. • It must be ensured that views sought by consultation at a local level are representative, and that before any decisions are made local people are adequately informed and are aware of the implications – this may be a longer process but would hopefully be fairer and more considered. • The Council will need to give consideration as to how neighbourhood planning can be properly supported and a commitment in the Local Plan to provide support would be welcomed.
<p>QUESTION 8: Sustainable Development</p>	
<p>Do you think the local plan should include a specific policy focusing development on the re-use of previously developed land in sustainable locations, that is not of high environmental value?</p> <p>Support:105 Object:11 Comment:27</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Previously developed land should be the priority. • Green-field developments should be minimized and if possible avoided. • Preference should be to preserve employment sites. • Should be looked upon favourably, particularly where there would be significant benefits to the community, such as the removal of scruffy buildings, areas in the countryside and their replacement with modest dwellings which would create a softer settlement edge. • More emphasis needs to be placed on the 'Brownfield first' policy for reusing urban land that is available. No review of Green Belt. • Brownfield sites should be considered as high priority since they are also usually close to populated centres with facilities. • Be realistic that most development will have to happen on Greenfield sites. • Old airfields should not be regarded as "brownfield" , especially if an old airfield has been used for agriculture since it ceased to be an airfield. • Policy should not be used to enable garden grabbing. • Need to define 'of high environmental value' • Development should be focused on under utilised employment sites that are operationally constrained by adjoining land uses, such as residential properties and schools. • Redevelopment of Waste Water Treatment Works at Hauxton is brownfield site policy should facilitate. • Cambridge City Council - supports the delivery of

	<p>development on previously developed land in sustainable locations, where the land is not of high environmental value. It should be noted, however, that despite the sustainable location of areas on the fringes of the city, many of these areas are of high environmental value. Additionally, the City Council is concerned that this issue does not provide sufficient coverage of the issue of sustainable development, which is a much broader concept, encompassing a range of environmental, social and economic aspects in order to achieve the greatest benefits for South Cambridgeshire.</p> <ul style="list-style-type: none"> • Cottenham Parish Council - SCDC might consider asking its town and parish councils to show, in map form, the types of land and its uses within their boundaries. • Barton Parish Council, Caxton Parish Council, Coton Parish Council, Croydon Parish Council, Dry Drayton Parish Council, Fen Ditton Parish Council, Foxton Parish Council, Grantchester Parish Council, Great Abington Parish Council, Great Shelford Parish Council, Histon and Impington Parish Council, Litlington, Little Abington, Madingley, Oakington and Westwick, Over, Pampisford, Papworth Everard, Swavesey – Support. • Bassingbourn-cum-Kneeworth Action Group - District and parish councils to work together on identifying sites, not just responding to land put forward. • Caldecote Parish Council - If to protect Greenfield sites, then yes. The definition of sustainable is unclear but appropriate infrastructure and transport and road links must be in place, and consider impact on neighbouring villages. • Haslingfield Parish Council – Need to consider impact on surrounding villages. • Cambridge Past, Present and Future - Should be a survey of how existing and potential brownfield land is used. Where buildings are sub-standard or where space is wasted, for example on extensive surface car parking, consideration should be given to demolition and rebuild to higher density. • CPRE – Support. • Natural England - We welcome recognition of the need to prioritise development on brownfield rather than Greenfield land. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Could distort the delivery of housing sites within an area which does not have many opportunities for the reuse of previously development land. • Should not override the principles of sustainable location. • There should not be a 'brownfield land first'
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	<p>presumption due to the need for a high level of greenfield releases to meet development needs from the start of the plan period.</p> <ul style="list-style-type: none"> • Important to ensure that 'unsustainable' previously developed sites do not come forward for development, since these will result in a higher level of car usage together with an associated increase in the level of carbon emissions and vehicle congestion. • Urban fringe sites which are located in sustainable locations in close proximity to good public transport linkages and employment opportunities in preference to previously developed land located in isolated unsustainable locations. • Not always the best option for residential development because it might be surrounded by non-compatible land uses, or not be suitable for development. • As this issue is the only one addressed under the banner 'sustainable development' it underlines the failing to acknowledge and explore the fundamental problems of climate change and resource depletion. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Already in NPPF, no need to repeat principle in the Local Plan, unless the proposed policy is distinctive to South Cambridgeshire. • Reasonable idea, unless it leads to communities being merged together in a run of housing. • Not solely for housing developments, it should be consulted locally to see what are the local needs • Only if brownfield land is properly defined and excludes private gardens. • The Plan needs to qualify how land might be classified as being 'not of high environmental value'. • Also consider low grade agricultural land • Availability of infrastructure must be considered and the effect on local villages • Brownfield land suitable for re-development should be defined and identified. • For the plan to stipulate brownfield sites should be prioritised for all forms of development could prohibit future renewable energy developments. • The only sustainable development is no development. • Previously developed land could still be inappropriate for residential development. • Parish councils should have a role to play in proposing developments which do not accord with whatever policies are adopted. • Cambourne Parish Council - No existing employment land should be lost. • The Wildlife Trust - welcomes the recognition that
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	brownfield land can be of high environmental value and that such land should not be automatically developed.
QUESTION 9: What is the best approach to the development strategy for South Cambridgeshire?	
<p>i Cambridge Focus</p> <p>Support:38 Object: 30 Comment: 3</p> <p>Questionnaire Question 3 (where a specific preference was expressed):</p> <p>Support: 44 Object: 17</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Should seek to identify suitable sites to be released from the Green Belt on the edge of Cambridge to accommodate new development; • Land should be allocated to replace Cambridge East; • The Cambridge-centred development strategy that was brought forward through Regional Planning Guidance for East Anglia, the Cambridgeshire & Peterborough Structure Plan, and subsequent development plan reviews, should be maintained; • Develop a strategy which continues to redress the imbalance between housing and jobs in and close to Cambridge; • Development should focus on existing urban areas, the most sustainable pattern of development; • Cambridge is by far the biggest attractor settlement in the sub-region because of its employment, servicing, education, health, retail, leisure and cultural offering; • NPPF - <i>“In preparing local plans, local planning authorities should therefore support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport.”</i> • There are approximately 42,000 employment car trips per day originating in South Cambridgeshire: of these, approximately 14,000 travel to Cambridge city (ie 34%) and a further 1,700 travel to Cambridge Science Park (ie 4%). • Trips generated would be shorter trips; • Sustainability Appraisal does not adequately highlight benefits of opportunities for walking or cycling; • Limited capacity within Cambridge itself, and could result in loss of employment land in Cambridge with damaging results; • Locating development on the edge of Cambridge, rather than at a location outside of the city, not only reduces trip distances, but it also enables people to choose non-car modes of travel as a realistic alternative to the motor car; • Recognise the links with Cambridge, particularly in terms of providing employment to support the successful economy of Cambridge and South Cambridgeshire, and housing so that the workforce can live close to where they work;

	<ul style="list-style-type: none"> • job growth has significantly outstripped house building in the immediate vicinity of Cambridge and the area has seen significant house price rises. This has resulted in long distance commuting; • despite the shift in emphasis since the adoption of the 2003 Structure Plan, housing delivery has remained below the levels required to meet ongoing housing requirements and address the long-standing issues of acute housing need and the lack of affordability of new housing; • Most hi-tech companies have proved unwilling to move too far from Cambridge amid concerns that the benefits of expertise and technology linkages would be reduced and it would be further from their core labour supply; • It is clear from existing attempts at new settlements that they are not self supporting and that residents continue to commute to Cambridge; • Jobs and services are hard to deliver even to medium-sized settlements like Northstowe and Cambourne; • Market towns are already playing significant role in sub-regions growth strategy, it is important they are not overloaded. They also have significant levels of out commuting; • Cambridge has a track record of delivering urban extensions; • larger scale development should be focussed to Cambridge where there is existing infrastructure it can build onto, to assist with community cohesion and reduce the upfront infrastructure costs compared to a new settlement scenario; • Easier to deliver transport infrastructure; • Opportunities to enhance and supplement existing infrastructure, to benefit the existing settlement; • Of all the major allocations in the current South Cambridgeshire development strategy, Northstowe is the only one where development has not yet commenced unlike all the urban fringe allocations which are delivering housing; • Urban area alone could not accommodate all of the development needed, and greenfield sites on the edge of Cambridge need to be identified too; • Existing urban extensions around Cambridge are expected to be complete by 2019/20; • In responding to EERA on 3 June 2009 through the East of England Review process Cambridgeshire County Council, supported by all authorities within the County including South Cambridgeshire, indicated that new settlements were not supported; • The industrial business parks further away from Cambridge are failing to fill up. The nature of highly specialised jobs heavily present and supported in
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	<p>Cambridge area means that in reality people are going to only commute more along worse public transport routes;</p> <ul style="list-style-type: none"> • People coming to Cambridge jobs want to be in Cambridge; • Realistically it is likely that a combination of greenfield urban extensions and growth at sustainable village locations will be required i.e. Options 9i and 9iii; • Would help protect character of the area; • Gamlingay Parish Council – Steer new development towards Cambridge; • Great and Little Chishill Parish Council - retain maximum green belt but with some flexibility on in-fill; • Waterbeach Parish Council - development should be prioritised on the edge of the city, even if this meant a review of the Green Belt which should no longer be regarded as sacrosanct; <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • The Green Belt around Cambridge has already been thoroughly reviewed in the recent past and that the Green Belt around the city needs to be protected for its own sake, or the Green Belt policy will become meaningless; • contrary to the NPPF requirement for permanence for the Green Belt to be reviewed again less than ten years later; • all the sites which were marginal in terms of their contribution to the objectives of the Cambridge Green Belt have already been released; • Exceptional circumstances cannot however be reasonably considered to exist when there is clearly sustainable development potential elsewhere; • A development strategy which focuses development in settlements which already have good service provision is sustainable as there would be limited requirements for significant upfront infrastructure; • Green Belt helps with the separation of villages and improves the environment; • Important to protect the character of the villages around Cambridge; • The Green Belt protects valuable agricultural land; • Sustainable commuting should be supported from villages along the Guided Bus Way, where affordable market housing can be delivered in a self-contained community with its own character and identity with unrivalled transport links to the City; • Land in and around the city should be used for
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	<p>employment with housing pushed out into the surrounding area where there are good transport links;</p> <ul style="list-style-type: none"> • Cambridge has grown almost 50% in terms of new houses over the past 20 years, and further incursions into the Green Belt should be restricted. Conflict with the Holford Plan. Congestion in the City; • Cambridge is a compact city, concerned to see any major change in its character; • Cambridge still has market town infrastructure, further development will compound problems; • Realistically Cambridge can no longer be regarded as a practical hub for further development. If an alternative hub cannot be found in East Anglia then the government should be persuaded to select another county/area of the country; • Growth should be spread around Cambridgeshire; • Croydon Parish Council - the Green Belt should be left as a buffer zone, or eventually Cambridge will join up with it's satellite villages; • Fen Ditton Parish Council – disagree, opportunities like guided bus give further opportunities to sustainable travel; • Grantchester Parish Council - the compact green and rural feel of Cambridge is an essential element of its character and what makes Cambridge unique in the UK. Danger of killing the golden goose, as many people move to Cambridge because of its unique compact and green nature; • Great Shelford Parish Council - green belt has only recently been reviewed and there are already 4000 houses being built to the north of the village; • Haslingfield Parish Council - flies in the face of maintaining the exceptional visual quality of both South Cambs and the famous University City; • Madingley Parish Council - removing more land from the green belt and swamping the village with new houses should NEVER be allowed to happen. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Would require infrastructure investment, with significant lead in times. • You cannot build close in to the city and expect traffic to run smoothly or efficiently without coming up with some radical transport plans
<p>ii New Settlement focus</p> <p>Support:57 Object: 35 Comment: 10</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Cambridge is full, and doesn't have the infrastructure to support further growth; • Protect the older villages that are at risk of losing their historical identity;

<p>Questionnaire Question 3: Where do you think that development should be focused? (where a specific preference was expressed):</p> <p>Support: 486 Object: 111</p>	<ul style="list-style-type: none"> • Less pressure on existing village infrastructure; • Opportunity for new infrastructure, which is difficult to do in existing settlements ; • Transport links into Cambridge from these sites are sustainable and limit the impact on existing villages. Excellent public transport and cycle links should be a requirement; • Waterbeach has opportunities for transport links to Cambridge Northern Fringe; • Avoids development of the Green Belt; • Development with its own shops, parks, medical centres, schools etc; • Need sustainable communities with a mix of employment and housing, otherwise we are just exacerbating the transport problems ; • The only option for providing both housing and employment in the same location, enabling minimal journey times to work, reducing traffic to Cambridge; • NPPF. Para 52: <i>“The supply of new homes can sometimes be best achieved through planning for larger scale development, such as new settlements or extensions to existing towns and villages that follow the principles of Garden Cities”</i> • Should be of sufficient size to deliver sustainable development; • Need careful consideration of impact on surrounding villages; • illogical to locate a second new settlement to the north of Cambridge since it would concentrate development and infrastructure pressures in one geographical sector. Should be new settlement in south, close to high tech cluster. (Hanley Grange); • Alongside sustainable growth in villages; • Support if close to Cambridge; • Should be in less heavily populated area of south cambs; • Waterbeach New Town promoters consider the site can delivered and is viable; • CPRE - Can use brownfield sites; • Croydon Parish Council – provided they use brownfield land and facilities are provided; • Fen Ditton Parish Council - opportunities like guided bus give further opportunities to sustainable travel; • Foxton Parish Council, Great Shelford Parish Council, Haslingfield Parish Council, Oakington and Westwick Parish Council – support; • Gamlingay Parish Council - Existing settlements are nearing their capacity in relation to infrastructure and services and new settlements enable for development to be properly planned and serviced without creating additional stress in
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existing communities.

OBJECTIONS:

- Long lead in times, unable to make significant contribution in plan period;
- Northstowe was identified in 2000, first phase only recently approved;
- Northstowe growth rates considered over optimistic;
- Complex infrastructure delivery and finance issues, particularly in current market conditions;
- Strategy focusing on a single large settlement has proven to be flawed;
- Of previous allocated major developments, only urban extensions have delivered;
- Would put pressure on Northstowe, compete with it for resources and threaten its viability;
- Takes time for a new location to become an established part of the housing market;
- Takes time for employment provided within new settlements to become an attractive location for businesses. It is often the case that they remain a less attractive location compared with more established business centres within and on the edge of towns;
- Cambridge will remain the preferred location for businesses;
- Responding to EERA on 3 June 2009 through East of England Review process Cambridgeshire County Council, supported by all authorities within the County including South Cambridgeshire, indicated that new settlements were not supported;
- Cambridge Development Study (2009) concluded that 'new settlement options' considered, which included Waterbeach, presented significant challenges for ecology, flood risk and waste water treatment. Concluded, 'new settlements do not need to be considered at this stage' (paras 10.6.4 and 10.6.5);
- Strategy should remain Cambridge focused;
- new development strategy for South Cambridgeshire needs to recognise the links with Cambridge, particularly in terms of providing employment to support the successful economy of Cambridge and South Cambridgeshire, and housing so that the workforce can live close to where they work;
- Reduce local biodiversity;
- creation of new settlements where a sense of community has to be artificially created should be avoided;
- Learn lessons from Northstowe first;
- Would impact on nearby communities;

	<ul style="list-style-type: none"> • Grow villages on a small scale. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Can provide a reliable annual contribution to housing supply as part of a wider housing strategy; • The plans are based on assumptions about jobs growth, which I believe will prove to be optimistic which will limit the need for major new developments; • Need to assess what has happened with Cambourne, e.g. infrastructure delivery, before going down this route; • The success of Cambourne is a good example of what can be achieved. It should be used as an example and not spoilt by further expansion; • Do not support the use of greenfield land for new settlements due to the adverse environmental impacts, loss of agricultural land needed for growing food and the loss of open countryside;
<p>iii Sustainable Village Focus</p> <p>Support:28 Object: 28 Comment:14</p> <p>Questionnaire Question 3 Where do you think that development should be focused? (where a specific preference was expressed): Support: 40 Object: 39</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Development in Villages should be provided to meet local needs; • Support local services and facilities, and their long term viability; • Support delivery of housing; • Can benefit from existing infrastructure, to support early delivery; • Past strategy focusing on a few large developments flawed; • There are available sites which mean Green Belt review not needed, limiting urban spread of Cambridge; • Villages are an attractive place to live and offer residents a high quality of life; • Support, but there are villages outside the Green Belt, so does not need a Green Belt review; • Many SHLAA sites categorised as not sustainable because of distance to Cambridge; some small development could achieve three dimensions of sustainable development; • Locating more housing within villages will support local rural economies and help to maintain the vitality and viability of their services, amenities and the communities as a whole; • Important that villages are not allowed to stagnate; • Some development, appropriately designed of a scale and kind that is benefitting of the rural villages should be encouraged; • Increase in housing stock should be addressed primarily through small increases in each community. Less pressure on one area; • Gamlingay Parish Council - Due to Gamlingay's location 16 miles to the west on the border of

	<p>Bedfordshire, the policy on sustainable locations makes our village in particular one of the least able to serve the development pressures of Cambridge;</p> <ul style="list-style-type: none"> • The following villages were suggested: Balsham, Bassingbourn, Caxton, Cottenham, Comberton, Croydon, Eltisley, Fen Ditton, Fen Drayton, Fowlmere, Foxton, Great Abington, Great Eversden, Great Shelford, Hardwick, Harston, Heydon, Highfields Caldecote, Histon and Impington, Linton, Litlington, Little Abington, Longstanton, Melbourn, Meldreth, Milton, Orwell, Over, Sawston, Shepreth, Thriplow, Waterbeach, Willingham. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Do not develop in the villages; • Unsustainable as would mean people have to commute, increasing Co2 levels by car and bus use; • Current Cambridge focus seeks to align housing and jobs; • Very few of the "so called sustainable villages" are in fact SUSTAINABLE in real terms; • Many settlements have limited range of services; • better to focus on improving the existing housing stock or in filling; • Important to protect the character of the villages around Cambridge, which can only be done by preserving the Green Belt; • villages have made a substantial contribution to housing needs over the past 30 years but they cannot be expected to continue this role and maintain their essential characteristics and environmental quality; • Would threaten village character and environmental quality; • Would not necessarily need a review of Green Belt, there are other villages, in particular along the major public transport artery of the Guided Bus Way; • Village development should not be concentrated in a few rural centres but some low-cost housing should be provided in all villages to cater for local people; • Rejected SHLAA sites in smaller villages should be considered; • Fen Ditton Parish Council – object, support sustainable new settlements; • Great Shelford Parish Council – Green Belt has already been reviewed. More housing in village would be away from services and facilities; • Haslingfield Parish Council - character and environmental standards necklace villages currently enjoy should be maintained.
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	<p>COMMENTS:</p> <ul style="list-style-type: none"> • All three strategy options have a degree of merit; • Significant growth in villages would lead to an unsustainable pattern of development, separating housing and jobs. Going back to a dispersed strategy would be a step backwards; • Village development to meet local needs, strengthen local facilities and support early delivery, in tandem with a Cambridge focus; • Development across a range of key villages in addition to Cambridge focussed urban extensions will ensure early delivery of housing to address current under delivery; • Support some development of the largest sustainable villages but this should not be of such a scale that their character is changed; • Croydon Parish Council – Support sustainable villages, but not a Green Belt review; • By not allowing development in existing settlements, there is danger of stifling growth and economic development in the most sustainable locations of the district.
<p>iv Combination of the above</p> <p>Support:62 Object: 17 Comment:16</p> <p>Questionnaire Question 3 Where do you think that development should be focused? (where a specific preference was expressed): Support: 41 Object: 3</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Avoids over reliance on one source; • Maximise potential economic benefits to the district; • Combination of the new settlement focus and sustainable villages focus options; • Combination of Cambridge edge and sustainable village focus; • Continue the sequential approach to development; • Little choice but to spread the impact over all 3 options; • Avoids placing too much pressure on one area; • Areas that have been less affected by development in recent years should be considered first; • Ensure plans are deliverable; • Need for sites early in the plan period to meet 5 year land supply; • Look for opportunities to use previously developed land; • Development should be focussed along the train lines and the guided busway; • Support balanced approach in order to meet delivery requirements. Previous focused strategy places district at risk of under delivery; • Focus on where good transport links can be delivered; • A combination of options, but protect the Green Belt; • HCA - as joint promoter of the new town of

	<p>Northstowe, is well placed to contribute to the new settlement element of this strategy;</p> <ul style="list-style-type: none"> • Having a greater share of development spread in many small locations is better than concentrating development in new towns and urban extensions, since the latter relies too heavily on "town planning"; • The Local Plan should not preclude the allocation of smaller, greenfield sites for residential development on the edge of 'Group Villages' that are deliverable and unconstrained and if located within the green belt, exceptional circumstances exist to justify release; • Should not preclude under utilised sites on the edge of Rural Centres; • Should not preclude Green Belt review for sites adjoining or within Minor Rural Centres; • Should support development of former agricultural buildings on the edges of Group villages, or under used employment sites; • Major efforts should be made toward creating employment and housing development in market towns away from Cambridge; • Consider Cambridge Airport again, as could meet a lot of housing need; • Focus on where there is employment, and sustainable transport; • No more development on the southern fringe of Cambridge; • Previous strategy focussing development to north of Cambridge and major development sites has meant employees working in south of District have found it harder to find housing close to work; • Bourn Parish Council – should be more detail on employment and service criteria; • Cottenham Parish Council – Avoid too much dependence on new settlements. Alternatives are available to Green Belt development; • Grantchester Parish Council - combination of New Settlement and Sustainable village focus (ii and iii), although we would support additional development of the Marshall's Cambridge East site perhaps for higher density industrial use, thereby freeing up additional sites within the City for development. New sustainable settlements and growth of existing technology and business park surroundings with excellent public and sustainable transport links should be prioritised; • Hauxton Parish Council – Develop city and keep Green Belt as buffer. Limited expansion of existing communities should be encouraged to make them sustainable - such as providing the housing which village residents need; • Ickleton Parish Council – Build on existing
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	<p>strategy, but with flexibility;</p> <ul style="list-style-type: none"> • Milton Parish Council – Minimum development at Waterbeach. Road upgrades first; • Litlington Parish Council; Over Parish Council, Papworth Everard Parish Council, Weston Colville Parish Council, Whaddon Parish Council – Support; • Steeple Morden Parish Council – Bulk of development should be at Cambridge and the New Settlement. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • A combination of extensions to Cambridge and development within sustainable villages. Object to reliance on new settlements; • No Justification for City fringe green belt land when other sites are available; • Fen Ditton Parish Council – object; <p>COMMENTS:</p> <ul style="list-style-type: none"> • Bulk of new development should be Cambridge focussed supplemented by a further new settlement later in the plan period if needed. Village developments limited to needed to fulfil the aspirations of the local community, not provide dormitories for Cambridge; • What can be sustained is development across a range of villages in addition to Cambridge focussed urban extensions to ensure early delivery of housing to address current under delivery; • Coalescence of villages should not be promoted through allowing new developments between existing villages; • Green Belt should not be compromised; • Locate development near to services, vital villages are not allowed to stagnate;
<p>Please provide any additional comments</p> <p>Comment: 105</p> <p>Questionnaire Question 3 Where do you think that development should be focused? Total comments received: 707</p>	<p>COMMENTS:</p> <ul style="list-style-type: none"> • As South Cambridgeshire District Council completely surrounds Cambridge it is important that the two Councils work together when determining the spatial strategy and levels of growth; • Unless South Cambridgeshire plays it full part in meeting the city's needs – in a sustainable manner – the national interest will be compromised and the District Council's own vision will not be fulfilled; • Need to take account of constrained supply in Cambridge; • It was previously stated that Cambridge was full, but there has subsequently been significant development. Should re-examine capacity within

	<p>city itself;</p> <ul style="list-style-type: none"> • South Cambs has a number of different property markets, each with their own requirements, which should guide spatial distribution; • New settlements will not provide the step change in delivery the district needs; • Primarily a New Settlement focus with only small developments allowed in the villages; • There are a number of closed or closing military bases in the area, why not develop these or other brown field sites. • New village at Bourn would provide a small new settlement option that would not take as long to bring forward nor need as much investment in infrastructure as other larger options. • Option ii overlooks Cambourne where there is already an established centre that provides a basis for improving and delivering greater self sufficiency and taking a more long term approach to the completion of this new community; • Worst strategy is to build new settlements. These almost always lack community cohesion, encourage car use, and are built on greenfield sites, reducing local biodiversity; • Account needs to be taken of the strategic viability of some of the proposed development sites; • New settlements demand large scale infrastructure which is seldom delivered. Focus on organic growth of settlements. • Should be greater flexibility to include development opportunities at Group and Infill villages; • Small development projects in every village; • Should be greater number of smaller sized developments rather than focus on a few large developments; • provide for more housing development sites in or on the edges of villages and a review of village frameworks should be considered; • Preserve the ethos of smaller villages. Concern about loss of village character, pressure on infrastructure, damage to countryside and rural heritage; • Need a balanced strategy we delivers growth at a number of levels in the settlement hierarchy; • The 4 options suggested do not go far enough and preclude locations where development can take place in an acceptable way contrary to the guidance in the new NPPF; • Should focus development where there is access to rail; • Focus development where there is access to the guided busway; • Need to ensure retail is available;
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	<ul style="list-style-type: none"> • Option 9i and 9iii because the scale of the housing requirement in Cambridge and South Cambridgeshire will mean that both sustainable urban extensions and development at the larger settlements and within suitable villages; • Sites should be deliverable viable, well served by sustainable transport, and protect the environment (including Green Belt); • There should be no Green Belt review, it is important for character of the city; • Any spare land close to the city should be used for employment, and additional houses placed further out in locations where there are good transport links; • Contribution of sustainable settlements is important in early delivery of housing growth. Many are large (in terms of population), have a strong services/facilities base (e.g. schools, public transport accessibility, employment, shops), lie within close proximity to Cambridge, and have capacity to accommodate substantial housing and employment growth; • Any adjustments to Green Belt should be compensated by land elsewhere of equivalent value and should only be sacrificed if it is clear the land is not meeting purposes of Green Belt; • Test of employment accessibility in the SA should not just be to Cambridge, ignores the wider pattern of employment; • Need to recognise links with Cambridge, so workforce can live close to where they work, to reduce length and amount of car journeys; • Biggest threat to quality of life is rising dependency on car allied to cheapest housing being far from major centres of employment; • Give farmers some say in the development of their farms and holdings, such as allowing them to build a house or two or barns on their land; • English Heritage – No case for significant review of Green Belt. Will compromise Green Belt if this becomes routine; • Natural England - Seek to identify the most sustainable locations for development, ensuring all land of high value multi-functional green space is protected and enhanced and ensuring development minimises impacts and maximises enhancement opportunities wherever possible. We welcome recognition of the importance of the Green Belt; • The Wildlife Trust - Whichever combination of options is chosen, the selection should be based on an overall assessment of environmental capacity and the full range of environmental and sustainable development considerations, including
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	<p>the impacts on the natural environment and biodiversity;</p> <ul style="list-style-type: none"> • Huntingdonshire District Council - New settlements should be sustainably located in relation to public transport and impacts on trunk roads carefully examined. It will need to be clear what improvements to A14 and A428 are required having regard to the proposals contained within Huntingdonshire District Council's documents affecting these roads. Need to consider cross boundary retail impacts; • Hertfordshire County Council - some development is likely to come forward within villages or rural service centres, in close proximity to Hertfordshire. Welcome an ongoing dialogue on cross-boundary implications of any emerging strategy; • Suffolk County Council - Council wish to see full assessment of impact of growth on routes into Suffolk - A11, A14 and A1307. Welcome focus development to provide strong public transport links to Cambridge, and suggest consider ways to develop routes across county borders; • St.Edmundsbury Borough Council - does not consider it appropriate to suggest which would be the most sustainable strategy for South Cambridgeshire. The pertinent matter is whether the strategy would have a detrimental impact on St Edmundsbury. However, it is considered that a Cambridge focus would not have an impact, unless it had a detrimental impact on the travel arteries between Haverhill and the city; • Caldecote Parish Council - The main focus should be on extension of or building new settlements. West of Cambridge has already had significant development, and infrastructure beginning to suffer. Other areas should be considered first; • Comberton Parish Council - SCDC should favour development of New Towns (Waterbeach barracks), and or New Village (Bourn Airfield). Both of these have the ability to be built 'from scratch' on brown-field sites with access to good transport links and to incorporate district-wide affordable housing. Any village development should be focussed on villages that want to expand, have good A-road transport links, and with spare capacity in the infrastructure; • Dry Drayton Parish Council - objective should be to make existing villages more sustainable, and not just to confine development to larger villages; • Great Abington Parish Council - prioritise options i and iii but not rule out option ii completely; • Great Chesterford Parish Council - Concerned
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	<p>in-filling in any of proposed sites, and cumulative effect of all sites, will have on already congested access roads, key junctions and journey time to Cambridge;</p> <ul style="list-style-type: none"> • Histon and Impington Parish Council - urges adoption of a policy of encouraging developments close to guideway route. These houses may have less parking spaces than developments more than 1.5km from guide way stops. Northstowe will fit within our distance criteria but sites such as a northern site in our villages would not; • Papworth Everard Parish Council – Only the most sustainable villages at the top of the hierarchy should be included; • Steeple Morden Parish Council - Support the current policy of development in major centres. <p>Themes raised in questionnaire responses to question 3 (number of respondents in brackets):</p> <ul style="list-style-type: none"> • Protect the Green Belt (119) • Use Brownfield land (66) • Where appropriate infrastructure exists or can be provided (62) • Small scale / gradual/ natural growth of villages where community accepts growth (36) • At Northstowe (28) • Waterbeach / Waterbeach Barracks (21) • Bourn Airfield (19) • No development (18) • Infilling (17) • Cambourne (11)
<p>QUESTION 10: Green Belt Purposes and Functions</p>	
<p>Do you think the Green Belt purposes and functions remain appropriate for the new plan?</p> <p>Support:89 Object: 15 Comment: 39</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • The functions of the Green Belt remain appropriate for the new Local Plan; • Green Belt is essential to identity and character of Cambridge; • Green Belt boundaries should not be reviewed further; • Green Belt performs important function and should be maintained; • Protects agricultural land, supports recreation, maintains separation of settlements • The concepts of "a soft green edge to the city" and "a distinctive urban edge" are contradictory; an urban edge would be hard and grey; • The Local Plan should address Green Belt landscape enhancement; • Rural heritage of the Green Belt is key to quality of life; • To prevent urban sprawl and protect setting of historic city, remain highly relevant for new Plan;

	<ul style="list-style-type: none"> • The compact nature of Cambridge is one of the reasons that Cambridge is easy for walking and cycling; • Needs to be reviewed on a regular basis, can not be regarded as sacrosanct; • Once established it should not be reviewed; • The Green Belt is meaningless if it isn't accessible or designated a nature corridor/reserve; • CPRE - Green Belt land review was less than 10 years ago, it is unnecessary to review it now; • Caldeote Parish Council, Cambourne Parish Council, Comberton Parish Council, Fen Ditton Parish Council, Fowlmere Parish Council; Foxton Parish Council, Grantchester Parish Council; Great Abington Parish Council, Great and Little Chishill Parish Council, Great Shelford Parish Council, Haslingfield Parish Council, Hauxton Parish Council, Histon and Impington Parish Council, Ickleton Parish Council, Litlington Parish Council, Little Abington Parish Council, Milton Parish Council, Oakington and Westwick Parish Council, Over Parish Council, Pampisford Parish Council, Rampton Parish Council, Stapleford Parish Council, Steeple Morden Parish Council, Weston Colville Parish Council – Support. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Not consistent with PPG2, and NPPF; • Many of the suggested purposes and functions of the Green Belt stated are more related to landscape quality issues and are not directly related to Green Belt. Many areas of the Green Belt do not perform any of these functions. The Plan must distinguish between these issues and the purposes and functions of the Green Belt should be consistent with the NPPF; • Outdoor sport and recreation should also identified as a function of the Green Belt around Cambridge; • Green Belt purposes and functions should not restrict development at the expense of other factors, such as village amenity and open space; • It will be critical to carry out a full and detailed Green Belt review, in accordance with requirements in the NPPF, to ensure that full consideration is given to the development strategy and that any areas proposed to be released from the Green Belt have been fully assessed, particularly in terms of purpose and function; • Purpose and functions not suitable as Green Belt review is needed to meet development needs; • The area of the Green Belt needs to be expanded significantly, with more safeguarding form development and promotion of biodiversity; • The Wildlife Trust – Purposes are insufficient, an
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	<p>additional key purpose for the Cambridge Green Belt should be to provide a wildlife-rich environment and high quality green infrastructure that makes a significant contribution to the enhancement of our natural environment and biodiversity and the delivery of the Cambridgeshire Green Infrastructure Strategy;</p> <p>COMMENTS:</p> <ul style="list-style-type: none"> • Para 4.24 is incorrect. William Holford and Myles Wright did not recommend the establishment of a green belt for Cambridge. They recommended a limitation on the growth of the borough (as it then was) and to achieve this suggested a limit to building development. If anyone can be regarded as the instigator of the Cambridge Green Belt it must be W.R. Davidge, the town planner who made recommendations in 1934. • Review may be necessary to meet housing needs; • Should be retained in all but exceptional circumstances; • The potential for wind energy generation in the Green Belt should also be considered and provided for in the Local Plan; • They need careful scrutiny - e.g. preserving Cambridge as a compact city runs up against the expansion needed because of its success. How big is compact? • Green Belt policy is clear, need to set out functions is a little redundant; • English Heritage - The purposes of the Cambridge Green Belt set out are appropriate and true to those in the NPPF, in previous national policy in PPG2 and in the original ambitions for the Green Belt when it was designated. It will be helpful to set these out clearly in policy since the purpose of protecting the character and setting of Cambridge is quite distinct from the role of other Green Belt containing metropolitan areas. The function of maintaining a connection between the historic core and the surrounding landscape through relative proximity could also be added. The Landscape Design Associates Green Belt Study (2003) refers to the way in which short distances between the urban edge, gateways and the historic centre help to define, and allow appreciation of the identity of Cambridge as a historic city; • Environment Agency – In addition, the areas of green belt around Cambridge and its neighbouring settlements can form a 'strategic green infrastructure linkage'. By this we mean linkages of a significant nature and on a strategic scale; • Natural England - would welcome an approach which seeks to enhance the beneficial use of the Green Belt by providing opportunities for outdoor
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	<p>sports and recreation, increasing access, improvements and enhancements to visual amenity and biodiversity;</p> <ul style="list-style-type: none"> • Coton Parish Council, Madingley Parish Council - no "exceptional case" for further destruction of the green belt around the fringes of Cambridge; • Cottenham Parish Council - There is no need for further encroachment into the green-belt of SCDC; • Conservators of the River Cam – Should refer to the River Cam as a feature; • Grantchester Parish Council - Every effort should be made to prevent arterial traffic routes from fragmenting these green spaces. Joining them to provide sustainable walkways and cycle paths around as well as into and out of the City should be added as a function/purpose; • Whaddon Parish Council – Green Belt has already lost its purpose due to amount of development taking place.
<p>QUESTION 11: Do you consider that more land, beyond that already released and committed, on the edge of Cambridge and potentially at larger villages, should be released from the Green Belt to achieve sustainable development?</p> <p>Please provide any comments and explain why you think there are exceptional circumstances?</p>	
<p>Support:53 Object: 178 Comment: 44</p> <p>Questionnaire Question 4 What are your views on releasing land from the Green Belt to allow more development on the edge of Cambridge or larger villages? Total comments received: 697 (comments on broad locations recorded under Question 12)</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • We consider that special circumstances exist to justify a review of the Cambridge Green Belt boundary and the subsequent release of land for development and/or safeguarding. Firstly, there is a need for housing and affordable housing in Cambridge and South Cambridgeshire. Secondly, land previously released from the Green Belt to meet development needs - Cambridge East - which was expected to make a substantial contribution to future housing land supply will now no longer be available during the plan period and so alternative sites are required. In addition, the Green Belt studies undertaken in 2002 are now out of date and assessed broad areas only in terms of whether the land met Green Belt aims, but did not assess in detail whether parcels of land could be removed from the Green Belt without affecting the purposes for including land within it. A detailed and up to date review of the Green Belt boundary should be undertaken now for this Local Plan • Because employers are looking for sites closer to Cambridge • There are exceptional circumstances that justify the release of Cottenham Sawmills from the green belt, namely, the change in circumstances at

	<p>Cambridge East and Northstowe and the resulting need to provide additional village development, and the considerable housing need within Cottenham.</p> <ul style="list-style-type: none"> • It is considered that more land should be released from the Green Belt on the edge of Cambridge as this is the most sustainable approach to meeting the Councils housing and employment needs for the Plan period. These objectively assessed needs for further growth and the high levels of housing need constitute exceptional circumstances which justify the release of Green Belt Land. Paragraph 84 of the NPPF acknowledges that the release of Green Belt land on the edge of urban areas through Local Plans can be appropriate where this is the most sustainable form of development. • Cambourne Parish Council -Support • We consider that there is a greater need for growth than proposed in the Issues and Options document and that this need provides the exceptional circumstance to release land from the Green Belt. • Cambridgeshire County Council - We support the release of land from the Green Belt in order to (a) achieve development in the most sustainable existing locations and (b) where it can deliver much needed new housing (including affordable) within the first half of the Plan period (as would be the case with a suitably large development of up to 500 homes on the edge of Cambridge/Rural Centre or up to 100 homes in a Minor Rural Centre/Group Village. • More land, beyond that already committed, should be released from the Green Belt in order to achieve sustainable development. Through the managed release of land in suitable locations, such as Site 24 in Cottenham, pressures on green space within villages can be alleviated whilst ensuring there's minimal impact on the wider Green Belt and its aims • There are exceptional circumstances that justify the release of Land north of High Street and west of Chapel Road, Great Eversden, from the green belt namely, the change in circumstances at Cambridge East and Northstowe and the resulting need to provide additional village development, and the considerable housing need within Great Eversden and Little Eversden. • The Cottenham Village Design Group would however like to see the Green Belt reviewed in some areas such that if development of the village does occur it happens in beneficial and sustainable areas. The areas to be reviewed
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	<p>would be relatively small, any reduction should be made up by improvements in access etc elsewhere. It remains especially important for the residents of Cottenham that there is no coalescence with Histon.</p> <ul style="list-style-type: none"> • You have 5000 on your housing list. You will have to sacrifice SOME green belt somewhere • Cambridge and S Cambs growth probably represent such exceptional circumstances. But some of the villages close to Cambridge are quite charming and sensitive to being ruined by having 500 houses built on their edges, so you may have to focus on those that would not suffer so grievously. My votes are for Milton, Fulbourn and Waterbeach. But Cambridge fringe long before these • More land should be released from Green Belt to achieve sustainable development • There are exceptional circumstances that justify the release of Land off Cambridge Road, Waterbeach (the site in its entirety), namely, the change in circumstances at Cambridge East and Northstowe and the resulting need to provide additional village development, and the considerable housing need within Waterbeach. An additional circumstance is the recommendation within the Council's Employment Land Review that future B1a office accommodation should be focused within the Cambridge Northern Fringe. • Green Belt review would be welcomed alongside preparation of Plan, not on an ad hoc basis. Would ensure all development options thoroughly investigated and coherent and focused policy approach. Justification to release Green Belt sites on edge of existing villages to sustain existing services and to meet local affordable housing needs. All settlements in Green Belt should provide a degree of growth. Importance of retaining integrity of Green Belt acknowledged, review is necessary in response to housing need and land supply situation. Without it the chronic shortage of housing will not be addressed. • It is critically needed to provide more housing and to some degree more sites for development of business. Furthermore, an increase in housing construction will help stimulate an economy that is still not providing adequate employment possibilities to all residents. AND, housing that is vitally needed, especially affordable housing, will be created! • Exceptional circumstances exist to justify the release of more land from the Green Belt to achieve sustainable development. These circumstances are the high housing need; limited
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	<p>supply of non-Green Belt sites; failure of other larger sites to deliver; pressure on the open countryside beyond the Green Belt, and; strategic location of parts of the Green Belt to important transport corridors. One such area where the Green Belt should be reviewed is in the vicinity of the redundant Waste Water Treatment Works in Hauxton. The release of this site would secure the necessary strategy to remove the incongruous industrial structures at this site referred to by the Inspector for the Site Specific Proposals.</p> <ul style="list-style-type: none"> • Ickleton Parish Council - It seems sensible to review the Green Belt from time to time. If there is a case for releasing parts of it to achieve sustainable development this should happen, but there should be compensatory extensions to the Green Belt so that its overriding objectives continue to be met. • Paragraph 84 of the NPPF acknowledges that the release of Green Belt land on the edge of urban areas through Local Plans can be appropriate where this is the most sustainable form of development • Villages such as Milton are ideally placed to accept additional housing, but the Green Belt boundary is tightly drawn and there is very limited scope for additional development without a review of the Green Belt. • Litlington Parish Council – Support • Little Abington Parish Council - Where it is essential then Green Belt land may be released, but additional land, in proportion to the land released, should be added to the Green Belt as close as possible to the released area to ensure that the purposes and functions of the Green Belt are not compromised. • Around Cambridge = YES. Around the villages = NO. • The Green belt should be preserved however if land within the belt is already compromised by nearby development or for example adjacent to Addenbrooke's or a Park and Ride sensitive and high quality development that enhances the site and area could be supported • At larger villages, but only where there is local support • Through the managed release of land in suitable locations, such as Land north of White Field Way, Sawston, pressures on green space within Villages can be alleviated whilst ensuring there is a minimal impact on the wider Green Belt. • It is almost inevitable that Green Belt land will have to be given up. London's Green Belt serves only to encourage commuting from beyond the
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	<p>Green Belt. Cambridge's Green Belt, if maintained in its present form, will contribute to doing exactly the same. Already Cambourne and later Northstowe cannot avoid being primarily commuter villages. If people working in Cambridge are expected to live in Cambridge rather than commuter villages, then selective removal of the Green Belt is essential.</p> <ul style="list-style-type: none"> • Exceptional circumstances do exist in that this can be achieved without significant net loss to Green Belt overall. First preference and priority should be given to developing sustainable sites and previously developed land, such as Bourn Airfield before releasing Green Belt sites. • Whaddon Parish Council - Yes, but only in circumstances where it is sustainable and in keeping <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Support the retention in Green Belt of land surrounding Fulbourn and between Fulbourn and urban edge of Cambridge (BL7/8). Green Belt continues to play an important role in protecting the setting of city and preventing urban sprawl • Keep as much Green Belt areas as we can, especially woodlands and farmland. Wildlife and agriculture should be protected and more food produced locally. • The key priority of the Local Plan should surely be to save the Green Belt and build on brownfield. Cambridge and all the surrounding villages are what they are today (and don't suffer from urban sprawl) because of the focus on protecting Greenbelt and building on brownfield land • Special circumstances are not a valid reason for releasing further green belt land for development. The reasons for its creation have not changed. There is no guarantee that accommodation built on released green belt land will be lived in by people already living in the area; nor does building in itself provide sustainable long-term employment • Building more housing on green-field sites is not "sustainable". Replacing green areas with housing only increases the environmental impact of the population, unless compensated by an equivalent currently built area released to make a green-field site elsewhere (implying an extra cost in restoration of the site to a natural state). • The run off water from the houses will have to drain into the Cam, creating the flooding of the future. In Eastern England, there is an acute shortage of water to service the proposed developments. The proposed development includes 12,500 houses in the Green Belt. The
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	<p>Green Belt should remain green. If land is developed either side of the A603 between Barton and Newham, then the task of commuters getting into Cambridge each morning will become increasingly horrendous</p> <ul style="list-style-type: none"> • I object to any further development of Green Belt land in Stapleford, due to the resulting increase in traffic and accompanying impact on safety for pedestrians, especially for children walking to school. Further development in the Green Belt would also change the rural character of the village • Green belt must be protected. It must not be 'nibbled' at. Allowing development in some areas sets precedent. It becomes difficult to justify objection to future development if some is allowed now. Once it's gone, it's gone. These decisions cannot be reversed • We do not believe that the exceptional circumstances required by the NPPF exist to justify release of further land from Green Belt to meet housing and employment needs. We particularly object to the growth of Group Villages within Green Belt and suggest an alternative strategy should be considered with allocation of sites in other Group Villages and flexibility for development on edges of Group and Infill Villages. This alternative strategy will ensure Local Plan is compliant with NPPF by ensuring Green Belt area 'safeguards the countryside from encroachment' which is a defined purpose set out in NPPF. • The purpose of the green belt is to protect areas around a city from development, and to maintain easy access to city amenities from people who live in the countryside and vice versa. If land is constantly taken away from it, the green belt serves no function except to frustrate the lives of ordinary people living within it and to concentrate development opportunities into the hands of big developers • Caldecote Parish Council - The majority of Caldecote residents felt that the Green Belt should be protected • Needs to be clear reason to take land out of Green Belt. Presumption otherwise against it • No. The Local Plan should include a 'presumption against development' in the Green Belt in accordance with the NPPF. The 'very special circumstances' justifying development must not prevail when reasonable alternatives for development land are available outside the Green Belt. For this plan period adequate land for housing and employment can be provided in the
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	<p>Cambridge sub-region without the need to release more Green Belt land. Development within the Green Belt should be allocated only where it has the least visual impact on it.</p> <ul style="list-style-type: none"> • The Cambridge Green Belt land review was less than 10 years ago, so it is unnecessary to review it now. We do not believe that economic growth makes for an exceptional circumstance which overrides the purposes of the Cambridge Green Belt. • Caxton Parish Council - protection is needed • The Cambridge Green Belt, already narrow and fragile, should not be further eroded. Development, to be sustainable, does not necessarily have to be located close to or even adjoining, an existing city or town provided that there are, or will be, good public transport links. There might be scope to allow very limited development in some of the green belt villages if by doing so it preserves or enhances their viability as successful local communities (by providing, for example, additional custom for local shops and public houses). • Coton Parish Council - The SCDC Issues and Options Paper offers significant brown field development sites for Cambridge and the District, more than enough to cater for both the City, and District growth. There is therefore no "exceptional case" to be made for further destruction of the green belt around the fringes of Cambridge City. • Cottenham Parish Council - If a project already permitted needs a little more land (to a maximum of 10 acres) in order to be completed then such an exception might be made, but in broad terms 'No!' - and this certainly applies to Cottenham's green-belt. A different view might be needed for plan period 2032 - 2050 but further erosion of green-belt around Cambridge will add to urban sprawl and, particularly in the north-east, run the risk of absorbing more villages into the suburbs of the emerging Greater Cambridge. The existence of alternative sustainable sites would leave the green-belt untouched. • Trumpington and Great Kneighton developments demonstrate vividly the damage that is done by eroding the green belt • Croydon Parish Council - How many "exceptional circumstances" will there be before all the Green Belt is swallowed up. Once it has gone, it can never be replaced. There must be other areas where growth can be made in order to ensure a sustainable development strategy for the wider Cambridge area, and these should be used
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	<ul style="list-style-type: none"> • Green belt is essential for biodiversity. Destroying these habitats will greatly decrease biodiversity and natural wildlife. • Cambridge's success, as a 'boom town' in terms of employment opportunities and proximity to London means there will always be a perceived housing shortage and an argument for more housing provision, regardless of existing houses and the number of new homes built. Cambridge is already affected adversely from over-development and the quality of life for existing residents is at risk. Considerable and expansive housing developments are already in progress on greenfield sites and greenbelt land in Cambridge. No further areas of green belt should be lost. • Fen Ditton Parish Council - Disagree. Brownfield development north of Newmarket Road to be considered. Additional minor expansion south of Cambridge based on highway and guided bus may be considered since the Green Belt is now being encroached on so heavily • Foxton Parish Council - Green Belt should be kept as it is • Fulbourn Parish Council - Opposed to changes to the Green Belt around the village and between the village and Cherry Hinton in order to retain the environmental and ambiance of Fulbourn and to protect the open countryside which extends into built up areas of the village. • In the SHLAA/SA it mentions that Outer Rural Areas play a lesser role in contributing to the distinctiveness of Cambridge. In my view the distinctiveness of Impington has to be considered and developing this site would have a negative impact. • Grantchester Parish Council - Not on the edge of the City - No. However, we do support additional land being released from areas surrounding larger villages and business and technology parks. Business and technology parks outside the City should become centres for new communities and require proper facilities, such as shopping, eating and social facilities. Many existing parks are not well catered for and have limited eating and shopping choices. In order to improve this dynamic, policies should support shopping, eating and facility planning in the new and existing settlements, which naturally take time to establish. • Great Shelford Parish Council – There is plenty of development land, therefore exceptional circumstances do not exist • Haslingfield Parish Council - The justification is that Marshalls chose to keep their business on its
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	<p>current site rather than move and this has lowered the projected number of properties that can be located there. This illustrates the difficulty of forward projection over such a long period. Possible sites will appear (Waterbeach & Bassingbourn barracks) and others (Marshalls) will disappear but it is certain that if green belt land is removed, it will never be reversed. At the time of the last incursion into the green belt at Trumpington Meadows, promises were given that no further changes would be proposed - yet here we are again.</p> <ul style="list-style-type: none"> • Hauxton Parish Council - There are vacant shops, offices and industrial sites throughout Cambridge. These should be filled before there is any incursion into the greenbelt. Sites have been developed for employment but no employers have moved in. • Support retention in Green Belt of land to the west of Station Road, Site Option 28. Long established in Green Belt and its importance to the character of Fulbourn village and its historic rural setting has been confirmed at numerous reviews. The way that the open countryside penetrates right into the heart of the village between Station Road, Church Lane, Apthorpe Street and Cox's Drove is an important feature and should be retained. • NPPF underlines the importance of the permanence of Green Belt boundaries. In the case of the Cambridge Green Belt, this was the subject of a thorough review as part of the Cambridgeshire Structure Plan Review in 2003. It would be entirely contrary to the NPPF requirement for permanence for the Green Belt to be reviewed again less than ten years later. Green Belt locations already considered through Structure Plan, and sites making marginal contribution to Green Belt already released. Those which are left are critical to the maintenance of the Green Belt purposes and functions. SCDC and CCC have failed to take local authority boundary blind' approach to producing the most appropriate planning strategy for the greater Cambridge area to 2031. If the legitimate development needs of the City Council could be met anywhere in the joint plan area, the pressure for inappropriate Green Belt releases would dissipate • Histon & Impington Parish Council - Physical separation from Histon and Impington very important: <ul style="list-style-type: none"> • A14 to South • East to Milton - Mereway Farm warehouses must not be site of further development.
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	<ul style="list-style-type: none"> • Distance from Cottenham northwards - further development in this area must be resisted. • North West to Oakington (and beyond to Northstowe). No infill in this area. • East to Girton - NIAB land south of A14 for development, but development on land north of A14 should not be permitted. <p>NPPF clear that Green Belt boundaries should only be altered in exceptional circumstances. No exceptional circumstances driving the alteration of Green Belt in Histon or Impington.</p> <ul style="list-style-type: none"> • Object to the release of additional land from the Green Belt for development in circumstances where that development would fill-in completely, or partially, gaps between Cambridge and villages that are currently separated from Cambridge by undeveloped land (e.g. Fulbourn and Teversham). This development would detract substantially from the established character of these villages as being separated from Cambridge, and lead to the loss of valued amenities. I specifically object to Broad Locations 6-8, which would inevitably result in the eventual subsuming of Shelford, Fulbourn and Teversham into Cambridge • We do not believe the exceptional circumstances required by the National Planning Policy Framework (NPPF) exist to justify the release of further land from the Green Belt to meet the housing and employment needs of the area. Object to the growth of Group Villages within the Green Belt area and suggest that an alternative strategy should be considered with the allocation of sites in other Group Villages outside the Green Belt such as SHLAA site 020. • I object to development at Comberton into the Green Belt. Significant expansion into the Green Belt will destroy the rural character of the village. Development should be at self-contained brownfield sites, not in existing villages. • Milton Parish Council – No more land should be released from the Green Belt • Natural England - Natural England have particular concerns with proposals for release of Green Belt land where this is likely to have an adverse effect on biodiversity, landscape and access/amenity, including impacts on designated sites such as SSSIs and County Wildlife Sites (CWS) and wider biodiversity and strategic GI. Appendix 2, Assessment of Broad Locations on the Edge of Cambridge, identifies that most of the locations support areas of at least local biodiversity / GI importance and most include landscape essential to preserving the special character and setting of Cambridge.
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	<ul style="list-style-type: none"> • Alconbury Airfield with its financial advantages would be a better place for development. Concreting over large swathes of South Cambs should be drastically reduced. • Oakington and Westwick Parish Council – No • The Green Belt around Cambridge should be preserved and protected from any further erosion. Most people who live and work in and around Cambridge value Cambridge for the way it is, as a compact city, and would be concerned to see any major change in its character. It follows that, other than sustainable development within existing City boundary, if additional housing numbers are required, they should be sought outside the Green Belt. • Over Parish Council – Do not support • Pampisford Parish Council - Do not support • Completely new villages further out of Cambridge like Cambourne are the answer, the housing cost is cheaper for first time buyers if the village is further away from Cambridge and the village can be made greener and more efficient instead of just adding bits to centuries old villages that can't properly sustain the growth. • "Exceptional circumstances" required by NPPF cannot apply when there are other viable alternative options outside the Green Belt like Waterbeach Barracks. Exceptional circumstances should apply only to small-scale cases, like expansion of ARM, where there are obvious benefits to the people of the area - or similar case where there is an obvious employment benefit to people of Cambridge. If every time Local Plan is reviewed yet more land is taken, then the status of the Green Belt is so degraded as to become worthless • Any encroachment on the Green Belt (other than for recreational use) would be contrary to the Stapleford Parish Plan and the democratic way in which the Plan was produced • Rampton Parish Council – No, except for small ad-hoc releases • No, there are vast areas of brown field land at Waterbeach, Oakington and Alconbury plus Cambourne needs expanding to achieve its critical mass. • You'll either end up with dense housing on the edge of villages, degrading their character and setting or you'll have poor utilisation of what was farm land if built at low densities • Development should not occur within the Cambridge green belt as it is vital to the character of the city and the transport infrastructure could not cope with any more houses in this area. If
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	<p>there has to be new development it should therefore go to the larger villages which have already lost their rural character, but this development should always come with appropriate facilities for the people who are going to live there.</p> <ul style="list-style-type: none"> • Responses to the Parish Plan state Fulbourn must retain its character as a village. This means preserving the Green Belt between the present western boundary of housing and the encroaching boundary of Cambridge. Ida Darwin should remain in the Green Belt. Villages like Fulbourn which are close to extending urban conurbations should have their character protected by retaining existing Green Belt. • I object to erosion of Green Belt land in Waterbeach, particularly when there is a brownfield site (The Barracks) currently under consideration for housing in the same village • The continued inclusion of the Scotsdales site in the Green Belt is anomalous given that it does not contribute towards any of the purposes of including land within the Green Belt and serves no useful planning purpose and is therefore unreasonable and unnecessary. The Council should therefore exclude the site from the Green Belt. • Stapleford Parish Council - Parish Council does not wish to see encroachment or erosion of Green Belt in and around village, with possible exception of recreational use. Consistent with Stapleford's Parish Plan. Key objective 'To preserve and enhance the country feel of Stapleford' by 'Resist any encroachment or erosion of the Green Belt for other than recreational use'. Maintaining Green Belt to create a clear break between Cambridge as a city and surrounding villages should remain a continuing goal for Council. • The Wildlife Trust - There are significant environmental constraints associated with the proposed options for release of green belt land, including compromising delivery of the Cambridgeshire Green Infrastructure Strategy. For example, option 7 overlaps with the Gog Magogs Countryside Area, which is a high priority for the creation of chalk grassland and other habitats and the expansion and linkage of a series of designated sites including SSSIs, Wildlife Sites and Local Nature Reserves; and option 10 would take away the last opportunity to create strategic green infrastructure for the NIAB developments. • The Trumpington Residents' Association does not believe there are exceptional circumstances for revising the inner boundary of the Green Belt. The
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	<p>decisions taken in the 2000s to release land in the Southern Fringe are resulting in a well-designed series of developments with a strong urban edge and transition from countryside to the city; any further development would be very detrimental. The remaining Green Belt provides an even more vital separation between Trumpington and Great Shelford, Hauxton, Harston and Grantchester. The new edge to the agreed developments has an important role in preserving the setting and character of the city</p> <ul style="list-style-type: none"> • A review of the Green Belt on the edge of Cambridge is needed. We object to the fact that a review of the Green Belt around <u>all</u> villages is not identified as an option, and feel that the remit should be widened not just to encompass the larger villages. • This is a loaded question, to have 'development' you obviously need space. It is a self answering question. Sustainability is a word that means little, but gives 'Development' a veneer of acceptability. • Weston Colville Parish Council – Retain the Green Belt <p>COMMENTS:</p> <ul style="list-style-type: none"> • Any proposed development of greenbelt needs to take into account where the greatest demands are - such as in Cambridge itself. This would mean that development of greenbelt around the outlying villages, which are not easily accessible by cycle or bus routes, are not realistic proposals • It may be necessary to release further land on the edge of Cambridge to prevent development being forced away from the City into the surrounding villages. Green Belt should be safeguarded around the necklace villages. A major function of Green Belt is to prevent the merging of settlements and the absorption of more villages into the Cambridge conurbation • Barton Parish Council - The SCDC Issues and Options Paper offers significant brown field development sites for Cambridge and the District, more than enough to cater for both the City, and District growth. There is therefore no "exceptional case" to be made for further destruction of the green belt around the fringes of Cambridge City. • Cambridgeshire County Council - In the event that any change is made to the Cambridge Green Belt in Cambridge South the opportunity to address the outstanding need for a new Household Recycling Centre (HRC) to serve new and existing communities should be taken • It should be possible to develop on outskirts of Cambridge without great deal of change to Green Belt. Any adjustments should be compensated by
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	<p>land elsewhere of same value and only if the land is not meeting purposes of Green Belt.</p> <ul style="list-style-type: none"> • There should be a thorough assessment of the potential of non-Green Belt sites such as Melbourn which will influence the need or otherwise to release additional Green Belt land elsewhere • Comberton Parish Council - Retain the Green Belt and avoid urban sprawl that could destroy the character of the landscape and villages that surround Cambridge city and of Cambridgeshire itself. • The vision of wider development in the green belt must not ignore the restrictions within the City centre and its problems with rail transport, bus provision in the rural areas and car parking. It offers the jobs but the rural area will provide the affordable housing. We will reach gridlock if these two are not very carefully considered together • English Heritage - The boundary of the Green Belt has only recently been reviewed and we do not consider that it can be justified to look for further extension into this landscape. The implication of further erosion of the Green Belt would be to suggest the protection afforded is something that is transient and without basis, rather than founded on an assessment of the kind of city Cambridge should be, and its capacity to absorb growth without damage to its character and setting. The relevance of setting to historic towns through green belt designation is recognised in English Heritage's guidance 'The Setting of Heritage Assets'. The approach to setting and character in the Cambridge Green Belt Study (Landscape Design Associates 2003) is helpful in the way it seeks to analyse the way in which the city of Cambridge is experienced, including not just significant views (important though these are), but also the connection of the historic core to the surrounding landscape, the distance from the urban edge to the edge of the historic centre, the dominance of the historic core and other aspects affecting the manner in which the historic city is appreciated. Notwithstanding these comments, we would suggest that some parts of the Green Belt are especially critical to the purpose of protecting the character and setting of Cambridge because of their special visual, aesthetic and historic value. • Environment Agency - Any such proposals for increased expansion of any major settlements should be appropriately investigated to ensure that development in such locations is 'sustainable'. The principle of development within close proximity to existing services and amenities means that these
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	<p>areas should be considered for allocation of growth.</p> <ul style="list-style-type: none"> • Fowlmere Parish Council - Only under the most exceptional circumstances should Green Belt release be contemplated. The priority should be to use Brownfield land inside the Green Belt. Any releases of Green Belt should be matched by extensions of the Green Belt. • Great Abington Parish Council & Steeple Morden Parish Council - Only in exceptional circumstances and if additional land is added to the Green Belt to compensate the loss. • There are exceptional circumstances which justify a review of the Green Belt to remove land at Trumpington for the Cambridge Sporting Village and development would not significantly impact on green belt purposes • More land, beyond that already previously released at larger villages should be released from Green Belt to achieve sustainable development. A number of sites that could come forward for development to meet housing needs are constrained by Green Belt. This includes our client's site on land to the south of Villa Road in Histon. This site could provide for a mix of housing, including affordable, to meet needs. It is considered there are exceptional circumstances to release some Green Belt land if affordable schemes are brought forward to address housing requirements. • The Green Belt should be reinstated in SCambs at Cambridge Airport • Madingley Parish Council - The SCDC Issues and Options Paper offers significant brown field development sites for Cambridge and the District, more than enough to cater for both the City, and District growth. There is therefore no "exceptional case" to be made for further destruction of the green belt around the fringes of Cambridge. • The Green Belt must be safeguarded around the necklace villages. We must prevent the coalescence of necklace villages such as Great Shelford, Harston, Hauxton, Little Shelford and Stapleford into a Greater Cambridge conurbation. • Sites outside the Green Belt should be examined before releasing Green Belt land. Land outside the Green Belt is not subject to the same national protection and less constrained sites and villages should be considered preferable locations for new residential and commercial development. Longstanton, already set to expand massively with the delivery of Northstowe, is an ideal place for additional small scale development • The Wildlife Trust - Assessment should be based
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	<p>on an analysis of the environmental capacity of the area, its existing environmental value and its potential to contribute to the enhancement of the natural environment and quality of green belt for biodiversity that is required to meet the objectives of published environmental strategies. It should also be based on an analysis of the environmental sustainability of the different development strategies considered earlier in this document.</p> <ul style="list-style-type: none"> • Waterbeach Parish Council - Decisions should be based on the need to protect the environment and setting of Cambridge, the avoidance of development on recreation /open space land and in areas with better infrastructure. <p>Questionnaire reponses:</p> <ul style="list-style-type: none"> • We think that if there is no brownfield sites Green Belt should be used around existing villages • Any development of any Green Belt area is extremely sensitive and would require extremely careful and well researched planning. However development south of the City would assist commuters to towns south of the City and London areas, of whom there are many. • Protect the green belt as far as possible - focus any development on energy efficient / environmentally friendly housing stock built with sustainable best-in-class infrastructure on brown-field sites. (That also implies near the northern fringe where jobs are due to be created)" • No greenbelt should be touched - especially in Comberton. The vast majority of people are against the proposed development sites. It would be very detrimental to the village's character and heritage and to peoples livelihoods who live adjacent to the sites. Loss of amenity, loss of privacy, loss of views, loss of value in their homes. Not to mention the drastic negative affects it will have on the village services such as longer waiting time to see a doctor - increased safety issues for children crossing our roads, more environmental damage, more flooding, more sewage capacity issues, inadequate transport links meaning more car use etc. • The purposes and functions of the Green Belt are still relevant however there are several areas that are currently designated as Green Belt that do not fulfil the functions of the Green Belt. In order for the Council to meet its full objectively assessed housing needs, it is important that a full Green Belt is undertaken to consider the potential of each of the villages, large and small, to meet their own housing needs and contribute to the overall District need. • Comberton Parish Council - Supported by 301
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	<p>signatories (of which 267 signatories have been individually registered). All 10 options would go against the spirit of the 2009 SSP inspector who noted: "The most relevant principles...are those concerned with the maintenance of views of the historic core of Cambridge, providing green separation between the urban expansion and existing settlements, and protecting green corridors." SCDC should resist the temptation to take away from the green belt. This could cause 'urban sprawl' and destroy the very character of the villages that surround Cambridge City and of Cambridgeshire itself. Be bold - protect the green belt as far as possible - focus any development on energy efficient / environmentally friendly housing stock built with sustainable best-in-class infrastructure on truly brown-field sites. (That also implies near the northern fringe where jobs are due to be created)</p> <ul style="list-style-type: none"> • Huge effort should be put into maintaining existing Green Belt and, when it has to be sacrificed, one or two larger sacrifices would be much better than lots of 'small' sacrifices which would detract from the districts good qualities as a whole. • Clearly some Green Belt release is needed, but this should be limited by a more favourable approach to expansion of existing villages beyond the Green Belt provided they have some services and for proximity to public transport • Linton Parish Council - Land should not be released from Green Belt • I think any further development should be nearer the city so that people can use public transport. The bus service to Bourn / Cambourne is still fairly poor in my opinion and of no use in the morning as the traffic is so bad on Madingley Hill. • Villages should be allowed to expand and develop. The boundaries should be redrawn to allow infilling and back-land development on unused land. Keeping development within villages "tight" fosters community spirit, impossible to achieve with ribbon development. Large developments attract national companies that complete the build and then leave the area. Smaller developments are completed by local tradesmen that live and spend in the community • Important not to develop on green field sites. Aim to use brown field sites such as use of town centres which have a large amount of unoccupied retail properties. • Don't release any more Green Belt land. Look to make a new village if absolutely necessary instead • Rationalise Green Belt development to achieve
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	<p>lowest CO2 impact. Develop 'garden suburbs' in market towns and larger neighbour schools in rural centres.</p> <ul style="list-style-type: none"> • Develop near Cambourne • The Green Belt should be kept round Cambridge, otherwise there will be urban sprawl. The villages were planned as villages and should be kept as that as much as possible or South Cambs will become unrecognisable. • In general - it makes sense to release Green Belt land (after brownfield / infill has been exhausted) as it is likely to be close to supporting infrastructure. However it should be supported by green infrastructure / good alternative landscaping and green spaces provided to replace. • In future, good farmland will be absolutely vital and should be cherished now. Think of future generations. What about water supplies and drainage? • Housing is more of a priority than beautiful scenery • Development in any of the ten identified locations would degrade the setting of the city and the resultant urbanisation would change and damage the character of Cambridge. Similarly, the Green Belt around the villages should be protected as it has an important role in maintaining "village feel" as development changes the character of these villages. • Leave the Green Belt as it is, as Cambridge City centre and local infrastructure cannot support additional residents • Do not lose Green Belt unless within the A14 or M11 • Some review of the Green Belt around Cambridge may be appropriate as this is where the greatest pressure for new jobs / homes will be. • Hildersham Parish Council - Although Green Belts are very good , there should be a degree of flexibility in some areas. • We need to preserve rural nature - for all, not just village residents • Development should be directed to sites outside the green belt with good transport links to the major areas of employment. • If housing is genuinely needed then it should be provided close to where the jobs are expected to be. If this requires building on the green belt then the green belt land needs to be reviewed • No building on the green belt should be allowed but building on previous brownish areas such as Waterbeach Barracks and Bourn Airfield may be acceptable, • The Green Belt immediately around Cambridge
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	<p>must be preserved. If necessary land around villages further out may have to be released. i.e. the village frameworks may need to be extended.</p> <ul style="list-style-type: none"> • Build a substantial village in the green belt near the A11 at TL530530, separate from Cambridge and surrounded by woodland and open space - compensate for building in the green belt. • The important issue is travel access: sites should be easily accessible by public transport or bike, without creating more travel congestion and conditions dangerous for cyclists / pedestrians. • Every review into releasing green belt land for development helps undermine the principal argument for the existence of the green belt: which is to preserve the approaches to an historically and architecturally significant city and protect its immediate environs from creeping urbanization. • Planning gone mad, leave the villages and Green Belt as they are • Preserving the green belt that separates Cambridge from the villages is vital. However, it would be sensible to revise the boundaries to local landscape features, such as the M11 and A14 major roads. So further building between Cambridge and the M11 would be OK. Letting the villages spread into green belt, or Cambridge to cross the M11/A14 would not be OK. • Carry out another review for the areas around Cambridge - many people came to live around Cambridge for the rural aspect - keep development as close to Cambridge as possible • Hatley Parish Council – No to Green Belt loss • Protect the big areas and sensitive ones. Shave pieces off • The green belt is there to stop more villages being absorbed by Cambridge as were Chesterton and Cherry Hinton in the past and now Trumpington. It should not be altered at any point where it reduces the protection of surrounding villages. • Release some Green Belt land near Longstanton and Northstowe to allow further development, but not around other village sites except Waterbeach, where expansion could be appropriate. • Release of Green Belt land should be minimal and restricted to those areas around larger villages that have good transport links into Cambridge e.g. Histon / Impington and Milton. No release of Green Belt land should be permitted to the N.E of Cambridge that would impact on the Wicken Fen Vision. • I think Green Belt land could be used if needed to build a bypass from Earith through to the second roundabout in Longstanton. This would bypass
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	<p>Willingham.</p> <ul style="list-style-type: none"> • Keep the homes in a bigger Cambridge as this means people in lower paid jobs have the lower Stagecoach fares as they will be within Stagecoach's definition of city. • Slight increments on boundaries of a few villages would have only a mild impact on the Green Belt and could add much needed new homes in a short distance from Cambridge. I would prefer this sort of incremental, multi-site approach to fewer, but substantially larger developments. Also incremental load on facilities already available in the villages would be easier to absorb. • No, all 10 options would go against the spirit of the 2009 SSP Inspector who noted: "The most relevant principles ... are those concerned with the maintenance of views of the historic core of Cambridge, providing green separation between the urban expansion and existing settlements, and protecting green corridors. • I have no objection to the release of land from the green belt - I find the concept of the green belt to be an overly restrictive blunt instrument. It is more important to ensure a culture of sustainable building, sustainable transport and renewable energy than to ring-fence areas of questionable ecological and agricultural value for 20 years without review.
<p>QUESTION 12: Green Belt Broad Locations</p>	<p>Cambridge City Council, South Cambridgeshire District Council Issue and Options Consultation on Broad Locations in the Green Belt</p>
<p>1. Land to the North and South of Barton Road (including land in both districts)</p> <p>City: Support: 4 Object: 91</p> <p>SCDC: Support:5 Object: 55 Comment: 6</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • The release of sensitive Green Belt land around Cambridge is not unprecedented e.g. North West Cambridge; • Suitable site for residential development with employment, shops, schools, services and open space provision (including a wildlife reserve and country park); • Could help meet development needs of Cambridge area including for affordable housing, such need has been exacerbated by the lack of development at Cambridge East; • Close to West Cambridge, housing development here would complement its employment floorspace; • The location would encourage sustainable modes of transport; • Low density, well landscaped, sensitive and high quality development acceptable. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • No exceptional case exists to justify more Green

	<p>Belt development;</p> <ul style="list-style-type: none"> • Substantial Green Belt release has only recently been sanctioned so further release should not be contemplated. There should be a settling in period of at least 10 years to allow for the impact of current developments on the edge of Cambridge to be assessed; • No need for development here, development can be accommodated elsewhere in Cambridge and South Cambridgeshire (in the City, at new settlements and in villages); • The land is in a highly sensitive area of the Green Belt, which is important to the setting of the city and adjacent conservation area and forms an important approach to the city. Forms a vital part of the Quarter to Six Quadrant; • Forms part of the wider setting of the historic core of Cambridge and the large number of highly graded listed buildings within the core; • The site contains the remnants of the West Field and almost certainly contains archaeological remains dating at least as far back as the Roman occupation. New development would detract from the historic character of Cambridge; • Would destroy the last remaining vista of the historic core and the last remaining stretch of road into Cambridge not subject to urban sprawl; • The area is important for wildlife, including threatened species; • The area should not be designated for housing but for playing fields and recreation; • Harmful to Green Belt purpose of protecting the character and setting of a historic city, development in Green Belt villages would be less harmful • Part of setting for Grantchester Meadows and Coton Country Park • Loss of a green lung for Cambridge which is easy to access on foot; • Loss of recreation facilities contrary to NPPF; • Would bring development closer to necklace villages; • Inadequate road infrastructure and capacity, Barton Road already heavily congested; • Development would make it harder to commute into Cambridge by car along Barton Road • Would bring more traffic through Grantchester • Impact on local services and facilities; • Land close to Bin Brook is subject to flooding and development could increase flood risk downstream; • Noise and air quality concerns close to M11; • Inadequate water supply to support development;
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	<ul style="list-style-type: none"> • Site rejected in the past and nothing has changed to reduce the importance of the area; • Inadequate local infrastructure including schools. <p>COMMENTS:</p> <ul style="list-style-type: none"> • The QTSC should be preserved & enhanced; • A limited area may be possible to develop if well landscaped.
<p>2. Playing Fields off Grantchester Road, Newnham (includes land in both districts)</p> <p>City: Support: 1 Object: 69</p> <p>SCDC: Support:2 Object: 50 Comment: 4</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Could help meet development needs of Cambridge; • Low density, well landscaped, sensitive and high quality development acceptable. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • No exceptional case exists to justify more Green Belt development; • Substantial Green Belt release has only recently been sanctioned so further release should not be contemplated. There should be a settling in period of at least 10 years to allow for the impact of current developments on the edge of Cambridge to be assessed; • No need for development here, development can be accommodated elsewhere in Cambridge and South Cambridgeshire (in the City, at new settlements and in villages) • New development would detract from the historic character of Cambridge • Harmful to Green Belt purpose of protecting the character and setting of a historic city, development in Green Belt villages would be less harmful; • The land is in a highly sensitive area of the Green Belt, which is important to the setting of the city and adjacent conservation area and forms an important approach to the city. Forms a vital part of the Quarter to Six Quadrant; • Would bring development closer to Grantchester • Harmful to tourism; • Impact on Grantchester Meadows; • Would lead to the loss of a green finger running into the centre of Cambridge; • Impact on local services and amenities; • Inadequate road infrastructure and capacity, Grantchester Road inadequate; • Would bring more traffic through Grantchester; • Could lead to the loss of the allotments, which represent an important facility for the community; • Would destroy the village feel of Newnham; • Would lead to unacceptable levels of traffic on Barton Road and Fen Causeway which are already heavily congested; • Development would make it harder to commute into Cambridge by car along Barton Road;

	<ul style="list-style-type: none"> • Flood risk to rugby club land, development could exacerbate flooding to neighbouring properties; • Inadequate water supply to support development; • Could increase flood risk downstream; • Inadequate road infrastructure and capacity; • Loss of playing fields should be resisted and is contrary to the NPPF; • The area is important for wildlife, including threatened species. The site forms an important wildlife corridor linking to the Backs and Grantchester Meadows; • Development of this site has been rejected in the past, and the reasons for this remain unchanged. <p>COMMENTS:</p> <ul style="list-style-type: none"> • The QTSC should be preserved & enhanced; • Perhaps a small development away from the River would be acceptable.
<p>3. Land West of Trumpington Road (includes land in Cambridge only)</p> <p>City: Support: 1 Object: 64</p> <p>SCDC: Support:3 Object: 46 Comment: 3</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Could help meet development needs of Cambridge; • Well landscaped, sensitive and high quality development acceptable if away from river. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • No exceptional case exists to justify more Green Belt development; • The area forms a sensitive part of the Green Belt and should remain as such. It plays a very important part in the overall setting of the city and its rural edge is a vital characteristic of Cambridge that should be protected; • No need for development here, development can be accommodated elsewhere in Cambridge and South Cambridgeshire (in the City, at new settlements and in villages); and have a negative impact on the Southacre Conservation Area; • New development would detract from the historic character of Cambridge; • Harmful to Green Belt purpose of protecting the character and setting of a historic city, development in Green Belt villages would be less harmful; • Would impinge on a Green Corridor and add to urban sprawl; • Site assessed previously and rejected, nothing has changed since then to alter that conclusion; • Impact on Grantchester Meadows, important green lung for residents and visitors; • Part of the setting to Grantchester, and Grantchester Meadows; • Loss of playing fields should be resisted and is contrary to the NPPF; • Loss of green separation between Cambridge and Trumpington;

	<ul style="list-style-type: none"> • The site forms an important part of the river valley wildlife corridor. The area is important for wildlife, including threatened species; • Development would lead to the loss of high quality agricultural land; • Additional road junctions required by development would damage appearance of tree lined approach to City; • The trees along Trumpington Road form part of a Woodland Wildlife Site; • Inadequate road infrastructure and capacity, Trumpington Road could not cope with the additional traffic generated by the development; • Inadequate water supply to support development; • Could increase flood risk downstream. <p>COMMENTS:</p> <ul style="list-style-type: none"> • The QTSC should be preserved & enhanced
<p>4. Land West of Hauxton Road (includes land in both districts)</p> <p>City: Support: 4 Object: 41</p> <p>SCDC: Support:7 Object: 52 Comment: 4</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • There are exceptional circumstances; • Would be a sustainable development with 10.49 Ha of outdoor sports pitches, 8.65 hectare extension to Trumpington Meadows Country park a community stadium with a capacity of c8,000, indoor sports provision; • Logical extension to City without compromising neighbouring necklace villages. M11 forms a natural Southern boundary; • Could help meet development needs of Cambridge; • Land already compromised by development; • Well landscaped sensitive development acceptable; • Good access; • Minimal landscape impact. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • No exceptional case exists to justify more Green Belt development; • No need for development here, development can be accommodated elsewhere in Cambridge and South Cambridgeshire (in the City, at new settlements and in villages); • New development would detract from the historic character of Cambridge; • Harmful to Green Belt purpose of protecting the character and setting of a historic city, development in Green Belt villages would be less harmful; • Development would conflict with the aim of having a "quality edge" on the southern approach to Cambridge; • Loss of landscaped foreground to the new city edge;

	<ul style="list-style-type: none"> • Highly visible site on rising ground; • Coalescence with Hauxton / Harston; • Development would adversely impact on the setting of the adjacent new country park, including Byrons Pool and the river; • Community Stadium not appropriate in this sensitive gateway location; • Involves loss of open space needed to form a positive southern boundary to the city, and buffer Trumpington Meadows from the motorway; • Would erode the amenity value of the Trumpington Meadows country park; • Inadequate water supply to support development; • Could increase flood risk downstream; • Would worsen traffic and make it harder to commute to work; • Inadequate road infrastructure and capacity; • Noise and air quality concerns close to M11; • Noise from the stadium, • Impact on local services and amenities including schools (Primary school at Trumpington Meadows incapable of extension); • New retail should be in city centre; • Allow new development to be completed and settled before more is contemplated. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Minor development acceptable; • Broad Location 4 should include the WWTW at Bayer Cropscience; • The QTSC should be preserved & enhanced.
<p>5. Land South of Addenbrooke's Road (includes land in both districts)</p> <p>City: Support: 7 Object: 30</p> <p>SCDC: Support:9 Object: 45 Comment: 5</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Logical extension to City without compromising neighbouring necklace villages. M11 forms a natural Southern boundary; • Would provide a employment-led, mixed-use neighbourhood in a sustainable location with 45 hectares of office/research and employment development (science park), 1,250 market, affordable and key worker dwellings, local shops and community facilities, a primary school, public open space, strategic landscaping, highways and other supporting infrastructure; • Could help meet development needs of Cambridge; • Would assist the delivery of high levels of employment growth in Cambridge; • Sustainable location high in development sequence established by 2003 Structure Plan; • Good transport network nearby; • Site is available and can be delivered in plan period; • Land already compromised by development, would not harm Green Belt purposes;

	<ul style="list-style-type: none"> • Well landscaped sensitive development acceptable; • Would allow for enhancement of nearby habitats and increased access to the countryside; • Yes, provided views maintained and clear separation between development and Great Shelford; • Potential for major growth which has little impact on character / townscape and landscape setting of city. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • No exceptional case exists to justify more Green Belt development; • No need for development here, development can be accommodated elsewhere in Cambridge and South Cambridgeshire (in the City, at new settlements and in villages); • Allow new development to be completed and settled before more is contemplated, area is already overdeveloped; • Planning inspectors have ruled Addenbrooke's Road is a sensible Green Belt boundary; • New development would detract from the historic character of Cambridge; • Would compromise planned Green Belt edge on Glebe Road; • Development south of Glebe Road rejected in earlier plans and nothing has changed since then; • Would lead to ribbon development; • Would lead to coalescence with Great Shelford; • Harmful impact on views of Cambridge from the Gogs; • Inadequate road infrastructure and capacity; • Inadequate local school places, services and facilities; • Would worsen traffic and slow ambulances going to Addenbrooke's Hospital; • Noise and air quality concerns close to M11; • Loss of amenity, open spaces and land for walking; • Could increase flood risk downstream. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Not as intrusive as other options • Minor development on non-elevated land would be acceptable • Not too bad, plenty of new housing going on nearby and decent roads • The southern limit of this site would need to be defined with care. If extended too far to the south it could swamp Great Shelford. • This is the better of the options, as it continues on from existing developments. However, it could cause congestion and the transport infrastructure
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<p>6. Land South of Addenbrooke's Road between Babraham Road and Shelford Road (includes land in both districts)</p> <p>City: Support: 4 Object: 35</p> <p>SCDC: Support:6 Object: 40 Comment: 3</p>	<p>would need to be improved to cope</p> <p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Logical extension to City without compromising neighbouring necklace villages; • Could help meet development needs of Cambridge including affordable homes; • Would deliver new infrastructure to help serve existing uses; • Well landscaped sensitive development acceptable; • Yes, provided views maintained and clear separation between development and Great Shelford. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • No exceptional case exists to justify more Green Belt development; • No need for development here, development can be accommodated elsewhere in Cambridge and South Cambridgeshire (in the City, at new settlements and in villages); • New development would detract from the historic character of Cambridge; • Would lead to coalescence with Great Shelford; • Harmful to Green Belt purpose of protecting the character and setting of a historic city, development in Green Belt villages would be less harmful; • No development south of the Addenbrooke's Access Road which is a clear Green belt boundary; • Undermine the new planned edge for the city; • Would create an isolated new community; • Used for recreation, important to preserve the unspoiled view of White Hill; • Harmful to views from the Gogs and Wandlebury; • Development should not encroach upon Nine Wells and to the land on either side of Granhams Road, which has landscape value; • Inadequate road infrastructure and capacity; • Would worsen traffic and slow ambulances going to Addenbrooke's Hospital; • Could constrain long term growth of the Biomedical Campus; • Would lead to ribbon development distant from existing communities; • Inadequate local school places, services and facilities; • Inadequate local school places, services and facilities; • Damage to biodiversity and Nine Wells Local Nature Reserve. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Not as intrusive as other options;
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	<ul style="list-style-type: none"> • Minor development on non-elevated land would be acceptable; • Area between Shelford Road and Babraham Road is of high value landscape. Some small areas to the rear of Shelford Road could be developed with a tree belt edge continuing the boundary of the Clay Farm 'green wedge.
<p>7. Land between Babraham Road and Fulbourn Road (includes land in both districts)</p> <p>City: Support: 5 Object: 38</p> <p>SCDC: Support:6 Object: 72 Comment: 3</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Logical extension to City without compromising neighbouring necklace villages; • Could help meet housing and employment development needs of Cambridge; • Deliverable in plan period; • Could provide for up to 4,000 new homes in a sustainable location close to the jobs at the Addenbrooke's Hospital, Marshalls and ARM; • Would allow for expansion of Peterhouse Technology Park; • Can provide significant open space and recreation areas; • Well landscaped sensitive development acceptable; • Already compromised; • Could minimise the starkness of Addenbrooke's; • Low lying land development would have less impact. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • No exceptional case exists to justify more Green Belt development; • No need for development here, development can be accommodated elsewhere in Cambridge and South Cambridgeshire (in the City, at new settlements and in villages); • Harmful to Green Belt purpose of protecting the character and setting of a historic city, development in Green Belt villages would be less harmful; • New development would detract from the historic character of Cambridge; • Very important to the special character and setting of Cambridge as elevated with important views; • Majority of land is elevated with important views - development could not easily be screened from other vantage points; • Worts' Causeway and minor road over hill towards Fulbourn provide a well-used route for leisure access to countryside and development along this corridor would have a significant negative impact; • Harmful to setting and character of Fulbourn; • Contrary to the conclusions of earlier Green Belt studies and to those of the Inspector when considering proposals for housing at Netherhall Farm in 2006;

	<ul style="list-style-type: none"> • Important for amenity and recreation; • Impact on tranquillity of the countryside; • Impact on traffic; • Harmful to views from the Gogs and Wandlebury and of high landscape value; • Damage to biodiversity and Nature Reserves. <p>COMMENTS:</p> <ul style="list-style-type: none"> • The part of the area either side of Worts' Causeway which is on level ground would seem to be the most unobtrusive of all the sites. • Minor development on non-elevated land would be acceptable if the done with sensitivity to preserve the best of the landscape.
<p>8. Land East of Gazelle Way (includes land in South Cambridgeshire only)</p> <p>City: Support: 7 Object: 15</p> <p>SCDC: Support:7 Object: 66 Comment: 6</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Well landscaped sensitive development acceptable; • Could help meet development needs of Cambridge; • Little impact on character / townscape and landscape setting of city subject to landscape and woodland buffers; • Strong possibility provided a clear (green) corridor retained for Teversham village; • Would not involve views of the historic city; • Well landscaped sensitive development acceptable. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • No exceptional case exists to justify more Green Belt development; • No need for development here, development can be accommodated elsewhere in Cambridge and South Cambridgeshire (in the City, at new settlements and in villages); • Harmful to Green Belt purpose of protecting the character and setting of a historic city, development in Green Belt villages would be less harmful; • Loss of countryside, adverse impact on concept of a compact city; • Loss of rolling agricultural land with good views of Cambridge; • Would reduce the separation of Fulbourn from Cambridge which is already compromised by the Fulbourn and Ida Darwin Hospital sites, and Tesco, making retention of open land to the north more important; • Developing this land would turn Teversham into a suburb of Cambridge and destroy the character of the village; • Impacts of road network, local roads already congested; • Inadequate public transport to support development.

	<p>COMMENTS:</p> <ul style="list-style-type: none"> • Hard to comment without knowing potential dwelling numbers; • Minimal impact on the setting of the city and good transport links. This would indicate Broad Location 8 as the least worst of the options; • Development would lead to merger with Fulbourn which should be avoided, however Teversham could be expanded north and eastwards considerably: there is little landscape value in that area.
<p>9. Land at Fen Ditton (includes land in South Cambridgeshire only)</p> <p>City: Support: 4 Object: 22</p> <p>SCDC: Support: 9 Object: 45 Comment: 6</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Sustainable location to provide much needed homes and/or employment for the Cambridge area; • Could provide a foot/cycle bridge over the river Cam to link to the Science Park and the new rail station; • Could help meet development needs of Cambridge including affordable housing; • Development would retain a strategic green edge along A14, thereby preserving openness of immediate area and wider landscaped setting of Cambridge; • Well landscaped sensitive development acceptable; • Little impact on character / townscape and landscape setting of city subject to landscape and woodland buffers. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • No exceptional case exists to justify more Green Belt development; • No need for development here, development can be accommodated elsewhere in Cambridge and South Cambridgeshire (in the City, at new settlements and in villages); • Fen Ditton is a historic settlement, most of which has been designated a Conservation Area. Additional housing development of any size in this area would subsume Fen Ditton into the city; • Harmful to Green Belt purpose of protecting the character and setting of a historic city, development in (other) Green Belt villages would be less harmful; • Harmful to Green Belt purpose of maintaining rural setting of Fen Ditton; • Importance of Green Belt has been examined through South Cambridgeshire District Council Local Development Framework and through various planning applications, which have dismissed development as inappropriate. • Negative impact on East Cambridge road network, which is one of the most congested in the city;

	<ul style="list-style-type: none"> Existing public transport links are minimal (2 buses a day) and unable to support an enlarged settlement travelling for employment; The infrastructure could not support any further development. Would lead to urban sprawl, Cambridge could accommodate more by building taller; Inadequate roads and other transport links; Would lead to congestion, existing traffic bottleneck at the bottom of Ditton Lane at peak times, and bus services are likely to be reduced in near future; Unsustainable location, the only bus is about to be withdrawn, there is no village shop, the sewage system is overburdened and inadequate, and the B1047 already carries a heavy vehicular load; Commons on the river corridor are essential open space for the city; Noise from the A14; Open and rural nature of land between Chesterton and Fen Ditton is highly prized and has been identified by local and city people as essential open space. <p>COMMENTS:</p> <ul style="list-style-type: none"> Hard to comment without knowing potential dwelling numbers; Development might be possible if Fen Ditton village can be adequately protected and significant improvements are made to the transport system There must be a 'buffer zone' between development and the edge of the River to preserve rural character of the Green Corridor.
<p>10. Land between Huntingdon Road and Histon Road (includes land in South Cambridgeshire only)</p> <p>City: Support: 8 Object: 14</p> <p>SCDC: Support: 7 Object: 34 Comment: 5</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Sustainable location for housing and employment development including strategic open space, transport, noise and air quality issues can be mitigated; Best of the 10 Broad Locations, least effect on the landscape; Could help meet development needs of Cambridge; This land is not easily accessed for recreation and too close to the A14 to be really worth keeping as Green Belt; Well landscaped sensitive development acceptable; Little impact on character / townscape and landscape setting of city subject to landscape and woodland buffers. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> No exceptional case exists to justify more Green Belt development;

	<ul style="list-style-type: none"> • No need for development here, development can be accommodated elsewhere in Cambridge and South Cambridgeshire (in the City, at new settlements and in villages); • This land forms a buffer between the village of Girton and the City, without it Girton could be subsumed as a suburb to the city; • Development would have negative impacts on Girton; • Close to A14 so will not be a pleasant place to live; • Flood risk downstream, site could be used for a reservoir to serve the North-West developments • NIAB and NIAB2 have failed to provide strategic green infrastructure and allocation of this area for development would only compound the short-sighted decisions of the Councils regarding this area; • Loss of green corridor for wildlife. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Hard to comment without knowing potential dwelling numbers; • This should be kept mostly as open space with some low density development;
<p>QUESTION 13: Rural Settlement Categories</p>	
<p>Which, if any, of the following changes to rural settlement hierarchy do you agree with?</p> <p>Rural Centres:</p> <p>i. Should Cottenham be added as a Rural Centre (up from Minor Rural Centre)?</p> <p>Support:21 Object: 6 Comment: 11</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • “Sound” approach - accords with Village Classification report. • Comparison to other MRC – larger in terms of size (4th largest) and facilities. Grown in recent years in terms of services and facilities. • Good proximity to Cambridge and well related to employment focus at Cambridge Northern Fringe. • Cambourne and Weston Colville Parish Councils support approach. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Transport infrastructure is poor. • Rampton Parish Council – Northstowe would seem to reduce the need for this. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Village residents should decide. • Cottenham Parish Council – NPPF purports to simplify planning process – District Council should make known its recommendation for classification, scale of development and consult with villages on any changes. • Cottenham Village Design Group – not convinced data merits change. Differences between categories seems arbitrary and not convinced of their value. Support, if change could allow more sustainable, coordinated, development

	<p>opportunities that could have a positive impact.</p> <ul style="list-style-type: none"> • May struggle to cope with large growth in short term due to infrastructure constraints. <p>COMMENTS ON OTHER RURAL CENTRES:</p> <ul style="list-style-type: none"> • Cambourne should be MRC – Cambourne and Bar Hill have comparable levels of industrial development, but Bar Hill has better facilities, and equivalent (but cheaper) public transport. • Support retention of Great Shelford as a Rural Centre given the level of services and facilities. • Histon and Impington Parish Council – challenge Rural Centre status for Histon and Impington – lack of capacity in services and community facilities, road network, loss of employment, becoming increasingly dormitory. • Support retention of Sawston as a Rural Centre as it is one of most sustainable villages.
<p>Which, if any, of the following changes to rural settlement hierarchy do you agree with?</p> <p>Rural Centres:</p> <p>ii. Should Fulbourn be deleted from the Rural Centre category and added as a Minor Rural Centre?</p> <p>Support:52 Object: 11 Comment: 12</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Lacks services and facilities to meet Rural Centre threshold and smaller than other Minor Rural Centres. View supported by Fulbourn Forum for Community Action and Fulbourn Parish Council. • “Sound” approach - accords with Village Classification report. • Weston Colville Parish Council supports approach. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Cambourne Parish Council objects to approach. • Should remain Rural Centre due to size, proximity and accessibility to Cambridge and A11. • Reclassification would limit growth and decline long term viability of commercial businesses and shops (as has happened in smaller villages with shops and post offices). <p>COMMENTS:</p> <ul style="list-style-type: none"> • If rail link were provided it should remain Rural Centre. <p>COMMENTS ON OTHER MINOR RURAL CENTRES:</p> <ul style="list-style-type: none"> • Linton should be a Rural Centre – scores well in Village Classification report, but omits good score for public transport and lack of recognition for proximity to Haverhill and Saffron Walden. • Melbourn should be a Rural Centre – currently downgraded on bus services, but close to Meldreth station.
<p>Which, if any, of the following changes to rural settlement hierarchy do you agree with?</p> <p>Minor Rural Centres:</p> <p>iii. Should the following be added as Minor Rural</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Cambourne, Steeple Morden and Weston Colville Parish Councils support this approach. • Support upgrade of Bassingbourn – strong range of services and facilities and sustainable. View supported by Cambridgeshire County Council. • Bassingbourn – demise of army barracks provides opportunity to create MRC.

<p>Centres?</p> <ul style="list-style-type: none"> - Milton - Swavesey - Bassingbourn - Girton - Comberton <p>Support:22 Object: 80 Comment: 11</p>	<ul style="list-style-type: none"> • Support upgrade of Comberton - Village Classification recognises services and facilities. • Gamlingay Parish Council consider Milton, Swavesey, Bassingbourn, Girton, Comberton to be similar size and character to Gamlingay with regard to services and facilities. • Support upgrade of Girton - Village Classification recognises services and facilities. • Milton should be upgraded to reflect scores in Village Classification report. Links to employment and Cambridge. • Swavesey – support upgrade to MRC status (or at least Better Served Group Village) to reflect scores in Village Classification report. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Bassingbourn should remain a Group Village – it is big enough, infrastructure and services not available to support development. View supported by Bassingbourn-cum-Kneesworth Parish Council. • Bassingbourn-cum-Kneesworth Action Group – Village Classification report does not support MRC status. No benefit to reclassifying as opposed removal of frameworks or increasing scale of development. Current category accurate. • Comberton should remain a Group Village – infrastructure and services not available to support development. Retain rural character. View supported by Caldecote and Comberton Parish Councils. • Change to Milton, Swavesey, Bassingbourn, Girton, Comberton is unwarranted – only score 4-5 in Village Classification report, not significantly different to Group Villages and changed primarily due to population size - approach too simplistic. • Litlington Parish Council – oppose Bassingbourn being reclassified. • Girton – facilities do not merit change of status. • Swavesey Parish Council oppose upgrade of Swavesey – poor public transport accessibility compared to MRC - long thin village with areas over 1 mile from Guided Busway. • Contrary to the Vision. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Bassingbourn and Kneesworth should be considered as a whole and not separate villages. • Middle Level Commissioners – concerns over development in Swavesey and impacts on drains and flooding – development will need to mitigate.
<p>Which, if any, of the following changes to rural settlement hierarchy do you agree with?</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support upgrade of Bassingbourn – strong range of services and facilities and sustainable. View supported by Cambridgeshire County Council and Litlington Parish Council.

<p>Better Served Group Villages:</p> <p>iv. Should there be a further sub division of village categories to create a new category of better served group villages?</p> <ul style="list-style-type: none"> - Milton - Swavesey - Bassingbourn - Girton - Comberton <p>Support:11 Object: 54 Comment: 11</p>	<ul style="list-style-type: none"> • Bassingbourn, Girton and Comberton should be added to new category. • Comberton should be upgraded – recognises better performing than other Group Villages. • Support new category and inclusion of Milton – recognises its sustainability. • Papworth Everard Parish Council support approach. • Swavesey – support upgrade to MRC status (or at least Better Served Group Village) to reflect scores in Village Classification report. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Bassingbourn should remain a Group Village – it is big enough, infrastructure and services not available to support development. View supported by Bassingbourn-cum-Kneesworth Parish Council. • Bassingbourn-cum-Kneesworth Action Group – Village Classification report does not support MRC status. No benefit to reclassifying as opposed removal of frameworks or increasing scale of development. Current category accurate. • Comberton should remain a Group Village – infrastructure and services not available to support development. Retain rural character. View supported by Caldecote and Comberton Parish Councils. • Cambourne, Over and Steeple Morden Parish Councils – oppose approach. • Current categories work well. There should be no further sub division of categories – makes hierarchy more confusing and complex. Contrary to NPPF. Group Villages perform well with support from neighbouring settlements and access to public transport. • Change to Milton, Swavesey, Bassingbourn, Girton, Comberton is unwarranted – only score 4-5 in Village Classification report, not significantly different to Group Villages and changed primarily due to population size - approach too simplistic. • Swavesey should not be upgraded – development will lead to loss of linear character. • Swavesey Parish Council oppose upgrade of Swavesey – poor public transport accessibility - long thin village with areas over 1 mile from Guided Busway. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Middle Level Commissioners – concerns over development in Swavesey and impacts on drains and flooding – development will need to mitigate.
<p>Which, if any, of the following changes to rural settlement hierarchy do you agree with?</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Papworth Everard Parish Council – Papworth does not merit being a MRC. • Waterbeach Parish Council support

<p>Better Served Group Villages:</p> <p>v. If so, should the 3 Minor Rural Centres that score less than the Better Served Group villages be changed to fall into this new category?</p> <ul style="list-style-type: none"> - Papworth Everard - Willingham - Waterbeach <p>Support:6 Object: 15 Comment: 9</p>	<p>downgrading of Waterbeach in recognition of less infrastructure than other MRC.</p> <ul style="list-style-type: none"> • Weston Colville Parish Council support approach. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Cambourne Parish Council oppose approach. • Comberton Parish Council finds issue with the weighting given to villages over and above capacity of services and facilities. • Papworth – downgrading status would affect delivery of services. Potential for service improvement should be considered. • Waterbeach should remain MRC – good services and facilities, serves wide catchment and close proximity to Cambridge and Ely. • Object to new category and downgrading Willingham – MRC reflects services and facilities. • No change in current categories. Creates too many categories without improving services – focus on improving connections to Rural Centres and Cambridge. • Over Parish Council objects to new sub division of categories. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Rampton Parish Council – Willingham will be affected by Northstowe so changing category is likely to be irrelevant. • All 3 are reasonably large villages and well served compared to other MRC.
<p>Which, if any, of the following changes to rural settlement hierarchy do you agree with?</p> <p>Other Group and Infill Villages</p> <p>vi. Should these remain in the same categories as in the current plan?</p> <p>Support:14 Object: 23 Comment: 25</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Bassingbourn-cum-Kneesworth Action Group – Village Classification report does not support MRC status. No benefit to reclassifying as opposed removal of frameworks or increasing scale of development. Current category accurate. • Caldecote should retain Group Village status – limited, stretched facilities operating at capacity. • Caxton, Foxton, Over and Weston Colville Parish Councils support approach. • Guilden Morden Parish Council feel Group Village is correct category for Guilden Morden. • Ickleton Parish Council support retention of Ickleton as an Infill Village but each parishes should be able to opt in or out of its designation. • No changes necessary. • Pampisford is probably correctly identified as Infill Village but may be justification for allocating modest parcels of land. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Barrington should be a Better Served Group Village to allow redevelopment of Cemex site and reflect level of facilities likely to be provided. • Caldecote should not be Group Village –

	<p>restrictive policy approach takes no account of potential development sites and local aspirations to improve services and facilities.</p> <ul style="list-style-type: none"> • Cambourne Parish Council – oppose approach. • Duxford should be a Better Served Group Village – Village Classification report shows little difference in score with others in that category. • Fen Drayton should be upgraded to Better Served Group Village – good public transport connections to larger centres and more growth would sustain and grow facilities and services. • Fowlmere should be upgraded to Better Served Group Village – good transport (trains station nearby), local services and local employment. • Great and Little Abington have a combined higher sustainability score than higher village – should be reclassified as MRC. • Great and Little Eversden have a combined higher sustainability score than higher villages – should be reclassified as Group Village. • Hardwick should be MRC or Better Served Group Village to reflect sustainable location for growth. • Harston should be upgraded to Better Served Group Village or MRC to reflect strong transport connections, high level of services and facilities and employment. • Precludes further development in villages such as Heydon where infill sites all used. Need further flexibility to avoid stagnation. • Longstanton should be Better Served Group Village or MRC – Guided Busway and good services and facilities. • Odd that Meldreth, which enjoys access to Cambridge by rail, scored differently to ‘sister’ village of Melbourn. Reflect rail access in categorisation of Meldreth. • Oakington should be promoted to MRC to reflect location and proximity to Cambridge, Northstowe, St Ives and Guided Bus. • Over should be Better Served Group Village or ‘Group Villages Close to the Guided Busway’ – to reflect strong transport connections. • Oakington, Over and Longstanton should be reclassified as ‘Group Villages Close to the Guided Busway’ as per the Member Draft – would support sustainable development. View supported by Cambridgeshire County Council. • Cambridgeshire County Council - Whittlesford and Whittlesford Bridge should be considered together as a MRC – serve rural hinterland. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Villages should remain as existing – a major factor in assessing status should be public transport. • Not proposing change in status but Village
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	<p>Classification report misleading with assessment of Balsham, which has public transport link to village college and 3 village services.</p> <ul style="list-style-type: none"> • Waterbeach Parish Council suggest including Chittering as an Infill Village. • Anomaly in approach to identifying villages, such as Whittlesford Bridge, whilst other areas have not been identified, such as Newton Road. • Need to consider future impact of Northstowe – Northstowe, Longstanton and Oakington will be one settlement – settlement classification needs to consider future sustainability, viability, and spatial development of the district.
<p>Please provide any comments.</p>	<p>COMMENTS:</p> <ul style="list-style-type: none"> • Barton, Coton, Grantchester and Madingley Parish Councils – object to any release of Green Belt. • Cambridge City Council - retail hierarchy identifies Northstowe at top, but surprising Cambourne not identified as having a town centre. Needs further consideration. • Cambridgeshire County Council - changes to village classification may impact on library provision – current hierarchy corresponds to County Council's Service Level Policy based on population catchment sizes. • CPRE, Comberton and Croydon Parish Councils suggest that villages should decide, taking account their character and setting. • Natural England – make no specific comments other than to request that options should have least impact on natural environment, landscape and access. • No sense changing status of remote villages away from Cambridge as they are less sustainable and have a negative impact on rural nature. • Villages should be categorised, but current levels of facilities not necessarily a guide to capacity of a village for further development. • Allow well planned development of a suitable scale regardless of category of village.
<p>QUESTION 14: What approach do you think the Local Plan should take for individual housing schemes within village frameworks on land not specially identified for housing:</p>	
<p>i Retain existing numerical limits for individual schemes</p> <p>Support:106</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Retain existing limits. Creates affordable housing within framework, protects village from unwelcome development, retain character and identity of villages.

Object: 22
Comment: 7

- No reason to change. Worked well and supports incremental growth in smaller villages.
- Bassingbourn Parish Council support existing limits - increasing limit would have same impact as raising status of village.
- Bourn, Caldecote, Cambourne, Caxton, Fen Ditton, Fowlmere, Foxton, Fulbourn, Gamlingay, Great and Little Chishill, Guilden Morden, Over, Papworth Everard, Rampton, Swavesey, Toft, Weston Colville Parish Councils support existing.
- Great Shelford Parish Council – as there are no limits in Rural Centres, not affected.
- Ickleton Parish Council – support more flexibility in infill villages, but not as much as 10.
- Proposed options represent too large an increase – Council would find it hard to resist large scale development.
- Small is beautiful. Large scale development should be consolidated on new settlements.
- If local communities want more development to meet specific needs use Neighbourhood Plan.
- Ideally reduce the limits.
- Limits should be maximum not an aim, with schemes dealt with on merit having regard to village character and infrastructure.
- Raising limits for villages other than Rural Centres risks unsustainable development.
- Villages should not be infilled – green areas and spaces should be protected.

OBJECTIONS:

- Takes no account of availability of suitable development sites within villages, inflexible, unsound.
- Rural Centres should also have limits – unfair they should bear brunt of additional housing. Will become urban sprawl and/or ribbon developments.
- No limits in larger, more sustainable villages, including Longstanton. Constrains economic growth and frustrates housing delivery.
- Comberton – 2 larger developments better than lots small ones - address drainage and sewerage, and provide housing for future young families.

COMMENTS:

- Some growth will add to community, but level should reflect infrastructure capacity.
- Infill villages too restrictive – should be 2 with up to 8 in exceptional circumstances, such as on brownfield land. Raise to maximum of 4.
- Comberton 8 not 50.
- CPRE – do not relate to strategic growth, local community should determine.
- Need to consider alongside reviewing the village

	<p>boundary – limits development opportunity.</p> <ul style="list-style-type: none"> • When plots become available ensure family houses not executive houses are built. • Review settlement boundaries for anomalies / inconsistencies. • Waterbeach Parish Council - Chittering should be Infill Village with limit of 2 dwellings.
<p>ii Increase the size allowed for individual schemes</p> <p>Support:27 Object: 29 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Not opposed to increasing from 8 to 50. • Increase limits - allows more affordable housing. • Some limited scope for relaxation. • Allows a degree of flexibility, will prevent too dense development in more rural places. • Dry Drayton Parish Council – allow ‘exceptions sites’ to include market and affordable housing, which may need larger scheme to be viable. • Graveley Parish Council – increase Infill to 10. • Great Abington, Haslingfield, Litlington, Little Abington, Whaddon Parish Councils support increase. • Milton Parish Council – needs limit on smaller villages – gives guidance to developers. • Steeple Morden Parish Council – retain but raise limits to make viable for affordable housing. • Need increase in scale but ensure tight restrictions (no land taken out of Green Belt). • Infill village needs small degree of flexibility, but appropriate to village character. • Waterbeach Parish Council support an increase from 20 to 30 dwellings in Better Served Group Village category. • As long as decision made by parish council on case by case basis. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Takes no account of availability of suitable development sites within villages, inflexible, unsound. • Bassingbourn Parish Council – retain existing limits. • Proposed options represent too large an increase – Council would find it hard to resist large scale development. • Existing limits appropriate - do not increase. New large housing estates in villages not appropriate. Lead to uncontrolled development. • Limited small development in Rural Centres to preserve schools, churches, bus routes etc. <p>COMMENTS:</p> <ul style="list-style-type: none"> • No limits in larger, more sustainable villages, including Longstanton. Constrains economic growth and frustrates housing delivery. • Horningsea could accommodate 2 schemes @ 5-10 dwellings each – multiply across 105 villages

	<p>and you can go some way to meeting needs.</p> <ul style="list-style-type: none"> Consider in relation to village boundaries and get Parish Councils to agree.
<p>iii Remove scheme size limits for Minor Rural Centres, and if included for Better Served Group Villages, so they are the same as Rural Centres</p> <p>Support:16 Object: 13 Comment: 4</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> More flexibility rather than pre-determined categorisation – assist in addressing shortfall in supply in wide range locations and sites, without need to use Green Belt. Greater flexibility in larger villages - need to plan positively for growth. Minor Rural Centres can support larger developments – including Cottenham Gamlingay, Melbourn, Willingham, Waterbeach. Remove limit for larger villages that can support greater level of development – Sawston. Do not see how numerical limits help – only distort applications put forward. Each scheme should be dealt with on merits having regard to village character and needs. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> Bassingbourn Parish Council – retain current limits. Council could find it hard to resist large development if limit removed. Would destroy character and amenities of these villages. Infrastructure cannot cope. Need to keep villages as villages. Will lead to uncontrolled developments. <p>COMMENTS:</p> <ul style="list-style-type: none"> No limits in larger, more sustainable villages, including Longstanton. Constrains economic growth and frustrates housing delivery. Support more development in smaller villages such as Teversham and Swavesey.
<p>iv Remove scheme size limits for all categories of village</p> <p>Support:39 Object: 12 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Provide greater flexibility in delivery of new dwellings by removing arbitrary / artificial limits – too restrictive, judge on merits. Limits take no account of availability of suitable development sites within villages, inflexible, unsound. Limits are stranglehold to potentially good and sustainable development – do not take into account merits of a development site. Policy wording can ensure development retains character / context and adequate services. Greater flexibility within and on edge of Group and Better served Villages. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> Retain current limits – options represent too large an increase. Do not support increased development – gives free rein to development. New large housing

	<p>estates not appropriate in villages.</p> <ul style="list-style-type: none"> • Development should be of scale appropriate to scale of existing village. • Would destroy character, amenities and quality of life in South Cambs. • Scheme limits should only be removed on case by case basis – devolved to parish council affected. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Leave it to parish councils / local community (localism) to decide. • Assess individual schemes on compatibility to planning policy – remove upper limit at Minor Rural Centres and Group Villages.
<p>Please provide any comments</p> <p>Support: 1 Object: 3 Comment: 38</p> <p>Questionnaire Question 5: Over the next 20 years do you feel the plan should allow greater flexibility so villages are able to expand and would you support more development in proportion to the scale of the village where you live? Total comments received: 703</p>	<p>COMMENTS:</p> <ul style="list-style-type: none"> • Great Shelford should continue to be Rural Centre with no limits to scale of development. • Avoid being overly prescriptive – precludes innovative design, impede new solutions and results in extensive negotiations. • Residents in Cambridge and South Cambs do not want live huge housing estates – why build them? • Caldecote Parish Council - allow replacement of existing buildings that may not be sustainable but not excessive garden developments. • Cambridgeshire County Council – support increasing limits – Minor Rural Centres to 100 and Better Served Group Villages to 50 – have facilities and services, will provide more affordable housing on open space than smaller development. • Cambridgeshire County Council – need to review library service provision and school places. Arbitrary limits – should sustain local services. • Comberton Parish Council – retain existing limits but allow individual villages in exceptional circumstances to change scale permitted on a particular site. • Cottenham Parish Council – support change to village to Rural Centre to allow mixed growth not just houses. • Crude limits unhelpful and unnecessarily restrictive. Larger developments have potential to be better planned and integrated than small piecemeal developments. Raise limits or replace with set of principles (appropriate scale). • Land should be allocated to meet affordable housing need in Duxford – tightly drawn framework restricts sites coming forward. • Croydon Parish Council – bringing more villages into higher categories will increase amount of housing that can be built – are these part of the housing projection? • No options to reduce the limits. • English Heritage – greater flexibility - character considered when deciding scale and location of

	<p>expansion.</p> <ul style="list-style-type: none"> • Scale of development in villages should be related to existing size, character, relative sustainability and transport. • Infill Villages should increase from 2 to 8 / consider maximum of 4. • Scale of development meaningless if no suitable sites within frameworks. • Rural Centres such as Histon and Impington are “full up” and should only take infill or replacement development. • Middle Level Commissioners – possible upgrade of Swavesey noted – flood risk / water management systems under stress. • Natural England – minimise impact on natural environment, landscape and access. • Pampisford Parish Council – retain limits, particularly Infill Villages but allow exceptions. • Papworth Everard Parish Council – new Better Served Villages only makes sense if Option i. • Data for Oakington incorrect – no pharmacy. • Ask local people / villages - localism. • Remove limits in villages with services and facilities / capable of expanding services as prevents sustainable growth of smaller villages. • Swavesey Parish Council – does not want to change framework but need for small-scale affordable housing. • Hardwick Group Village restricted to 8 / 15 dwellings but capacity to grow significantly. <ul style="list-style-type: none"> • Babraham – Yes, should be agreed with Parish Council. Locals to decide type, size, tenure of housing / employment. • Babraham Parish Council - No more flexibility, expanding villages could merge, losing their identities. • Barrington – restrict building to minimum required to protect quality of life, local environment but considering demands of economy. • Barton – Current policy should be retained. Already several developments, lose village atmosphere. Retain village style. Mix small and larger with range affordability. • Barton Parish Council – remain Group Village and no change to current limits. Fits with Parish Plan. • Barton, Caldecote, Childerley, Comberton, Coton, Grantchester, Hardwick, Kingston, Madingley, Toft would be destroyed if expanded more than small numbers. Infrastructure overloaded, flooding. • Bassingbourn – Reject increase housing - infrastructure at capacity – especially High Street. Keep villages as villages. Not large scale. Unsold
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	<p>development – no demand. Any infill should be affordable. Fear for redevelopment of barracks.</p> <ul style="list-style-type: none"> • Bourn – local decisions about any sites outside village framework. Avoid linear development. • Bourn – careful expansion on brownfield sites, marginal extension of envelope for social housing and limited development preferable. Not airfield – pressure on roads, drainage, infrastructure. • Caldecote – No more. Small development, 200 properties. Bourn airfield too big – area could not cope, no infrastructure. • Cambourne – object to further expansion. Enough is enough. Infrastructure not designed for it. Losing identity. • Cambourne – Support flexibility and appropriate development - expansion if more facilities. • Caxton – No. • Comberton Parish Council (supported by 301 signatories) – sustainable development more than scale of village - ability to support housing with infrastructure, transport, impact on Green Belt, proximity to jobs and protect heritage and character. Not raise in limit. • Comberton development too large for road infrastructure, flood risk, sewerage, village services and perceived need. No gas. Retain Group status. • Comberton – support limited growth on certain sites on edge of village where wider roads, in return for facilities – public transport, affordable housing, shop, surgery, sewerage, drainage. • Coton – no more development, big enough. • Cottenham – lots building – thought should be given to south of Cambridge to take fair share. No more development into open countryside. Infrastructure under pressure. Threaten character. Northstowe nearby. • Cottenham – support limited further development as Minor Rural Centre, under option ii increased numbers. • Croxton / Eltisley – support more development around villages as long as low cost homes. • Dry Drayton – only small levels in centre of village. • Duxford Parish Council – Needs flexibility for individual villages. Review of framework useful. Should not be constrained by category. • Duxford – no. • Eltisley – yes, definitely. • Elsworth – large enough, do not extend. Detrimental to amenity, nature and character. • Fen Ditton – sites harm to character and setting, including separation. Impact on Green Belt. • Fen Ditton – small number of high quality houses
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	<p>in keeping with village, but any more than 10 per year would change character.</p> <ul style="list-style-type: none"> • Fen Drayton – space for expansion which would preserve school. • Fowlmere – flexible approach to expand in proportion to scale of village. • Fulbourn – lots of new homes / people not integrated into village. Ida Darwin – we have taken our share – no more. Development should come from community not outside. Use existing buildings. Need infrastructure improvement. No ribbon development and sprawl to Cherry Hinton. • Gamlingay – provided clear evidence of need, communities support it and type houses meet identified need. • Girton – already swamped by large developments – negative impact on amenities, destroy character, add congestion, noise, parked cars. No more expansion except small infill. • Grantchester – case for small, sensitive, infill development - help village be more self-contained. • Grantchester – no flexibility - protect from development for conservation & tourism reasons. • Great and Little Chishill Parish Council – support existing frameworks, with the option to adjust if supported by sustainable case. Need for very limited development for young / downsizing. • Great Chishill – support some additional development - new houses are needed, led to loss of facilities. • Great Eversden – against development outside village envelope – alter character, destroy Green Belt. Preserve historic heart and rural surrounds. Need for small scale affordable housing to revitalise village. • Great Shelford – already too big - danger of merging with Cambridge. Use brownfield sites. More small houses not executive homes. Only small scale. • Great Shelford – development off Mingle Lane not one of options but developer promoting it. Provides green lung between 2 villages, haven for wildlife. Green Belt must be preserved. • Great Shelford – more flexibility to build in villages and Cambridge suburbs like Shelford. • Great Wilbraham – no more development. Any new development restricted to within existing framework where still space available. Protect Green Belt. Keep existing limits – 8 houses. • Great Wilbraham – support some small affordable housing for families on small plots within village and redevelopment of brownfield sites. • Guilden Morden – no more flexibility, no more development in village except parish-led or
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	<p>redevelopment of existing buildings.</p> <ul style="list-style-type: none"> • Guilden Morden – yes, people will use cars until too expensive so restricting development is not going to cut down greenhouse gases. • Hardwick – protect farmland for food production. • Yes, modest expansion of villages with space. • Hardwick – yes absolutely, it should be the first of any considerations. • Harlton – infill only with provision of adequate infrastructure. • Harston – No. • Haslingfield – No, current criteria / Green Belt boundary. Protect rural character. Only where infrastructure and facilities allow. • Hatley Parish Council - Hatley St George & East Hatley - small and pretty village – restrictions should remain. • Hauxton – already plans for 400 homes, no basic facilities, rely on travel by car. No more. • Hildersham Parish Council – greater flexibility to enable some development proportionate to size of village and facilities with support of villagers. • Hildersham – greater flexibility in keeping with scale - small mixed development & affordable homes. • Hildersham – any further development will affect character of village. • Hinxton – No. Ruin scale and historic / tranquil nature. Build close to work / public transport. • Histon & Impington – already too much development. Only develop small scale if services can cope. Pay serious attention to water table – flooding. Lose character, turning into town. • Histon – Buxhall Farm too large - cause enormous problems for road users, schools and doctors. • Histon & Impington – allow more flexibility in walking distance of central shopping area. • Kingston – No. / Allow small amount – 5-10 homes / on Bourn Road. • Linton Parish Council – Maintain existing policy / no more development – retain village not town. Under pressure for Cambridge / London commuters. Lacks infrastructure for sustainable development. Leave to Neighbourhood Plan. • Little Gransden – review village framework to include land for infill. • Little Shelford – no, small village, keep separate from Cambridge. • Little Wilbraham – modest, carefully planned, fully discussed development would be supported. • Longstanton – no more houses as short of facilities within walking distance. Try to keep village feel.
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	<ul style="list-style-type: none"> • Longstanton – lose identity with Northstowe – not enough separation. • Longstanton – yes, greater flexibility. • Melbourn – only on south side of village. Extra facilities in place first. • Meldreth – no expansion - community and sense of identity will suffer. • Newton – as upper ages of population increasing, only allow flexibility where shops and services. • Oakington – only in proportion to scale of village. • Orwell – retain current policies and use sites within village boundary without changing character. • Over – Longstanton Road & New Road. • Over – no more except limited infill. • Village expansion preferable to new towns / villages. Sawston has infrastructure to cope with more development – no more than 10% / 250 houses. Protect Green Belt. • Sawston / Hinxton – if villages expand danger they will merge into a town and lose identity. Why not create new village at Hanley Grange? • Sawston – already large village. Infrastructure cannot cope. Do not extend boundaries. Road access to sites on east is inadequate. • Definitely. Flexibility and liberalising of planning is essential. • Leave village out of your plans. You are spoiling country life. • Shepreth Parish Council – remain infill while increasing number of dwellings to 3 would stop building large houses on tiny plots. Retain framework to protect character. • Stapleford – having observed Trumpington and inadequate roads, retail, recreation – I have no confidence in this proposal. • Stapleford – already several developments – any more will no longer be a village. Overcrowded infrastructure – needed before development. • Stapleford – Infill / small scale only – Parish Plan. More affordable housing is needed. Bring empty houses back into use. Protect Green Belt - protect character, density, quality of life. • Steeple Morden – minimal development beyond current level. • Swavesey – modern houses crammed in and stand out - affects character. Build in areas of similar construction. Infrastructure can't cope. • Teversham – no expansion. • Thriplow – No. / Yes, support more development – made suggestions (SHLAA) and to parish council. • Waterbeach – perfect size already. New building should be restricted for local people. • Waterbeach – some expansion supported, losing
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	<p>army population (not new town), only in proportion, with transport infrastructure. Maintain buffer with barracks.</p> <ul style="list-style-type: none"> • Waterbeach – major extension and moving railway station would be detrimental and focussed on London commuters not local needs. • Only infills, like housing estate at Granhams Road. Affordable homes are only affordable once then they become a problem. • Many villages could have their envelopes rationalised, moderately increasing footprint without compromising sustainability. • Infilling makes many villages look like council estates. Enlarging is poor option, lose character. • Great Kneighton and Trumpington Meadows, NW Cambridge – avoid further development in Green Belt to west and south. Green Belt to east could be considered with extension to Green Belt. • Not only large villages, expand smaller villages. Sawston benefited. Support options 9 & 10 and employment options 6 & 7. • Only small scale social housing on exceptions sites. Protect villages from larger scale development – only allow where villages want and demonstrable demand (not say of Parish Council). • Many villages at their limit in terms of transport, housing and infrastructure capacity. Strictly limit development - brownfield or increase densities. • Whittlesford – no greater flexibility. • Willingham – Greater expansion undesirable / no need for more housing over and above already planned – no objection to windfall on brownfield sites. • It is up to the villages. Be bound by Parish Plans. • Some villages should be developed, especially those with work places - link to sustainable transport (car as last resort). • No more village development except brownfield – focus inside Cambridge and ex-farm buildings. • Council required to meet full assessed need – appropriate these met on village by village basis. Increase flexibility to expand proportional to scale of village. • No new housing in South Cambs – allow things to stabilise. No new housing for next 50 years. • No encroachment onto Green Belt - sacrosanct. • Leave villages alone, already oversized and impacting on way of life. New towns are key. • Support expansion for houses similar type to local style rather than high density small homes. • Some villages may benefit from expansion – may invigorate / lead to opening new shops. • Controlled village development only if needed.
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	<ul style="list-style-type: none"> • Current policies protect rural character and heritage of villages. Overdevelopment in past led to few suitable sites. Build new communities with first class infrastructure. • Bourn Airfield and Waterbeach rather than villages with road improvements to Cambridge. • Even in my small village lots of sites fenced off for development – lack of building plots is a myth. SHLAA process shows plenty of space – but many rejected. • Classification flawed giving too much weight to village college – more weight should be given to road access / other infrastructure. • Limited infill, no garage conversion. Encourage economic use of accommodation - elderly live alone in big houses. • Allow growth in villages less reliant on jobs in Cambridge to encourage growth in jobs at village level – e.g. Gamlingay, Willingham, Bassingbourn. • Allow expansion villages where public transport and services that avoid car trips. Classification outdated – 21st century internet services – villages do not need shops, banks, libraries etc. as much as schools, sports centres, surgeries.
QUESTION 15: Approach to Village Frameworks	
<p>A i. Retain village frameworks and the current approach to restricting development outside framework boundaries</p> <p>Support: 109 Object: 9 Comment: 6</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Essential to allow exceptions sites for affordable housing. • Major part of planning control at village level - provides clarity and certainty. • Resists sprawl, maintains separation between villages, preserves character and identity. • Current boundaries work well, are well established after careful thought. • Protects countryside, agricultural land and Green Belt. • Without – danger of ‘first come, first served’ development – not sustainable approach to planning. • Arrington, Bassingbourn-cum-Kneesworth, Bourn, Cambourne, Caxton, Fen Ditton, Fowlmere, Foxton, Gamlingay, Great Shelford, Hauxton, Ickleton, Little Gransden, Milton, Pampisford, Papworth Everard, Rampton, Swavesey, Toft, Waterbeach, and Weston Colville Parish Councils support retention of current approach. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Tightly drawn, paralysing modest development. • Additional, organic, growth needed to maintain vitality and viability of settlements. • Arbitrary boundaries, need to include all properties

	<p>to be equitable.</p> <ul style="list-style-type: none"> • Need more flexible approach (consider on individual merits) not blanket constraints. • Planned development rather than piecemeal infill. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Each village has its own situation which must be respected or do not block growth needlessly. • Review regularly as part of Neighbourhood Plan to reflect local needs. • Care needed not to restrict Imperial War Museum flying activities.
<p>A ii. Retain village frameworks as defined on the Proposals Map but include polices that allow small scale development adjacent to village frameworks where certain criteria are met, addressing issues including landscape, townscape, and access.</p> <p>Support: 69 Object: 23 Comment: 5</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Alleviate pressure on open space within villages. • More flexibility to respond to individual's needs for additional dwelling. • Without – danger of ‘first come, first served’ development – not sustainable approach to planning. • Balanced approach – allows small local growth, avoids stagnation, but preserves villages. • Villages should help determine criteria - should ‘fit’ development into existing village character not alter it. • Cambridgeshire County Council suggest relaxation of restrictions for certain categories of development permitted outside – e.g. schools. • Part of planning control at village level - provides clarity and certainty. • Changes to exceptions sites – closer link to market housing outside framework. • Resists sprawl, maintains separation between villages, preserves character and identity. • Comberton, Croydon, Grantchester, Graveley, Great Abington, Haslingfield, Littlington, Little Abington, Steeple Morden, Whaddon Parish Councils support this approach. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Leads to more development, loss amenity – prevent over expanding. • Neighbourhood Plans should determine suitable developments. • No point having a village framework at all if this approach is adopted. • Criteria not defined adequately. • Fen Ditton Parish Council – objects to this approach. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Consider suitable infill sites first, only then explore small scale developments adjacent. • Needs to be pro-active planning tool not for opportunistic development. • Unlikely a District-wide formula makes sense in era of Localism.

<p>A iii. Delete the current village frameworks entirely and provide greater flexibility for some development on the edge of villages controlled through written policy.</p> <p>Support: 19 Object: 30 Comment: 2</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • More flexibility to provide required number of new homes, in most appropriate planned locations, and consider on merit. • Approach adopted by other authorities. • Existing boundaries artificial barrier, out of date, create unacceptable pressure within arbitrary line. • Larger population for retention and improvement of services. • Likely to deliver more affordable housing on mixed sites. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Residents should determine what happens – Plan unlikely to reflect local issues and concerns. • Would result in ‘free for all’, removes local control, risks sprawl and eroding character of villages. • Cambridgeshire County Council suggest relaxation of restrictions for certain categories of development permitted outside – e.g. schools. • Need more flexibility but retain framework to provide clarity and certainty. • Policy would be too complicated and risk unfair application. • Create speculative development and more work for parish and local council planning officers. • Croydon, Fen Ditton, Gamlingay, Great Shelford Parish Councils object to this approach.
<p>Please provide any comments.</p> <p>Support: 1 Object: 2 Comment: 18</p>	<ul style="list-style-type: none"> • Caldecote Parish Council - 60% Caldecote residents support retention - 30% favoured (i). Infrastructure unable to cope with further development and alter rural character. • Should be driven by discussion with parish councils. • Where support from parish council for development outside framework, could allow an exception. • Cottenham Parish Council - retain frameworks as defined except where villages want expansion, provided prevent encroachment into Green Belt, coalescence. Policy govern nature of extension & S106/CIL etc. • Allow ‘organic sympathetic development’. • English Heritage – if greater flexibility introduced character of each village needs considering when deciding scale and location of expansion. • Great and Little Chishill – retain frameworks. If there are exceptions sites, allow market housing to fund them. Would like to explore further – may like additional, very limited development. • None of options appropriate – needs to be discussion on village by village basis. • Reuse old buildings but no new development.

B Are you aware of any existing village framework boundaries that are not drawn appropriately because they do not follow property boundaries?

Support: 8

Object: 13

Comment: 52

Include additional land / whole garden within village framework:

- **Arrington** – Church End - include unused scrub land with no potential agricultural use.
- **Barrington** – West Green – include whole garden.
- **Bourn** – Riddy Lane - include surrounding paddock land.
- **Caldecote** – inconsistencies along eastern edge and property excluded from western edge
- **Caxton** – Land off Ermine Street – extend village to include land for housing.
- **Cottenham** – land between 14 & 37 Ivatt Street – include land.
- **Croydon** – two areas of land north and south of High Street – include land in framework.
- **Dry Drayton** – Longwood, Scotland Road – include property in large grounds.
- **Eltisley** – Caxton End – include whole garden to allow single property for relative.
- **Fulbourn** – East of Cox's Drove – reflect development line and allow future redevelopment of wood yard (undesirable in residential area).
- **Fulbourn** – Apthorpe Street – include garden land.
- **Graveley** – Manor Farm – include house and grounds.
- **Graveley** – Land south of High Street (1) – include land in framework
- **Graveley** – Land south of High Street (2) - include land in framework
- **Great Shelford** – Scotsdales – include buildings.
- **Guilden Morden** – High Street – include whole garden.
- **Guilden Morden** – Swan Lane – include house and garden to allow single property for relative.
- **Hardwick** – Hall Drive - include whole garden to allow single property for relative.
- **Hardwick** – land between BP garage and village – include ribbon of development.
- **Little Gransden** – 22 Church Street – include whole garden. Also suggested by Little Gransden Parish Council as part of a larger area.
- **Little Gransden** – East of Primrose Hill – include as part of adjoining commercial use.
- **Meldreth** – North End – include whole garden.
- **Swavesey** – Boxworth End Farm – include land surrounded by residential properties.

Sites proposed for housing allocation / existing site option:

- **Barrington** – Cemex site – proposed for housing.
- **Cottenham** – Histon Road – proposed for

	<p>housing.</p> <ul style="list-style-type: none"> • Cottenham – Histon Road - Site Option 27. • Croydon – land south of High Street – proposed for housing. • Duxford – Land north of Greenacres – proposed for housing. • Fowlmere – former farm yard, Cambridge Road – proposed for housing. • Great Abington – land to the east – proposed for housing. • Great Eversden – north of Chapel Road – proposed for housing. • Hardwick – St Neots Road - proposed for housing. • Hauxton – Waste Water Treatment Works (soon to be redundant) proposed for housing. • Landbeach – land off Chapmans Close - proposed for housing. • Longstanton – east of bypass – proposed for housing. • Longstanton – Clive Hall Drive – proposed for housing. • Melbourn – Victoria Way – Site Options 30 & 31. • Sawston – East of Swaston – Site Option 9. • Shepreth – Meldreth Road – proposed for housing. • Waterbeach – south of Cambridge Road – proposed for housing. <p>Amendment suggested by Parish Council:</p> <ul style="list-style-type: none"> • Comberton – Land north of West Street – logical extension to include white land. Suggested by individual and Comberton Parish Council. • Ickleton – suggest frameworks need reviewing in partnership with Parish Councils. • Little Gransden – Church Street – extend to framework to include obvious infill sites. Suggested by Little Gransden Parish Council. • Little Gransden – Land at 6 Primrose Hill – include whole garden. Also suggested by Little Gransden Parish Council. • Little Gransden – Main Road / B1046 - extend to framework to include obvious infill sites. Suggested by Little Gransden Parish Council. • Little Gransden – West of Primrose Walk - extend to framework to include obvious infill sites. Suggested by Little Gransden Parish Council. • Little Gransden – Land opposite Primrose Way - extend to framework to include obvious infill sites. • Toft – Comberton Road, near Golf Club – include offices and barns. Suggested by Toft Parish Council. • Toft – High Street – include land with planning
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	<p>permission for dwelling. Suggested by Toft Parish Council.</p> <ul style="list-style-type: none"> • Toft – Old Farm Business Centre – include land with planning permission for new employment building. Suggested by Toft Parish Council. • Whaddon – four areas of land north and south of Meldreth Road, extending the road frontage. Suggested by Whaddon Parish Council. <p>Cottenham, Fen Ditton, Papworth Everard, Steeple Morden and Weston Colville Parish Councils – identify no changes.</p> <p>Parish boundary / framework issues:</p> <ul style="list-style-type: none"> • Comberton – Village College – should be included in Comberton framework (in Toft Parish). Suggested by Comberton Parish Council. • Pampisford / Sawston – London Road – include within Sawston framework (in Pampisford Parish). <p>Create new village frameworks:</p> <ul style="list-style-type: none"> • Croxton – Abbotsley Road / A428 - create new village framework. • Westwick – create new village framework as part of Oakington (Oakington and Westwick) to reflect the name of the Parish Council. • Waterbeach Parish Council suggest Chittering should be an Infill Village.
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CHAPTER 5: Development Options	
QUESTION NO.	SUMMARY OF REPRESENTATIONS
<p>QUESTION 16: Which of the site options do you support or object to and why?</p>	
<p>Site Option 1: extension to Northstowe</p> <p>Support:57 Object: 13 Comment: 10</p> <p>Questionnaire Responses: Question 6 - Where should new housing sites be located? 7 responses supported development at Northstowe.</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • If roads are upgraded, and infrastructure provided. • There is infrastructure to support development. • Site is already reserved for development. • Its inclusion in the Plan followed the examination of the potential for this area to contribute to the future growth of the new town. • Comberton Parish Council – has ability to maximise sustainability for developing in modern infrastructure. • Haslingfield Parish Council – Support for flexibility it offers; • Oakington and Westwick Parish Council – Not green belt, heritage buildings must not be compromised, use brownfield land first • Fen Ditton Parish Council, Weston Colville Parish Council – support; • Environment Agency – No objection to the allocation of these sites on the basis that the floodplain would be kept free from inappropriate development. • Homes and Communities Agency - support has already been expressed through the site's inclusion in the submitted Development Framework Document for Northstowe. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Will not secure dwellings in the plan period. Unclear how it would help given the trajectory in the South Cambs AMR. • Will not provide a sustainable development strategy. • Development should be focused on Longstanton, rather than making Northstowe even bigger. • Does not relate to the economic base of Cambridge. • A more robust strategy must refocus towards delivery of sustainable new homes at Cambridge and the villages. • Development should be organic, led by market forces not driven by the state. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Anglian Water - Infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required. Sewers crossing the site. • Cambridgeshire County Council - Any new settlement will require new static library provision on site. • Caldecote Parish Council – Northstowe and Waterbeach will have least impact on the surrounding area, and there is suitable infrastructure to support development

	<ul style="list-style-type: none"> • Croydon Parish Council – could be an option due to guided bus, but look at Cambourne and how much that has extended since the first plans. • Great and Little Chishill Parish Council - We broadly agree with the policy of concentration into new communities eg Waterbeach, Northstowe etc and the large villages with facilities and infrastructure. • Natural England - Development of this site should seek to maximise GI creation and enhancement opportunities, in line with the GI Strategy.
<p>Site Option 2: New town at Waterbeach</p> <p>Support:61 Object: 38 Comment: 16</p> <p>Questionnaire Responses:</p> <p>Question 6 - Where should new housing sites be located?</p> <p>431 responses indicated support for a new settlement at Waterbeach (no preference given for site 2 or 3). 24 indicated objection.</p> <p>39 responses supported development at 'Waterbeach Barracks', and 1 objected.</p> <p>2 Responses indicated specific support for this option.</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Close to Cambridge, sustainable, uses previously developed land; • But need to upgrade the A10 and put better public transport in; • Babraham Parish Council: Waterbeach Barracks is ideal. We do not support any of the village sites; • Caldecote Parish Council – Support as least impact on the surrounding area, and there is suitable infrastructure to support development; • Shepreth Parish Council - A new town at Waterbeach or further north would be the preferred option as suitable infrastructure would be built as part of the development thereby avoiding the overloading of existing infrastructure in the villages; • Cambridge City Council - Support the options being explored by South Cambridgeshire District Council, including Waterbeach, Bourn Airfield and an extension to Cambourne; • Caxton Parish Council - Support due to the access into Cambridge, the railway station, and it is a brownfield site; • Comberton Parish Council (supported by 307 questionnaire responses) - SCDC should favour development of New Towns (Waterbeach barracks), and / or New Villages (Bourn Airfield). Both of these have the ability to be built 'from scratch' on brown-field sites with access to good transport links and to incorporate district-wide affordable housing. Waterbeach clearly has better access to the anticipated jobs near the northern fringe job development area whilst Bourn Airfield could support jobs anticipated within Cambridge City via the A14/A428; • Croydon Parish Council – Support, brownfield land and takes development to a less developed area of Cambridge locality; • Environment Agency - Some sites identified as having development potential (or limited development potential) are potentially at risk of flooding (on the edge of Flood Zone 2). Developers will need to investigate flood risk on a site specific basis and apply appropriate mitigation measures as may be required. Any new development within the site boundary should be directed away from flood risk sensitive areas. This may result in the

	<p>reduction of developable yield of the site (i.e. number of properties the site can facilitate). No objection on basis that the floodplain would be kept free from inappropriate development;</p> <ul style="list-style-type: none"> • Provides for growth after 2031, large enough to provide its own services and facilities; • Fen Ditton Parish Council – Support as brownfield land but car commuting risk to Horningsea Rd. New Science Park station and A14 proposals need integration; • Proximity to the science park and developments to the north of the city (especially once the Chesterton station is completed) make it an attractive option for the high tech industries on which Cambridgeshire's jobs market relies; • Could provide a cycling option to Cambridge • With the proviso that a full scenic impact study is done to protect Denny Abbey, and that there are suitable transport links, the provision of a new town settlement at Waterbeach would meet the requirements for well planned, sustainable housing as outlined in the Proposed Local Plan; • Need to widen the A10 and compulsory purchase a number of houses. The road that goes out to Cambourne is dual carriageway. Surely it would be better in the long run to develop there; • Oakington and Westwick Parish Council – Not green belt, heritage buildings must not be compromised, use brownfield land first; • With good transport links, this is a viable housing option. There is therefore no justification for further release of Green Belt land at the city fringe so "exceptional circumstances" do not apply; • A new village at Waterbeach would not impact on existing residents and provide a greater number of homes; • RLW Estates and Defence Infrastructure Organisation –A sustainable and deliverable way to accommodate development during plan period and beyond. Dwelling capacity revised to 10,500. Deliver approximately 6,500 dwellings in plan period together with employment and social and physical infrastructure. Remaining dwelling capacity realised beyond 2031. Attributes: <ul style="list-style-type: none"> * Close to Cambridge but not Green Belt; * Close to established employment in Northern Fringe and Cambridge Research Park, accessible by cycle and on foot; * Linked to Cambridge by rail and bus, both able to be significantly and viably enhanced; * Includes significant area of previously developed land; * Provides secure long-term future for MOD's landholding for which viable use needed. • It is important that the development is large enough to
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	<p>justify the transport improvements that should come with it;</p> <ul style="list-style-type: none"> • Additional park and ride services into Cambridge could run from Waterbeach or from further up the A10; • Such a development would provide its own infrastructure, services, facilities and utilities and not rely upon those of existing villages which are under strain. The A14 is to be improved which would make the area suitable for the growth of traffic which comes with new development. Residents would have a sense of identity and would not feel that they were just tagged on to an existing community; <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Rather than a new town, why not a large retail park to bring employment to the area, and would not require infrastructure, doctors, schools etc; • Loss of green land, impact on character of village, loss of station if it moves to the north; • Adverse impact on fenland landscape; • Negative impacts on the A10 and junction with the A14; • Negative impact on setting of Denny Abbey; • Existing shops would close; • Would lead to extra traffic through the village; • New settlements will not provide a sustainable development strategy over the Plan period given long lead-in times, and local and strategic infrastructure issues. Challenge whether this Option would deliver required growth to 2031. It would place significant pressure on the delivery of Northstowe and compete with it; • The three new settlement Options do not relate to the economic base of Cambridge. Future residents will rely on Cambridge to provide jobs, shopping and social functions. In this way new settlements will lead to more carbon usage and gas emissions which would be unsustainable when compared to development on the edge of Cambridge; • Object to a development focus on new settlements to deliver housing. They will not do so in the short or even medium term. South Cambridgeshire already has an identified housing shortfall; new homes are needed now to meet existing five-year housing land supply and affordable housing shortfalls; • The local infrastructure (A10, A14 etc) cannot cope with a development of this scale. Some of the land has flooded in the past. This new development will turn into a rail commuter town for London and not serve Cambridgeshire's needs; • Would ruin local quality of life, and destroy the existing community. Villagers want to live in a village, not on the outskirts of a medium sized town; • English Heritage - Site Option 2 would not be acceptable as a new settlement at Waterbeach may encroach on the setting of Denny Abbey to the north, a
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	<p>scheduled monument. A key aspect of the appreciation of the significance of the abbey is its isolation and this can still be experienced in long views it affords across the surrounding flat landscape;</p> <ul style="list-style-type: none"> • There is no need for so many new homes. The housing needs of the region can be satisfied without such development; • Development should be organic, led by market forces, not driven by the state; • There would be considerable risk of flooding in future, especially in the light of rapidly melting Arctic ice • Loss of over 250ha of high quality agricultural land • Would turn this lovely village into a small town; • Any development should provide affordable business premises for shops and offices. These should not be developer controlled otherwise they will not be affordable; • Landbeach Parish Council – Local residents opposed. No need exists for a new settlement of this size. Housing needs can be satisfied without such development. The character of the area would be completely altered and see Waterbeach and Landbeach swamped. Communications links are already overloaded. Upgrading would be expensive, making delivery of a solution unlikely; • Moving Waterbeach station to serve the new settlement would severely disadvantage existing residents • Milton would lose some of its sports fields; • The Farmland Museum and Denny Abbey - Denny Abbey and the Farmland Museum occupy a site of unique historic significance. The surrounding countryside plays an essential part in defining the character of the site. The proposed development would surround the Abbey and Museum. Whilst the nearest buildings could be screened from view the essential character of the site would be lost because it would no longer be possible to fully understand its context and experience how it must have felt to live and work in such a remote setting. This sense of remoteness is still maintained today; • The Wildlife Trust - Biological recording shows that the former airfield site is wildlife-rich and may be of County Wildlife Site standard. The nature conservation value of this area must be assessed and considered in decisions whether to create a new town. If possible, this area should not be allocated for development, particularly if development needs can be met in more environmentally sustainable locations; • Waterbeach Parish Council - Would dominate existing settlement, Agricultural land grade 1. Susceptible to flooding and problems with water supply and sewage disposal. Possible contamination from previous military use. Another scheduled ancient monument nearby - Waterbeach Abbey. Transport infrastructure
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	<p>inadequate. Queuing vehicles for A10/A14 intersection extend to Waterbeach. Likelihood of delivering housing by 2031 is remote. Danger will detract from development at Northstowe - reserved land should be allocated. Expand Cambourne rather than third new town. Insufficient demand for either of Waterbeach options;</p> <ul style="list-style-type: none"> • Even with current usage A10 journey times in rush hours are very long. Traffic through Waterbeach, Horningsea and Fen Ditton towards Newmarket Road would increase. The railway is also already working at full capacity <p>COMMENTS:</p> <ul style="list-style-type: none"> • Waterbeach Waste Management Park – The WWMP could include Energy from Waste and/or other new waste management technologies and has potential to provide decentralised Combined Heat and Power (CHP) for local developments. WWMP have no objection to the allocations in principle, but would not wish to see development within these areas that could prejudice existing or future operations at the WWMP; • Anglian Water - Major constraints to provision of infrastructure and/or treatment to serve proposed growth. Pumping stations and sewers crossing the site. The Waterbeach site falls within 400 metres of the WWTW; • Depends whether infrastructure (especially A10 changes) can be provided at the right time and at the right level for the proposed new town to be able to function in a satisfactory way; • Fulfils sustainability criteria by good access to main line rail with direct links to Cambridge and new station at Chesterton; • Cambridge Past, Present and Future - A significant development should be seriously considered. It is outside the Green Belt but close enough to the city for good public transport links to be established (possibly a branch from the guided busway); • Cambridgeshire County Council - Any new settlement will require new static library provision on site. At Waterbeach (site 231) a large proportion of the site lies within the sand and gravel MSA. It should be identified in the Tier 1 assessment (within the SHLAA) as a 'strategic constraint'. It should also feature as a 'con' under the New Settlement site options. This element of the SHLAA Assessments needs to be re-visited and adequate consideration of the mineral resource needs to be taken into account; • Comberton Parish Council - Local residents to decide - but has good transport links to anticipated jobs; • English Heritage - In any proposal for development opportunities for enhancement of Denny Abbey should be considered including a improved access to the monument. Master planning of development should also take account of the inherited features of the airfield
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	<p>and opportunities to reflect significant features within the development should be considered;</p> <ul style="list-style-type: none"> • Natural England - Waterbeach airfield supports habitats of significant local biodiversity interest, options which protect and enhance this whole area as open space/nature reserve would be preferred. Policy should recognise this and seek to ensure that allocation/development protects and enhances local biodiversity interest. Development should make significant contributions to the aims and aspirations of the Cambridgeshire GI Strategy and the Cambridgeshire BAP; • Would bring benefits to Waterbeach in the way of enhanced public transport, local secondary school and other facilities associated with a town of this size; • The National Trust - A potential opportunity exists to create a more direct access to the Wicken Vision to serve the informal open space needs of the growing population. Currently the River Cam provides a barrier. A new bridge and upgrading of the footpath network would serve the local community and help deliver strategic Green Infrastructure.
<p>Site Option 3: Small new town at Waterbeach</p> <p>Support:23 Object: 32 Comment: 18</p> <p>Questionnaire Responses:</p> <p>Question 6 - Where should new housing sites be located?</p> <p>431 responses indicated support for a new settlement at Waterbeach (no preference given for site 2 or 3). 24 indicated objection.</p> <p>39 responses supported development at 'Waterbeach Barracks', and 1 objected.</p> <p>4 Responses</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • An opportunity to reconsider the A10 option. • Opportunity to redevelop previously developed land. • Good access to mainline rail with links to new station at Chesterton. • Has existing employment nearby. • Could be delivered with a comprehensive approach to infrastructure. • Need to consider traffic impact on Horningsea and Fen Ditton. • Cambridge City Council - Support the options being explored by South Cambridgeshire District Council, including Waterbeach, Bourn Airfield and an extension to Cambourne; • Environment Agency - Some sites identified as having development potential (or limited development potential) are potentially at risk of flooding (on the edge of Flood Zone 2). Developers will need to investigate flood risk on a site specific basis and apply appropriate mitigation measures as may be required. Any new development within the site boundary should be directed away from flood risk sensitive areas. This may result in the reduction of developable yield of the site (i.e. number of properties the site can facilitate). No objection on basis that the floodplain would be kept free from inappropriate development; • Babraham Parish Council: Waterbeach Barracks is ideal. We do not support any of the village sites. • Comberton Parish Council (supported by 307 questionnaire responses) - SCDC should favour development of New Towns (Waterbeach barracks), and / or New Villages (Bourn Airfield). Both of these have the

indicated specific support for this option.

ability to be built 'from scratch' on brown-field sites with access to good transport links and to incorporate district-wide affordable housing. Waterbeach clearly has better access to the anticipated jobs near the northern fringe job development area whilst Bourn Airfield could support jobs anticipated within Cambridge City via the A14/A428.

- **Shepreth Parish Council** - A new town at Waterbeach or further north would be the preferred option as suitable infrastructure would be built as part of the development thereby avoiding the overloading of existing infrastructure in the villages.
- **Haslingfield Parish Council** – Option 3 is preferred to 2 and 4.
- **Fen Ditton Parish Council** – brownfield land, but car commuting risk on Horningsea Road needs solving;

OBJECTIONS:

- Problems with the A10, and impact on the road network. Upgrades required will cause road misery for years. Upgrades could impact on Milton sports fields.
- Too large for the area and significant infrastructure costs;
- Would compete with Northstowe.
- Houses should not be built on low lying land.
- Would create a town for London commuters.
- New settlements will not provide a sustainable development strategy over the Plan period and given the long lead-in times associated with new settlements, together with local and more strategic infrastructure issues, will not deliver required growth.
- Risks not being housing for jobs within local area, but dormitory housing for London commuters.
- A more robust strategy must refocus towards delivery of sustainable new homes at Cambridge and the villages.
- It would irreversibly change the character of the area.
- Would destroy over 250 hectares of high quality agricultural land.
- Preference for smaller development integrated with Waterbeach, e.g. a retirement village.
- **RLE and Defence infrastructure Organisation** – Option 3 not supported by landowners as would not deliver a comprehensive scheme, and will miss advantages of larger site.

* Significant ecological interests, difficult or impossible to mitigate.

* Developable area proportionally lower than larger scheme.

* Lower average densities and over estimation of capacity.

* Less sustainability advantages - no rail.

- **Landbeach Parish Council** - strongly opposes the proposed development. Housing needs can be met without development of this size. Alter character of the area, swamping Waterbeach and Landbeach.
- **Waterbeach Parish Council** - Agricultural land grade 1. Susceptible to flooding and problems with water supply and sewage disposal. Possible contamination from previous military use. Another scheduled ancient

	<p>monument nearby. Transport infrastructure inadequate; Oakington and Westwick Parish Council – Not green belt, heritage buildings must not be compromised, use brownfield land first.</p> <ul style="list-style-type: none"> • Weston Colville Parish Council – Not appropriate for the area. • The Wildlife Trust – Barracks site is of high environmental value, and may even be of County Wildlife Site standard. The nature conservation value of this area must be assessed and considered in decisions whether to create a new town. If possible, this area should not be allocated for development, particularly if development needs can be met in more environmentally sustainable locations; <p>COMMENTS:</p> <ul style="list-style-type: none"> • Capacity likely to be lower than anticipated, due to water, forest or environmentally important for its flora and fauna. • Consideration be given to the feasibility of constructing a footpath/cycleway along the route of the original causeway which connected Denny Abbey to Waterbeach. • Waterbeach Waste Management Park – Site includes land that is within the waste management park's safeguarded area and therefore, whilst we have no objection to the allocations in principle, we would not wish to see any form of inappropriate development within these areas that could prejudice existing or future operations of the Waterbeach Waste Management Park. • The Farmland Museum and Denny Abbey - Provided that very careful thought were given to screening and to the height, density and design of the buildings at the north end of this development the effect on the unique historically significant Abbey site could be quite small. Should consider a footpath / cycleway link from Denny Abbey to Waterbeach; • Anglian Water - Anglian Water does not want to thwart development or apply a blanket embargo on all development within 400 metres of our sewage treatment works, however we must balance this with protecting our new and existing customers from the risk of nuisance / loss of amenity whilst allowing us to provide the essential sewage treatment service to our customers and for this reason we take a risk based approach. An initial assessment indicates the risk to be medium-high. • National Trust - A potential opportunity exists to create a more direct access to the Wicken Vision to serve the informal open space needs of the growing population. Currently the River Cam provides a barrier. A new bridge and upgrading of the footpath network would serve the local community and help deliver strategic Green Infrastructure; • Cambridge Past, Present and Future - paramount that possible development locations be evaluated in the light
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	<p>of sufficient transport infrastructure provision.</p> <ul style="list-style-type: none"> • Cambridgeshire County Council - a large proportion of the site lies within the sand and gravel MSA. Should be identified as a 'con' on the new settlement options. • English Heritage - concerned that a potential new settlement at Waterbeach may encroach on the setting of Denny Abbey to the north, a scheduled monument which is open to the public. Site Option 3 may be capable of implementation while respecting the monument; however, this is subject to analysis of the setting of the monument. Improved access to the monument could also be explored. • Natural England - aware that Waterbeach airfield supports habitats of significant local biodiversity interest, hence options which protect and enhance this whole area as open space/nature reserve would be preferred. Relevant policy should recognise this and seek to ensure that allocation/development protects and enhances the local biodiversity interest of these sites; • Babraham Parish Council: Waterbeach Barracks is ideal. We do not support any of the village sites. • Caldecote Parish Council – Northstowe and Waterbeach will have least impact on the surrounding area, and there is suitable infrastructure to support development; • Comberton Parish Council – Local residents should determine – but has good transport links to anticipated jobs;
<p>Site Option 4: Waterbeach Barracks built up area only</p> <p>Support:27 Object: 14 Comment: 20</p> <p>Questionnaire Responses:</p> <p>Question 6 - Where should new housing sites be located?</p> <p>3 Responses indicated specific support for this option.</p> <p>39 responses supported development at 'Waterbeach Barracks', and 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Previously developed site, would not replace wildlife areas; • If council were to commit to linking the transport network properly through local hubs this growth could be absorbed with smaller transport investment; • Caldecote Parish Council – Support as least impact on the surrounding area, and there is suitable infrastructure to support development; • Cambridge City Council - Support the options being explored by South Cambridgeshire District Council, including Waterbeach, Bourn Airfield and an extension to Cambourne; • Comberton Parish Council – Would allow re-development of brown field site - with opportunity for maximally sustainable development. But prefer Site Option 2; • Environment Agency - Some sites identified as having development potential (or limited development potential) are potentially at risk of flooding (on the edge of Flood Zone 2). Developers will need to investigate flood risk on a site specific basis and apply appropriate mitigation measures as may be required. Any new development within the site boundary should be directed away from flood risk sensitive areas. This may result in the

<p>objected.</p>	<p>reduction of developable yield of the site (i.e. number of properties the site can facilitate). No objection on basis that the floodplain would be kept free from inappropriate development;</p> <ul style="list-style-type: none"> • Fen Ditton Parish Council – Support as brownfield land but car commuting risk to Horningsea Rd. New Science Park station and A14 proposals need integration; • Support the redevelopment of the existing barracks area, possibly with small expansion. Existing sport/leisure facilities could be improved and enhanced to provide something beneficial to the wider Cambridge Area such as Wet and Wild, go karting, roller skating, ice skating, competition venue for athletics/swimming, dry ski slope etc • Landbeach Parish Council – Support and would welcome innovative proposals that make full use of the existing facilities such as the golf course, swimming pool and green spaces; • Waterbeach should have limited development only so as not to compete with Northstowe • Limited development would replace the population lost by the regiment's move to Scotland and would protect / safeguard valuable facilities such as the swimming pool, golf course and fishing lake. The character of Waterbeach would not be destroyed; • Milton Parish Council - A14 corridor full so no development along A14 corridor without significant upgrade in capacity of A14. Better to develop around Six Mile Bottom, dual Wilbraham Road to complete eastern ring round Cambridge, plus on under-used railway so easy high speed park and ride into Cambridge, plus easy to link to A11; • Development on this scale would be reasonable, and would help support the local school, and shops • Some local people would favour the creation of a retirement village that provides a community for elderly people. The proposed small development - (Site Option 4), could therefore have at its core the creation of a retirement village of some 200 dwellings together with its associated services to provide a positive environment for people to move into appropriately developed housing with potential to migrate from full independence to supervised care over time; • Only sensible option if we are to maintain the character of Waterbeach as a village; • The A10 and A14 will not support a significant increase in volume of traffic; • Waterbeach Parish Council – No objection to development of the Barracks. The Parish Council is concerned at the impact Barracks closure will have on the viability of village facilities, businesses and primary school and feels development on this scale would help offset the loss of the military personnel and families.
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	<p>Support the community facilities at Barracks, i.e. golf course, swimming pool, lake, etc., being transferred to local authority control to secure public use and use of existing military buildings for employment purposes. Contrary to site options 2 and 3, the Parish Council regards this as realistic, achievable and sustainable;</p> <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • The smallest proposal will have a major impact on Waterbeach increasing the size by as much as 75%. However something needs to be proposed for the built area of the Barracks; • New settlements will not provide a sustainable development strategy over the Plan period given long lead-in times, and local and strategic infrastructure issues. Challenge whether this Option would deliver required growth to 2031. It would place significant pressure on the delivery of Northstowe and compete with it; • Too small to be worthwhile developing as a major contribution to the needs of the sub-region. This would waste the opportunity of fully using the Waterbeach site. Also, it would badly disrupt the local village which does not have enough infrastructure; • Would ruin local quality of life, local transport (road and rail) inadequate; • Too small to warrant investment in significant additional infrastructure, and schooling. Too much impact on existing communities without the extra infrastructure • Oakington and Westwick Parish Council – Not green belt, heritage buildings must not be compromised, use brownfield land first; • RLW Estates and Defence Infrastructure Organisation - Support Waterbeach in principle. Option 4 is not feasible and is not supported by the landowners. It will not deliver the advantages of the comprehensive scheme. It represents a piecemeal solution which will not provide the viable future use for the MOD landholding which the Government's disposal strategy requires and would represent a lost opportunity to meet future needs in a sustainable manner. Key considerations: <ul style="list-style-type: none"> * Not viable future for surplus MOD land - fragment landholding * Significant hard standing and built structures contribute to suitability for development and viable alternative use * No contribution to Cambridge needs unlike larger scheme * Too small to deliver social infrastructure or public transport improvements - only large extension to Waterbeach <p>COMMENTS:</p> <ul style="list-style-type: none"> • Waterbeach Waste Management Park - The WWMP could include Energy from Waste and/or other new waste management technologies and has potential to
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	<p>provide decentralised Combined Heat and Power (CHP) for local developments. WWMP have no objection to the allocations in principle, but would not wish to see development within these areas that could prejudice existing or future operations at the WWMP</p> <ul style="list-style-type: none"> • Anglian Water - Major constraints to provision of infrastructure and/or treatment to serve proposed growth. Pumping stations and sewers crossing the site. The Waterbeach site falls within 400 metres of the WWTW • Should consider new settlement at Waterbeach. Fulfils sustainability criteria by good access to main line rail with direct links to Cambridge and new station at Chesterton • Development on the barracks is more desirable than other village sites as this land is already in use and not green belt. It would support local businesses after closure of the barracks. However, the junction of the A10 and A14 at Milton gets very congested at peak times, steps have to be made to make sure that the local road network can cope with the extra vehicles • Smallest option would do least damage. Query if villagers would have access to golf course / lakes as now? • Cambridge Past, Present and Future - A significant development should be seriously considered. It is outside the Green Belt but close enough to the city for good public transport links to be established (possibly a branch from the guided busway) • Cambridgeshire County Council - Any new settlement will require new static library provision on site. At Waterbeach (site 231) a large proportion of the site lies within the sand and gravel MSA. It should be identified in the Tier 1 assessment (within the SHLAA) as a 'strategic constraint'. It should also feature as a 'con' under the New Settlement site options. This element of the SHLAA Assessments needs to be re-visited and adequate consideration of the mineral resource needs to be taken into account. • When the Barracks site is developed the open buffer between it and the village should be kept • Natural England - Waterbeach airfield supports habitats of significant local biodiversity interest, options which protect and enhance this whole area as open space/nature reserve would be preferred. Policy should recognise this and seek to ensure that allocation/development protects and enhances local biodiversity interest. Development should make significant contributions to the aims and aspirations of the Cambridgeshire GI Strategy and the Cambridgeshire BAP • The new development will not justify a new primary school, but would swamp the existing one which is now getting to be an over developed site
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	<ul style="list-style-type: none"> • Site 4 makes sense but risks the development becoming a dormitory of Waterbeach. This would be mitigated if sites 48 and 49 were also developed but at the loss of Waterbeach boundaries. Better roads, lighting, paths and bus service would be needed with tasteful landscaping • The Farmland Museum and Denny Abbey - A development of this size and location would have little if any impact on Denny Abbey and the Farmland museum if appropriately screened. If this development were to go ahead could consideration be given to constructing a footpath/cycleway along the route of the original causeway which connected Denny Abbey to Waterbeach before the construction of the airfield? This could provide a safer, environmentally friendly access route away from the A10 and be of recreational value as well as recreating a route which is part of the history of Waterbeach • The National Trust - A potential opportunity exists to create a more direct access to the Wicken Vision to serve the informal open space needs of the growing population. Currently the River Cam provides a barrier. A new bridge and upgrading of the footpath network would serve the local community and help deliver strategic Green Infrastructure • If some of the existing buildings (e.g. Orchard Drive, Officers' mess and facilities e.g. golf course, RAF museum) were kept, the history and heritage of the site would not be lost. Careful integration of the site with the existing village needed. The effect on the A10 and railway would also be a big issue. Parking in the village by rail commuters is already a problem. The A10 is already at capacity. If this option were adopted, consider reconstructing the old causeway route to Denny Abbey as a cycleway/footpath
<p>Site Option 5: New Village – Bourn Airfield</p> <p>Support: 17 Object: 118 Comment: 13</p> <p>Questionnaire Responses:</p> <p>Question 6 - Where should new housing sites be located?</p> <p>422 responses indicated specific support for this</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Already has the road improvements provided for Cambourne; • Good public transport; • Brownfield site; • Small new village option would not take as long to deliver as some other options; • Would need local provision of both primary and secondary education. • Delivery in 2016 is a realistic objective. • Babraham Parish Council – Support new village at Bourn Airfield. We do not support any of the village sites. • Milton Parish Council – conditional on upgraded Girton interchange for direct link to and from Huntingdon direction to A428 west. • Oakington and Westwick Parish Council – Not green belt, heritage buildings must not be compromised, use brownfield land first. • Comberton Parish Council – brownfield site, good

<p>option. 19 objected.</p>	<p>sustainability possible.</p> <ul style="list-style-type: none"> • Comberton Parish Council (supported by 307 questionnaire responses) - SCDC should favour development of New Towns (Waterbeach barracks), and / or New Villages (Bourn Airfield). Both of these have the ability to be built 'from scratch' on brown-field sites with access to good transport links and to incorporate district-wide affordable housing. Waterbeach clearly has better access to the anticipated jobs near the northern fringe job development area whilst Bourn Airfield could support jobs anticipated within Cambridge City via the A14/A428. • Croydon Parish Council – Not as extension to Cambourne, make a definitive boundary. • Weston Colville Parish Council – Support; <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Would merge Cambourne with Caldecote, creating a ribbon of development along the A428; • Should not be allowed without duelling to the A1. • Would merge with the village of Bourn; • Additional homes will add to congestion on the roads, including the bottleneck at Madingley Road; • Traffic impact on surrounding villages, including Bourn. • No cycle lanes between Cambourne and Hardwick; • Insufficient public transport; • Does not offer the rail opportunities of Waterbeach; • Impact on local services and facilities, more pressure on Cambourne, as it would not be large enough to provide its own facilities; • Difficulty in finding places in educational establishments for children; • Impact on the Cambourne three village model. • Would turn Cambourne into a town; • Parking problems outside schools and shops; • Lack of jobs in the immediate vicinity to provide local employment; • Need for commuters to London to travel long distances to rail stations in Cambridge or St Neots; • Another large construction site to cope with. Finish the existing planned Cambourne; • Additional surface water run-off into Bourn Brook; • Lack of sewage capacity, particularly at Uttons Drove; • Impact on biodiversity, including badgers, grass snakes, slow worms and bat species; • Increased pressure on local Green Infrastructure; • A more robust strategy must refocus towards delivery of sustainable new homes at Cambridge and the villages. Larger strategic developments focussed to Cambridge, supported by development in the villages to meet local needs and sustain local employment and services; • Not a sustainable location for Cambridge related growth. • Bourn Parish Council – Not a sustainable site. Lack of local employment and overstretched local facilities. Would also lead to coalescence between Highfields
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	<p>Caldecote and Cambourne;</p> <ul style="list-style-type: none"> • Caldecote Parish Council – Ribbon development along A428, with impact on landscape. Infrastructure and transport at capacity. No employment. Loss of agricultural land; • Cambourne Parish Council – Site is inappropriate. Would link adjoining villages. Should not be direct links with Cambourne, and should be self-contained with its own infrastructure; • Hardwick Parish Council – Will lead to urban sprawl. Will overwhelm local services. • Toft Parish Council – Opposed to option, due to size and lack of infrastructure. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Maintain significant separation with Upper Cambourne • Will need to reconsider parking in Cambourne centre; • Should development along the A428 be considered, surely Scotland Farm and Childerley Gate would appear suitable. • Dry Drayton Parish Council - no objection in principal to the option of a new village on Bourn airfield, so long as appropriate provision is made to avoid a significant build-up in traffic through Dry Drayton. • Environment Agency - Some sites identified as having development potential (or limited development potential) are potentially at risk of flooding (on the edge of Flood Zone 2). Developers will need to investigate flood risk on a site specific basis and apply appropriate mitigation measures as may be required. Any new development within the site boundary should be directed away from flood risk sensitive areas. This may result in the reduction of developable yield of the site (i.e. number of properties the site can facilitate). No objection on basis that the floodplain would be kept free from inappropriate development; • Natural England - Development should make significant contributions to the aims and aspirations of the Cambridgeshire GI Strategy and the Cambridgeshire BAP. • Middle Level Commissioners - The contents of one of your Council's previous consultation documents inferred that surface water disposal from the site would be to Bourn Brook. Confirmation that this is indeed the case will be required if this proposal proceeds. • Wildlife Trust - County Wildlife Site within the middle of this site must be protected, enhanced and expanded • Cambridgeshire County Council - We see Bourne Airfield (site option 5) as an extension of Cambourne. It is only separated from Cambourne at present by the Broadway, a C class road. As an extension to Cambourne it could benefit from existing infrastructure (e.g. a new secondary school which is capable of being expanded) rendering it more viable and, therefore, more likely to be delivered. A 3000 house development on
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	Bourne Airfield is unlikely to support a viable secondary school serving that development alone.
<p>Site Option 6: Land at former Marley Tiles site, Dales manor Business Park, Sawston</p> <p>Support:17 Object: 4 Comment: 10</p> <p>Questionnaire Responses:</p> <p>Question 6 - Where should new housing sites be located?</p> <p>3 responses indicated specific support for this option.</p> <p>4 responses supported development in Sawston, 5 objected.</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Any new build should use sites that avoid arable land; • Brownfield land; • No loss of Green Belt. It would be wrong to build in the Green Belt or on greenfield sites and leave this unused; • Much better to build here than on a greenfield site or a Flood plain; • Housing on these sites should be limited to the local community, not London commuters; • Little landscape effect; • Sawston has good facilities including secondary school • It is close to primary schools and play facilities. • It would be a loss of employment land, but there appears to be sufficient other available employment land; • There are already houses on two sides, so noise nuisance should not be significantly greater than for existing residents. We used to live nearby and did not find it noisy; • Peterhouse owns land adjoining Site Option 6, which is similarly available for residential use and equally suitable for such use; • The site backs onto existing housing: replacing the existing derelict factory unit with housing would improve the safety and security of these homes. Another advantage of this site is the relatively easy access to Babraham Road - a through route - with minimal new road construction; • Sawston is sustainable location for growth as Rural Centre; • Oakington and Westwick Parish Council – Not green belt, heritage buildings must not be compromised, use brownfield land first • Pampisford Parish Council - We support this area for residential development • Croydon Parish Council - Already on the edge of Sawston and using a brownfield site • Environment Agency - Some sites identified as having development potential (or limited development potential) are potentially at risk of flooding (on the edge of Flood Zone 2). Developers will need to investigate flood risk on a site specific basis and apply appropriate mitigation measures as may be required. Any new development within the site boundary should be directed away from flood risk sensitive areas. This may result in the reduction of developable yield of the site (i.e. number of properties the site can facilitate). No objection on basis that the floodplain would be kept free from inappropriate development

	<p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Object to loss of employment land. The village needs more jobs to support the current population let alone any increases. Should be promoting the village as a good employment location; • Parts of the site are surrounded by factories / warehouses in an unattractive industrial area, away from the village centre and those seeking homes would avoid. These sites should continue to be considered 'employment land' and used for this purpose as the surrounding population increases; <p>COMMENTS:</p> <ul style="list-style-type: none"> • Anglian Water - Capacity available to serve the proposed growth. Sewers crossing the site • Scope for major development is limited by existing form of village. Consideration of cumulative impact with relocation Cambridge City Football Club to Sawston. Development on sites to the West of the High Street is constrained by flood plain. Primary schools at capacity, some capacity at Village College. Health centre slightly over design capacity. High Street needs regeneration, but doubtful achieved by large expansion. Shoppers largely dependent on cars. Insufficient parking and the High Street frequently congested with HGVs. Transport: 20 minute CITI7 service to Cambridge - busy at peak times and subject to frequent delays. Park and Ride services faster but increase traffic on A1301, Mingle Lane and Hinton Way, Stapleford. Exacerbate congestion. Rail station 2 miles, not widely used. • Comberton Parish Council - Local residents to determine. But it is a brown field site • Duxford Parish Council - Sawston is at risk of over development, and will attract investment away from villages. • Worthy of further consideration. Although there is loss of employment land, this can be offset. (The Pampisford site is well related to the Sawston bypass and can provide employment opportunities for both Pampisford and Sawston). However, because of the location of these sites, residents could well be largely dependent on cars and with the proximity of Cambridge and its retail outlets, these sites might not contribute greatly to supporting and regenerating Sawston High Street • Development here would add to traffic accessing A1307 north of Babraham. There would have to improvements to this dangerous junction • Over dense proposal. It is unlikely that an already overburdened infrastructure (eg Medical Centre and primary schools) could cope. Would support a smaller-scale development, with an appropriate mix of private and affordable housing to meet the needs of the village
<p>Site Option 7: Land at Grove Road / West Way, Dales Manor</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Brownfield land, outside Green Belt; • Little landscape impact;

<p>Business Park, Sawston</p> <p>Support:16 Object: 5 Comment: 8</p> <p>Questionnaire Responses:</p> <p>Question 6 - Where should new housing sites be located?</p> <p>2 responses indicated specific support for this option.</p> <p>4 responses supported development in Sawston, 5 objected.</p>	<ul style="list-style-type: none"> • Away from area of flood risk; • Sawston has facilities, including a secondary school; • Sufficient other employment land; • Site can be considered as part of wider site with development potential; • Should use empty properties in the district first. • Need to ensure development is served by bus services; • Croydon Parish Council – Brownfield land on the edge of a village; • Oakington and Westwick Parish Council – Not green belt, heritage buildings must not be compromised, use brownfield land first; • Environment Agency - Some sites identified as having development potential (or limited development potential) are potentially at risk of flooding (on the edge of Flood Zone 2). Developers will need to investigate flood risk on a site specific basis and apply appropriate mitigation measures as may be required. Any new development within the site boundary should be directed away from flood risk sensitive areas. This may result in the reduction of developable yield of the site (i.e. number of properties the site can facilitate). No objection on basis that the floodplain would be kept free from inappropriate development; <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Loss of employment land; • Large parts of site remain surrounded by industrial land, making it unattractive for development. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Consideration of cumulative impact with relocation Cambridge City Football Club to Sawston; • Primary School and health centre at capacity; • Distance from Sawston High Street means that people may use their cars; • Large site, could provide housing and business uses; • Duxford Parish Council - Sawston is at risk of over development, and will attract investment away from villages. • Comberton Parish Council – Local residents should determine; • Anglian Water – There is capacity to serve the site.
<p>Site Option 8: Land south of Babraham Road, Sawston</p> <p>Support: 6 Object: 19 Comment: 10</p> <p>Questionnaire Responses:</p> <p>Question 6 - Where</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Land owned by a charity, housing development particularly for low income families and singles would address social needs; • Site is on the village boundary and would have little adverse impact. Although some distance from the village centre, it is close to a local school and play facilities; • New houses have been built in this area before therefore an extension here seems appropriate. Sawston has few new build family homes and it would be good to see some four and five bed family homes built alongside affordable housing so that expanding

<p>should new housing sites be located?</p> <p>1 response indicated specific support for this option, 1 objected.</p> <p>4 responses supported development in Sawston, 5 objected.</p>	<p>families can stay locally;</p> <ul style="list-style-type: none"> • Close to existent P&Ride; • Contributes to spread of development around Cambridge, taking away some of the burden from already hugely developed areas. There is not much development at Sawston and the village centre is not too far away from this site. In an area where there is a lot of green belt, so losing some of this would not be too detrimental; • Environment Agency - Some sites identified as having development potential (or limited development potential) are potentially at risk of flooding (on the edge of Flood Zone 2). Developers will need to investigate flood risk on a site specific basis and apply appropriate mitigation measures as may be required. Any new development within the site boundary should be directed away from flood risk sensitive areas. This may result in the reduction of developable yield of the site (i.e. number of properties the site can facilitate). No objection on basis that the floodplain would be kept free from inappropriate development; <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Building on arable or Green Belt land should be avoided. There are more suitable options in the village which use land formally used by industry; • Invaluable green belt would be lost, leaving Sawston as an island between busy roads; • Schools at capacity; • Impact on village nature. Having more houses in the area will ruin the appeal of the village; • Traffic and loss of amenity; • Too far from village centre; • Loss of footpaths used by children and adults for walking in car-free environment. Traffic increase a danger to cyclists on Babraham Road, used by children on trip to school; • Inadequate local infrastructure, would make Sawston into a dormitory village with housing mostly unaffordable by locals; • Sawston is already big enough, childminders, nurseries etc are stretched to capacity (despite what sufficiency data may say). Sawston is verging on being a town and new houses will not help most people as they are all very expensive. Rent prices outweigh most wages and deposits to buy are unachievable for those having to rent; • Croydon Parish Council – Leave the green belt alone; • Pampisford Parish Council - Green belt land, loss of footpaths and recreational amenities. Extends Sawston housing to the Pampisford parish boundary. there is no easy access to the village centre except by already busy/congested roads; <p>COMMENTS:</p>
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	<ul style="list-style-type: none"> • Anglian Water - Capacity available to serve the proposed growth. Sewers crossing the site • Would provide main access for site option 178 to south. Babraham Road is busy and additional traffic would make it busier. It has no controlled crossings. Development would generate extra traffic through Babraham and onto the main road to Cambridge via a junction with poor sight lines. With site 178 it would cause a significant loss of green belt. Could schools and medical facilities cope with this sort of growth? Parking for Village centre shops is at its limits at peak times, and no suitable alternatives are available • Scope for major development is limited by existing form of village. Consideration of cumulative impact with relocation Cambridge City Football Club to Sawston. Development on sites to the West of the High Street is constrained by flood plain. Primary schools at capacity, some capacity at Village College. Health centre slightly over design capacity. High Street needs regeneration, but doubtful achieved by large expansion. Shoppers largely dependent on cars. Insufficient parking and the High Street frequently congested with HGVs. Transport: 20 minute CITI7 service to Cambridge - busy at peak times and subject to frequent delays. Park and Ride services faster but increase traffic on A1301, Mingle Lane and Hinton Way, Stapleford. Exacerbate congestion. Rail station 2 miles, not widely used. • 20 minutes walk from the village centre, probably making car ownership a necessity and public transport facilities may need reviewing. However 335 rental properties are needed in Sawston and as this site is owned by two local charities this could be highly beneficial if about 139 rented housing trust dwellings were built. If it were joined to site option 9 vehicular access onto Sawston Road would be straightforward • Duxford Parish Council - Sawston is at risk of over development, and will attract investment away from villages. • Comberton Parish Council - Local residents to determine. Not preferred since it would erode green belt • Use both Site options 8 and 9 - room for more dwellings and a road from Babraham Road, reducing traffic flow through the village or Linton Way. Green Belt restrictions but need for more housing is at all-time high. Include a shop and community room, or small pub or cafe so services are not so far away - one of the cons. In respects to the boundaries of Sawston Hall being respected, could hedgerows or fencing be put in place to separate that land. Need for a new primary school would be greater with an increased number of pupils • Icknield Primary School – Development of Site Options 8 and 9, will result in a significant impact on the school; as any new housing in Sawston will affect school capacity within the village meaning that school building
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	<p>improvements and extensions will be required. As a forward thinking Governing Body we would like to express our wish to be involved, in the consultation and planning process which will address these issues and we ask you to contact the school directly at that time, with reasonable notice</p> <ul style="list-style-type: none"> • Developing these sites would give the opportunity to fund a new eastern road to link with either the A505 or the A1307 to take heavy traffic direct from the Babraham Road Industrial Estate out of Sawston village and also out of Babraham village • Possibly - but no to south corner • If this were developed as affordable housing it might have some merits. It would however cause additional traffic into Babraham Road, and would also give site access to a huge potential site including site option 9. Green belt and distance from village centre are serious problems
<p>Site Option 9: Land east of Sawston</p> <p>Support: 3 Object: 25 Comment: 9</p> <p>Questionnaire Responses:</p> <p>Question 6 - Where should new housing sites be located?</p> <p>2 responses objected to this option.</p> <p>4 responses supported development in Sawston, 5 objected.</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Need further housing in the village, particularly affordable; • Close to local schools and play facilities; • Potential to enhance setting of Sawston Hall; • Environment Agency - Some sites identified as having development potential (or limited development potential) are potentially at risk of flooding (on the edge of Flood Zone 2). Developers will need to investigate flood risk on a site specific basis and apply appropriate mitigation measures as may be required. Any new development within the site boundary should be directed away from flood risk sensitive areas. This may result in the reduction of developable yield of the site (i.e. number of properties the site can facilitate). No objection on basis that the floodplain would be kept free from inappropriate development; • Oakington and Westwick Parish Council – Not green belt, heritage buildings must not be compromised, use brownfield land first; <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Green Belt site; • Would lose green open space and paths, important to the village; • Loss of village identity and creation of urban sprawl; • There are alternative brownfield options in the village; • Building up to Pampisford boundary; • Schools and doctors at capacity; • Close to Sawston Hall; • Distance to village centre; • Increased traffic; • Will make village even more like dormitory settlement; • Croydon Parish Council – Leave Green Belt alone; <p>COMMENTS:</p> <ul style="list-style-type: none"> • How would access to the site be made? Church Lane,

	<p>Plantation Road, Green Road not suitable. Babraham Road is a busy road, and would get busier;</p> <ul style="list-style-type: none"> • County Highways opposed access onto Babraham Road for Stanley Webb Close site; • Would relate awkwardly to centre of village, as Church Lane narrows on approach to High Street; • Consider cumulative impact of relocation Cambridge City Football Club to Sawston; • Would exacerbate congestion; • Include a shop or community room, so services are not so far away; • Develop options 8 and 9 and a road from Babraham Road to reduce congestion; • Anglian Water – There is Capacity to serve the site; • Duxford Parish Council - Sawston is at risk of over development, and will attract investment away from villages. • Comberton Parish Council – Local residents should determine; • Icknield Primary School – Development would impact on school capacity. We would like to be involved in planning process.
<p>Site Option 10: Mill Lane, Sawston</p> <p>Support: 6 Object: 26 Comment: 7</p> <p>Questionnaire Responses:</p> <p>Question 6 - Where should new housing sites be located?</p> <p>1 response indicated specific support for this option.</p> <p>4 responses supported development in Sawston, 5 objected.</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • A good location particularly for social housing needs with little impact on other residents. Adjacent to or close to recreation and new green areas (Sawston Orchard). • Agree with your assessment pros; • Good access to local facilities and sustainable modes of transport. Sawston is a rural centre and has a significant number of facilities and services available. It has good quality public transport links to Cambridge; • The site is not located within the Green Belt; • It has been demonstrated and agreed by the Environment Agency that flooding and drainage can be dealt with adequately; • The site is available, deliverable and sustainable, in addition it will not impact on the landscape of Sawston, it is therefore supported by both national and local planning policy; • Flood risk needs mitigating, otherwise, seems beneficial • Environment Agency - Some sites identified as having development potential (or limited development potential) are potentially at risk of flooding (on the edge of Flood Zone 2). Developers will need to investigate flood risk on a site specific basis and apply appropriate mitigation measures as may be required. Any new development within the site boundary should be directed away from flood risk sensitive areas. This may result in the reduction of developable yield of the site (i.e. number of properties the site can facilitate). No objection on basis that the floodplain would be kept free from inappropriate development; • Oakington and Westwick Parish Council – Not green belt, heritage buildings must not be compromised, use

	<p>brownfield land first</p> <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Building on arable or Green Belt land should be avoided. There are more suitable options in the village which use land formally used by industry; • Previous planning applications have been rejected for being on a flood plain. These sites flooded in 1947, 1968, 2001 and drains were flooded in winters 2006 and 2007, and drainage dykes overflowed. Brownfield sites are available (Government policy) - sites 153 & 154. Sewers regularly flood in Mill Lane. The existing sewage system is often unable to cope with its present demands so adding more properties would be unacceptable. Would increase flood risk downstream and in vicinity. I live nearby and watched the water running from the site into Mill Lane in 2001; • Fire station access would be impeded; • Density proposed is not commensurate to surroundings. • Sawston's amenities are already full to capacity - health centre, childcare, schools etc; • Mill Lane traffic to New Road would increase danger to students; • Road access is onto a very busy and already congested road; • Mill Lane is used by workers unable to park in the car park, which causes traffic flow problems and difficulties for the emergency services - the fire station is situated in Mill Lane. Building in and around the station will cause more problems; • No nearer the village centre than other options and further from primary schools; • Croydon Parish Council - Any land with a flood risk, however limited, should be avoided <p>COMMENTS:</p> <ul style="list-style-type: none"> • Anglian Water - Capacity available to serve the proposed growth • Scope for major development is limited by existing form of village. Consideration of cumulative impact with relocation Cambridge City Football Club to Sawston. Development on sites to the West of the High Street is constrained by flood plain. Primary schools at capacity, some capacity at Village College. Health centre slightly over design capacity. High Street needs regeneration, but doubtful achieved by large expansion. Shoppers largely dependent on cars. Insufficient parking and the High Street frequently congested with HGVs. Transport: 20 minute CITI7 service to Cambridge - busy at peak times and subject to frequent delays. Park and Ride services faster but increase traffic on A1301, Mingle Lane and Hinton Way, Stapleford. Exacerbate congestion. Rail station 2 miles, not widely used. • Would need to respect setting of new community orchard; • Possibly, but not exceeding 30;
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	<ul style="list-style-type: none"> • Duxford Parish Council - Sawston is at risk of over development, and will attract investment away from villages. • Comberton Parish Council - Local residents to determine •
<p>Site Option 11: Land rear of 41 Mill Lane Sawston</p> <p>Support: 7 Object: 20 Comment: 7</p> <p>Questionnaire Responses:</p> <p>Question 6 - Where should new housing sites be located?</p> <p>1 response indicated specific support for this option.</p> <p>4 responses supported development in Sawston, 5 objected.</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Within 10 minute walk of High Street; • Good travel links; • Limited impact on natural environment; • Sawston Bypass would act as flood barrier from river; • Environment Agency - Some sites identified as having development potential (or limited development potential) are potentially at risk of flooding (on the edge of Flood Zone 2). Developers will need to investigate flood risk on a site specific basis and apply appropriate mitigation measures as may be required. Any new development within the site boundary should be directed away from flood risk sensitive areas. This may result in the reduction of developable yield of the site (i.e. number of properties the site can facilitate). No objection on basis that the floodplain would be kept free from inappropriate development; <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Green Belt site; • Loss of agricultural land; • Flood Risk, sites in this area have previously flooded, could increase risk to surrounding properties, sequential test should be applied; • There are more suitable sites elsewhere in the village; • Fire Station access would be impeded; • Mill lane to New Road Traffic would increase, danger to students; • Mill Lane congested with parking. • Impact on existing sewage system; • Schools and doctors at capacity; • Croydon Parish Council – any flood risk should be avoided. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Consider cumulative impact of relocation Cambridge City Football Club to Sawston; • Would exacerbate congestion; • Duxford Parish Council - Sawston is at risk of over development, and will attract investment away from villages. • Comberton Parish Council – Local residents should determine; • Sawston Parish Council – Support for site going forward to next stage of assessment process; • Anglian Water – There is Capacity to serve the site.
<p>Site Option 12: Land between 66 & 68 Common Lane,</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Site option 12 and site option 11 would provide about 60 dwellings and are within a 10 minute walk of the High

<p>Sawston</p> <p>Support: 7 Object: 23 Comment: 5</p> <p>Questionnaire Responses:</p> <p>Question 6 - Where should new housing sites be located?</p> <p>0 responses referenced this option specifically.</p> <p>4 responses supported development in Sawston, 5 objected.</p>	<p>Street. "small is beautiful" and they would offer two pleasant unobtrusive developments of a modest nature that would complement the surrounding area without overwhelming it;</p> <ul style="list-style-type: none"> • They are surrounded by over 100 existing properties in Flood Zone 2 which are far enough from the river for it not to offer any flood danger. The Sawston bypass is on a bank that would act as a flood barrier. Any estimated flood risk could be eradicated by building up the land and if required by provision of drainage channels • Agree with your assessment pros; • Appears beneficial, but flood risk needs mitigating ; • Environment Agency - Some sites identified as having development potential (or limited development potential) are potentially at risk of flooding (on the edge of Flood Zone 2). Developers will need to investigate flood risk on a site specific basis and apply appropriate mitigation measures as may be required. Any new development within the site boundary should be directed away from flood risk sensitive areas. This may result in the reduction of developable yield of the site (i.e. number of properties the site can facilitate). No objection on basis that the floodplain would be kept free from inappropriate development; • Oakington and Westwick Parish Council – Not green belt, heritage buildings must not be compromised, use brownfield land first; <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Building on arable or Green Belt land should be avoided There are brownfield sites in the village that could be used; • There are more suitable options in the village which use land formally used by industry; • Previous planning applications have been rejected for being on a flood plain. These sites flooded in 1947, 1968, 2001 and drains were flooded in winters 2006 and 2007, and drainage dykes overflowed. Brownfield sites are available (Government policy) - sites 153 & 154. Sewers regularly flood in Mill Lane; • Our house is built up 2ft for flood plain purposes and Environment Agency advised no solid fences and holes needed in garden sheds to allow (flood) water to flow through. Sewerage rises in Common Lane when pumping station cannot cope; • National Planning Policy Framework means it should only be considered if sites at lower risk of flooding (i.e. in Flood Zone 1) are not reasonably available. There are sufficient other options not at risk of flooding which should be developed first, in line with Government policy • Fire station access would be impeded; • Density proposed is not commensurate to surroundings. • Schools and medical centre over subscribed; • Croydon Parish Council - Any land with a flood risk, however limited, should be avoided;
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	<ul style="list-style-type: none"> • The sewers are already at capacity and regularly overflow in Mill Lane near the recreation ground; • Mill Lane traffic to New Road would increase danger to students; • It is a difficult turning into the top of Common Lane. • This site is further from the primary schools than other proposed sites in east Sawston; • There will already be road congestion between here and Trumpington, in view of the huge estate now being constructed there. Any additional traffic at this end will cause immense problems with the flow of vehicles; • Traffic generation and parking. Common Lane already serves businesses with Heavy Lorries. Where will the excess cars park? Junction of Common lane with High Street is dangerous. Visibility is poor in Common Lane. Horses from the expanding riding stables are a hazard. • Loss of privacy to adjoining dwellings particularly 66 Common Lane; • Loss of green space and biodiversity; • Vital to consider the total number of new dwellings in the village because of their combined impact; • Loss of amenity open space of riding school and local farm and farm shop; <p>COMMENTS:</p> <ul style="list-style-type: none"> • Anglian Water - Capacity available to serve the proposed growth. Pumping stations and sewers crossing the site • Scope for major development is limited by existing form of village. Consideration of cumulative impact with relocation Cambridge City Football Club to Sawston. Development on sites to the West of the High Street is constrained by flood plain. Primary schools at capacity, some capacity at Village College. Health centre slightly over design capacity. High Street needs regeneration, but doubtful achieved by large expansion. Shoppers largely dependent on cars. Insufficient parking and the High Street frequently congested with HGVs. Transport: 20 minute CIT17 service to Cambridge - busy at peak times and subject to frequent delays. Park and Ride services faster but increase traffic on A1301, Mingle Lane and Hinton Way, Stapleford. Exacerbate congestion. Rail station 2 miles, not widely used. • Heavy infilling between existing dwellings. Not against it but I feel it's not really a viable development at the loss of some good green land • Duxford Parish Council - Sawston is at risk of over development, and will attract investment away from villages. • Comberton Parish Council – Local residents to determine
<p>Site Option 13: Land at Buxhall Farm, Glebe Way, Histon</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Histon and Impington second best served settlement in the district; • Good public transport links, close to Cambridge;

Support: 4
Object: 215
Comment: 4

In addition, petition with 405 signatories opposing the site.

Questionnaire Responses:

Question 6 - Where should new housing sites be located?

0 responses referenced this option specifically.

1 response supported development in Histon and Impington, 1 objected.

- Opportunity to provide non-residential uses on-site;
- Impact on purposes of the Green Belt less than many other sites;
- **Environment Agency** - Some sites identified as having development potential (or limited development potential) are potentially at risk of flooding (on the edge of Flood Zone 2). Developers will need to investigate flood risk on a site specific basis and apply appropriate mitigation measures as may be required. Any new development within the site boundary should be directed away from flood risk sensitive areas. This may result in the reduction of developable yield of the site (i.e. number of properties the site can facilitate). No objection on basis that the floodplain would be kept free from inappropriate development;

OBJECTIONS:

- Green Belt;
- Loss of valuable agricultural land;
- Loss of green open space for residents for walking, and wildlife;
- Detrimental impact on rural character, village will become a town;
- Increased risk of flooding;
- Water shortage during summer months;
- Land is not suitable for building on, as there are beds of shale below the surface soil;
- Increased pollution, noise, light;
- Traffic congestion, B1049 over capacity at peak periods;
- Should be no access onto Mill Lane;
- Poor public transport, made worse since guided bus opened;
- Distant from village centre, would cause extra congestion on High Street;
- Land would be better used for a community centre, additional school, playgrounds, and other amenities village desperately needs.
- Impact on local schools, health, and community facilities, already at capacity;
- Orchard Park, Northstowe already planned, so why build in the village? Waterbeach Barracks also under investigation for development;
- Contrary to Minerals and Waste Plan;
- **Histon and Impington Parish Council** – Strongly objects to proposal. Suggested capacity of 250, whereas, with 12.44 hectares, applicants proposed 400 would appear to be closer to what might be expected;
- **Oakington and Westwick Parish Council** – Not green belt, heritage buildings must not be compromised, use brownfield land first;
- **Croydon Parish Council** – Leave green belt alone.

COMMENTS:

- Conditions should be in place to see hedgerows planted around the adjacent remaining open fields and other

	<p>farmland bird friendly measures as a minimum;</p> <ul style="list-style-type: none"> • Anglian Water – There is Capacity to serve the site; • Comberton Parish Council – Local residents should determine.
<p>Site Option 14: Land rear of 49-71 Impington Lane, Impington</p> <p>Support: 4 Object: 25 Comment: 5</p> <p>Questionnaire Responses:</p> <p>Question 6 - Where should new housing sites be located?</p> <p>0 responses referenced this option specifically.</p> <p>1 response supported development in Histon and Impington, 1 objected.</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Transportation links are good from this area with the guided busway and regular buses, and closeness to employment centres; • Small site, minimal loss of green belt, may benefit existing villagers; • Possible extra strain on council services (eg bin collections). An already bad bus service made worse. When the A14 is blocked all traffic comes through the village; • Appointments at Doctors surgery and dental practice already hard to come by; • Environment Agency - Some sites identified as having development potential (or limited development potential) are potentially at risk of flooding (on the edge of Flood Zone 2). Developers will need to investigate flood risk on a site specific basis and apply appropriate mitigation measures as may be required. Any new development within the site boundary should be directed away from flood risk sensitive areas. This may result in the reduction of developable yield of the site (i.e. number of properties the site can facilitate). No objection on basis that the floodplain would be kept free from inappropriate development; <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Development will cause traffic danger to children attending the village college; • Loss of valuable fertile land; the loss of wildlife habitat. The area is wildlife rich - identified to date are bats, lizards, deer, birds of prey, toads, foxes and goldfinches • The Unwins site was historically important to Histon/Impington so the land should be used as a park/wildlife garden to be enjoyed by all • Histon/Impington should remain as villages and not become a new town. • Additional traffic volumes and congestion resulting from development as far out as Cottenham and Willingham - especially on the B1049, and particularly at the junction of the B1049 with the A14; • Development will result in an unacceptable erosion of Green Belt; • Significant increased risk of flooding; • Loss of amenity, privacy and sunlight to adjacent properties; • The loss of employment land to housing has resulted in increased vehicle movements in and out of the Villages; • Inadequate local facilities to cope with increase in housing;

	<ul style="list-style-type: none"> • Northstowe should be developed further; • The rural character of an area will be altered with another cul-de-sac. Buses for existing residents are already much reduced - how can we provide for more people? The walk to the busway stop is too far for general use by most people in the village. Infants school oversubscribed for Sept 2012; • Make into a nature reserve; • Village that is losing its character and is in danger of becoming a suburb or Cambridge. • Impington Lane is regularly backed up well beyond the entrance to Merrington Place and it can take 10-15 minutes to get through the lights at the main crossroads; • The schools and doctors surgery are at capacity and whilst you could build a second school, that begins to divide a community and turn a village into a town • Impacts on Conservation Area and village character; • Croydon Parish Council – No leave the Green Belt alone • Histon & Impington Parish Council - Council strongly objects to inclusion of site for possible development:- Green Belt - no exceptional reason to remove site. Historic and important site - location of Unwins work on hybridisation (world first) - should be preserved. Not possible to achieve visibility splays. Increase problems with pedestrian safety - major access route for students at Impington Village College. Loss of fauna/flora/biodiversity - award winning area to the rear of the Merrington Place development. Inadequate village infrastructure (schools, GPs) etc. Archaeology - Merrington Place showed significant finds. Gain of 25 homes does not outweigh these considerations • Site has previously been considered by an Inspector for development who concluded that there were no exceptional circumstances to amend the Green Belt boundary. Question suitability of highway access. A larger proposal in this location would be out of character given existing development along this part of Impington Lane <p>COMMENTS:</p> <ul style="list-style-type: none"> • Anglian Water - Capacity available to serve the proposed growth • Comberton Parish Council – Local residents to determine • Despite loss of Green belt this site looks like a sensible infill to the village • Generally object to development here. In some circumstances (eg. for key workers, sheltered accommodation, community workers), housing may benefit the village • Support Site Options 14 & 15 for housing but as part of a bigger site. The sites are enclosed visually. The revised site including Site Options 14 & 15 increase the site area to 3.193ha and the dwelling capacity to 96
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	<p> dwellings at 30dph or 112 dwellings at 35dph. The Flood Risk, Drainage and Highways reports attached demonstrate that these important issues can be properly dealt with and the Site Options are deliverable and would not increase flood risk or generate inappropriate vehicular traffic</p>
<p>Site Option 15: Land north of Impington Lane, Impington</p> <p>Support: 1 Object: 17 Comment: 4</p> <p>Questionnaire Responses:</p> <p>Question 6 - Where should new housing sites be located?</p> <p>1 response objected to this site.</p> <p>1 response supported development in Histon and Impington, 1 objected.</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Flood Risk, Drainage and Highways issues can be properly dealt with; • Environment Agency - - Some sites identified as having development potential (or limited development potential) are potentially at risk of flooding (on the edge of Flood Zone 2). Developers will need to investigate flood risk on a site specific basis and apply appropriate mitigation measures as may be required. Any new development within the site boundary should be directed away from flood risk sensitive areas. This may result in the reduction of developable yield of the site (i.e. number of properties the site can facilitate). No objection on basis that the floodplain would be kept free from inappropriate development; <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Green Belt; • Histon and Impington should remain a village rather than a town; • Additional traffic congestion; • Site access is inadequate, Impington Lane is busy with School Children; • Increased flood risk; • Increased pollution; • Infrastructure, services and facilities at capacity; • Loss of biodiversity; • Loss of employment land has resulted in increased vehicle movements in and out of the village; • Not in character with the area, detrimental impact on rural character; • Part of piecemeal development proposals north of Impington Lane, which should be addressed as a whole; • Northstowe already planned, so why build in the village? • Histon and Impington Parish Council – Strongly objects to proposal. Historic and important site, should be preserved. Merrington Place showed significant archaeological finds; • Oakington and Westwick Parish Council – Not green belt, heritage buildings must not be compromised, use brownfield land first; • Croydon Parish Council – Leave green belt alone. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Anglian Water – There is Capacity to serve the site; • Comberton Parish Council – Local residents should determine.
<p>Site Option 16: Land at SCA Packaging</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Transportation links are good from this area with the

<p>Ltd, Villa Road, Impington</p> <p>Support: 11 Object: 3 Comment: 7</p> <p>Questionnaire Responses:</p> <p>Question 6 - Where should new housing sites be located?</p> <p>0 responses referenced this option specifically.</p> <p>1 response supported development in Histon and Impington, 1 objected.</p>	<p>guided busway and regular buses, and closeness to employment centres;</p> <ul style="list-style-type: none"> • Agree with your assessment pros; • Support option 16 for development, which lies immediately to the north of our client's site. This site is brownfield in nature and in a good location with regards to existing services and facilities. With regards to the access arrangements which have been identified as being an issue in relation to the development of this site these matters can be addressed if our client's site, immediately south were developed in tandem. This would result in bringing forward two sites, one brownfield, to provide for housing development to meet the needs of the District; • Could enhance the village and surrounding environment if well planned; • Reuses previously developed land; • Within cycling distance of existing employment sites; • Oakington and Westwick Parish Council – Not green belt, heritage buildings must not be compromised, use brownfield land first; • Environment Agency - Some sites identified as having development potential (or limited development potential) are potentially at risk of flooding (on the edge of Flood Zone 2). Developers will need to investigate flood risk on a site specific basis and apply appropriate mitigation measures as may be required. Any new development within the site boundary should be directed away from flood risk sensitive areas. This may result in the reduction of developable yield of the site (i.e. number of properties the site can facilitate). No objection on basis that the floodplain would be kept free from inappropriate development. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Histon/Impington should remain as villages and not become a new town. Additional traffic volumes and congestion resulting from development as far out as Cottenham and Willingham - especially on the B1049, and particularly at the junction of the B1049 with the A14. Development will result in an unacceptable erosion of Green Belt. Loss of valuable agricultural land. Significant increased risk of flooding. The loss of employment land to housing has resulted in increased vehicle movements in and out of the Villages. Inadequate local facilities to cope with increase in housing. Northstowe should be developed further • Awkward access. Should be retained as an employment site • Object to development at site options 13, 14, 15 and 16 for the following reasons: loss of Green Belt land; massive increase in traffic causing gridlock and a danger to school children; more rat-running through an already over-crowded village; possible extra strain on
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	<p>council services (eg bin collections); an already bad bus service made worse; when the A14 is blocked all traffic comes through the village; schools and doctors surgeries are not big enough now; if our neighbourly village increases in size it may become a soulless town. With Northstowe being built the extra strain on resources is unnecessary</p> <p>COMMENTS:</p> <ul style="list-style-type: none"> • At least it's a brown site but flooding risk; • Site should remain as employment land however large vehicles using Villa Road could become a problem. If it becomes residential then the number of vehicles will increase but be smaller and quieter. The hedgerows and scrub on and close to the site need to be managed sensitively; • Anglian Water - Capacity available to serve the proposed growth. Sewers crossing the site • Comberton Parish Council – Local residents to determine • Histon & Impington Parish Council - This site is already under development with 72 dwellings (2 more than Issues and Options) • Croydon Parish Council - General support for reuse of land, but avoid building on the area of flood risk • Site Option 16 has the benefit of planning permission and is no longer a Site Option but a commitment
<p>Site Option 17: Land west of Lower Cambourne and the Cambourne Business Park, bounded to the north by the A428 and to the west by the A1198 (Swansley Wood)</p> <p>Support: 22 Object: 115 Comment: 13</p> <p>Questionnaire Responses:</p> <p>Question 6 - Where should new housing sites be located?</p> <p>2 responses supported this site, 3 objected.</p> <p>16 responses supported development at</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Natural extension to existing development; • Large enough to make a difference, deliverable in the near term; • Excellent access to new secondary school and other existing infrastructure; • Would help make settlement more sustainable by creating greater demand for rapid public transport to Cambridge; • Could add to and enhance infrastructure, including education and health; • Site well defined between roads; • Cambourne is not yet complete, there is space in the settlement centre for additional community facilities and commercial buildings; • Suitable site access could be achieved, including from the A1198; • Cambridge City Council - The City Council supports the options being explored by South Cambridgeshire District Council at this stage, including Waterbeach, Bourn Airfield and an extension to Cambourne; • Environment Agency - Some sites identified as having development potential (or limited development potential) are potentially at risk of flooding (on the edge of Flood Zone 2). Developers will need to investigate flood risk on a site specific basis and apply appropriate mitigation measures as may be required. Any new development within the site boundary should be directed away from

Cambourne, 11
objected.

flood risk sensitive areas. This may result in the reduction of developable yield of the site (i.e. number of properties the site can facilitate). No objection on basis that the floodplain would be kept free from inappropriate development;

- **Milton Parish Council** – Conditionally support, only if A428 is dualled to St.Neots;
- **Oakington and Westwick Parish Council** – Not green belt, heritage buildings must not be compromised, use brownfield land first;

OBJECTIONS:

- Loss of agricultural land;
- Impact on the Countryside and landscape, will bring site nearer to surrounding villages;
- Would create ribbon of development along A428 if developed with Bourn Airfield;
- Too few open areas planned for any development east or west;
- Add to surface water flows to Caxton and Bourn Brook;
- Lack of local facilities, shops etc;
- Too far from Cambridge;
- There are few local jobs;
- Any new site should provide affordable business opportunities;
- Will increase commuting by car, adding to congestion, particularly on A428 , A1198 and Madingley Road;
- No cycle lanes between Cambourne and Hardwick;
- Need to address public transport, too expensive and long journey times;
- Parking in Cambourne already a problem. Additional traffic and noise;
- Schools & health services already under pressure.
- Could require two additional primary schools rather than one;
- Difficult to integrate with existing village, this was not part of the masterplan;
- Will harm sense of community;
- Loss of village feel, will become a town;
- Need to let existing planned Cambourne become established;
- Construction would cause disruption to residents;
- Site considered before and rejected;
- Sewage system could not cope with additional development;
- Should be more flexibility to build in Group and infill villages;
- Building new self sustaining villages preferable;
- Other less developed areas should now contribute more;
- **Arrington Parish Council** – Object. A1198 already very busy, would not be able to take further development;
- **Bourn Parish Council** – Would overstretch existing services, and increase commuter traffic;
- **Caldecote Parish Council** – Residents were strongly

	<p>opposed to Bourn and Cambourne options.</p> <ul style="list-style-type: none"> • Caxton Parish Council – Insufficient services, road, water and drainage infrastructure inadequate. Amenities and employment not delivered; • Cambourne Parish Council - Concern was raised about the viability of providing the infrastructure required on site without reliance on the existing Village. A428 would need upgrading to Caxton Roundabout; • Croydon Parish Council – Gross over development of the original Cambourne site. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Better transport links at city edge; • Need to address traffic speeds and safety; • Should not develop this site and Bourn Airfield together due to impact on A428; • A swimming pool should be included; • Better parking, with more spaces per house; • Provide studios and workshops; • Anglian Water - Infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required; • Comberton Parish Council – Local residents should determine; • Papworth Everard Parish Council – Natural barrier of the A428 should be observed.
<p>Site Option 18: Land off Cambridge Road, Great Shelford</p> <p>Support: 7 Object: 10 Comment: 5</p> <p>Questionnaire Responses:</p> <p>Question 6 - Where should new housing sites be located?</p> <p>0 responses referenced this option specifically.</p> <p>6 responses supported development in Great Shelford and Stapleford.</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Transportation links are good from this area with regular buses, and closeness to employment centres; • Good access to local facilities, as well as being well located in terms of access to sustainable modes of transport. The development at Clay Farm will further enhance the facilities in the local area, providing local shops, facilities and amenity space. • Effectively this is infill. • Can act as justification for proper segregated cycleway between Shelford and Trumpington; • It has been proven at appeal that the Shelford Rugby Club floodlighting will not impact on the amenity of any new residents, and any proposed development will not impact on the viability of the rugby club. • In terms of the impact on landscape and the Green Belt, agree with the Local Plan Issues and Options Report which states that the site will have limited impact on landscape and Green Belt. • The site is available, deliverable and sustainable. • Support the summary assessment for Stapleford and Shelford. It includes some sustainable development that will preserve the rural characteristics of the villages and the existing borders as well as ensuring the green belt remains largely intact. There is no need make further inroads into the green belt in Shelford and Stapleford • Environment Agency - Some sites identified as having development potential (or limited development potential)

are potentially at risk of flooding (on the edge of Flood Zone 2). Developers will need to investigate flood risk on a site specific basis and apply appropriate mitigation measures as may be required. Any new development within the site boundary should be directed away from flood risk sensitive areas. This may result in the reduction of developable yield of the site (i.e. number of properties the site can facilitate). No objection on basis that the floodplain would be kept free from inappropriate development;

OBJECTIONS:

- The land is Green Belt;
- Adjacent to the Great Kneighton development;
- It will destroy the existing character of the area;
- The site has been previously rejected on appeal;
- Access is not ideal; the site is not within walking distance of local services. This site is about a mile from the nearest shops;
- It would be another step in becoming part of Cambridge rather than Great Shelford
- To many houses already in this area, loss of amenity, water run off considerations, traffic increase and increase in noise and light pollution
- Increase in traffic and accompanying impact on safety for pedestrians, especially for children walking to school.
- If developed it would surely represent the loss of playing field land
- Good site but density too great for a dormitory suburb of Cambridge
- Should preserve the rural character of the villages, preserve farmland for food production, preserve the Green Belt, and maintain the quality of life in the villages;
- **Great Shelford Parish Council** - The Parish Council has laid its objections to development on this site in response to S/0079/12/FL. The site is too remote from services in the village
- **Oakington and Westwick Parish Council** – Not green belt, heritage buildings must not be compromised, use brownfield land first;

COMMENTS:

- **Anglian Water** - Capacity available to serve the proposed growth
- **Comberton Parish Council** – Local residents to determine
- Potential housing developments at Great Shelford/Stapleford would increase traffic on Hinton Way. This would create a safety hazard at the junction with Coppice Avenue. A 2007 study of highways issues at this junction identified the following problems: poor visibility; it does not meet County Council policy relating to its geometry; Coppice Avenue does not have turning space for any vehicle

	<ul style="list-style-type: none"> • Croydon Parish Council – Any impact or loss of the Green Belt must be avoided • Sport England - Concern that residential development could result in complaints regarding the use of the adjoining rugby club site re noise, floodlighting, traffic etc. and would prejudice the potential for future expansion of the club
<p>Site Option 19: 29 - 35 and 32 London Road, Great Shelford</p> <p>Support: 13 Object: 6 Comment: 7</p> <p>Questionnaire Responses:</p> <p>Question 6 - Where should new housing sites be located?</p> <p>2 responses supported this option specifically.</p> <p>6 responses supported development in Great Shelford and Stapleford.</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Existing developed site; • Infill site, close to services; • Might improve aesthetics of the village; • Existing business may have unsuitable traffic movements by large vehicles onto busy road; • Need a recreation facility in the area; • Environment Agency - Some sites identified as having development potential (or limited development potential) are potentially at risk of flooding (on the edge of Flood Zone 2). Developers will need to investigate flood risk on a site specific basis and apply appropriate mitigation measures as may be required. Any new development within the site boundary should be directed away from flood risk sensitive areas. This may result in the reduction of developable yield of the site (i.e. number of properties the site can facilitate). No objection on basis that the floodplain would be kept free from inappropriate development; • Stapleford Parish Council – Support; • Oakington and Westwick Parish Council – Not green belt, heritage buildings must not be compromised, use brownfield land first; <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • There has already been sufficient development in the village; • Increased traffic, and impact on pedestrian safety; • Impact on rural character of the village; <p>COMMENTS:</p> <ul style="list-style-type: none"> • Housing has to be balanced against loss of employment land; • Access issues -junction with Coppice Avenue has poor visibility and does not meet county standards; • Anglian Water – There is Capacity to serve the site; • Comberton Parish Council – Local residents should determine.
<p>Site Option 20: Granta Terrace, Stapleford</p> <p>Support: 18 Object: 6 Comment: 5</p> <p>Questionnaire Responses:</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Transportation links are good from this area with regular buses, and closeness to employment centres • Sites 19 and 20 have development potential as at present already developed for manufacturing/haulage businesses that have many unsuitable traffic movements by large vehicles onto a busy road • Will remove HGVs from the village. • Obvious infill site close to services

<p>Question 6 - Where should new housing sites be located?</p> <p>2 responses supported this option specifically.</p> <p>6 responses supported development in Great Shelford and Stapleford.</p>	<ul style="list-style-type: none"> • Existing industry anomalous in a residential area and should be relocated to allow more housing • Small development that may actually enhance conditions for nearby residents. • Should be accompanied by additional recreational space which in Stapleford is only around 50% of the space recommended for a village approaching 1800 residents. • The question of maintaining employment sites is tricky in this particular case as Welch's intention is to move to a site in Duxford so there would be no loss of jobs to the District, but there would be within Stapleford itself • Support as no loss of Green Belt • Environment Agency - Some sites identified as having development potential (or limited development potential) are potentially at risk of flooding (on the edge of Flood Zone 2). Developers will need to investigate flood risk on a site specific basis and apply appropriate mitigation measures as may be required. Any new development within the site boundary should be directed away from flood risk sensitive areas. This may result in the reduction of developable yield of the site (i.e. number of properties the site can facilitate). No objection on basis that the floodplain would be kept free from inappropriate development <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Welch's site should be retained for local employment • Object to further development in Stapleford, due to resulting increase in traffic and impact on safety for pedestrians, especially for children walking to school. Further development would also change the rural character of the village • Objects to inclusion of all proposed development sites in Great Shelford & Stapleford • We need to ensure that we retain a variety of employment sites in Shelford and Stapleford <p>COMMENTS:</p> <ul style="list-style-type: none"> • Anglian Water - Capacity available to serve the proposed growth. Sewers crossing the site • Comberton Parish Council – Local residents to determine • This site could be developed for housing but this has to be balanced against the loss of employment land • Potential housing developments at Great Shelford/Stapleford would increase traffic on Hinton Way. This would create a safety hazard at the junction with Coppice Avenue. A 2007 study of highways issues at this junction identified the following problems: poor visibility; it does not meet County Council policy relating to its geometry; Coppice Avenue does not have turning space for any vehicle • Croydon Parish Council - In the centre of housing already, so dependent on the company's ability to relocate, a possibility
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<p>Site Option 21: Land at the junction of Long Drove and Beach Road, Cottenham</p> <p>Support: 4 Object: 9 Comment: 7</p> <p>Questionnaire Responses:</p> <p>Question 6 - Where should new housing sites be located?</p> <p>0 responses related to this site.</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Recent planning application found there to be no technical reasons why the site cannot be developed; Can accommodate 47 dwellings rather than 35; Not in Green Belt; Contribute to wider housing needs around Cambridge; Would not encroach into views of local countryside landscape; Not distant from services and facilities; Environment Agency - Some sites identified as having development potential (or limited development potential) are potentially at risk of flooding (on the edge of Flood Zone 2). Developers will need to investigate flood risk on a site specific basis and apply appropriate mitigation measures as may be required. Any new development within the site boundary should be directed away from flood risk sensitive areas. This may result in the reduction of developable yield of the site (i.e. number of properties the site can facilitate). No objection on basis that the floodplain would be kept free from inappropriate development; <p>OBJECTIONS:</p> <ul style="list-style-type: none"> Loss of Green Belt; Previously rejected, due to impact on rural character, why is this being reconsidered? Oakington and Westwick Parish Council – Not green belt, heritage buildings must not be compromised, use brownfield land first; Rampton Parish Council – Infrastructure limits will cause problems. <p>COMMENTS:</p> <ul style="list-style-type: none"> Need to consider connections with village, further employment should also be considered; Anglian Water - Infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required; Cottenham Parish Council – Site is not in Green Belt. Acceptable site, but wish to explore a bigger plan; Comberton Parish Council – Local residents should determine.
<p>Site Option 22: Land at Oakington Road, Cottenham</p> <p>Support: 11 Object: 6 Comment: 8</p> <p>Questionnaire Responses:</p> <p>Question 6 - Where should new housing</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Transportation links are good from this area, and closeness to employment centres This is not breaking any obvious planning rules of green belt, lack of transport and amenities Cottenham is one of the most sustainable villages in South Cambridgeshire, as evidenced by the Council's Village Category Assessment. Although the site is on the edge of the village, it abuts existing residential development to the east, and is accordingly a logical extension to the village, which would not create isolated encroachment into the countryside. Development can be effectively screened to minimise impact on the existing community and views

<p>sites be located?</p> <p>0 responses related to this site.</p>	<p>from Oakington Road.</p> <ul style="list-style-type: none"> • Outside Green Belt. • The development will help meet affordable housing need. • The site is an unencumbered greenfield site. The development can be delivered in the short-term; the larger strategic sites are likely to be longer and more uncertain in delivery. • S106 contributions will help offer community benefits • Access is achievable from Oakington Road and there are no known drainage problems. The site is available for development and is unused at the present time • This is an excellent site for development. It lies at the edge of the village and has very good accessibility to all schools (10 mins walk), bus stop (3 mins) and a solar lit cycle route to Histon. No use is being made of the site (it hasn't been used for a number of years), and is immediately available for development. • On the edge of the village these plots are not large enough to adversely impact on the village. The 30 mph speed limit could be moved further out. Traffic likely to leave the village heading out towards the A14. At the moment they are not attractive plots being unused and overgrown. A well planned development could improve this area of the village; • Environment Agency - Some sites identified as having development potential (or limited development potential) are potentially at risk of flooding (on the edge of Flood Zone 2). Developers will need to investigate flood risk on a site specific basis and apply appropriate mitigation measures as may be required. Any new development within the site boundary should be directed away from flood risk sensitive areas. This may result in the reduction of developable yield of the site (i.e. number of properties the site can facilitate). No objection on basis that the floodplain would be kept free from inappropriate development <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Histon/Impington should remain as villages and not become a new town. Additional traffic volumes and congestion resulting from development as far out as Cottenham and Willingham - especially on the B1049, and particularly at the junction of the B1049 with the A14. • Object, South Cambs should consider Land to the Rear of High Street, Cottenham as a potential residential allocation • Oakington and Westwick Parish Council - In each of the sites in question the Parish Council has operated on the principle that green belt land should not be compromised, that heritage buildings should not be compromised and that villages should not be allowed to creep towards one another. Where brownfield land is
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	<p>available it should be used first</p> <ul style="list-style-type: none"> • Rampton Parish Council - Infrastructure limits (schools, traffic) will cause problems • 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." <p>COMMENTS:</p> <ul style="list-style-type: none"> • Anglian Water - Infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required. Sewers crossing the site • Comberton Parish Council – Local residents to determine • Cottenham Parish Council - Options 22 and 23 (SHLAA 260 and 003). 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 • This is more suitable than option 23 due to its relative proximity to the existing village edge, a closer alignment with the aspirations of the Cottenham Village Design Group could be achieved if these sites were considered together • Regarding Cottenham Sites 21 – 27 if these sites were brought forward successful connections into the village must be made, as their ability to take part in village life is important. A part of these areas could be brought forward for further employment as any of these would be a reasonable location for an area of high quality business premises, those currently available in Broad lane and on Twentypence Road are more industrial in nature and so large for the actual employment they generate, this could be mitigated by some further employment land on the South of the village • Croydon Parish Council – Sounds a good option • Propose smaller site suitable for development. In ownership of two landowners (remainder of site owned by 4 landowners). Plot of 4.5 acres, regular shape, with road frontage. Unused for a number of years. Access outside 30mph limit. No constraints. Easily accessible to all facilities in village - 10 minutes walk to all schools, 3 minutes to nearest bus stop, 10 minutes to High Street. Safer cycle path to Histon and Guided Busway. Accessible to surrounding villages, A14 and M11.
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	<p>Cottenham appropriate settlement for development - lively, vibrant, good employment, facilities, services, shops and schools to meet everyday needs. Village status may be upgraded to Rural Centre.</p>
<p>Site Option 23: The Redlands, Oakington Road, Cottenham</p> <p>Support: 6 Object: 6 Comment: 6</p> <p>Questionnaire Responses:</p> <p>Question 6 - Where should new housing sites be located?</p> <p>1 response supported this site.</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Cottenham is one of the most sustainable villages in South Cambridgeshire; • Logical extension to the village; • Can be delivered in the short term; • Good transport links; • Close to employment areas; • Environment Agency - - Some sites identified as having development potential (or limited development potential) are potentially at risk of flooding (on the edge of Flood Zone 2). Developers will need to investigate flood risk on a site specific basis and apply appropriate mitigation measures as may be required. Any new development within the site boundary should be directed away from flood risk sensitive areas. This may result in the reduction of developable yield of the site (i.e. number of properties the site can facilitate). No objection on basis that the floodplain would be kept free from inappropriate development; <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Adverse effect on the landscape and townscape setting of Cottenham • Detracts from rather than supports site 22; • Oakington and Westwick Parish Council – Not green belt, heritage buildings must not be compromised, use brownfield land first; • Rampton Parish Council - Infrastructure limits (schools, traffic) will cause problems. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Options 22 more suitable due to proximity to village edge; • Would be suitable location for additional employment; • Anglian Water - Infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required. • Comberton Parish Council – Local residents should determine. • Cottenham Parish Council - no difficulty with the broad location but the scale of the proposed development needs consideration, 175 dwellings would swamp the existing residential area of Orchard Close and The Rowells. The north west section includes an old orchard which CPC would like to see retained/rejuvenated. Cottenham Parish council want to see a masterplan for the village.
<p>Site Option 24: Land south of Ellis Close and East of Oakington Road, Cottenham</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Transportation links are good from this area, and closeness to employment centres; • Support as located within one of the more sustainable villages in the district. Cottenham has been put forward

Support: 6
Object: 5
Comment: 7

Questionnaire Responses:

Question 6 - Where should new housing sites be located?

1 response supported this site.

for promotion to a Rural Centre. This site offers good development potential;

- A residential development will contribute towards local need as well as the wider housing targets in Cambridge and support the vitality and viability of local services and facilities ;
- Sympathetic development may be possible;
- Spreads development of the area and puts some of it in a place with good alternative transport means - bus, cycle, foot. People here do not have to rely upon cars due to proximity to Cambridge;
- **Environment Agency** - Some sites identified as having development potential (or limited development potential) are potentially at risk of flooding (on the edge of Flood Zone 2). Developers will need to investigate flood risk on a site specific basis and apply appropriate mitigation measures as may be required. Any new development within the site boundary should be directed away from flood risk sensitive areas. This may result in the reduction of developable yield of the site (i.e. number of properties the site can facilitate). No objection on basis that the floodplain would be kept free from inappropriate development

OBJECTIONS:

- Adverse affects to landscape and within green belt;
- Object, South Cambs should consider Land to the Rear of High Street, Cottenham as a potential residential allocation;
- Histon/Impington should remain as villages and not become a new town. Additional traffic volumes and congestion resulting from development as far out as Cottenham and Willingham - especially on the B1049, and particularly at the junction of the B1049 with the A14. Development will result in an unacceptable erosion of Green Belt. Loss of valuable agricultural land. Significant increased risk of flooding. The loss of employment land to housing has resulted in increased vehicle movements in and out of the Villages. Inadequate local facilities to cope with increase in housing. Northstowe should be developed further
- **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
- **Oakington and Westwick Parish Council** - In each of the sites in question the Parish Council has operated on the principle that green belt land should not be compromised, that heritage buildings should not be compromised and that villages should not be allowed to creep towards one another. Where brownfield land is available it should be used first.

COMMENTS:

- **Anглиan Water** - Infrastructure and/or treatment upgrades required to serve proposed growth or

	<p>diversion of assets may be required</p> <ul style="list-style-type: none"> • The site is within the Green Belt, although this issue is not picked up in the 'constraints' summary • Comberton Parish Council – Local residents to determine • Site option 24 is a more suitable site for a larger scale development than sites 23 and 22, although in the Green Belt. The benefit of the site in creating a coordinated village 'shape' outweighs the loss of the Green Belt here. A con of the site is noted as being impact on the listed building which must be the Almshouses on Rampton Road but it is not thought that there would be much impact due to the distance • Regarding Cottenham Sites 21 – 27 if these sites were brought forward successful connections into the village must be made, as their ability to take part in village life is important. A part of these areas could be brought forward for further employment as any of these would be a reasonable location for an area of high quality business premises, those currently available in Broad lane and on Twentypence Road are more industrial in nature and so large for the actual employment they generate, this could be mitigated by some further employment land on the South of the village
<p>Site Option 25: Land off Histon Road, Cottenham</p> <p>Support: 5 Object: 4 Comment: 6</p> <p>Questionnaire Responses:</p> <p>Question 6 - Where should new housing sites be located?</p> <p>0 responses related to this site.</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Cottenham is one of the most sustainable villages in South Cambridgeshire; • Logical extension to the village; • Can be delivered in the short term; • Environment Agency - We would have no objection to the allocation of these sites on the basis that the floodplain would be kept free from inappropriate development. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Land to rear of High Street should be considered instead; • Extension of development into the Green Belt; • Impact on B1049; • Loss of agricultural land; <p>COMMENTS:</p> <ul style="list-style-type: none"> • More appropriate if reviewed with adjoining sites; • Connections with the village would need to be considered; • Could also consider employment opportunities; • Anglian Water - Infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required. • Cambridgeshire County Council – Note that the site is in the Green Belt, although not mentioned in site summary. • Comberton Parish Council – Local residents should determine. • Cottenham Parish Council – In the Green Belt,

	unworthy for any consideration as sustainable sites.
<p>Site Option 26: Land to the rear of 34 - 46 Histon Road, Cottenham</p> <p>Support: 2 Object: 4 Comment: 6</p> <p>Questionnaire Responses:</p> <p>Question 6 - Where should new housing sites be located?</p> <p>0 responses related to this site.</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Environment Agency - Some sites identified as having development potential (or limited development potential) are potentially at risk of flooding (on the edge of Flood Zone 2). Developers will need to investigate flood risk on a site specific basis and apply appropriate mitigation measures as may be required. Any new development within the site boundary should be directed away from flood risk sensitive areas. This may result in the reduction of developable yield of the site (i.e. number of properties the site can facilitate). No objection on basis that the floodplain would be kept free from inappropriate development • Oakington and Westwick Parish Council - In each of the sites in question the Parish Council has operated on the principle that green belt land should not be compromised, that heritage buildings should not be compromised and that villages should not be allowed to creep towards one another. Where brownfield land is available it should be used first <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Additional traffic volumes on B1049, impact on Histon and Impington. • Unacceptable erosion of Green Belt. • Loss of valuable agricultural land. • Significant increased risk of flooding. • The loss of employment land to housing has resulted in increased vehicle movements in and out of the Villages. Inadequate local facilities to cope with increase in housing. Northstowe should be developed further • South Cambs should consider Land to the Rear of High Street, Cottenham as a potential residential allocation • The proposal would not consolidate the development of the village...It would be a clear extension of development into the Green Belt behind the ribbon of housing on the north western side of Histon Road, and it would be separated by a field from the boundary of existing housing to the north east • 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 <p>COMMENTS:</p> <ul style="list-style-type: none"> • Anglian Water - Infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required • The site is within the Green Belt, although this issue is not picked up in the 'constraints' summary • Comberton Parish Council – Local residents to determine • Options 25 and 26 together would be more appropriate if they could be reviewed together with 24 adjacent

	<ul style="list-style-type: none"> Regarding Cottenham Sites 21 – 27 if these sites were brought forward successful connections into the village must be made, as their ability to take part in village life is important. A part of these areas be could be brought forward for further employment as any of these would be a reasonable location for an area of high quality business premises, those currently available in Broad lane and on Twentypence Road are more industrial in nature and so large for the actual employment they generate, this could be mitigated by some further employment land on the South of the village
<p>Site Option 27: Cottenham Sawmills, Cottenham</p> <p>Support: 3 Object: 5 Comment: 7</p> <p>Questionnaire Responses:</p> <p>Question 6 - Where should new housing sites be located?</p> <p>0 responses related to this site.</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Previously developed land, not in agricultural use; Potential to create a softer settlement edge with the countryside; Can be delivered in the short term; The most sustainable option in Cottenham; Environment Agency - Some sites identified as having development potential (or limited development potential) are potentially at risk of flooding (on the edge of Flood Zone 2). Developers will need to investigate flood risk on a site specific basis and apply appropriate mitigation measures as may be required. Any new development within the site boundary should be directed away from flood risk sensitive areas. This may result in the reduction of developable yield of the site (i.e. number of properties the site can facilitate). No objection on basis that the floodplain would be kept free from inappropriate development; <p>OBJECTIONS:</p> <ul style="list-style-type: none"> Loss of employment; Land to rear of High Street should be considered instead; Extension of development into the Green Belt; Impact on B1049; <p>COMMENTS:</p> <ul style="list-style-type: none"> More appropriate if reviewed with adjoining sites; Connections with the village would need to be considered; Could also consider employment opportunities; Anglian Water - Infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required; Cambridgeshire County Council – Note that the site is in the Green Belt, although not mentioned in site summary; Comberton Parish Council – Local residents should determine; Cottenham Parish Council – In the Green Belt, unworthy for any consideration as sustainable sites.
<p>Site Option 28: Land off Station Road, Fulbourn</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Support, all issues can be overcome with a low density scheme, careful design and landscaping;

<p>Support: 3 Object: 81 Comment: 6</p> <p>Questionnaire Responses:</p> <p>Question 6 - Where should new housing sites be located?</p> <p>1 response supported this option specifically.</p> <p>4 responses supported development in Fulbourn, 4 objected.</p>	<ul style="list-style-type: none"> • Green Belt - the surrounding properties and railway line mean that this site no longer assists in providing any separation between Fulbourn and Stow-cum-Quy. Large swathes of open space running both through and around the site will lessen any impact on openness. • Noise - a landscaped area to the north would create both a visual barrier and an acoustic barrier to prevent unacceptable noise impacts from railway and industrial estate. Access - the main access to this site will be from Church Lane and early indications from Network Rail are positive regarding some access off Station Road. • Heritage - a well-designed and lower density scheme could ensure that the impact on the listed buildings and significant views is minimised. • Biodiversity - consider that there would be no significant biodiversity impact from developing the site. Mature trees along edge will remain as part of any development. • Flooding and drainage - a full flood risk assessment would accompany a planning application. • Utilities - the developer agrees to assess utilities capacity and implement mitigation if required • Environment Agency - Some sites identified as having development potential (or limited development potential) are potentially at risk of flooding (on the edge of Flood Zone 2). Developers will need to investigate flood risk on a site specific basis and apply appropriate mitigation measures as may be required. Any new development within the site boundary should be directed away from flood risk sensitive areas. This may result in the reduction of developable yield of the site (i.e. number of properties the site can facilitate). No objection on basis that the floodplain would be kept free from inappropriate development • Oakington and Westwick Parish Council – Support <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Loss of Green Belt would destroy rural character; • Conservation Area borders the site on three sides and Listed Buildings; • Accessed via Church Lane which is a dangerous blind turning (opposite the grave yard) or either an opening adjacent to the rail line in Station Road. The access from Station Road is next to a level crossing and just below a blind hill crest. There would be a significant rise in traffic on narrow roads already extremely congested. Heavy vehicles. Cycling dangerous; • Increased traffic in the village; • Current educational and health provision is inadequate for an increase in numbers. • Site has been previously rejected for development four times. • Fulbourn cannot sustain further development. Lack of infrastructure to serve development; • Lack of school places. The primary school is small and there is no room for expansion without compromising on
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	<p>playing space for the children. Based on 1.3 children per household, 184 dwellings would require doubling of the size of school from 240 to 480;</p> <ul style="list-style-type: none"> • There are currently water supply / pressure problems in this area; • Loss of amenity; • Noise and light pollution; • Land is important to the character of Fulbourn and its historic rural setting and this has been confirmed at numerous reviews. The way the open countryside penetrates right into the heart of the village between Station Road, Church lane, Apthorpe Street and Cox's Drove is an important feature and should be retained • This option is not spatially the best site for development in the village; • Harm to rural character of village; • It provides views from the village streets into the countryside; • SHLAA Site 162 is the most appropriate and suitable site for residential development purposes in Fulbourn. The reasons are: the site is not Green Belt land; spatially, the site is the most appropriately located for residential development in Fulbourn; the site has a contiguous relationship with the existing village framework and can be sensitively integrated with the natural and built framework of the village with limited impact on the existing landscape and townscape character, as is recognised in the Local Plan Inspectors Report (2004); the site is suitable, available and achievable in order to deliver a high quality residential development proposal in Fulbourn • Parking is very limited in village • Flooding on Station Road which is lower than the land being proposed to be developed. Drainage already major issue and run-off would exacerbate flood risk • Development would take away the beauty and historic landscape value of the area which is integral to the village. The wildlife value of the area would diminish. Loss of high grade agricultural land in question. Insufficient evidence that there would be sufficient water supply to service additional development and wildlife sites long term • How will additional homes be absorbed, already allowed Windmill (100) and Ida Darwin (275) homes • Would the Health Centre be able to cope with the amount of new patients requiring their services? • Land is a barrier to Marshall's Airport and A14. Preserves setting and special character of Fulbourn. Rural Centre but facilities not consistent with status. Already lots development planned. • Potential that increased traffic may damage dry flint walling around the church. Site of archaeological interest as close to the village historical centre; • Would have an effect on the village's agricultural
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	<p>economy and farming-related businesses and so pose a threat to much needed employment opportunities, already scarce outside of the nearby city;</p> <ul style="list-style-type: none"> • One of the proposed advantages is 'Close to local services and facilities'. However, the scale of the development means the distance from the dwellings to the High Street would be a long walk and the use of cars would be apparent. Therefore this pro must be discounted; • Fulbourn Parish Council - Object 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; <p>COMMENTS:</p> <ul style="list-style-type: none"> • Anglian Water - Capacity available to serve the proposed growth. Sewers crossing the site • Releasing land from the Green Belt should be a last resort • Major car conflicts have occurred since 8 additional dwellings were built • Comberton Parish Council – Local residents to determine • The scale of the development is at odds with the proposed re-classification of the village (Issue 13), which seems to suggest that it is incapable of taking further substantial development due to a lack of sustainable infrastructure; i.e. a lack of a suitable shopping area within the centre of the village and a lack of schools. By default, a smaller site or the development of this site for alternative purposes might be more appropriate • In view of the considerable need for more affordable housing in the village, 'exception sites' close to the village centre should be developed to provide low cost housing, including rented accommodation. Best site is the land to the west of Station Road which could become a large area of housing. An access road, presently cut off short, has already been laid down to this area, past the existing dwellings. It might also be suitable for a new, greatly enlarged and independent Health Centre, to cater for increased population • The Wildlife Trust - Any development in this location must consider impacts on the nearby Fulbourn Fen SSSI and nature reserve, as this forms the nearest accessible green space, but is a site that is susceptible to inappropriate recreational uses and has a finite capacity to support visitors without damage to its important wildlife
Site Option 29: Land east of Station Road,	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Previously developed site;

<p>Linton</p> <p>Support: 4 Object: 2 Comment: 5</p> <p>Questionnaire Responses:</p> <p>Question 6 - Where should new housing sites be located?</p> <p>3 responses supported this option specifically.</p> <p>4 responses supported development in Linton.</p>	<ul style="list-style-type: none"> • No overriding planning constraints; • Safe highway access can be delivered; • No material impact on employment provision; • Environment Agency - We would have no objection to the allocation of these sites on the basis that the floodplain would be kept free from inappropriate development. • Oakington and Westwick Parish Council – Not green belt, heritage buildings must not be compromised, use brownfield land first; <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Loss of employment land; • Poor access to Linton, acknowledged by special policy area restricting residential development; <p>COMMENTS:</p> <ul style="list-style-type: none"> • If at all possible site should be maintained for industrial use; • Site is cut off from village facilities by the A1307; • Not opposed if social housing; • Linton Parish Council - 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. • Hildersham Parish Council - felt unable to comment on the broader picture, but would have no objection to the proposed development at Linton. • Anglian Water - Infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required; • Comberton Parish Council – Local residents should determine;
<p>Site Option 30: 36 New Road, Melbourn</p> <p>Support: 8 Object: 1 Comment: 3</p> <p>Questionnaire Responses:</p> <p>Question 6 - Where should new housing sites be located?</p> <p>0 responses referenced this option specifically.</p> <p>2 responses supported</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Small development which helps to fulfil housing need to support demand for those working on science park; • Minimal disruption, reasonable infrastructure; • Could be developed with adjacent site 31; • The walking distances to all services and facilities is very reasonable, including Meldreth train station. The site provides an excellent opportunity to deliver quality housing in a sustainable location on a site that has a good relationship with the village framework; • Environment Agency - Some sites identified as having development potential (or limited development potential) are potentially at risk of flooding (on the edge of Flood Zone 2). Developers will need to investigate flood risk on a site specific basis and apply appropriate mitigation measures as may be required. Any new development within the site boundary should be directed away from flood risk sensitive areas. This may result in the reduction of developable yield of the site (i.e. number of

<p>development in Melbourn, 2 objected.</p>	<p>properties the site can facilitate). No objection on basis that the floodplain would be kept free from inappropriate development</p> <ul style="list-style-type: none"> • Oakington and Westwick Parish Council – Support <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Arrington Parish Council - Support the site options to the north and east of Cambridge. The A1198, already a very busy road, would not be able to take further traffic from developments south of Cambridge; <p>COMMENTS:</p> <ul style="list-style-type: none"> • The combination of site options 30 and 31 would create a new development of a disproportionately large size. Development in that location should be limited to either site option 30 or site option 31 and if further development is required in Melbourn an alternative site should be found; • Anglian Water - Capacity available to serve the proposed growth • Comberton Parish Council – Local residents to determine.
<p>Site Option 31: Land to rear of Victoria Way, off New Road, Melbourn</p> <p>Support: 7 Object: 2 Comment: 3</p> <p>Questionnaire Responses:</p> <p>Question 6 - Where should new housing sites be located?</p> <p>0 responses referenced this option specifically.</p> <p>2 responses supported development in Melbourn, 2 objected.</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Well screened from public highway; • Suitable access can be achieved • Capable of delivery in the short term • Good transport links; • Environment Agency - Some sites identified as having development potential (or limited development potential) are potentially at risk of flooding (on the edge of Flood Zone 2). Developers will need to investigate flood risk on a site specific basis and apply appropriate mitigation measures as may be required. Any new development within the site boundary should be directed away from flood risk sensitive areas. This may result in the reduction of developable yield of the site (i.e. number of properties the site can facilitate). No objection on basis that the floodplain would be kept free from inappropriate development; • Oakington and Westwick Parish Council – Not green belt, heritage buildings must not be compromised, use brownfield land first; <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Access to Victoria way is already a problem; • Infrastructure cannot accommodate additional development; • Arrington Parish Council – A1198 would not be able to take further development form sites south of Cambridge; <p>COMMENTS:</p> <ul style="list-style-type: none"> • Development of sites 30 and 31 would be disproportionate to size of village; • Anglian Water – There is capacity to serve the site; • Comberton Parish Council – Local residents should determine;
<p>Site Option 32: Land off Grays Road,</p>	<p>ARGUMENTS IN SUPPORT:</p>

<p>Gamlingay</p> <p>Support: 3 Object: 11 Comment: 4</p> <p>Questionnaire Responses:</p> <p>Question 6 - Where should new housing sites be located?</p> <p>0 responses referenced this option specifically.</p> <p>4 responses supported development in Gamlingay, 2 objected.</p>	<ul style="list-style-type: none"> • The allocation of the land off Grays Road identified Site Option 32 is supported by the landowner and this will provide a logical expansion of the village with potential benefits • Additional housing for existing village residents • Environment Agency - Some sites identified as having development potential (or limited development potential) are potentially at risk of flooding (on the edge of Flood Zone 2). Developers will need to investigate flood risk on a site specific basis and apply appropriate mitigation measures as may be required. Any new development within the site boundary should be directed away from flood risk sensitive areas. This may result in the reduction of developable yield of the site (i.e. number of properties the site can facilitate). No objection on basis that the floodplain would be kept free from inappropriate development <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Loss of Agricultural land; • Relationship with Gamlingay Wood SSSI, and negative impact on users of the woods. The ecological effects of bringing habitations close to SSSIs is well understood, and is ecologically damaging in most cases; • Impact on views of the woods; • Two new footpaths running along the west and north boundaries are in the process of being handed to the parish council by the land owner. Building will lose these footpaths to the community; • Traffic volumes – village already struggling to cope, will impact on quality of life; • This site would threaten the rural landscape setting of a historic village; • Business of the Local Plan is not "to improve" any edge of any village. • There are substantial existing access issues with site which no assessment appears to have been done. • No further developments should be considered in Gamlingay until impacts of the major developments at Station Road and Green End are known. • The successful sheltered housing scheme is currently on this edge of the village. To surround it with housing would change its character completely; • Existing services and infrastructure struggling to cope; • Arrington Parish Council - Support the site options to the north and east of Cambridge. The A1198, already a very busy road, would not be able to take further traffic from developments south of Cambridge • Gamlingay Parish Council - Strongly object to the inclusion of this site. 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 • Oakington and Westwick Parish Council – Object
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	<p>COMMENTS:</p> <ul style="list-style-type: none"> • Anglian Water - Capacity available to serve the proposed growth • Comberton Parish Council – Local residents to determine • Croydon Parish Council - Do not use greenfield land - it can never be replaced • The Wildlife Trust - Any development in the village at this location must consider its impacts on the nearby Gamlingay Wood SSSI and nature reserve, as this forms the nearest accessible green space, but is a site that is susceptible to inappropriate recreational uses and has a finite capacity to support visitors without damage to its important wildlife
<p>Site Option 33: Green End Industrial Estate, Green End, Gamlingay</p> <p>Support: 5 Object: 2 Comment: 9</p> <p>Questionnaire Responses:</p> <p>Question 6 - Where should new housing sites be located?</p> <p>3 responses supported this option specifically.</p> <p>4 responses supported development in Gamlingay, 2 objected.</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Site owner reports building difficult to let when they become vacant; • Opportunity for mix of employment and housing; • Environment Agency - - Some sites identified as having development potential (or limited development potential) are potentially at risk of flooding (on the edge of Flood Zone 2). Developers will need to investigate flood risk on a site specific basis and apply appropriate mitigation measures as may be required. Any new development within the site boundary should be directed away from flood risk sensitive areas. This may result in the reduction of developable yield of the site (i.e. number of properties the site can facilitate). No objection on basis that the floodplain would be kept free from inappropriate development; <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Scale of potential development in Gamlingay seems greatly disproportionate; • Traffic volumes have increased substantially; • Community infrastructure in the village reducing rather than increasing; • Arrington Parish Council – A1198 would not be able to take further development form sites south of Cambridge; <p>COMMENTS:</p> <ul style="list-style-type: none"> • Should employment be lost to housing? Steps should be taken to avoid net loss of jobs to the village. • Road obstruction due to parking from Green End to Gamlingay Church. Could school parking be addressed? • Anglian Water – There is capacity to serve the site; • Comberton Parish Council – Local residents should determine; • Gamlingay Parish Council - There is a general historical expectation that this site will come forward for mixed use- industry/housing development in the near future.
<p>Site Option 34: Land at Mill Road, Gamlingay</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Environment Agency - Some sites identified as having development potential (or limited development potential)

<p>Support: 3 Object: 10 Comment: 2</p> <p>Questionnaire Responses:</p> <p>Question 6 - Where should new housing sites be located?</p> <p>0 responses referenced this option specifically.</p> <p>4 responses supported development in Gamlingay, 2 objected.</p>	<p>are potentially at risk of flooding (on the edge of Flood Zone 2). Developers will need to investigate flood risk on a site specific basis and apply appropriate mitigation measures as may be required. Any new development within the site boundary should be directed away from flood risk sensitive areas. This may result in the reduction of developable yield of the site (i.e. number of properties the site can facilitate). No objection on basis that the floodplain would be kept free from inappropriate development</p> <ul style="list-style-type: none"> • Sympathetically build • Opportunity to provide a residential scheme to serve local need and contribute to the vitality and viability of the village centre as well as benefiting Cambridge more widely. • Benefits from natural screening along both the southern and eastern boundaries which would mitigate potential visual impact on the nearby conservation area and views of the site from the south. • Village centre within easy walking and cycling distance. • There would not be an increased risk of flooding on the site or surrounding it. • This site presents a viable residential development opportunity and there are no identified reasons as to why it should not be taken forward for allocation <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • The development of this site would have an adverse impact at the entrance to the village and the conservation area • The village is about to receive a large number of new houses at Station Road and Green End. These developments will increase the size of this overdeveloped and under-resourced village very substantially. No further developments should be considered until the full impacts of these sites are known. • Impact on village services and facilities; • Greenfield site, should not be considered until all existing brownfield options have been exhausted. • Loss of green space and an impact on wildlife. • Adjacent to a conservation area, visual impact that is inappropriate for this setting. • Impact on wildlife, green spaces essential to village life; • Increase in noise and traffic movements in Mill Street, West Road, and Heath Road; • Access will need to be developed requiring either substantial modifications of West Lane and its junctions, or a new access road that will completely destroy the character and visual impact of the entrance to the village. • Access from Mill Street would be prevented by the closeness to the old railway bridge which completely cuts off the view of the road to those entering the village. Access through the social housing scheme would be
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	<p>equally impossible. This scheme is currently a cul de sac which makes it attractive to the very many young families who are housed there;</p> <ul style="list-style-type: none"> • Increased noise and pollution; • The site is at the edge of the village, and it would invite further contiguous development in future • It would extend the village framework in one of the most historic parts of the village. New houses will look out of character; • Gamlingay has already seen new development alongside huge developments in nearby places. Scale of potential development in Gamlingay greatly disproportionate. Dozens of properties on market for months, and permission for new homes has been given for Station Road and Green End; • Gamlingay Parish Council - This site will put undue pressure on local infrastructure and services. The Parish Council strongly object to the inclusion of this site and it should NOT be considered in this Local Plan review. 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 • Oakington and Westwick Parish Council – Object <p>COMMENTS:</p> <ul style="list-style-type: none"> • Anglian Water - Capacity available to serve the proposed growth • Comberton Parish Council – Local residents to determine • Croydon Parish Council - Do not use greenfield land - it can never be replaced
<p>Site Option 35: The Former EDF Depot & Training Centre, Ely Road, Milton</p> <p>Support: 3 Object: 4 Comment: 5</p> <p>Questionnaire Responses:</p> <p>Question 6 - Where should new housing sites be located?</p> <p>0 responses referenced this option specifically.</p> <p>3 responses supported</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Good transport links; • Close to employment; • Environment Agency - - Some sites identified as having development potential (or limited development potential) are potentially at risk of flooding (on the edge of Flood Zone 2). Developers will need to investigate flood risk on a site specific basis and apply appropriate mitigation measures as may be required. Any new development within the site boundary should be directed away from flood risk sensitive areas. This may result in the reduction of developable yield of the site (i.e. number of properties the site can facilitate). No objection on basis that the floodplain would be kept free from inappropriate development; <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Green Belt • Loss of open space; • Impact on Conservation Area; • In a Group Village; • Oakington and Westwick Parish Council – Not green belt, heritage buildings must not be compromised, use

<p>development in Gamlingay, 1 objected.</p>	<p>brownfield land first;</p> <p>COMMENTS:</p> <ul style="list-style-type: none"> Existing conditions regarding access and leisure/countryside facilities which were part of the Helical retirement village agreement must remain. Anglia Water – There is capacity to serve the site; Comberton Parish Council – Local residents should determine; Croydon Parish Council - loss of Green Belt and employment land. Milton Parish Council - development has planning permission for 89 not 130 and rest cannot be built on owing to development constraints as parkland is Humphry Repton landscape.
<p>Site Option 36: Land south of Whitton Close & west of Boxworth End, Swavesey</p> <p>Support: 4 Object: 9 Comment: 6</p> <p>Questionnaire Responses:</p> <p>Question 6 - Where should new housing sites be located?</p> <p>0 responses referenced this option specifically.</p> <p>1 response supported development in Swavesey, 2 objected.</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Additional housing for existing village families The site is deliverable and can help address the housing needs of Swavesey and the wider area in a manner that is respectful to its immediate environs and setting. Site surveys have found no technical reason why the site cannot deliver new homes in an environmentally sensitive way and bring social and economic benefits to the village. The final layout, number of dwellings and mix of dwellings can be concluded through stakeholder engagement Oakington and Westwick Parish Council – Support Environment Agency - Some sites identified as having development potential (or limited development potential) are potentially at risk of flooding (on the edge of Flood Zone 2). Developers will need to investigate flood risk on a site specific basis and apply appropriate mitigation measures as may be required. Any new development within the site boundary should be directed away from flood risk sensitive areas. This may result in the reduction of developable yield of the site (i.e. number of properties the site can facilitate). No objection on basis that the floodplain would be kept free from inappropriate development <p>OBJECTIONS:</p> <ul style="list-style-type: none"> Error in the criteria sees this land suitable for development while the other sites in the village classed as unsuitable. House will be knocked down to provide access. Land never had a building on it and used to graze cows; Significant negative impact on townscape and landscape. The rural, linear part of the village would be further compromised as would the wild life corridors. Swavesey getting too big and losing village community/lifestyle. More modern building would turn it into a commuter/ghost village; Not the jobs available; Natural habitat - impact needs fully investigating and mitigating.

	<ul style="list-style-type: none"> • Development of this nature will step away from current linear structure and set a precedent. Raised land means development visible over the existing properties and change feel and characteristics of village. • Increase volume of traffic - already congested. • Guided bus over 1 mile away - without parking facilities will be more problems in village centre. Ordinary bus service reduced. 30 mins+ walk to the guided busway. Travel by car to P&R at Longstanton would increase traffic along narrow Ramper Road. • Surrounding Properties: Water run-off and localised flooding at present - site is higher, adding to problems. • Loss of light and shadowing. • Schools and Doctor's Surgery oversubscribed. Primary school almost full and village college already overcrowded. Have the full implications of proposed development along with affects of Northstowe been fully explored? • Already been enough housing development; • Woodland - Historic woodland. • Road - volumes of peak traffic. Concern Whitton Close become a rat run depending on site entrance locations. • Flooding & Drainage - Water run-off and localised flooding an issue for surrounding properties. Site rises up a meter, and will make worse. Heavy Jurassic clay will require installation of intensive and expensive site drainage system to control surface water runoff from the site • Natural Habitat - Many species provide a wealth of biodiversity. The farmland supports a wide range of wildlife including great crested newts, barn owls, buzzards, rabbits and foxes and their habitat would be destroyed; • Site assessment classifying area as partially developed when not case - only one property. History of refused permission based on character of the approach to the village centre and other factors, none have changed • At the bottom of the garden to 9 Whitton Close is a hedge and orchard. The hedge is at least 12ft - 15ft high, with abundant wildlife. The hedge should not be cut down. It is beautiful, has health and wildlife benefits, and cuts noise of the A14 • Object because: the back of our house is less than 12m from the proposed development boundary; light to our property would be markedly reduced; surface water from the adjacent field floods our back garden and might become worse if the site is developed; the impact of noise on our house and garden would be increased significantly; the outlook from our house would be completely destroyed; • Doctor's surgery - no spare capacity and difficulties parking for those with mobility problems. • Increased traffic would add to the burden of parking in areas which are already a bottleneck such as Market
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	<p>Street.</p> <ul style="list-style-type: none"> • Difficult to expand sewage treatment facilities, particularly in view of Northstowe. • The scale of the development suggested is out of proportion with the location at the end of the village, with no local services. Site directly touches the existing ends of properties along Whitton Close and also the main road Boxworth End/Middlewatch. Developing directly adjacent to existing properties will be a significant detriment to them • Marginal differences between site and other rejected sites • Will Northstowe not be able to accommodate demand? • 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 (eg 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 <p>COMMENTS:</p> <ul style="list-style-type: none"> • Anglian Water - Capacity available to serve the proposed growth • Comberton Parish Council – Local residents to determine • Middle Level Commissioners - Site outside Environment Agency's floodplain but within Board's catchment boundary. Surface water in area discharges to Board's system via Award Drains under jurisdiction of your authority. Board's operations are dictated by water levels in Environment Agency's Swavesey Drain system outside the Board's control. Drain approaches capacity during relatively low rainfall events and can be 'tide locked' by Great River Ouse for several days. Restricts operation of Board's pumping facility and/or results in flooding due to overtopping of adjacent flood defence embankments. New developments within its catchment will require regulation to current rates of run-off and large enough to be feasible both technically and financially. Developers should be required to fund provision and maintenance of all necessary flood defences and warning measures required • Swavesey Primary School - Delighted that the Council are putting a plan in place for Swavesey and local area as it allows for future planning of numbers of children that need to be accommodated. We want the Council to be aware of the lack of space in this primary school at the moment. This issue has been getting worse over the
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	<p>last few years. The school was built for 266 pupils but we have 302. Over subscribed and there are children living in our catchment who are on our waiting list. Future planning and development should put in place strategies to deal with school places before the children arrive</p> <ul style="list-style-type: none"> • The Wildlife Trust - Aerial photos suggests that much of the land is wooded and or rough grassland that could have value as a wildfie rich local green space. This potential value must be fully assessed before any decision is taken on allocation of the site for development
<p>Site Option 37: Next to Walnut Tree Close, North End, Bassingbourn</p> <p>Support: 4 Object: 96 Comment: 5</p> <p>In addition, petition with 173 signatories opposing the site.</p> <p>Questionnaire Responses:</p> <p>Question 6 - Where should new housing sites be located?</p> <p>2 responses objected this option specifically.</p> <p>7 responses supported development in Bassingbourn, 6 objected.</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Meet local needs, and contribute to the vitality and viability of services; • Landscaping could mitigate any significant impacts; • Accessible to services and transport in the village centre; • Flood risk Assessment, landscape and traffic impact statements submitted by site proposer. • Environment Agency - We are in support of the proposed sites for allocation. The direction of development is generally in line with the principles of the sequential test of the National Planning Policy Framework (NPPF). The site allocations indicated are directing of development to areas of lower risk of flooding. Some sites identified as having development potential (or limited development potential) are potentially at risk of flooding (on the edge of Flood Zone 2). Developers will need to investigate flood risk on a site specific basis and apply appropriate mitigation measures as may be required. • Oakington and Westwick Parish Council – Not green belt, heritage buildings must not be compromised, use brownfield land first; <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Bassingbourn not a sustainable location for development due to lack of employment opportunities in village and the local area; • Poor public transport (could be further reductions); • Increased risk of flooding, parts of site at flood risk; • Drainage problems on North End; • Loss of open space, creating ribbon of development north of the village; • Impact on wildlife habitats; • High grade agricultural land; • Impact on rural character of the area; • Outside the existing development framework; • Becoming a dormitory town rather than a village; • Impact on historic character, and archaeology; • High Street cannot cope with additional traffic (the third most notorious blackspot within South Cambs); • Through traffic would be increased to Shingay, along a

	<p>single track road;</p> <ul style="list-style-type: none"> • Developments in the Causeway remain unsold. • Oil pipeline runs under the site; • Infrastructure inadequate or close to capacity; • Insufficient capacity in schools and doctors surgery; • No account has been taken of future military use of Bassingbourn Barrack, which could include housing a multi-role brigade; • Village has already grown significantly in recent years; • Focus of development should be on more sustainable locations in the district; • Arrington Parish Council – A1198 would not be able to take further development form sites south of Cambridge; • Bassingbourn Cum Kneesworth Parish Council – Not suitable due to lack of local employment, lack of infrastructure, traffic congestion and flood risk. No account taken of future of Bassingbourn Barracks; • Croydon Parish Council – No site with flood risk should be considered; <p>COMMENTS:</p> <ul style="list-style-type: none"> • Anglian Water – There is capacity to serve the site; • Bassingbourn Cum Kneesworth Parish council – Localism requires the District Council to engage with Parish councils proactively. Too often communication is too little too late. • Comberton Parish Council – Local residents should determine;
<p>Site Option 38: Land north of Elbourn Way, Bassingbourn</p> <p>Support: 1 Object: 78 Comment: 7</p> <p>In addition, petition with 173 signatories opposing the site.</p> <p>Questionnaire Responses:</p> <p>Question 6 - Where should new housing sites be located?</p> <p>2 responses objected this option specifically.</p> <p>7 responses supported</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Environment Agency - Some sites identified as having development potential (or limited development potential) are potentially at risk of flooding (on the edge of Flood Zone 2). Developers will need to investigate flood risk on a site specific basis and apply appropriate mitigation measures as may be required. Any new development within the site boundary should be directed away from flood risk sensitive areas. This may result in the reduction of developable yield of the site (i.e. number of properties the site can facilitate). No objection on basis that the floodplain would be kept free from inappropriate development <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Arrington Parish Council - Support the site options to the north and east of Cambridge. The A1198, already a very busy road, would not be able to take further traffic from developments south of Cambridge • Bassingbourn cum Kneesworth Parish Council - Not sustainable due to lack of local employment, the need for travel and traffic congestion. Infrastructure is close to capacity and no account has been taken of future military use of Bassingbourn Barracks. Surrounding roads do not provide satisfactory access to the site. Development would alter landscape character and result in the loss of rural outlook to listed buildings and

<p>development in Bassingbourn, 6 objected.</p>	<p>buildings in the conservation area</p> <ul style="list-style-type: none"> • Flat economy, more job cuts in the public sector and employment centre around Cambridge and in high skill high tech businesses. No jobs in Bassingbourn, Royston not within 1.6km, and Litlington does not have 2000+ jobs as claimed. Royston housing development proceeding at fast pace. Danger of double counting by SCDC / North Herts the jobs in Royston • Outside village framework, contrary to saved policies. • High grade agricultural land. • Site previously rejected on application. • Heritage and archaeological interests will object. • Development will increase use of private vehicles and add to severe congestion in village and beyond. • Village is 30th most employment deprived area in 2004 study. • Secondary School has deficit PAN. • Development would open way to further more extensive housing within general site area. Access roads could become rat run • Severe traffic congestion at peak times in the High Street Bassingbourn. Bassingbourn, in recent years has been identified as the third most notorious blackspot within South Cambs. Adoption of any sites 37, 38 or 39 will adversely impact the situation. • Parked vehicles reduce High Street to one lane. Also, extra traffic along the short distance from the school to the end of Spring Lane. • The people that live in the High Street have the right to park their cars outside of their own homes. That could never be denied. This bottleneck in our village is an unsolvable problem and any increase in population can only make the matter worse • The lack of public transport to centres of employment, particularly in Cambridge and to the rail link in Royston will increase the use of private vehicles. With implications of congestion and the environment generally • New housing developments would affect the character of the village particularly on the land between Spring Lane and South End. • Bassingbourn's amenities could not support an addition to the population without putting extra pressure on services, schools and roads in the village • Petition with 173 signatories. Bassingbourn could not cope with one site option being developed leave alone three sites - given the transport and education infrastructure issues. Alternative sites must be found • Local affordable housing need for young people should be met by small developments of 8-10 houses on suitable sites • The alternative for new houses is to build on the A1198 on the relatively low yield farm land between Kneesworth and the A505 roundabout. This would
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	<p>enable easy access for cars and also to Royston station</p> <ul style="list-style-type: none"> • 155 extra houses in Bassingbourn would turn Bassingbourn from a beautiful community driven village into a TOWN on the outskirts of Royston; • New homes needed but Bassingbourn is not the right location - could further developments, similar to Cambourne not be created, rather than ruining existing villages. Lack of capacity and infrastructure to support additional families - doctors surgery, village school. Spoil the natural beauty of area. Intrusion into open countryside. Drainage problems leading to flooding. Empty houses on Causeway - can the building of new houses be justified? • Potential for destruction of historic character of Bassingbourn. Three sites contain important elements of village history. Site warrants archaeological investigation. • We like field and trees also the village life in general and concreting over arable land for food production is not answer. There are brown sites like the disused travellers site in Melbourn and many others • Access poses major issues and dangers. • Site has no direct access. Only access proposed by the promoter is from Elbourn Way, which would require agreement with owners of Site 059, but is not likely unless housing is permitted on that site. To obtain access would require crossing two ransom strips, both subject to existing legal contracts. • Development would be a major intrusion into the open countryside, have an adverse impact on the landscape and detrimental effect on the character of the village. Site does not warrant further assessment. By excluding this site smaller housing could be considered in far more appropriate and easily accessed sites • Huge developments would seriously harm character of village and detrimental to South End and Spring Lane especially. The Rouses is much used and valued by residents. • Would inevitably worsen problems with surface water, and entail a major upgrade of drainage system to prevent further flooding. • An unwelcome precedent would be created, that could affect other areas around Bassingbourn. The green separation between houses in Bassingbourn and the cluster of houses in North End will be further removed • Access is poor and development would require demolition of at least one property. • The proposal gives no clear indication where road access to the site would be. There appears to be two possible locations, one through Park View and the other through Elbourn Way. The Park View route and adjoining roads are already narrow with extensive on-street parking. Loading these roads with more traffic will make it increasingly unpleasant for the people living
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	<p>there and dangerous for pedestrians and children. Access through Elbourn Way poses similar issues as the residential roads are narrow with an increasing amount of on-street parking and five bends with restricted view including two around a children's play area</p> <ul style="list-style-type: none"> • Demand for new housing is unproven - empty houses on Butterfield Way • Consideration should be given to previously developed sites - dilapidated property in South End, redundant Pear Tree public house, waste ground adjacent to the Kneesworth hospital site, Barracks • There is wildlife in the copse at the end of Elbourn Way i.e. deer, birds (barn owl, woodpeckers) • Oakington and Westwick Parish Council – Object • These will be homes sold for profit and out of the price range achievable for most local people. There are not enough jobs locally to support the new residents and Bassingbourn risks becoming a dormitory for London • Harm should not be done to the quality of life enjoyed by present local residents, and the environment should be protected and enhanced for future generations • Before massive new development is allowed in Bassingbourn, has SCDC taken into account the vast new housing developments in Royston? • People follow jobs and it would be mutually beneficial for jobs to be re-deployed/created in the north of England • This field is on a flood plain and flooding has occurred at least twice this year to houses (numbers 88 down) causing numerous problems to the house holders • Support Site Option 38, however we object to the fact that the remainder of the land promoted was excluded. The entire site represents a suitable location for residential development, subject to design and landscape mitigation measures. We request that the entire site is allocated for residential development, with associated amendments to the development framework boundary. The northern parcel of land has no immediate access to the highway network; but suitable access can be provided if the land to the south is included, which would also deliver a more convenient and accessible link to the village centre for pedestrians. It appears that the only reason the land to the south was excluded was because of alleged landscape and townscape impacts on the conservation area and listed buildings within the village. These are matters that can be overcome by careful design <p>COMMENTS:</p> <ul style="list-style-type: none"> • Anglian Water - Capacity available to serve the proposed growth. Sewers crossing the site • Localism and relationship with Neighbourhood Development Plans relies on SCDC engaging with Parish Councils to explore ways of meeting local aspirations through the new plan. We support this
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	<p>approach. In turn this requires parish councils to be proactive and ensure the community can contribute within timescales if they wish. We believe it necessary for the district council to encourage parish councils to do this and for them to adopt modern and effective communication systems</p> <ul style="list-style-type: none"> • Bassingbourn has poor public transport for which there are no improvement plans. Recent proposals were to reduce or remove services. Whilst there should be some windfall development within the village the focus of development should be more local to Cambridge, including Northstowe, Bourn Airfield, and areas with good public transport services. Development in many south Cambs villages would not be employment led • Comberton Parish Council – Local residents to determine • Croydon Parish Council - Do not use the part of the site where there is flood risk • Possibly the best site in Bassingbourn as access does not need to use the overcrowded High Street • The site is high grade agricultural land (Grade 2) and its development would be contrary to the objective of not using such land unless lower grade land or brown field sites do not exist. (The former traveller site at the junction of Meldreth Road and Whitehill Road should be considered as should the future availability Bassingbourn Barracks)
<p>Site Option 39: Land between South End & Spring Lane, Bassingbourn</p> <p>Support: 2 Object: 119 Comment: 9</p> <p>In addition, petition with 173 signatories opposing the site.</p> <p>Questionnaire Responses:</p> <p>Question 6 - Where should new housing sites be located?</p> <p>2 responses objected this option specifically.</p> <p>7 responses supported</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Listed Buildings nearby but not significant part of their setting and will not cause harm. • Services within walking distance of site; • Village Classification Report recognises services available in the village; • Suitable access can be achieved; • Environment Agency - We are in support of the proposed sites for allocation. The direction of development is generally in line with the principles of the sequential test of the National Planning Policy Framework (NPPF). The site allocations indicated are directing of development to areas of lower risk of flooding. Some sites identified as having development potential (or limited development potential) are potentially at risk of flooding (on the edge of Flood Zone 2). Developers will need to investigate flood risk on a site specific basis and apply appropriate mitigation measures as may be required. • Cambridgeshire County Council - Development within this location could provide sustainable growth requirements, assessment confirm site is suitable for housing. Part of the site currently leased to Parish Council, County Council will transfer freehold to Parish Council for use as public open space. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Bassingbourn not a sustainable location for

<p>development in Bassingbourn, 6 objected.</p>	<p>development due to lack of employment opportunities in village and the local area;</p> <ul style="list-style-type: none"> • Increased traffic on Spring Lane, increased danger to pedestrians; • Site at flood risk, and would increase flooding elsewhere. Site contains a spring, with high water table; • High Street cannot cope with additional traffic (the third most notorious blackspot within South Cambs); • Access is poor and development would require demolition of at least one property; • Important green space and amenity area, it provides an area for dog-walkers who cannot use the recreation ground. Highly valued by local community; • Impact on biodiversity, wildlife regularly seen; • Provides a green corridor from the broad farmland into the openness of the recreation ground. Development would be detrimental to village character; • Close to Ford Wood which is a protected wood used by walkers and villagers; • It is joined to the recreation ground which is in need of an extension for junior football pitches; • Would impact on historic character of Bassingbourn, including Conservation Area, evidence of historic features on site; • Outside the existing development framework; • Site has been considered before, and rejected; • Becoming a dormitory town rather than a village; • Infrastructure inadequate or close to capacity; • Insufficient capacity in schools and doctors surgery; • No account has been taken of future military use of Bassingbourn Barrack, which could include housing a multi-role brigade; • Poor public transport (could be further reductions); • Focus of development should be on more sustainable locations in the district; • Village has already grown significantly in recent years; • Development already taking place in Royston; • Developments in the Causeway remain unsold. • Bassingbourn Cum Kneesworth Parish Council – Not suitable due to lack of local employment, lack of infrastructure, traffic congestion and flood risk. No account taken of future of Bassingbourn Barracks. Would alter landscape character. • Oakington and Westwick Parish Council – Not green belt, heritage buildings must not be compromised, use brownfield land first; <p>COMMENTS:</p> <ul style="list-style-type: none"> • Site is ideally located to deliver additional open space in the village; • Anglian Water – There is capacity to serve the site; • Bassingbourn Cum Kneesworth Parish council – Localism requires the District Council to engage with Parish councils proactively. Too often communication is
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	<p>too little too late.</p> <ul style="list-style-type: none"> • Comberton Parish Council – Local residents should determine;
<p>Site Option 40: Land at Cockerton Road, Girton</p> <p>Support: 2 Object: 10 Comment: 4</p> <p>Questionnaire Responses:</p> <p>Question 6 - Where should new housing sites be located?</p> <p>0 responses referenced this option specifically.</p> <p>3 responses supported development in Girton, 1 objected.</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • The site presents an important opportunity to secure new housing development in the village and which would require a revision of the Green Belt boundary • Environment Agency - Some sites identified as having development potential (or limited development potential) are potentially at risk of flooding (on the edge of Flood Zone 2). Developers will need to investigate flood risk on a site specific basis and apply appropriate mitigation measures as may be required. Any new development within the site boundary should be directed away from flood risk sensitive areas. This may result in the reduction of developable yield of the site (i.e. number of properties the site can facilitate). No objection on basis that the floodplain would be kept free from inappropriate development <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Green Belt should be rigorously defended; • The site would have an adverse effect on the landscape and townscape setting of north Girton and in particular Cockerton Road; • 15 dwellings would be too dense for the site and would require the new half of Cockerton Road to be completely different in character from the existing half. It would damage the quality of life for existing residents; • Any new development should harmonise with the existing development and not spoil its pleasant character. High urban densities and dwellings above two storeys should not be accepted; • Girton is being surrounded by major developments. Imperative that planning provides green space rather than infilling with unsuitable development. Avoid development adversely affecting village character - loss of green space; • Primary school is oversubscribed, therefore children driven to schools in other villages; • Pressure on the road through Girton to A14 or Huntingdon Road; • Consider the implications of increased run off towards Beck's Brook and the increase in potential flooding; • Good connecting fields for birds and other wildlife that would be adversely affected by development. Preserve character of villages - not let them become one amorphous mass with the rest of the large developments nearby; • Site previously been considered by an Inspector for development, and found not suitable. The location of site and any development is out of character with immediate area and does not relate well to Girton. Our client's site

	<p>on land off Duck End, Girton, should instead be considered for allocation to include for both affordable and market housing. Site is located adjacent to framework and would provide a logical extension to village. Existing residential curtilage land and more appropriate site for residential dwellings with regards to the existing character of the settlement;</p> <ul style="list-style-type: none"> • Serious precedent for similar undesirable developments in the locality which accumulatively would place an undue strain on educational and other community services; • Would decrease the value of current properties on Cockerton Road. The local infrastructure, especially sewerage and drainage, is over 40 years old and is struggling to cope - the flooding on Dodford Lane is an example of this; • Petition signed by 19 residents. Green Belt and green "envelope" surrounding the village. Girton Village Plan - defend the Green Belt and retain village identity being eroded from University and NIAB2. Also traffic implications (rat run). Pressure on school places. Adverse impact on character this end of village, spoiling landscape value, and setting of church, listed buildings, and burial ground. Need to preserve separation. Existing services and infrastructure cannot cope. Cramped development out of keeping will spoil character. Edge of site to rear of garden to south not enclosed by dense hedgerow as reported in SHLAA. Doctors no capacity to grow; • The site cannot be seen as rounding off the existing built up area as it would project out into the green belt and create a new distinct anomaly; • Non-residents park on Cockerton Road and new houses will mean additional traffic; • Oakington and Westwick Parish Council – Object <p>COMMENTS:</p> <ul style="list-style-type: none"> • Anglian Water - Capacity available to serve the proposed growth • Comberton Parish Council – Local residents to determine • Please consider the noise impact on our village. Already almost intolerable when wind in wrong direction. Noise barriers need to be erected alongside village • To reduce traffic impact from development access to the A14 East and M11 ought be made possible without travelling into the city. This could be achieved by unrestricting the Madingley Road / M11 junction or a connecting road between Huntingdon Road and Histon Road. The Huntingdon - Histon Road connection would prevent traffic from the North West Cambridge site having to travel into Cambridge. The Girton interchange should also be upgraded to improve safety as this area of the city is developed
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<p>Site Option 41: Land off Long Road (south of Branch Road), Comberton</p> <p>Support:15 Object: 69 Comment: 14</p> <p>Questionnaire Responses:</p> <p>Question 6 - Where should new housing sites be located?</p> <p>7 responses objected this option specifically.</p> <p>4 responses supported development at Comberton, 307 objected.</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Development will have little impact relative to the village size; • Less traffic impact on village; • Benefits to community include affordable and market housing (and other facilities), and improvements to footpath; • Environment Agency - - Some sites identified as having development potential (or limited development potential) are potentially at risk of flooding (on the edge of Flood Zone 2). Developers will need to investigate flood risk on a site specific basis and apply appropriate mitigation measures as may be required. Any new development within the site boundary should be directed away from flood risk sensitive areas. This may result in the reduction of developable yield of the site (i.e. number of properties the site can facilitate). No objection on basis that the floodplain would be kept free from inappropriate development; • Oakington and Westwick Parish Council – Not green belt, heritage buildings must not be compromised, use brownfield land first; <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Green Belt site; • Adverse impact on setting scale, and character of Comberton. • Elevated land would be visible form wide area; heritage impact – would be visible from Grade 1 Listed Church; • Links with wildlife corridors, supporting BAP species; loss of high grade agricultural land; increased flood risk to village; • Will reduce community feel; facilities and infrastructure already at capacity (doctors, village centre parking); sewers already overloaded in heavy rain, process of upgrading would be costly and disruptive; • Increased traffic (noise, pollution, safety issues); roads and paths incapable of accommodating increased traffic (already village is rat-run to M11); site is not well served by public transport; • Impact on Highfield Farm Tourist Campsite; insufficient water supply for additional development; • Too far from services in the centre of the village to access on foot; would harm public rights of way. • No mains gas, unsustainable heating; • University of Cambridge - land is elevated and in full view of the Mullard Radio Astronomy Observatory. Housing development would produce interference at radio frequencies which would interfere with the faint signals the Observatory measures. • Comberton Parish Council – strongly object, for reasons including impact on Green Belt and rural character, and on the Lords Bridge Radio Telescope; • Hardwick Parish Council - will overwhelm medical and secondary education facilities which Hardwick residents
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	<p>use. Road connecting villages are unsafe to cycle.</p> <p>COMMENTS:</p> <ul style="list-style-type: none"> • Barton Parish Council - Any substantial development in Comberton would cause an increase in road traffic through Barton. Would require reduction in speed limits, and additional safety measures; in particular a roundabout would be needed at the junction of B1046 and A603. Development would put pressure on village services in Comberton used by Barton residents. However, increased travel might give an opportunity to resume a more regular 18 bus service throughout the day. • If more houses have to be built in Comberton - the best Site Option 41; • Site 41 is too far from the centre; • Villages need growth over time to avoid stagnation; • If no development there will be a smaller intake of Primary School children from the village, encouraging the school to take children from further a field, more traffic for the village, and consequently for the College. • Any developments, although not ideal or necessary to the village, should be confined to the north of Jane's Estate; • Falling numbers in local schools is not reason for building more houses; • Development should improve the quality of life by ensuring they include off-road parking, open space, play areas, and leisure opportunities including improvements to footpaths and cycling paths. • Should be made available to self-builders; • Anglian Water – There is capacity to serve the site;
<p>Site Option 42: Land adjacent (north) to 69 Long Road, Comberton</p> <p>Support: 14 Object: 59 Comment: 15</p> <p>Questionnaire Responses:</p> <p>Question 6 - Where should new housing sites be located?</p> <p>6 responses objected this option specifically.</p> <p>4 responses supported</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • The visual impact on the countryside and Green Belt would be limited given the close association that the development would have to the existing settlement form. The Green Belt boundary to the north of 69 Long Road is not to a defined boundary, but runs through private gardens. The Green Belt boundary should move north to run along a defined field boundary; • Development is viable, including allowance for planning obligations; • Could provide affordable housing. Drainage and sewerage issues need to be addressed; • Convenient location to cycle into Cambridge - people do not have to use cars therefore less impact on road infrastructure. Close to village facilities; • Oakington and Westwick Parish Council – Support; • Environment Agency - Some sites identified as having development potential (or limited development potential) are potentially at risk of flooding (on the edge of Flood Zone 2). Developers will need to investigate flood risk on a site specific basis and apply appropriate mitigation measures as may be required. Any new development

development at Comberton, 307 objected.

within the site boundary should be directed away from flood risk sensitive areas. This may result in the reduction of developable yield of the site (i.e. number of properties the site can facilitate). No objection on basis that the floodplain would be kept free from inappropriate development;

OBJECTIONS:

- Increased flood risk.
- Increasing size and status of village will reduce community feel. Removed from village, on busy road and ribbon development.
- Traffic - so much more traffic since Cambourne, and speeds dangerously through village. Dangerous, noisy and degrade quality of life. Increased traffic would have an unmanageable negative effect to villages along B1046 corridor. Already, queues can back into Barton. Expansion of housing should be located on A roads which are near or easily in reach of business locations, like the science park etc.
- Insufficient water supply and increased financial risk.
- Too far from the services in the centre of the village for access on foot (and lacks foot or bicycle path access).
- Comberton small village serviced by B road and minor road. Infrequent bus services. Sites are mainly high grade agricultural land and Green Belt - will create urban sprawl. Land primarily clay and does not drain well. Strain on amenities. Further expansion would take away village character
- Sewage system at capacity and unable to cope. Properties flooded with foul water. New pumping station insufficient. Unacceptable and dangerous to health. Site options 41 & 42 at the highest point in village, will have a major effect on Barton Road, Swaynes Lane and Thornbury with respect flooding. No mains gas and rely on oil, unsustainable. Electricity supply subject to power cuts. Increase traffic. Barton road becoming increasingly dangerous
- The vast majority (over 95%) of Comberton residents oppose the SCDC plans for development in Comberton (at site references 004, 110, 158 and 255) and oppose the proposal to change Comberton from group village status
- Loss of agricultural land.
- **Comberton Parish Council** - OBJECT if not treated as an EXCEPTION site, AGREED if taken as an EXCEPTION SITE (for affordable housing available to local residents). Development would have a minor impact on upon Green Belt purposes regarding the setting and character of Comberton by increasing the footprint of the built village envelope out into the open rural countryside. The long distance from village facilities and public transport may be an issue.
- Pupil numbers in Comberton is predicted to fall with new

	<p>school in Cambourne. New pupils can be sought from surrounding villages, they don't have to live in Comberton itself</p> <ul style="list-style-type: none"> • Present health centre just about cope with demand, often parking problems in Green End. Surgery would face significant problems and traffic problems would become impossible • Hardwick Parish Council - Expansion of Comberton will overwhelm medical and secondary education facilities which Hardwick residents use. Roads connecting villages are unsafe for children to cycle to Comberton Village College and will become more dangerous with more traffic. Lack of safe cycle lanes, which would improve the health of children, reduce carbon emissions and save transport costs • Wish to preserve the rural heritage of our village • As there is hardly any infrastructure in Comberton or in the villages further west the vast majority of working people must commute into Cambridge contributing to the daily congestion. Knowingly adding to that congestion by encouraging the provision of more housing, without employment prospects locally would be unwise • Houses on St Thomas Close lower than allotments on Long Road and water floods straight off land through the estate. A regular occurrence • Public transport is limited during daytime and non-existent during evening. No direct way by public transport to get to proposed new jobs on north of Cambridge • Children walk or cycle to school (CVC) in village; crossing Barton Road near Horizon Park where there is no speed limit; some days they have to wait several minutes for a break in the traffic; what's it going to be like if more traffic? • Any new housing required for the foreseeable future in the South Cambs area will be easily met by the current developments around Trumpington, Northstowe and Cambourne. In due course Bourn airfield and new town at Waterbeach military base will be developed with all the amenities required • Better sites than Comberton, in places which are already bigger and could absorb larger developments more easily or where new and suitable infrastructures can be built as part of the development. Better transport links would result in less impact on environment as less reliant on cars <p>COMMENTS:</p> <ul style="list-style-type: none"> • Anglian Water - Capacity available to serve the proposed growth • Suggest any developments necessary to the village are confined to the north of Jane's Estate, thereby reducing the congestion to the centre and that retail/pharmacy facilities are included on this 'out of village' site
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	<ul style="list-style-type: none"> • Barton Parish Council - Any substantial development in Comberton would cause an increase in road traffic through Barton. Would require reduction in speed limits, and additional safety measures; in particular a roundabout would be needed at the junction of B1046 and A603. Development would put pressure on village services in Comberton used by Barton residents. However, increased travel might give an opportunity to resume a more regular 18 bus service throughout the day. • Caldecote Parish Council - Comberton. Site option 41-44 29% support • Chancellor, Masters and Scholars of the Univ. of Cambridge - Site Option 42 is located within the Lord's Bridge Restricted Area (Policy SF/8). Housing on Site Option 42 would not affect the Mullard Radio Astronomy Observatory provided the height of development does not exceed the roofline of adjoining houses to the south • Site 42. This site benefits from easy access to Long Road and Barton Road, keeping the heavy lorries etc. out of the village • Site 42 is small and can readily be fitted in • Support some development in Comberton, especially affordable housing. • Without development in the village there will be a smaller intake of Primary School children from village, encouraging school to take children from further afield, more traffic for village, and consequently for College
<p>Site Option 43: Land to the east of Bush Close, Comberton</p> <p>Support: 14 Object: 70 Comment: 14</p> <p>Questionnaire Responses:</p> <p>Question 6 - Where should new housing sites be located?</p> <p>2 responses objected this option specifically.</p> <p>4 responses supported development at Comberton, 307 objected.</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Development is achievable; • Would contribute to meeting local affordable housing needs; • Access would have to be via the Drift; • Environment Agency - - Some sites identified as having development potential (or limited development potential) are potentially at risk of flooding (on the edge of Flood Zone 2). Developers will need to investigate flood risk on a site specific basis and apply appropriate mitigation measures as may be required. Any new development within the site boundary should be directed away from flood risk sensitive areas. This may result in the reduction of developable yield of the site (i.e. number of properties the site can facilitate). No objection on basis that the floodplain would be kept free from inappropriate development; • Oakington and Westwick Parish Council – Not green belt, heritage buildings must not be compromised, use brownfield land first; <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Green Belt • Loss of agricultural land; • Heritage impact, close of Conservation area and Grade 1 listed church, part of historic setting of the village; • Impact on rural character, scale, and setting of village;

	<ul style="list-style-type: none"> • Increased flood risk, surface water drainage problems; • Will reduce community feel; • Facilities and infrastructure already at capacity (doctors, village centre parking, open space); • Sewers already overloaded in heavy rain, process of upgrading would be costly and disruptive. Pressurised system, no connection could be made; • Increased traffic (noise, pollution, safety issues); • Roads and paths incapable of accommodating increased traffic (already village is rat-run to M11), and unsafe for cycling; • Lack of suitable access. Access difficulties on Bush close, including due to parked cars. Mini roundabout would not be able to cope; • Site is not well served by public transport; • Insufficient water supply for additional development; • Too far from services in the centre of the village to access on foot; • Would harm public rights of way (the Drift); • Swaynes Lane area often used by dog walkers, and for recreation (under stewardship scheme); • Impact on wildlife and biodiversity, supports a wide variety of species; • No mains gas, unsustainable heating; • Significant cost factors would impact on deliverability; • Significantly larger than village hierarchy suggests; • Comberton Parish Council – strongly object, for reasons including impact on Green Belt and rural character, and a range of other issues which means the site has no development potential. • Hardwick Parish Council - will overwhelm medical and secondary education facilities which Hardwick residents use. Road connecting villages are unsafe to cycle. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Villages need growth over time to avoid stagnation; • Any developments, although not ideal or necessary to the village, should be confined to the north of Jane's Estate; • Falling numbers in local schools is not reason for building more houses; • If no development there will be a smaller intake of Primary School children from the village, encouraging the school to take children from further afield, more traffic for the village, and consequently for the College. • Development should improve the quality of life by ensuring they include off-road parking, open space, play areas, and leisure opportunities including improvements to footpaths and cycling paths. • Should be made available to self builders; • Reasonably close to central cross roads; • Barton Parish Council - Any substantial development in Comberton would cause an increase in road traffic
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	<p>through Barton. Would require reduction in speed limits, and additional safety measures; in particular a roundabout would be needed at the junction of B1046 and A603. Development would put pressure on village services in Comberton used by Barton residents. However, increased travel might give an opportunity to resume a more regular 18 bus service throughout the day.</p> <ul style="list-style-type: none"> • Anglian Water – There is capacity to serve the site; • University of Cambridge – within the restricted area, but would not affect observatory if height did not exceed surrounding development;
<p>Site Option 44: Land to the west of Birdlines, Manor Farm, Comberton</p> <p>Support: 10 Object: 80 Comment: 15</p> <p>Questionnaire Responses:</p> <p>Question 6 - Where should new housing sites be located?</p> <p>2 responses objected this option specifically.</p> <p>4 responses supported development at Comberton, 307 objected.</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support • Environment Agency - Some sites identified as having development potential (or limited development potential) are potentially at risk of flooding (on the edge of Flood Zone 2). Developers will need to investigate flood risk on a site specific basis and apply appropriate mitigation measures as may be required. Any new development within the site boundary should be directed away from flood risk sensitive areas. This may result in the reduction of developable yield of the site (i.e. number of properties the site can facilitate). No objection on basis that the floodplain would be kept free from inappropriate development • Development should be organic, led by market forces, not driven by the state <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • The sites earmarked for new housing are not suitable; • Increased flood risk; • Increasing size and status of village will greatly reduce community feel. More people is more likely to fragment. Villages like Comberton are already losing their uniqueness due to expansion; • Traffic - so much more traffic since Cambourne, and speeds dangerously through village. Dangerous, noisy and degrade quality of life; • Insufficient water supply and increased financial risk. East of England's water supply is over-subscribed - water shortages and financial risk to developers and utility companies is very high. Needs to be addressed at national and regional as well as local levels to develop a more sustainable long-term water strategy • Access difficulties - traffic arising would need to travel through the village to exit and come into conflict with children going to school. there would be no access for construction traffic; • Conflicts with Policy SF/8 Lords Bridge Restricted Area; • Adverse effect on quality of life of existing residents; • Adverse impact on overstretched facilities i.e. roads, doctors, sewers; and effect on amenities such as existing footpaths. Doctors surgery nearly full. Pressure

	<p>on recreation facilities at Hines Lane.</p> <ul style="list-style-type: none"> • Small village serviced by B-road and minor road. Infrequent bus services. A narrow winding road feeding village centre from A603. Then exit onto B road through village is not easy in peak times and accident spot. Birdlines only narrow access into South Street - problematical. No direct public highway access to the site - any access would increase traffic either on a bendy rural road or through an existing residential estate • Increase traffic. Barton road becoming increasingly dangerous - large numbers speeding through village. Single car width due to parking. • Children walk or cycle to school (CVC) in village; crossing Barton Road near Horizon Park where there is no speed limit; some days they have to wait several minutes for a break in the traffic; • Access via South Street is wholly inappropriate as this is a very narrow lane and floods frequently. Additional traffic will make the crossroads a busier junction and more dangerous to the ducks • Access via Birdlines Manor Farm track on South Street but will increase traffic on Royston Lane - narrow, used by large farm vehicles, bends and speeding traffic. • The flow of traffic through from Comberton to the A603 in the mornings is already at full capacity -extra traffic should not be added to this route • Bush Close - Difficult to pass a car in various parts of the Lane. The turning in front of the pub is a difficult area. Traffic comes round quite fast at times and there is little chance to see it. • High grade agricultural land and Green Belt; • Will create urban sprawl. Further expansion would take away village character • Low lying, adjacent to drainage brook. Land primarily clay and does not drain well. • Wildlife in the field and adjacent countryside. • Sewage system at capacity and unable to cope. Properties flooded with foul water. New pumping station insufficient. Unacceptable and dangerous to health. The plot is listed by insurance companies as land that floods • No mains gas and rely on oil, unsustainable. Electricity supply subject to power cuts. • Development would have an adverse effect on the rural character and landscape setting of Comberton - the site makes a separation between the historic settlement and the modern development, and the Lot Way overlooks the site; the site is close to heritage sites - St Marys Conservation Area and the settings of the church group and the listed buildings at Birdlines Manor; • Building will spoil character of existing village and rural landscape, especially when viewed from the open countryside (green belt) looking toward the village from Lot Way • Development of the site would be likely to make the
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	<p>flooding of Tit Brook even more serious; there is a geologically unstable drift boundary through the site that has caused shear stress damage to nearby houses;</p> <ul style="list-style-type: none"> • This land has a wide and diverse wildlife environment, including reed buntings, hares, rooks, owls, rookeries, wood peckers, bats and starlings. Loss of wildlife and 'soft' rural edge to village. • How to compensate homeowners who will be affected by the proposed developments being built in their back garden? Reduction in property value due to proposals • Suggest if any development in Comberton should be north of Jane's Estate. • The council are ruining village life rather than developing community spirit and diversity. Many have said they would leave Comberton if a plan of such magnitude are fulfilled • Comberton Parish Council - Site is in full view of the Mullard Radio Astronomy Site and falls within the restricted area for the Lordsbridge Radio Telescope. Mitigation would appear to be impossible. Development would also 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 down into the village from the south, and by causing a loss of rural character." Development would be negative from environmental and heritage considerations • Concerned about location of access on South Street. Corner subject to flooding. Several tight bends and hill on a narrow road, awkward for traffic, and no provision for cycling. Extra traffic would not be sensible. Central crossroads narrow road means pedestrians restricted to one side on the road - heavily used route to school. Long and thin site and existing housing backs onto it along entire length - detrimental effect on large number of residents • Negative impact on existing households, over 30 houses would be negatively affected in terms of rural view, house price, tranquillity and loss of rural lifestyle • Building even partially on site 44 would be a disaster - access and environmental impacts preclude these areas totally • Croydon Parish Council - If Green Belt purposes are to be maintained, this site must not be developed • Roads - Popular Toft footpath feeds onto Royston Lane, also used by horse riders links to bridle path at Foxes Bridge Farm. Tit Brook, currently floods Royston Lane. • Sites have geological issues, namely impervious gault clay that exacerbates flooding on the low lying flat sites of flood plains. Site 44 also has unstable river terrace/ gault clay drift boundary at the east end of the site, that has caused serious damage to houses which straddle boundary. Landform is river basin catchment composed of gault clay and till, responsible for constant flooding
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	<p>problems on flood plains of southern border of village</p> <ul style="list-style-type: none"> • Land should be considered an area of natural beauty with uninterrupted views to the treetops at the edge of Barrington village, an area used frequently by walkers and villagers for exercise and leisure • Hardwick Parish Council - Expansion of Comberton will overwhelm medical and secondary education facilities which Hardwick residents use. Roads connecting villages are unsafe for children to cycle to Comberton Village College and will become more dangerous with more traffic. Lack of safe cycle lanes, which would improve the health of children, reduce carbon emissions and save transport costs • We wish to preserve the rural heritage of our village • As there is hardly any infrastructure in Comberton or in the villages further west the vast majority of working people must commute into Cambridge contributing to the daily congestion. Knowingly adding to that congestion by encouraging the provision of more housing, without employment prospects locally would be unwise • Comberton chosen because it has a school - not a good reason • Better sites than Comberton exist that could be planned and developed sustainably, such as MOD Bassingbourn • Limit the development of Comberton, we want to live in a small community. Should remain as a village. • More imaginative solutions. Address problem of unoccupied houses. Building two (houses) on plots within villages rather than one massive one • Full use of brownfield sites should be made rather than eroding the green belt. • Should a person desire to live in a more built up 'rural' area they can choose to live in a new development such as Cambourne, Bar Hill or Northstowe. Leave old established villages as just that - villages. This leaves everyone with a choice • Any new housing required for the foreseeable future in the South Cambs area will be easily met by the current developments around Trumpington, Northstowe and Cambourne. In due course Bourn airfield and new town at Waterbeach military base will be developed with all the amenities required • Oakington and Westwick Parish Council – object <p>COMMENTS:</p> <ul style="list-style-type: none"> • Anglian Water - Capacity available to serve the proposed growth. Sewers crossing the site • I have no problem with affordable housing - needed for young people to start on property ladder but larger developments would alter ambiance of village, and infrastructure could not cope. Traffic coming through Comberton is considerable, not helped by parking on either side of Barton Road. People who work or going to work in Cambridge in future will wish to live nearby but
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	<p>large scale development in Comberton would spoil this lovely rural town and Green Belt should be protected for future generations</p> <ul style="list-style-type: none"> • Barton Parish Council - Any substantial development in Comberton would cause an increase in road traffic through Barton. Would require reduction in speed limits, and additional safety measures; in particular a roundabout would be needed at the junction of B1046 and A603. Development would put pressure on village services in Comberton used by Barton residents. However, increased travel might give an opportunity to resume a more regular 18 bus service throughout the day. • Caldecote Parish Council - Comberton. Site option 41-44 29% support • Chancellor, Masters and Scholars of the Univ. of Cambridge - Site Option 44 is located within the Lord's Bridge Restricted Area (Policy SF/8). Site Option 44 is largely well-screened from the Mullard Radio Astronomy Observatory and there are no objections in principle to the development of low-rise housing at this site • Not opposed to some further development in Comberton, but: falling numbers in local schools is not reason for building more houses. School rolls decline for other reasons. Building more houses would not rectify such issues; • Development should improve the quality of life by ensuring they include off-road parking, open space, play areas, and leisure opportunities including improvements to footpaths and cycling paths; infrastructure and plot layout should be established, and building plots made available for purchase by self-builders or local, independent builders. This will achieve variety of housing materials and design (including "affordable" houses) • Expansion of the village is inevitable, but must be controlled. All new houses should be limited to 2-storey as a maximum. Site 44 acceptable as reasonably close to the central crossroads. This means that the expansion can be in controlled stages, and the designs can all vary as they are on the edge • Would like to see some development in Comberton, especially affordable housing. • If we stay as we are there will be a smaller intake of Primary School children from village, encouraging school to take children from further afield, more traffic for village, and consequently for College; • There is overwhelming (local) support for building on viable new settlements (including Waterbeach/Bourn Airfield); • Use of green land for development will have detrimental impact on environment and will reduce the rural feel of the village. Effects on land drainage, wildlife and CO2/thermal emissions would be disastrous. Infrequent
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	<p>buses, limited routes and cuts in timetables mean residents rely on cars, having negative environmental pollution impact. Infrastructure, including roads, schools, doctor's surgery and community facilities would struggle to cope. Better sites than Comberton, in places which are already bigger and could absorb larger developments more easily or where new and suitable infrastructures can be built as part of the development. Better transport links would result in less impact on environment as less reliant on cars.</p>
<p>Site Option 45: Papworth Hospital, Papworth Everard</p> <p>Support: 23 Object: 7 Comment: 6</p> <p>Questionnaire Responses:</p> <p>Question 6 - Where should new housing sites be located?</p> <p>2 responses supported development at Papworth Everard.</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Environment Agency - Some sites identified as having development potential (or limited development potential) are potentially at risk of flooding (on the edge of Flood Zone 2). Developers will need to investigate flood risk on a site specific basis and apply appropriate mitigation measures as may be required. Any new development within the site boundary should be directed away from flood risk sensitive areas. This may result in the reduction of developable yield of the site (i.e. number of properties the site can facilitate). No objection on basis that the floodplain would be kept free from inappropriate development; • Oakington and Westwick Parish Council – – Not green belt, heritage buildings must not be compromised, use brownfield land first. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Should remain an employment site; • Too much development already in the area at Cambourne; • Arrington Parish Council - The A1198, already a very busy road, would not be able to take further traffic from developments south of Cambridge. • Papworth Everard Parish Council - The existing site-specific policy for Papworth Hospital should be included in the new Local Plan. Must be used predominantly for provision of new employment; <p>COMMENTS:</p> <ul style="list-style-type: none"> • Anglian Water – There is capacity to serve the site; • Wildlife Trust – Consider impacts on Papworth Wood SSSI. Nearest open space, but susceptible to inappropriate recreation uses. Residential would create greater pressures than employment. • Comberton Parish Council – Local residents to determine, note that it is a brownfield site
<p>Site Option 46: Land east of 35-69 Rockmill End, Willingham</p> <p>Support: 4 Object: 6 Comment: 2</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • The site is available, suitable, achievable and can be brought forward at an early stage in the period of the emerging Local Plan. The site is a logical urban extension to Willingham being in a sustainable location which is accessible in terms of public transport and key facilities within the settlement; • Oakington and Westwick Parish Council – Support;

<p>Questionnaire Responses:</p> <p>Question 6 - Where should new housing sites be located?</p> <p>0 responses referenced this option specifically.</p> <p>1 responses supported development at Willingham, 5 objected.</p>	<ul style="list-style-type: none"> • Environment Agency - Some sites identified as having development potential (or limited development potential) are potentially at risk of flooding (on the edge of Flood Zone 2). Developers will need to investigate flood risk on a site specific basis and apply appropriate mitigation measures as may be required. Any new development within the site boundary should be directed away from flood risk sensitive areas. This may result in the reduction of developable yield of the site (i.e. number of properties the site can facilitate). No objection on basis that the floodplain would be kept free from inappropriate development; <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Additional traffic volumes and congestion resulting from development as far out as Cottenham and Willingham - especially on the B1049, and particularly at the junction of the B1049 with the A14. • Loss of valuable agricultural land. • Inadequate local facilities to cope with increase in housing. Northstowe should be developed with further new housing development in New Towns; • Development needs to be focussed in Longstanton to ensure that it retains its identity. Small-scale development within that village will provide a boost to the population in an established community while providing an economic boost to local services. SHLAA Site 002 can provide development early in the plan period close to existing amenities in the village centre and is better located in relation to existing facilities than this site option • The development has too high a housing density figure, would place additional pressure on local services and would significantly impact on the character of this part of Willingham. • Highly valued outdoor space for local people walking to escape the busier parts of the village centre. There is also a large allotment site which would have to be relocated. • Significant problems with traffic, poor bus service despite completion of Guided Busway • The site is not suitable for development as it is located some way from existing services and facilities and its development does not reflect the immediate character of this part of Willingham. • Previously rejected site. • The development of this site would be visually intrusive and does not relate well to existing residential dwellings and the built up framework of the village • Rampton Parish Council - Increase in the size of Willingham will increase the traffic load through Rampton • Development of this site would have an adverse effect on the landscape and townscape setting of Willingham. And it is outside the village envelope
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	<p>COMMENTS:</p> <ul style="list-style-type: none"> • Anглиan Water - Capacity available to serve the proposed growth • Comberton Parish Council - Local residents to determine
<p>Site Option 47: Land to the rear of Green Street, Willingham</p> <p>Support: 2 Object: 6 Comment: 2</p> <p>Questionnaire Responses:</p> <p>Question 6 - Where should new housing sites be located?</p> <p>0 responses referenced this option specifically.</p> <p>1 responses supported development at Willingham, 5 objected.</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Environment Agency - Some sites identified as having development potential (or limited development potential) are potentially at risk of flooding (on the edge of Flood Zone 2). Developers will need to investigate flood risk on a site specific basis and apply appropriate mitigation measures as may be required. Any new development within the site boundary should be directed away from flood risk sensitive areas. This may result in the reduction of developable yield of the site (i.e. number of properties the site can facilitate). No objection on basis that the floodplain would be kept free from inappropriate development; <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Additional traffic and congestion on B1049; • Impact on listed building and Conservation Area; • Adverse impact on landscape and townscape; • Site is not deliverable, site would be difficult to assemble. • Rampton Parish Council – Increase traffic load through Rampton; <p>COMMENTS:</p> <ul style="list-style-type: none"> • Anглиan Water – There is capacity to serve the site; • Comberton Parish Council – Local residents to determine, note the impact on heritage;
<p>Site Option 48: Cody Road, Waterbeach</p> <p>Support: 6 Object: 13 Comment: 6</p> <p>Questionnaire Responses:</p> <p>Question 6 - Where should new housing sites be located?</p> <p>0 responses referenced this option specifically.</p> <p>5 responses supported development at Waterbeach, 1 objected.</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Represents a suitable location for residential development. We request that the site is allocated for residential development, with associated amendments to the development framework boundary; • Acceptable disbenefit; • Good alternative to a new village/town on MoD land; • Already has good infrastructure and easy access to public transport; • Small development, seems reasonable ; • Oakington and Westwick Parish Council – Support; • Environment Agency - Some sites identified as having development potential (or limited development potential) are potentially at risk of flooding (on the edge of Flood Zone 2). Developers will need to investigate flood risk on a site specific basis and apply appropriate mitigation measures as may be required. Any new development within the site boundary should be directed away from flood risk sensitive areas. This may result in the reduction of developable yield of the site (i.e. number of properties the site can facilitate). No objection on basis that the floodplain would be kept free from inappropriate development;

OBJECTIONS:

- Waterbeach is a traditional agricultural village and not a suburb of Cambridge; pockets of agricultural land should not be sacrificed; the site provides an amenity for the village and also a wildlife habitat, and agricultural land for food production; the hedge between the Levitt Lane development and the option 48 field should be preserved; the sparrow population has decreased noticeably since a previous hedge at 34 Bannold Road was removed. Specimen trees in gardens are not a substitute for established hedges for providing habitat
- **Waterbeach Parish Council** – Object on the basis that there is a need for green space in this part of Waterbeach and that its development would increase pressure on Bannold Road and Way Lane
- Would remove the current buffer between the village and the barracks site. All three Waterbeach sites "with development potential" are adjacent to a possible new town. Given the uncertainty regarding a new town, further consideration should be given to proposals so close to such a large development.
- Bannold Road has just had a development of 100 houses (Levitts Lane), most of it on brownfield land
- Development on the site would reduce separation from the Barracks. Street scene change from rural to urban - disappearance of habitat and worsening of life quality for residents. Continued disruption from development. Eroding of footpath and additional traffic will affect road safety - dangerous to cycle or walk.
- Green Belt and grade A agricultural land.
- Traffic congestion worsened by parking outside doctors.
- Precedent for losing green buffer between village and barracks. Village boundary should remain as is.
- If Site Option 4 is adopted, village boundary at Bannold Road should not change and retain green separation
- Site is Greenfield (green lung) between the village and barracks (or new settlement), separation between them should be maintained. When Morris Homes development built off Bannold Road, a buffer strip was included between it and this field, to build up to it would not make sense. Site is a Greenfield on northern edge of Waterbeach and this boundary should be maintained
- Site 48 is low lying and subject to flooding, particularly behind 41, 43 and 45 Bannold Road
- Bannold Road will change from rural to urban, disappearance of habitats and worsening of life quality.
- Only 2 buses per day will increase traffic.
- Noise from waste treatment unit increased with every house built. Over capacity - large numbers of Tanker movements.
- Flood plain - increase potential for flooding.
- Abundance of vacant properties on barracks - further infill unnecessary. Barracks brownfield site - could

	<p>provide 900 homes and access to A10 without driving through village, or detrimental impact on rural character of village.</p> <ul style="list-style-type: none"> • Outside village envelope. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Anglian Water - Capacity available to serve the proposed growth • Comberton Parish Council - Local residents to determine • This site should be considered in conjunction with the assessment of Waterbeach as the site of a major new settlement • The National Trust - When considering development at Waterbeach the Council should recognise there is a potential opportunity to create a more direct access to the Wicken Vision to serve the informal open space needs of the growing population. Currently the River Cam provides a barrier. A new bridge and upgrading of the footpath network would help serve the local community and would assist in delivering the strategic Green Infrastructure objectives for the Vision area(as identified in the Recreation & Open Space study and the Cambridgeshire Green Infrastructure Study)
<p>Site Option 49: Land at Bannold Road and Bannold Drove, Waterbeach</p> <p>Support: 6 Object: 7 Comment: 5</p> <p>Questionnaire Responses:</p> <p>Question 6 - Where should new housing sites be located?</p> <p>0 responses referenced this option specifically.</p> <p>5 responses supported development at Waterbeach, 1 objected.</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • The farm (and odour) is in the nature of a village community; • Site is available and deliverable in early stages of the plan period; • Environment Agency - Some sites identified as having development potential (or limited development potential) are potentially at risk of flooding (on the edge of Flood Zone 2). Developers will need to investigate flood risk on a site specific basis and apply appropriate mitigation measures as may be required. Any new development within the site boundary should be directed away from flood risk sensitive areas. This may result in the reduction of developable yield of the site (i.e. number of properties the site can facilitate). No objection on basis that the floodplain would be kept free from inappropriate development; • Oakington and Westwick Parish Council – Not green belt, heritage buildings must not be compromised, use brownfield land first; • Waterbeach Parish Council - No objection to this site. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Green Belt; • Impact on rural character; • Loss of buffer between village and barracks; • Loss of agricultural land; • Impact on wildlife and biodiversity; • Hedgerows in the area should be preserved; • Odour issues due to farm to the east; • Noise level from waste treatment unit and over capacity;

	<ul style="list-style-type: none"> • Additional traffic, poor public transport; • Already vacant properties available following departure of the army; <p>COMMENTS:</p> <ul style="list-style-type: none"> • Should be considered in conjunction with new settlement site; • Anglian Water – There is capacity to serve the site; • National Trust – Should recognise opportunities to improve access to Wicken Fen Vision; • Comberton Parish Council – Local residents to determine;
<p>Site Option 50: North side of Bannold Road, Waterbeach</p> <p>Support: 6 Object: 7 Comment: 5</p> <p>Questionnaire Responses:</p> <p>Question 6 - Where should new housing sites be located?</p> <p>0 responses referenced this option specifically.</p> <p>5 responses supported development at Waterbeach, 1 objected.</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • The Barracks separation from which was desired by planning officers are no more. Smaller development on this land together with only building on the built area of the barracks (smallest development size) would be preferred to building large or medium scale new town on the north edge of barracks; • Acceptable disbenefit; • Part of Site Option 50, is within our clients control and together with their additional land to the north is well-positioned site that will allow growth within Waterbeach on a manageable scale. Site is adjacent to dwellings and sits adjacent to built up area. Would allow comprehensively planned development which provides greater link between village and Barracks, encouraging two areas to feel like one community, without coalescence. Sustainable site offers opportunity to add housing without having detrimental impact on setting. Smaller scale as opposed large developments suggested within other Options, including 'new settlement' to north of Waterbeach, likely to result in housing being delivered within next 5 years as the impact and required infrastructure is less; • Oakington and Westwick Parish Council – Support • Waterbeach Parish Council – No objection; • Environment Agency - Some sites identified as having development potential (or limited development potential) are potentially at risk of flooding (on the edge of Flood Zone 2). Developers will need to investigate flood risk on a site specific basis and apply appropriate mitigation measures as may be required. Any new development within the site boundary should be directed away from flood risk sensitive areas. This may result in the reduction of developable yield of the site (i.e. number of properties the site can facilitate). No objection on basis that the floodplain would be kept free from inappropriate development; <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Waterbeach is a traditional agricultural village and not a suburb of Cambridge; pockets of agricultural land should not be sacrificed; hedgerows in this area should be

	<p>preserved: the sparrow population has decreased noticeably since a previous hedge at 34 Bannold Road was removed, and there is wildlife in the drainage pond adjacent to the Levitt Lane development</p> <ul style="list-style-type: none"> • Development of the site would reduce separation from the Barracks • Bannold Road will change from rural to urban, disappearance of habitats and worsening of life quality. • Only 2 buses per day will increase traffic. Noise from waste treatment unit increased with every house built. Over capacity - large numbers of Tanker movements. Flood plain - increase potential for flooding. • Abundance of vacant properties on barracks - further infill unnecessary. Barracks brownfield site - could provide 900 homes and access to A10 without driving through village, or detrimental impact on rural character of village. Outside village envelope. • It does seem silly to consider the building of new houses on undeveloped land when there are many perfectly good houses standing empty as a result of the closure of the army barracks. It would make sense to utilise these houses, or to wait until the future of the army land is decided, before building on farm land • Lovely entrance to countryside and popular with walkers and cyclists. Site 50 has many trees and hedgerows which would be lost. Loss of soft Fen edge. Need to retain village character with Barracks development <p>COMMENTS:</p> <ul style="list-style-type: none"> • Anglian Water - Capacity available to serve the proposed growth • Comberton Parish Council - Local residents to determine • This site should be considered in conjunction with the assessment of Waterbeach as the site of a major new settlement • The National Trust - When considering development at Waterbeach the Council should recognise there is a potential opportunity to create a more direct access to the Wicken Vision to serve the informal open space needs of the growing population. Currently the River Cam provides a barrier. A new bridge and upgrading of the footpath network would help serve the local community and would assist in delivering the strategic Green Infrastructure objectives for the Vision area(as identified in the Recreation & Open Space study and the Cambridgeshire Green Infrastructure Study) • This site should be considered in conjunction with the assessment of Waterbeach as the site of a major new settlement
<p>Site Option 51: Land off Lode Avenue, Waterbeach</p> <p>Support: 2</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Environment Agency - - Some sites identified as having development potential (or limited development potential) are potentially at risk of flooding (on the edge of Flood Zone 2). Developers will need to investigate

<p>Object: 4 Comment: 7</p> <p>Questionnaire Responses:</p> <p>Question 6 - Where should new housing sites be located?</p> <p>0 responses referenced this option specifically.</p> <p>5 responses supported development at Waterbeach, 1 objected.</p>	<p>flood risk on a site specific basis and apply appropriate mitigation measures as may be required. Any new development within the site boundary should be directed away from flood risk sensitive areas. This may result in the reduction of developable yield of the site (i.e. number of properties the site can facilitate). No objection on basis that the floodplain would be kept free from inappropriate development;</p> <ul style="list-style-type: none"> • Waterbeach Parish Council - No objection to this site, nut object to site 48 (Cody Road); <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Flood risk on part of the site; • Difficult access; • Noise from railway; • Oakington and Westwick Parish Council – Not green belt, heritage buildings must not be compromised, use brownfield land first; <p>COMMENTS:</p> <ul style="list-style-type: none"> • Should be considered in conjunction with new settlement site; • Anglian Water – There is capacity to serve the site; • National Trust – Should recognise opportunities to improve access to Wicken Fen Vision; • Comberton Parish Council – Local residents to determine.
<p>Site Option 52: Land off Cambridge Road, Waterbeach</p> <p>Support: 5 Object: 15 Comment: 5</p> <p>Questionnaire Responses:</p> <p>Question 6 - Where should new housing sites be located?</p> <p>1 response supported this option specifically.</p> <p>5 responses supported development at Waterbeach, 1 objected.</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • The land between Car Dyke Rd and A10 by its nature of being skimmed by a link road does not appear as rural land. The only "aspect impact" would be from back window of a couple of rows of the houses on Cambridge Rd. The way the Car Dyke Road was laid out, to a passer-by this land does appear as set aside for development. Limiting a density of buildings should prevent loss of vistas allowing for a more "tapered" ending of the village, bringing the village boundary to more natural site; • The evidence base illustrates it is the most sustainable option for accommodating residential development on the edge of the village. The site is also deliverable and accessible to the highway network; • Waterbeach Parish Council – No objection; • Environment Agency - Some sites identified as having development potential (or limited development potential) are potentially at risk of flooding (on the edge of Flood Zone 2). Developers will need to investigate flood risk on a site specific basis and apply appropriate mitigation measures as may be required. Any new development within the site boundary should be directed away from flood risk sensitive areas. This may result in the reduction of developable yield of the site (i.e. number of properties the site can facilitate). No objection on basis that the floodplain would be kept free from inappropriate development;

	<p>OBJECTIONS:</p> <ul style="list-style-type: none"> • The site is within the Green Belt; • Impact on the landscape setting where the Fenland landscape is beginning; • An unnecessary encroachment on green belt land given the better development potential of brown field land north of Waterbeach; • Needlessly extends the already strongly defined south-west boundary of the village by creating a ribbon-like development along Cambridge Road which would be vulnerable to further extensions in the future. Development along the south frontage of Cambridge Road would significantly degrade the rural vistas enjoyed by walkers and cyclists, and adversely affect the movement of local wildlife including young deer; • Sacrifice of Green Belt (Landbeach and Milton/ A10) and Grade 2 Agricultural land for ribbon development of 8-10 houses makes no sense in the context of the scale of other proposals for the village on the airfield and elsewhere; • Adverse impact on village boundary of Waterbeach whether approached from Car Dyke Road, or along Cambridge Road which forms a pleasant cycle and walking route from Landbeach; • Major concerns on road design and safe access to any proposed properties close to junction with Car Dyke Road; • Croydon Parish Council – No loss of Green Belt • For over 40 years SCDC have vigorously protected the Green Belt around Waterbeach. No reason to change now. Ribbon development was prevalent in the austere times of early and mid 20th Century but abandoned when it was realised how visually destructive it became. Many Fenland villages were blighted by this cheap infrastructure development. An unsuccessful appeal on Cambridge Road concluded that housing would be a 'prominent and incongruous feature...as seen in wider rural context'. NPPF guidelines suggest that Green Belt boundaries could be reviewed in exceptional circumstances. Here there are none. I disagree that the proposal could 'complement any development at Waterbeach Barracks' • Physical barrier to wildlife. Wildlife from undeveloped land to north uses cover of large gardens to migrate and forage along Carr Dyke to south and to open land beyond. Land south of Cambridge Road is active wild life corridor; • No decision should be taken whilst future development of Waterbeach Barracks is undecided (brownfield land); • This land floods in winter; • Oakington and Westwick Parish Council – Object • The current sporadic housing in this area, interspersed with paddocks surrounded by more mature hedges and
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	<p>trees makes an aesthetically pleasing transition from the village to the country. The land to the south of Cambridge Road is open and offers walkers long views across the fens and views of its wildlife; many people enjoy walking along Cambridge Road because of this. Intensification of housing along the road frontage would result in a loss of this feature, so it is important the village framework is not increased here and that the Green Belt remains as currently defined;</p> <p>COMMENTS:</p> <ul style="list-style-type: none"> • Anглиan Water - Capacity available to serve the proposed growth. Sewers crossing the site • Comberton Parish Council - Local residents to determine • This site should be considered in conjunction with the assessment of Waterbeach as the site of a major new settlement • The National Trust - When considering development at Waterbeach the Council should recognise there is a potential opportunity to create a more direct access to the Wicken Vision to serve the informal open space needs of the growing population. Currently the River Cam provides a barrier. A new bridge and upgrading of the footpath network would help serve the local community and would assist in delivering the strategic Green Infrastructure objectives for the Vision area(as identified in the Recreation & Open Space study and the Cambridgeshire Green Infrastructure Study) • This site should be considered in conjunction with the assessment of Waterbeach as the site of a major new settlement. If Waterbeach is to be kernel for a new settlement it should not encroach on to the Cambridge Green Belt • Occasionally in winter this land has standing water on it so homes built there are likely to flood
<p>QUESTION 16b: Are there other sites which we should consider?</p>	
<p>Support: 295 Object: 92 Comment: 98</p> <p>Total of 690 Comments on Question 6 of the questionnaire (Where should new housing sites be located?)</p>	<p>Objection to rejection of SHLAA sites:</p> <ul style="list-style-type: none"> • (SHLAA Site 2)- Longstanton Green End Farm: within boundary of bypass, good access to employment, deliverable. • (SHLAA Site 10)- Caldecote - land rear of 104 West Drive: Can mitigate landscape impacts, access can be achieved. • (SHLAA Site 11)- Caldecote - land rear of 10 West Drive: Landscaping can be achieved, access can be achieved, highly accessible. • (SHLAA Site 12)- Barrington - Land between 12 & 22 Shepreth Road: Neglected derelict land. Group village status permits additional development. Existing developments set precedence and compromise visual amenity.

	<ul style="list-style-type: none"> • (SHLAA Site 18)- Girton - Duck End: Located immediately adjacent the existing settlement framework and would provide a logical extension to the village. • (SHLAA Site 20)- Orwell - Land adjacent to Petersfield Primary School, Orwell: Object that only larger Group Villages have been identified. Site performs better than some site options. • (SHLAA Site 27)- Great Abington - Land East: 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. • (SHLAA Site 28)- Little Abington - Bancroft Farm: 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. • (SHLAA Site 32) - Linton - Land to the south of Horseheath Road: Supported by a number of technical studies. Logical urban extension to Linton, in a sustainable location, accessible in terms of public transport and key facilities. • (SHLAA Site 47) - Willingham - Land south of Over Road: 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. 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. • (SHLAA Site 52) - 72 and 64A West Drive, Highfields Caldecote: The village is suburban in character, and has grown through 'backland' development. Site would be entirely in keeping with this character. The nearby factory has closed, ending potential noise problems. The biodiversity and environmental factors are less than described in the SHLAA report. • (SHLAA Site 59) - Bassingbourn - North End and Elbourn Way, Bassingbourn: Constraints such as Conservation Area, minor flooding and archaeology but part of site could be developed. Retaining trees and hedges will screen Listed Buildings. Infrastructure capable of accommodating development. • (SHLAA Site 64) - Land behind Ridgeleys Farm House, Fen Drayton: Outside of the floodplain. A small-scale development could enhance the town and landscape, and could mitigate noise and pollution on-site. It could enable working from home, as well as reuse of existing buildings in the countryside on brownfield land. Development here could improve biodiversity. A low-carbon scheme could mirror the SPD for the LSA land. • (SHLAA Site 65) - Swavesey - Land abutting Fen
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	<p>Drayton Road Swavesey: 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. Site 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.</p> <ul style="list-style-type: none"> • (SHLAA Site 76) - Sawston - Land north of Babraham Road, Sawston: All published criteria/remarks for these three sites are similar excepting 076 is in Green Belt (as are sites 258 and 178). Site 076 seems to be rejected because of proximity to the industrial estate but mainly offices. • (SHLAA Site 77) - Fowlmere - Appleacre Park, London Road: Located at the edge of Fowlmere, Appleacre Park is already a well-established residential park. We contend that the proposed site (No 77), which is within the perimeter of the Park, is well capable of residential development. • (SHLAA Site 79) - Comberton - 40 to 48 West Street: Excellent central site that would help combine the village rather than extend it is a fragmented way. Near to bus route. • (SHLAA Site 94) - Milton – Fen Road: The site is in single ownership with immediate access to the site being possible to deliver Gypsy and Traveller pitches. Land between the site and the river will be set aside for open space and landscaping purposes, providing scope for appropriate flood defence measures comparable with those approved for the adjoining permanent Gypsy and Traveller site. • (SHLAA Site 97) - Over - Land at and to the rear of 16 The Lanes: The existing PVAA designation should be removed and a sensitive development of around 20 dwellings allowed to be delivered in this highly sustainable location providing much needed housing and securing considerable improvements to the adjacent public footpath realm. No substantive reasons why it should not be allocated; • (SHLAA Site 99) - Teversham - Land south of Pembroke Way: 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 space or play space 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. • (SHLAA Site 100) – Land north of Gables Close, Meldreth: The conclusion that site "has no development potential" is flawed, and does not seem to be based on any logical conclusions but on the council's strategic
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	<p>preference for large, edge of Cambridge sites. Re Heritage Considerations, the proposed site is set well back from the High Street and, with due consideration for the existing trees, would make no visual impact on the backdrop of the High Street. No incidents of flooding over last 50 years.</p> <ul style="list-style-type: none"> • (SHLAA Site 107) – Fowlmere - land to west of High Street: 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. • (SHLAA Site 108&109) – Fulbourn - Land south of Fulbourn Old Drift & Hinton Road: Development can appear less intense and more low-key than the SHLAA assessment suggests with the design being focussed on landscape, village edge and village entrance enhancements. The site benefits from long sections of road frontage to attain access. There are no evident reasons why a residential-led development of the site could not be deliverable. • (SHLAA Site 111&284) – Fulbourn: The most sustainable release of Green Belt land for necessary mixed use development being the most sustainable location and having the greatest physical capacity to help meet the unmet need for dwellings and job growth. • (SHLAA Site 121 & 256) – Over - Land at Station Road and New Road : 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. • (SHLAA Site 121) – Over - Land fronting New Road and Station Road: Has a very real 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 all service utilities are available to the site 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. • (SHLAA Site 128) – Cottenham - Rampton Road: Opportunity for a residential led mixed use development. Could provide a new vehicular and pedestrian access to primary school, to future new school if required, and the parish council's recreation ground. • (SHLAA Site 135) – New Settlement - Six Mile Bottom: We believe that the key issues raised, can all be addressed and do not detract from the merits of the site in principle as a location for growth: Landscape impact, Highway considerations, and Utilities capacity.
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	<ul style="list-style-type: none"> • (SHLAA Site 136) – Fulbourn - Land at Balsham Road: Although Green Belt, would not impact on Green Belt Objectives. Assessment appears based on assumption 'whole site' would be developed - limited development up to 35 dwellings on front of site, with back land landscaped. Potential to provide a range of benefits for local population and wildlife. • (SHLAA Site 139) – Stapleford - Land east of Bar Lane and South of Gog Magog Way: The land does not provide a Green Belt function, the land to the east of Haverhill Road does. The site can be developed at a lower density in a manner to be respectful to its setting. The proposal also includes the formation of a recreation area to the north part of the site, adjacent to the existing recreation ground. • (SHLAA Site 142) – Waterbeach - Land north of Poorsfield Road: Suitable for 5-7 houses, underused derelict orchard, adjoins other sites creating development opportunity. • (SHLAA Site 144) – Girton - Land at Dodford Lane: The site lies within the Green Belt and is some 3 hectares in extent. 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. • (SHLAA Site 145) – Great Shelford - Granham's Farmyard: The site lies within the Green Belt and borders existing residential development at Macauley Avenue. 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. • (SHLAA Site 146) – Great Shelford - Land at Hinton Way: The site is thus well related to the settlement of Great Shelford and Stapleford which in our view has been appropriately identified for new growth. This site can bring forward much needed affordable housing and given the planning history of land immediately to the east which had planning permission for a new hotel development. • (SHLAA Site 147) – Coton - Land on Whitwell Way opposite Sadler's Close: Two thirds of the site lies within the designated Green Belt with the remainder fronting Whitwell Way located outside the Green Belt and outside the village framework. It is not known what the historic reasoning for the exclusion of this part of the site from the Green Belt but it is quite clear this is an anomaly which we consider can be appropriately addressed by allocating the site for development and allowing the continuation of the built up frontage along this road, will not impact on neighbouring properties nor the wider
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	<p>countryside.</p> <ul style="list-style-type: none"> • (SHLAA Site 148) – Coton - Land opposite Silverdale Avenue, Whitwell Way: The opportunity exists to create a new residential environment in one of the necklace villages around Cambridge and in a location which has good cycling and walking connections via the Coton footpath into the town. We consider that a review of the Green Belt in this location provides the opportunity to secure much needed new housing within the District and in a location which minimises impact upon neighbouring existing development and the wider landscape • (SHLAA Site 149) – Great Shelford - Land at Marfleet Close: The land is paddock land located close to a major commercial enterprise at Scotsdales garden centre. The site is well defined on all sides and it is considered that the design and layout of the site is capable of addressing any concerns about impact on neighbouring properties and the wider landscape. Great Shelford as a Rural Centre should continue to be a focus for new growth and we consider that this land would assist the Council in fulfilling such a role. • (SHLAA Site 157) – Willingham - Land to the rear of High Street / George Street: The site is adjacent to the existing settlement framework and would provide a logical extension to the village. Access could be gained easily from the existing Bourney's Manor Close and could be developed either on its own or in tandem with site reference 157. • (SHLAA Site 159 & 160) – Fen Ditton - East and west of Ditton Lane: Development providing approximately 400-500 new homes. Strong links to green infrastructure and sustainable modes of transport into Cambridge City centre. Maintain Green Belt buffer between development and A14. • (SHLAA Site 162) – Land between Teversham Road and Cow Lane Fulbourn: Not in Green Belt. Single ownership, deliverable. Has been technically assessed, unconstrained site. • (SHLAA Site 165) – Over - Land off Meadow Lane: All of the concerns raised by the Council regarding this housing land proposal can be satisfactorily addressed. The sustainability of the site has increased significantly since the opening of the Guided Busway system at the neighbouring villages of Swavesey and Longstanton. • (SHLAA Site 166) – Duxford – Rear of 8 Greenacres: Duxford compares favourably with other better served Group villages. Greater weight should be given to proximity to employment and rail services. Would generate funds for local infrastructure. • (SHLAA Site 169) – Swavesey: This land is essential to the viability of the ongoing farming enterprise at Fenwillow Farm and its loss would render holding unviable. Any proposals to bring the land forward for recreation use must therefore also address the future of
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	<p>the land to the north (SHLAA site 169), enabling the farm to be restructured.</p> <ul style="list-style-type: none"> • (SHLAA Site 174) – Gamlingay - land off Heath Road/Green End: That the land off Heath Road/Green End identified on the attached plan is allocated for residential development that will provide a well related and logical expansion of the village with potential benefits. • (SHLAA Site 177) – Girton - Land off Oakington Road, Girton: Land outside floodplain can be developed. Landscape impact can be addressed. Pylons not in the way of housing. Utilities upgrades would need addressing the same as any other development. • (SHLAA Site 180) – Hardwick - Land off St.Neots Road: 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. • (SHLAA Site 180) – Hardwick - Land off St Neots Road / Part New Site: This part of Hardwick comprises an opportunity for a comprehensive approach to development to provide a positive scheme of development. • (SHLAA Site 181) – Comberton - Land to west of Green End: Site should be carried forward for further consideration, together with road access to West Street. • (SHLAA Site 182) – Over - Land north of New Road: 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 dwellings, with access from New Road. Other half of site for extension to playing field. • (SHLAA Site 185) – Oakington - Land at Kettles Close: The land is brownfield. Our Drainage consultants have confirmed extensive drainage works at Northstowe will significantly reduce run-off at Oakington Brook, and remove flood risk (Flood Risk Assessment attached). The logical boundary is along the firm line of the Oakington Brook. Given site is surrounded on three sides by residential development it would help round off development in this part of Oakington. • (SHLAA Site 188) – Great Shelford - Land off Cabbage Moor: Not part of the wider landscape but is related to the urban area. Accessible to the services and facilities provided in Great Shelford, but it is possibly better related to those that exist to the north in Trumpington. Too few options in Great Shelford. • (SHLAA Site 191) – Meldreth - Land adjacent to Whitecroft Road: Suitable location, subject to detailed
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	<p>findings of noise assessment. Previously developed site, within village framework.</p> <ul style="list-style-type: none"> • (SHLAA Site 202) – Waterbeach - Land off Cambridge Road: It is deliverable; suitable access to the local highway network; logical extension to the village; it has the potential to complement development at the barracks site through housing delivery early in the plan period; it represents an environmentally sound approach; would it not lead to the coalescence of settlements. • (SHLAA Site 203) – Land at Duck End, Girton: The site merits reconsideration on a reduced scale, which would provide the opportunity to round off the village and provide for a suitable transition between the edge of the village and the A14. • (SHLAA Site 207 & 212) – Great Shelford & Stapleford - Land off Mingle Lane & Hinton Way: Represents a suitable location for residential development, and associated open space, outdoor recreation, and strategic landscaping. A Landscape and Visual Impact Assessment has been submitted to explain how the proposed development relates to the surrounding landscape. • (SHLAA Site 209) – Steeple Morden - Land north of Bogs Gap Lane: Does have adequate access to the adopted highway and is already connected to the existing drainage system. The Tier 2 issues can be mitigated by reducing the number of proposed new dwellings. • (SHLAA Site 210) – Whittlesford - Land at rear of Swanns Corner, Mill Lane: There are some inaccuracies in the assessment of the site contained in the SHLAA. A stable has been erected on the site, and while this represents appropriate development in the Green Belt, it would still have an impact on the openness of the area. There are no Elm trees within the site. There is a sewage pipe within the site, but not a sewage pumping station. The site does have an existing access to the highway network. • (SHLAA Site 214) – Fulbourn - Land off Home End: 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. • (SHLAA Site 218) – Fowlmere - Land at Triange Farm: Villages such as Fowlmere have an irregular settlement pattern such that small 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. • (SHLAA Site 222 & 223) – Barton - North of Comberton Road: Should be reconsidered for inclusion as the sustainability appraisal is considered to present an inaccurate assessment of the potential impacts of
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	<p>development. Sustainability Appraisal makes no allowance for benefits that may accrue from new housing. Without new development in village future viability of local shops, pub, school and other local services will come under increasing threat.</p> <ul style="list-style-type: none"> • (SHLAA Site 226 and 289) – Harston - East of 98-102 High Street: 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. • (SHLAA Site 227) – Histon – Villa Road: 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. • (SHLAA Site 233) – Foxton - Land west of Station Road: 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. • (SHLAA Site 244) – Longstanton: Has been discounted even though it is part of Longstanton which with Northstowe will be the largest settlement in the District. • (SHLAA Site 246) – Longstanton: 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. • (SHLAA Site 248) – New Settlement - Hanley Grange, east of A1301 and west of A11: It is difficult to reconcile the Government's SA which found no 'showstoppers' for Hanley Grange, but concerns relating to Waterbeach, with the SA now undertaken by SCDC. There is nothing in the evidence which would lead to Hanley Grange being rejected at this stage. • (SHLAA Site 250) – Swavesey – Driftwood: 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. • (SHLAA Site 257) – Longstanton - South east of Mill Lane and north of Clive Hall Drive: There is justification for rationalising and rounding off village framework by including land for residential development Would follow a defined property boundary. • (SHLAA Site 260) – Cottenham - Part Site Option 22 / SHLAA Site 260 - Land at Oakington Road: Propose smaller site suitable for development. In ownership of two landowners (remainder of site owned by 4 landowners). Plot of 4.5 acres,
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	<ul style="list-style-type: none"> • (SHLAA Site 261) – Barrington Quarry Site: Council should have considered smaller development parcel of cement works, consistent with approach at Waterbeach. • (SHLAA Site 264) – Meldreth 80a High Street, Meldreth: Site does not flood, no smell from sewage works, near to services. Site is fully screened from the public footpath. • (SHLAA Site 265) – Cambourne - Land to the north of the A428: The site is not subject to any landscape designations, and provides opportunities for landscape and habitat creation. Connections across the A428 can be achieved though highway, cycleway, footpath and public transport to achieve a fully-integrated settlement. This location sits logically within the wider village grouping in the countryside, and would not therefore read merely as an extension of the existing three villages. • (SHLAA Site 270) – Waterbeach - Land off Gibson Close: 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. • (SHLAA Site 274) – New Settlement - Land generally to north and north east of Northstowe adjoining Cambridgeshire Guided Busway: Land to north of CGB should be allocated for a mixed use development, to provide employment and housing within easy reach of Cambridge, and overcome an identified deficit in employment in current proposals for Northstowe. New employment, including high value manufacturing, will complement the needs of the Cambridge high technology cluster. Reduce pressure on Green Belt. • (SHLAA Site 275) – New Settlements and Northstowe - Old East Goods Yard, Station Road, Oakington: Comment: Factual corrections to assessment: Site Dimensions - Plot width is 26m at entrance, narrowing to 16m and then 11m for the final 40m of its length. Figures in the Sustainability Appraisal Report: Air Quality and Env. Public Transport Access - Nearest guided busway stop is Oakington around 80m from the site and not Longstanton at 872m. (Sustainability Appraisal Report: Transport). Objections on landscape inconsistent, would make best use of previously developed site. Flood risk addressed. • (SHLAA Site 276) – Linton - Land adjacent to Paynes Meadow: 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
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	<p>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.</p> <ul style="list-style-type: none"> • (SHLAA Site 278) – Whittlesford Bridge - Highway Agency depot: Good public transport access. Whittlesford plus Whittlesford Bridge justify status as minor rural centre. Would not harm setting of listed buildings. • (SHLAA Site 290) – Over - Land east of Mill Road: Was only dropped due to status of village. Should be upgraded due to Guided Bus. Also high level of need for affordable housing in village. • (SHLAA Site 293) – Great Abington – 104 High Street – Infill development, with no trees on site, good access, would not impact on listed building. Would provide affordable housing for village. <p>New site suggestions at ‘Better Served Group Villages’ or higher in the settlement hierarchy</p> <ul style="list-style-type: none"> • (SHLAA Site SC298) – Cambridge – NIAB 3, land between A14, Huntingdon Road and Histon Road: Propose residential and commercial uses in a key location. • (SHLAA Site 302) – Cambridge - Land north and south of Barton Road: Residential accompanied by substantial amount of community infrastructure, and scope for an element of high tech employment. Location likely to support non-motorised modes of transport. • (SHLAA Site 303) – Cambourne - south of business park: Despite marketing, lack of demand for large plots - propose smaller-scale employment along the road frontage with new homes behind. • (SHLAA Site 304) – Cambourne – north of Cambourne: Scale would allow for original green and spacious design of Cambourne to be maintained and enhanced. Original ethos has been eroded by increase in density of Upper Cambourne in particular. Excellent access to A428, potential to reduce traffic movements as community becomes self-reliant. Good linkages to Cambourne that do not interfere with A428. • (SHLAA Site 305) – Great Shelford - Land east of The Hectare: With the extension of Scotsdales Garden Centre up to Hobson's Brook the boundary of the Green Belt is no longer straight. Suggest Green Belt boundary is amended to follow Hobson's Brook and release site. • (SHLAA Site 306) – Histon – Land West of 113 Cottenham Road: Consider this land for residential development purposes. • (SHLAA Site 307) – Histon - Land r/o 49-83 Impington Lane: Support is given to Site Options 14 & 15 for
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	<p>housing but with boundary amendments. The revised site is enclosed visually. The revised site is 3.193ha and the dwelling capacity is 96 dwellings at 30dph or 112 dwellings at 35dph. The Flood Risk, Drainage and Highways reports attached demonstrate that these important issues can be properly dealt with and the Site Options are deliverable and would not increase flood risk or generate inappropriate vehicular traffic.</p> <ul style="list-style-type: none"> • (SHLAA Site 308) – Impington - Land at Former Bishops Hardware Store, Cambridge Road: Site within village framework, suitable for redevelopment. • (SHLAA Site 309) – Impington - south-east of Ambrose Way: Should be developed as a continuation of the present Ambrose Way residential development. Whilst Anglian Water advises that the land lies within the flood plain, it has not flooded within the last 100 years, and is set on higher ground than the adjoining brook to the south-west, and part of the south-east of the land. • (SHLAA Site 310) – Sawston - Dales Manor Business Park: Land adjoining Site Option 6, within the Dales Manor Business Park which is similarly available for residential use and equally suitable for such use. Either in isolation or as part of a wider scheme incorporating Site Option 6 and Site Option 7. • (SHLAA Site 311) – Sawston - land north of White Field Way: Sawston benefits from excellent transport links to the centre of Cambridge and contains a large range of services and amenities. The site is viable in terms of access, flood risk and landscape setting. The site would support the vitality and viability of the local economy and provide an opportunity to bring more services and facilities to the village. The site benefits from existing natural screening which would be improved to ensure any perceived impact on the wider landscape was mitigated. • (SHLAA Site 312) – Sawston - Land at former Marley Tiles Site: Seeks to consolidate existing employment uses within site into a smaller area along the south eastern boundary. Remainder of site would be developed for housing. • (SHLAA Site 313) – Sawston – Land north of Babraham Road • (SHLAA Site 314) – Cottenham - Land between 130 and 144 Histon Road: The site measures approximately 1.39 hectares and the north-east boundary is only 87 metres to the south-west of the Cottenham development framework (and the site's road frontage is only 119 metres away). If the site had been assessed within the SHLAA it would have confirmed that it is one of the more sustainable options and accordingly, we consider the site should have been identified as a development option in the Local Plan Issues & Options Report • (SHLAA Site 316) – Cottenham – Land to Rear of High Street: Site provides an opportunity for Cottenham to
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	<p>grow in a unique way with a development form that reflects traditional growth and is well related to settlements core, rather than sterile formulaic expansion associated with other options. Access through demolition of 33 High Street, Cottenham which is a 1970's house in an otherwise traditional street scene.</p> <ul style="list-style-type: none"> • (SHLAA Site 317) – Gamlingay – Cinques Road: Would consolidate end of Cinques Road into satellite area of Gamlingay. • (SHLAA Site 318) – Linton - Land to the east of Linton: The proposal includes the significant improvement of the Bartlow Road/A1307 junction and the Horseheath Road/A1307 junction. There are no facilities or services that cannot accommodate further development at Linton or for extra provision be provided by the development. • (SHLAA Site 319) – Melbourn – CEMEX site: Sustainable location, near existing infrastructure and services, with access to public transport. • (SHLAA Site 320) – Melbourn - Land to the east of New Road: The site is 26 ha, but it is not proposed that the whole site is intensively developed. The remainder of the site will be used to create a buffer and boundary to the edge of the settlement or to potentially provide open space and play space facilities. The site would provide a logical rounding off to the south of Melbourn and the filling in between New Road and East Farm. • (SHLAA Site 321) – Papworth Everard - land at The Ridgeway: Smaller site than SHLAA proposal, would not materially impact on character of adjoining area. Could be screened by tree buffer. • (SHLAA Site 322) – Waterbeach - Site Option 50 (Part) / New Site - Site is adjacent to dwellings and sits adjacent to built up area. Would allow comprehensively planned development which provides greater link between village and Barracks, encouraging two areas to feel like one community, without coalescence. Sustainable site offers opportunity to add housing without having detrimental impact on setting. • (SHLAA Site 323) – Willingham - north side of Rook Grove: The site is adjacent to the existing settlement framework and would provide a logical extension to the village. Access could be gained easily from the existing Bourney's Manor Close and could be developed either on its own or in tandem with site reference 157 contained within the SHLAA. • (SHLAA Site 324) – Bassingbourn - North End & Elbourn Way: Part waste ground / part arable. Both relate well to village and built form - easy walking distance. Access could be achieved by demolishing Spar and barn/garage to 37 High Street. • (SHLAA Site 325) – Bassingbourn - Pear Tree Public house site: Perfect infill site. • (SHLAA Site 326) – Comberton - Bennell Farm (in parish of Toft): The site has extensive mature landscaping
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	<p>around all its boundaries which would act as a visual enclosure and screen to surrounding properties and therefore reduce impact on the Green Belt. Opportunity to provide additional local public amenity and community benefits. Consider whether affordable housing could benefit both toft and Comberton.</p> <ul style="list-style-type: none"> • (SHLAA Site 327) – Milton - Land west of A10: The site is available, suitable, achievable and can be brought forward at an early stage in the period of the emerging Local Plan. The site is seen to be a logical urban extension to Milton being in a sustainable location which is accessible in terms of public transport and key facilities within the settlement. • (SHLAA Site 328) – Milton – Golf Course: On edge of village, Not flood risk, assist securing long term future of existing facilities; Sufficient size to allow mix of private and affordable housing; No known protected species; Allow for new and long term village envelope to be established to north and new tree and other planting to increase biodiversity; No heritage assets in vicinity; Although Green Belt, previously been considered potentially suitable. • (SHLAA Site 329) – Swavesey - Over Road: This site has the potential to make a significant contribution to meeting the identified demand for residential and employment land. Although the site is currently outside the village framework it is conveniently located close to the guided bus stop and only about half a mile from the village High Street. • (SHLAA Site 330) – Great Chesterford -adjacent to Whiteways, Ickleton Road: The site is a sustainable location, situated within walking distance from existing community services and facilities, close to good transport links and close to existing employment opportunities. The development will also ensure the current facilities are retained and enhanced. The site is unlikely to have any adverse impact on the landscape or ecology. • (SHLAA Site 332 333) – Cottenham – Land East of Cottenham: Cottenham Parish Council • Additional sites, subject to a Cottenham Master Plan, as part of a total infill proposal of the arable land twixt Church Lane and Long Drove. Furthermore land to the north and to the rear of houses opposite Smithy Fen on the Twenty Pence Rd (as bordered by Alboro Close Drove and Long Drove/Beach Rd) should be considered in order that sufficient land is available to facilitate housing, infrastructure, and industrial development and provide the bye-pass that the High Street so desperately needs. <p>New Sites Proposed at Other Villages</p> <ul style="list-style-type: none"> • Balsham - Balsham Buildings, High Street - Deliverable site with highway access, close to village services, potential to enhance conservation area, direct public
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	<p>transport link to Linton Village College.</p> <ul style="list-style-type: none"> • Barrington - land to rear of West Green- Requesting land be put forward for consideration for development in Local Plan review. • Bourn - Land to rear of Riddy Lane - The property has substantial potential for development. The plot is approximately 1.6hec, set meters outside of the current village boundary. • Duxford - Land at end of Manger's Lane - Lies within Duxford Framework. PVAA designation, mitigate development within it by providing higher level of affordable housing. • Eltisley – Land off St.Neots road - Adjacent to a relatively recent affordable housing scheme. The site had two existing accesses off St Neots Road. The site is contained within defined boundaries and is considered that development would not have a detrimental impact on the existing character of Eltisley. • Fen Drayton – Manor Farm- Well related with the existing settlement and would represent a natural rounding off of the southern boundary. The site would also represent a natural continuation of the existing pattern of development by way of an extension of residential development at Vermuyden Way to the north. • Fowlmere - Former Farmyard, Cambridge Road - Has the potential to enhance the townscape of the north-east corner of the village and it represents an unobtrusive location for a small-scale residential development. • Fowlmere – land to rear of Pipers Close - Would contribute to meeting affordable housing needs of Fowlmere. • Guilden Morden - Land south west of 33 Dubbs Knoll Road -The site is between existing housing on Dubbs Knoll Road. There is good accessibility and no flood risk. The site is close to village amenities • Guilden Morden – Church Lane - Land is left over from previous times, and has no use. Open to the idea of affordable housing, private housing or best use of land that might be considered by the Council. • Hardwick - St.Neots Road - Group landowners who would like to see back scrubland developed to complete Hardwick village. • Hauxton - Waste Water Treatment Works, Cambridge Road - Currently facilitates remediation of land opposite. Once complete, not required. Can be brought into beneficial use without adverse impact on openness of Green Belt and redevelopment accords with requirements of NPPF. Within outer rural Green Belt area - not impact upon setting of Cambridge. Natural extension to Bayer CropScience. • Highfields Caldecote - rear of 18-28 Highfields Road - Within village framework, capable of accommodating 97 dwellings. Formerly allocated in plan. No constraints. Proposed strategy to define limits on the scale of
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	<p>development within group villages, and indeed other settlements, is inappropriate because it takes no account of whether suitable larger sites within the settlement boundaries exist.</p> <ul style="list-style-type: none"> • Highfields Caldecote – Land at Highfields Caldecote - Site used by 29 mobile homes. Already has access, and is close to the village. Full range of services. Outside the Green Belt. The existing site's residential use by professionals and retired people proves the need for accommodation; permanent accommodation is preferable to the current mobile homes. • Little Abington - Cambridgeshire County Scout Camp site - Include site in village envelope to facilitate future development as camp site or housing. We are aware that full development of the site would not be possible, as part of it is flood plain, and in any case, we would not wish to see overcapacity on the site. • Orwell - Leaden Hill - The site is contained within defined boundaries and it is considered that development would not have a detrimental impact on the existing character of Orwell. • Over – New Road and Station Road - Ideal spot for a tasteful residential development. Not only is it convenient for the Guided Bus, there are also two other routes out of the village via the Longstanton by-pass and through Swavesey to the A14. • Steeple Morden - Station Road - Close to village centre and various amenities; Enhance viability of local primary school, pub/shop/ post office and garage; Development without any adverse impact upon landscape and townscape character or heritage assets. <ul style="list-style-type: none"> • Croydon - land south of High Street - Site is at the centre of the village, and existing facilities, and able to be integrated with the community through the public bridleway on the west boundary. The site is screened to east and west and has an established frontage hedgerow. Suitable for sensitive development of market and affordable housing. • Great Eversden - Land north of High Street and west of Chapel Road - Should be allocated for a small-scale residential development Close to three village services, and direct public transport to Comberton VC. • Landbeach – Land of Chapmans Close - Near to services and facilities of Landbeach, major employment areas, public transport between Ely, Waterbeach and Cambridge. Would not undermine primary Green Belt objectives. • Lolworth - South of Redlands Road - Available for development and would be deliverable within the plan period. Site is in single ownership and could come forward for residential use to 2031. • Lolworth - Land at High Street - Available and could
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	<p>accommodated residential development within the plan period. The land is in single ownership and is therefore deliverable.</p> <ul style="list-style-type: none"> • Lolworth - North of Redlands Road - Available for development and would be deliverable within the plan period. Site is in single ownership and could come forward for residential use to 2031. • Land at Old North Road, Kneesworth - Brownfield land within Kneesworth could provide a mix of market and affordable housing to support the local community, and that the Local Plan could allow a greater amount of market housing on such a site to support the provision of much needed affordable housing and help in meeting local housing needs. • Pampisford - land east of the High Street - 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. • Shepreth – Meldreth Road- Recent affordable housing developments have been absorbed into village, this site could be too. Hourly train service. Logical infill site • Toft – Powell Close - The site lies outside the settlement framework for Toft. The site is approximately 0.288 hectares and could provide low density residential development (2-4 dwellings). The new dwellings could be sited to leave a managed woodland area which would provide both retained ecological habitat areas as well as acting as mature screening of the development from the countryside to the west. <p>Support for Rejection of SHLAA Sites</p> <p>In total 254 representations supported the continued rejection of one or more Great Shelford and Stapleford sites. The following reasons were cited:</p> <ul style="list-style-type: none"> • Impact on infrastructure and services, • congestion and traffic (queues for railway crossing). • Green Belt / open space is valuable. • Surrounding fields attractive part of village. • Protect the allotments. • Impact on rural character of settlements. • Impact on historic character and landscape. • Loss of Agricultural land. • Stapleford Parish Plan states no development on Green Belt. <p>Each site was referenced in the following number of representations: (SHLAA Site 33) Stapleford – Land East of Bar Lane: 199 (SHLAA Site 41) Stapleford – Land Between Hinton Way and Mingle Lane: 226</p>
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	<p>(SHLAA Site 139) Land East of Bar Lane and South of Gog Magog Way: 204 (SHLAA Site 140) Stapleford – Land east of Bar Lane and Gog Magog Way: 204 (SHLAA Site 141) Stapleford – Land east of Bar Lane and Gog Magog Way: 205 (SHLAA Site 145) Great Shelford Land at Granhams Farm: 198 (SHLAA Site 146) Great Shelford - Land at Hinton Way: 198 (SHLAA Site 149) Great Shelford – Land at Marfleet Close: 190 (SHLAA Site 188) Great Shelford – Land south of Great Shelford Caravan and Camping Club, Cambridge Road: 190 (SHLAA Site 205) Great Shelford – Land north west of 11 Cambridge Road: 190 (SHLAA Site 207) Great Shelford – Land east of Hinton Way, North of Mingle Lane: 230 (SHLAA Site 208) Stapleford – Land north of Gog Magog Way: 194 (SHLAA Site 212) Great Shelford – Land east of Hinton Way: 226 (SHLAA Site 253) Stapleford – Land at Gog Magog Way / Haverhill Road: 194 (SHLAA Site 262) Stapleford – Land at Hinton Way: 193</p> <p>Other Sites:</p> <ul style="list-style-type: none"> • (SHLAA Site 44) Sawston – South of Mill Lane (2) - Site has history of flooding. Would impact on infrastructure. • (SHLAA Site 22) Land to the rear of 28 The Green, Eltisley (2) - Noise, pollution, access, impact on historic environment. Lack of amenities. Sewer problems. • (SHLAA Site 35) Eltisley - Land south of St. Neots Road (1) - Would be detrimental to listed buildings and conservation area. Lack of amenities. • (SHLAA site 65 and 287) Land abutting Fen Drayton Road, Swavesey, Land adjacent to Fen Drayton Road – Support rejection. • (SHLAA Site 47) Land at Over Road, Willingham (1) - access onto Over Road would be too dangerous and disruptive to traffic flows and pedestrian safety. • (SHLAA Site 164) Harston -158 High Street – High water table, High Street already busy. • (SHLAA Site 150) Haslingfield - land at River Lane (6) - Access inadequate, flood risk, infrastructure at capacity. Impact on rural character. Detrimental impact on grade 2 listed buildings. • (SHLAA Site 162) Fulbourn - Land between Teversham Road and Cow Lane (3) - Unsuitable access to local roads and the fact that the water table is very close to the surface in this area making construction of dwellings costly and difficult. Loss of a local open space amenity. • (SHLAA Site 264) Meldreth (2) - Would destroy small orchard, important habitat in river Mel corridor. Impact on
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	<p>riverside footpath. The development could result in the destruction of a number of trees, included some covered by a TPO.</p> <ul style="list-style-type: none"> • (SHLAA Site 131) Land west and north of Duxford(2) - Ickleton Parish Council - A development of this size would be utterly inappropriate and would not integrate with the existing settlement of Duxford. Proximity to the M11 junction would encourage medium and long distance car based commuting. Ickleton Society - adverse impact on Ickleton which already suffers from a large amount of rat running traffic. • (SHLAA Site 248) 'Hanley Grange' site, south of Pampisford and east of Hinxton (6) - Support rejection of Hanley Grange. It would do nothing to address the needs of Cambridgeshire / South Cambridgeshire residents but would draw in a large number of people who would simply commute south. Pampisford Parish Council - land should NOT be reconsidered. • (SHLAA Site 16 62 63) Thriplow (1) - Support for rejection of Thriplow sites. – Landscape and transport impacts. <p>Other Comments:</p> <ul style="list-style-type: none"> • Natural England - Welcome consideration of constraints including designated sites, landscape, biodiversity and flooding. No specific comment regarding options, other than to request that options should have least impact on the natural environment, landscape and access to this. • Cambridge Past, Present and Future - Paramount that possible development locations be evaluated in the light of sufficient transport infrastructure provision. This points to favouring locations on transport corridors. A significant development at Waterbeach should be seriously considered. • CPRE - No comment on sites, as arbitrary planning policies should not be imposed on local communities. • Comberton Parish Council - Would object to any other sites next to village framework not proposed as an exception site. • Fulbourn Parish Council - Objects to all the options considered by SHLAA. • Caldecote Parish Council - Support rejection of sites identified in the SHLAA. • Great Abington Parish Council - There is a need for a small development site in the Abingtons of about 30 units. • Harlton Parish Council - Support rejection of SHLAA sites 150 (land at river Lane), 163 (Land at Barton road), and 261 (Land at Barrington quarry) • Haslingfield Parish Council - Regarding the other site options, the pros and cons listed in the local plan are considered appropriate. Support rejection of SHLAA
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	<p>sites 150 (land at river Lane), 163 (Land at Barton road), and 261 (Land at Barrington quarry)</p> <ul style="list-style-type: none"> • Little Abington Parish Council - Support the rejection of SHLAA site 248 Hanley Grange, east of A1301 and west of A11 - Hinxton & Pampisford • Little Abington Parish Council - Object to the rejection of SHLAA site 028 - Bancroft Farm, Church Lane - Little Abington; SHLAA site 027 - Land east of Great Abington (land east of 17 Pampisford Road, Great Abington) The Abingtons housing survey 2011 indicated a current need for at least 10 affordable houses and 10 "retirement" bungalows for local residents and their families. • Litlington Parish Council - Supports the current policy for most development in major centres. without detailed knowledge those proposed look viable. • Ickleton Parish Council - Supports the District Council's rejection of site options, in particular the utterly unsustainable Hanley Grange proposal. Underlying problem with SHLAA process is that it has been developer led. • Cottenham Village Design Group - No comment on individual sites. Near to Cottenham we would be in favour of a combination of development within and around our own village, with the developments being coordinated and integral to the existing village and with the benefit that well thought out and designed additions could bring to the village in terms of investment in the schools and retail core and then the development of larger settlements such as at Northstowe and Waterbeach. • Weston Colville Parish Council - No other areas warrant consideration • Sawston Parish Council - Sawston parish council would support sites 076 and 116 going forward for the next stage of the assessment process based on the information we have at present. However the Parish Council do have concerns about the infrastructure and traffic. • Middle Level Commissioners - Development affecting Uttons Drove WWTW and Swavesey Drain. Flood risk/water level management systems in area are complicated and under stress during certain situations. New developments within its catchment will require regulation to current rates of run-off and large enough to be feasible both technically and financially. Developers should be required to fund provision and maintenance of all necessary flood defences and warning measures required. Concerns about increased volume of treated effluent discharging from Uttons Drove waste water treatment works into Swavesey Drain system which will have a detrimental effect on the surrounding flood risk/water level management systems and will contribute to increased flooding in Board's area unless a more appropriate point of discharge is found.
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	<ul style="list-style-type: none"> • Wellcome Trust - Support identification of locations in south of district for new housing development. Greater choice of housing locations close to Genome Campus. • Advisory Council for the Education of Gypsy and other Travellers - Consider needs of travellers, sites should be spread over a wide number of villages; • Cam Valley Forum - Some larger villages should be developed especially where work places are also established. • Support for development at Hardwick, to facilitate more facilities e.g. Doctors surgery. • Expansion of the Comberton is inevitable, but must be controlled. If the size becomes enormous then it will not be a village, but becomes an extension of Cambridge. • Hope that the Council will resist suggestions from developers and others to add more sites as with such a long list of sites already identified, adding further ones seems unnecessary. • The potential sites for development do not include any provision in smaller villages, relying on larger settlements. Whilst acceptable to conclude these sites are most sustainable, this does not mean sites within smaller settlements cannot be suitable for smaller scale development. As a consequence, many sites that are viable in isolation are being discarded prematurely. Opportunities in smaller villages should be taken into account, to allow organic growth of villages and to keep communities alive. • Object to sites allocated on edge of Group villages in Green Belt. Should be more flexibility around group and infill villages. • We object to Bourne Airfield and the expansion of Cambourne and question whether these locations will deliver the types of market and affordable housing required in the South Cambridgeshire area. • All rejected sites should remain rejected. • Support for rejection of all sites in Gamlingay. • Support for rejection of SHLAA sites at Fulbourn. the character of Fulbourn as a village depends on the preservation of the Green Belt status of fields south of the Ida Darwin site, especially the three closest. • Object to all the site options. • Sawston – sites on the flood risk zone should be rejected. • Sites in villages where there are existing services the security of which could be preserved by some development: for example villages where there is a school but where there might be a falling school roll. • Meldreth options should not have been rejected, due to access to the railway station. • Those sites already rejected should remain so. It seems extremely unfair that a developer or owner can submit as many planning applications for the same site as they wish and only have to win the once, whereas the Parish
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	<p>Council has to win every time.</p> <ul style="list-style-type: none"> • Although Bassingbourn Barracks site not currently under consideration. History has been explored of the site in recent research. • Develops at Harston can be done without heritage impact. <p>General Comments from Questionnaires</p> <p>General comments responding to Question 6 on the questionnaire:</p> <ul style="list-style-type: none"> • Support for development on brownfield sites rather than Greenfield sites (45 responses). • Support for development in villages (20 responses), and objection to village development (29 responses). • Develop close to transport links, where services can be provided • Build on villages in the guided bus corridor; • Develop close to major employment areas; • Create new settlements rather than swamp existing villages / No more new villages, concreting over south Cambridgeshire; • Locate development away from Cambridge. • Development should reflect Parish Plans. • There should be no new development, it is not needed. Plan to meet local needs. • Support for development in other locations: Over (2), Barrington Quarry (2), Bassingbourn Airfield (8), Guided bus corridor (2), Hardwick (2), Bourn (1), Hinxton (1), Orwell (2), Little Wilbraham (1), Great Eversden (2), Oakington Airfield (2).
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CHAPTER 6: CLIMATE CHANGE

QUESTION NO.	SUMMARY OF REPS
<p>QUESTION 17: Mitigation and Adaptation to Climate Change</p> <p>Have the right issues for addressing climate change mitigation and adaptation been identified?</p> <p>Support: 42 Object: 2 Comment: 15</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support issues identified but achieving reduction in car use is best addressed by locating new development on the fringe of Cambridge or close to rapid transport routes. • Developments should only be allowed if they provide good quality energy efficient homes. • Supported by Cambourne, Comberton, Cottenham, Foxton, Litlington, Little Abington, Over, Pampisford, Steeple Morden, Swavesey and Weston Colville Parish Councils, Cottenham Village Design Group and the Environment Agency. • Agree with promotion of sustainable energy such as wind turbines and encouraging better broadband, improved public transport and increased food growing are sensible ideas. • Croydon Parish Council: it is important to consider climate change, but this should not require ridiculous, unproven or expensive schemes to be implemented. When considering the density of new developments, account must be taken of the use of open space and vegetation for shading, cooling and detaining surface water run-off. • In the next 10 years, energy efficiency and getting people to leave their cars at home are more important than the other issues listed. • Most of the issues are fine, seeking a reduction in car use is unlikely to be realistic – cars are important to people. Manufacturers should come up with more energy efficient cars. • Gamlingay Environmental Action Group: the issues identified are correct, but in a largely rural area it is surprising that there is no mention of encouraging sustainable agriculture. • Great Abington Parish Council: support, but feel it would be helpful to specify 'superfast broadband' as for homeworkers broadband speed is important and many areas have insufficient speeds. • Great Shelford Parish Council: support, but developers are reluctant to exceed minimum requirements because there are no marketable rewards. • Hauxton Parish Council: support, but suggest good broadband speeds are needed in the villages, recycling measures need to be practical, and recycling centres should be located in centres of population.

	<ul style="list-style-type: none"> • Rampton Parish Council: support, but there is a wide variation in applicability and benefit – investment and returns need to be considered with a long term view. • Support, but care should be taken to make sure the Local Plan is flexible enough to allow for technological advances in the next 20 years. • Support, but also need to consider building orientation to allow solar generation on roofs and to avoid overshadowing. • Support, but it is unrealistic to expect a reduction in car use, no flood risk is acceptable, and need a greater focus on affordable methods of energy production and use e.g. heat exchangers, insulation and heat recovery ventilation systems. • Support the majority of issues identified but consider that energy efficiency and water use is adequately covered by building regulations. • Whaddon Parish Council: support, but consideration needs to be given to how these issues might be implemented within small villages, especially issues such as transport and broadband provision. • Support, but there is serious conflict between trying to meet the need for new housing and providing for economic development and the need to mitigate and adapt to the likely effects of climate change. • Natural England: welcomes the climate change chapter of the Local Plan which promotes SuDS, seeks to minimise flood risk and enhance water quality, ensures sustainable construction, and encourages renewable and low carbon energy development. Satisfied that this section recognises the benefits of green infrastructure, open space and vegetation in helping to reduce the effects of climate change. [LATE REP] • Ability to keep buildings cool in the summer is likely to become more important. • Support, but there should be far more commitment to approving applications for renewable energy installations. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • The ‘promotion of sustainable forms of transport and the reduction in car use’ should not apply to rural areas and permission should not be refused in rural areas on the basis that the proposal does not achieve this criteria. It is not sustainable to connect rural communities with public transport frequent enough to sustain them as well as address wider environmental objectives – such a proposal would burden local road networks and increase journey times. • The mitigation measures suggested typically favour
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	<p>large developments.</p> <ul style="list-style-type: none"> • The issues should be separated out as energy efficiency is a totally separate issue to rainfall, drainage, etc. • Broadband will not seek to reduce transport requirements because of the anti-social effects of home working. • Development in any area of known flood risk is unacceptable. • Only succeed in reducing emissions from transport if you move employment away from places such as South Cambridgeshire where there are insufficient houses to places where there are existing unwanted houses e.g. large conurbations in the Midlands and North-West and the only financially sustainable way of doing this is to allow house prices to rise in the places where there are insufficient houses. • Transport will always be an issue while cycling is not safe in the City. Need to separate cars and cycles. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Fen Ditton Parish Council: the issues listed need elaboration. • Broadly support, but written in sufficiently vague terms that it is difficult to be clear. • Conservators of the River Cam: there is every chance that before 2031 there could be rapid climate cooling, therefore the Local Plan needs to consider extremes in both directions. • Care should be taken when considering issues of layout, orientation, design and materials to minimise overheating. More focus should be given to taking advantage of solar gain to reduce the demand for electricity and gas for heating, as overheating is only a consideration for limited periods of each year. • Whilst mitigating climate change, measures that do not put any additional financial strain on the households budget should be promoted. • Wildlife Trust: the creation of a larger and better linked habitat network is also a critical element of climate change adaptation and should formally be recognised in a policy. • Hauxton Parish Council: need to specify what an acceptable level of flood risk is. • Travel for Work Partnership: importance of sustainable travel in making the district a great place to live and work should be emphasised and services such as the Busway, CamShare.co.uk, cycle routes, travel discounts and tools available from Travel for Work should be promoted. [LATE REP]
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	<ul style="list-style-type: none"> • Climate change is something of a bandwagon and should not be given undue weight. Sensible provisions are fine but be careful of something that only has limited scientific backing. • Extreme weather events may be more frequent including high wind.
QUESTION 18: Renewable and Low Carbon Energy Developments	
<p>Question 18A: What approach do you think the Local Plan should take for the generation of renewable and low carbon energy?</p> <p>i. Include a criteria based policy seeking to maximise the generation of renewable and low carbon energy in the district and identifying the issues that would need to be addressed, and this would leave developers to make applications for their preferred areas.</p> <p>Support: 18 Object: 1 Comment: 5</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Gamlingay Community Turbine: Support, as there is no reason why wind farms cannot be considered on a case by case basis against the list of criteria. A minimum separation distance would be too restrictive and to refuse planning permission for a wind turbine, simply because it is a wind turbine, which this proposal implies, would be unacceptable. • Support, but the criteria should not be so onerous that the development of renewables is curtailed. • Supported by Cottenham, Haslingfield and Weston Colville Parish Councils. • Gallagher Estates: support the use of a criteria based policy as it is not appropriate to specifically require a separation distance of 2km. In assessing wind turbines and wind farms, separation distance should be a function of the site and its surroundings and the scale of the turbine(s). • Gamlingay Environmental Action Group: support, it is right to maximise renewable energy generation (including from wind) and the decision on where to locate wind turbines should be assessed on a case by case basis taking account of need, setting, the potential for disturbance, and local opinion, as well as the serious issues of climate change and energy security. A 2km limit is arbitrary and would exclude much of the district from contributing to the legal requirements to generate renewable energy. • Wind farm development should be considered on a case by case basis. • Criteria should take account of prevailing wind direction, type of landscape and other prominent local features. • SCDC should do much more to support renewable energy generation and ensure development is as sustainable as possible. • Rampton Parish Council: support as this does not need to mean poorly planned developments. • RenewableUK: support – this is the best approach. The policy and criteria should clearly identify the benefits as well as matters that need to be addressed in terms of potential effects. As currently

	<p>written the policy is negatively written. [LATE REP]</p> <ul style="list-style-type: none"> • RWE npower renewables: support as a criteria based policy will allow developments to be proposed in suitable and appropriate areas taking into account all constraints and balancing any significant effects against the need for renewable energy, as required by national and regional policy. • Climate change is a major challenge and there must not be artificial restrictions limiting wind farm developments. A 2km restriction is not justified. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • It is up to the local residents to state the preferred areas not the developers. • A separation distance of 2km is not far enough. • Wind farms are not green – there are far better ways to protect the environment that are not noisy, destructive, detrimental to health and don't have such a huge carbon footprint. <p>COMMENTS:</p> <ul style="list-style-type: none"> • A distinction between 2 or more turbines and single turbines does not make sense, as one large turbine could have a bigger impact than a number of smaller turbines. • Cambridgeshire County Council: suggest the identification of appropriate broad locations for alternative energy generation e.g. solar, biomass combined heat and power (CHP) and anaerobic digestion. • Croydon Parish Council: anything to reduce the carbon footprint is good, except the erection of wind farms which are inefficient, a blot on the landscape and give taxpayers money to the companies who provide them. • Support policies to actively support delivery of renewables and a criteria based policy would help clarify for the applicant the issues for discussion. A 2km separation distance is greater than is identified as necessary for noise impacts and therefore perhaps this criteria is pandering to the anti's rather than dealing with the impact of development which is what a policy should do.
<p>Question 18A: What approach do you think the Local Plan should take for the generation of renewable and low carbon energy?</p> <p>ii. Include a criteria based policy as set out in option i, but specifically requiring a</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Bourn Parish Council: the current policy is working ok. • Support, but an additional criteria should be added to prevent the urbanisation of the countryside – requiring the replacement of the equivalent number of electricity pylons with underground cables e.g. a development of 20 wind turbines should only be allowed if 20 electricity pylons are removed. • Supported by Cambourne, Comberton, Cottenham,

separation distance of 2km between a proposed wind farm (2 or more wind turbines) and any residential property, to protect residents from disturbance and visual impact. If the applicant can prove this is not the case a shorter distance will be considered.

Support: 19
 Object: 9
 Comment: 4

Foxton, Litlington, Little Abington, Oakington & Westwick, Over and Papworth Everard Parish Councils.

- Graveley Parish Council: strongly support, Graveley has a wind farm being built 600m from homes and businesses with no guarantee that there will not be noise nuisance and already aware that house prices are being affected.
- Great Abington Parish Council: support, but believe that the requirement should apply to single turbines as well as 2 or more turbines.
- Steeple Morden Parish Council: support, all communities need to contribute to energy generation from renewable and low carbon energy sources, however this needs to be balanced with the potential adverse impacts on the landscape and to local residents. As insufficient evidence exists on the long term health impacts of living close to wind farms, the Council should insist on a 2km separation distance.
- Support the separation distance but not the get out clause 'if the applicant can prove this is not the case a shorter distance will be considered'. It should be up to the resident(s) to agree any reduction, not for the applicant to make claims which cannot be absolutely proven until after the wind farm has been built.

OBJECTIONS:

- Object as a blanket 2km separation rule is too tough, however a requirement for 2km separation from any major settlement would be better.
- Engena Limited (renewable energy consultancy): object as no scientific or justifiable basis to implement a separation distance, and the distance is arbitrary – not related to landscape designations and landforms. The UK government has rejected the idea and there is no minimum separation distance in English planning law or guidance. A restriction would significantly constrain potential land.
- Gallagher Estates: object, it is not appropriate to specifically require a separation distance of 2km. In assessing wind turbines and wind farms, separation distance should be a function of the site and its surroundings and the scale of the turbine(s).
- Gamlingay Environmental Action Group: object, the decision on where to locate wind turbines should be assessed on a case by case basis taking account of need, setting, the potential for disturbance, and local opinion, as well as the serious issues of climate change and energy security. A 2km limit is arbitrary and would exclude

	<p>much of the district from contributing to the legal requirements to generate renewable energy.</p> <ul style="list-style-type: none"> • Object as 2km is too large a distance to have as a standard. • Object as this is not practical and would probably exclude most (if not all) sites. • RenewableUK: object – blanket separation distances should not be imposed as this is contrary to national policy and there is no minimum requirement in English planning law or guidance. Projects should be assessed on a case by case basis on their individual merits. [LATE REP] • RWE npower renewables: object, a restrictive separation distance does not allow for the effects of development to be considered on a case by case basis, does not positively promote renewable energy, is contrary to national policy, and there is no evidence to support it. Applications for renewable energy technologies should be approved if any impacts are acceptable and also any adverse impacts can be balanced against the need for renewable energy. • Object as complete nonsense – a 2km exclusion zone means that no turbines will be delivered in the whole of South Cambs. The Council should be working with communities to promote the benefits of wind power not supporting NIMBY attitudes. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Croydon Parish Council: a much greater distance should be included. • Will be difficult to achieve and could require a lot of effort to prove.
<p>Question 18A: What approach do you think the Local Plan should take for the generation of renewable and low carbon energy?</p> <p>Please provide any comments.</p> <p>Support: 0 Object: 2 Comment: 9</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • The Wildlife Trust: SCDC should adopt a criteria based approach backed by a Supplementary Planning Document to target renewable energy developments (particularly wind turbines) to appropriate areas, while allowing for the protection and enhancement of the natural environment including major green infrastructure that could be susceptible to inappropriate wind farm developments. • Natural England: welcomes the climate change chapter of the Local Plan which promotes SuDS, seeks to minimise flood risk and enhance water quality, ensures sustainable construction, and encourages renewable and low carbon energy development. Satisfied that this section recognises the benefits of green infrastructure, open space and vegetation in helping to reduce the effects of climate change. [LATE REP]

	<p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Be cautious about supporting renewables. • No more wind farms should be built as they don't and won't contribute usefully to the undeniable need for renewable energy. They require thousands of tons of concrete, are a menace to wildlife and require high maintenance. There are other more effective answers to the renewable energy problem – why won't any responsible authority accept that? • Onshore wind farms are a grotesque intrusion into the landscape and industrialise the countryside. They might be acceptable if they produced more electricity and also more reliable electricity. No more should be allowed in South Cambs. Visually innocuous solar panels should be promoted. • Any wind turbine would have a detrimental effect on the surrounding areas as they are ugly blots on the landscape. Solar panels would not have such a detrimental impact on the landscape if placed in a field surrounded by hedges. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Cottenham Village Design Group: the Local Plan should promote the generation of renewable and low carbon energy. An important consideration of this is where it may be appropriate to consider wind power and this kind of development should be judged on its particular merits.
<p>Question 18B: Should the Local Plan identify future growth areas and new settlements as potentially suitable locations for the inclusion of renewable or low carbon district heating systems?</p> <p>Support: 27 Object: 3 Comment: 9</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support, especially new settlements via higher requirements for insulation and solar panels. • Supported by Bourn, Cambourne, Croydon, Great Abington, Litlington, Little Abington, Oakington & Westwick, Over, Rampton and Steeple Morden Parish Councils and Fulbourn Forum for Community Action. • Cambridge City Council Labour Group: support the use of biomass combined heat and power generation for new major sites. • Cambridgeshire County Council: support and suggest the identification of appropriate broad locations for alternative energy generation. • Cottenham Village Design Group: support but perhaps with an emphasis on commercial development such as retail and industrial where large roof areas would allow for extensive arrays of solar panels. However, this will need to be balanced against the possibility that investment would be reduced by having this as a condition. • Haslingfield Parish Council: support as every opportunity should be taken to increase the generation of renewable energy in the district.

	<p>Schemes built into new developments should act as a catalyst for retrofitting in existing communities.</p> <ul style="list-style-type: none"> • Everyone needs to support renewable energy opportunities. • Every reasonable opportunity to mitigate climate change should be taken. • Support as this is a rare opportunity to build in infrastructure from the start and all new settlements should be considered suitable for renewable energy and heat generation systems. • Support as in larger developments there is the required density to benefit from the installation of larger scale renewable energy systems but an appropriate minimum size of development should be defined. • Support – all new settlements should be considered as suitable for renewable energy and heat generation systems and all mid to large scale developments should be seriously considered for district heating systems. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Object – the Local Plan should not identify these areas and reference to one specific type of energy infrastructure is unnecessary. As part of responding to requirements relating to reducing carbon emissions, energy efficiency and energy generation applicants would need to assess all likely and potential options. • RenewableUK: object, as in the majority of cases identifying broad locations has been unsuccessful and problematic. However, if this process is used: a clear methodology unpinned by evidence must be developed (with input from the renewable energy industry), criteria must be identified to assess energy developments inside these areas, there should be no presumption against energy developments outside these areas, and the duty to co-operate must be exercised. [LATE REP] • Weston Colville Parish Council: not sure this is practical in some areas. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Comberton Parish Council: maximum sustainability should be required and this is likely to include renewables. Any new development should be seen as a mechanism to deploy 'leading edge' development. • There are so many constraints on possible areas for growth and new settlements that to identify them as sites which may be suitable for renewable or low carbon district heating systems could inhibit development in the district altogether. • Examine the experience of district heating systems
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	<p>in Europe before supporting them here.</p> <ul style="list-style-type: none"> • District heating systems seem to have many problems and you have to build around a district heating system rather than install one in an estate. Something more flexible is desirable. • Engena Limited (renewable energy consultancy): the Local Plan should encourage all forms of sustainable development in line with national planning policy and to achieve this renewable energy technologies should be included in all scales of new development (wherever possible). The Local Plan should not limit renewable energy projects to only new settlements and future growth sites.
<p>Question 18C: What type of renewable and low carbon energy sources should the Local Plan consider and at what scale?</p> <p>Support: 11 Object: 0 Comment: 30</p>	<p>COMMENTS:</p> <ul style="list-style-type: none"> • Solar panels on individual dwellings, community and industrial buildings. • All possible options should be considered and the potential energy mix properly quantified in relation to demand. • Energy generation should not be considered separately to energy reduction plans. • All types should be considered but on an individual site specific basis and the scale will depend on the location. Wind power, solar panels, biomass, and ground and air source heating should all be encouraged. • Policies that identify specific technologies are not appropriate in a plan to 2031 as it cannot take account of new technologies or changes in the cost effectiveness of existing technologies. • Maximum sustainability should be required and this is likely to include renewables. Any new development should be seen as a mechanism to deploy 'leading edge' development. • The latitude of the district makes the generation of significant amounts of electricity from solar energy very unlikely, wind speeds across the districts are not sufficient for the generation of significant amounts of electricity, and biomass, straw burning and geothermal systems could contribute some power. However it would be more constructive to require all buildings to be properly insulated and install efficient water and space heating systems. • Must be fit for purpose and not an eyesore within the development and/or on the surrounding countryside. • Should be cautious – if it's a good option it will be provided independently of SCDC requirements. • Solar power is more promising and it seems likely that a massive investment in this form of renewable energy (both public and private) is likely to be useful. • Cambridgeshire County Council: the Local Plan

	<p>should identify appropriate broad locations for alternative energy generation including solar, biomass combined heat and power and / or anaerobic digestion. The scale needs to facilitate improved security of local energy supplies on a significantly bigger scale than previous plans.</p> <ul style="list-style-type: none"> • Engena Limited (renewable energy consultancy): the Local Plan should consider all forms of renewable energy generation, at every scale and not at the exclusion of each other. Each site should be considered on a case by case basis on its own merits and in line with Government policy. It is not necessary for the Local Plan to comment on the appropriateness of any renewable energy technologies. • Foxton Parish Council: wind farms around Cambridge are inappropriate due to adverse impacts on the landscape; instead SCDC should consider subscribing to a national nuclear power scheme. • Given the urgency of climate change and the impending oil crisis, SCDC has responsibility to support all appropriate forms of renewable energy generation – no options should be excluded. SCDC has many more buildings that could support solar panels. • Additional support should be given to householders wishing to improve their insulation or energy efficiency. Emphasis should be on energy saving rather than production. Better insulation is the only real answer to reduce energy use. Insulating homes properly would have more effect than ugly, noisy, damaging wind farms. • Onshore wind farms are a grotesque intrusion into the landscape and industrialise the countryside. They might be acceptable if they produced more electricity and also more reliable electricity. No more should be allowed in South Cambs. Solar panels, waste straw power station(s) and domestic waste incinerator power station(s) should be promoted instead. • Straw should be used as there is a lot of it here. It is rarely used, but it is just returned to the soil as a waste product – why not consider a small local power station or do the economies not stack up? • Solar panels in fields with the scale dependent on the size of the village. • Locally produced energy should be encouraged but needs to be sustainable e.g. locally grown wood fuel. • Any technologies other than wind farms. Wind would not be an appropriate renewable energy source. Absolutely no more should be built in the district as they don't work except to make money
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	<p>for the power companies.</p> <ul style="list-style-type: none"> • Embrace energy conservation measures that do not hit the pocket of ordinary families and defer to Localism before deciding on the scope and range. • RenewableUK: given the urgent need for all areas of the UK to significantly increase their levels of renewable energy generation, the Local Plan should consider all renewable energy sources at all scales, taking account of any potential impacts and mitigation required. [LATE REP] • Developments should incorporate home power generation where possible, with stricter planning conditions. • The main options available in the district appear to be wind farms, solar panels and nuclear power – economic forces should be allowed to decide between these options as all are visually and environmentally acceptable to a level considerably higher than the low current use of wind farms and solar panels. • All types of renewable energy should be considered as equally valid and should be to a scale to deliver the maximum benefit. • All types as the district relies on importing the vast majority of the energy consumed and this is unfair and unreasonable. • Nuclear is probably impossible as insufficient reliability of water for cooling, but wind, sun and waste materials are available, acceptable and should be promoted. • The aesthetics of wind turbines is debatable but the need to move away from reliance on fossil fuels is urgent. The ideal would be for no development to take place unless energy generation sufficient to meet the need of the development is incorporated. • Wind and solar power can make material contributions, but need to be considered in depth before being included in the Local Plan. • Much of the district may not be appropriate for wind power and therefore it would be useful to identify broad locations of acceptability. • Fen Ditton Parish Council: land used for solar farms may be more useful for housing, but the same is not true for solar panels on roofs of houses, offices or agricultural buildings. Wind may be more effective if exploited outside the district. • The Local Plan should include a clear position statement on hydropower developments and this should be in line with Environment Agency policy and cause no deterioration in the ecological status of the river.
<p>QUESTION 19: Renewables in New Developments</p>	

Question 19: To what extent should new development provide for onsite renewable energy generation?

i. All new developments should be required to provide onsite renewable energy? If so, should 10%, 15% or 20% equivalent provision be required?

Support: 33

Object: 1

Comment: 8

ARGUMENTS IN SUPPORT:

- Renewable energy options should be considered with all new development, but each option should be considered on its own merits and the impact on the surrounding homes etc should be taken into account.
- Support a 20% requirement.
- With present technology, a 10% requirement would be reasonable, but this should be reviewed regularly to take account of technological changes which might make higher targets achievable.
- Support as the cost of including renewable energy technologies in new builds is much lower than retrofitting existing properties and developers could even pass on this cost to the homeowner and still make a profit.
- Support with a 10% requirement as this recognises that in shaded and calm locations with limited access to ground or air heat sources then it could be difficult to achieve.
- A 20% requirement is supported by Cambourne, Pampisford and Rampton Parish Councils.
- Cambridgeshire County Council: support and a minimum of 10% seems acceptable if this is over and above the national zero carbon policy. The policy should require no more than 10% of a building's energy requirements to be provided from these technologies. However, site wide solutions could deliver more than 10%. Flexibility should be included in the policy to ensure new technologies are not precluded.
- Supported by Cottenham Parish Council.
- Cottenham Village Design Group: it seems appropriate to set a percentage for onsite generation and 10% seems reasonable. The design of such elements should be considered at an early stage, especially in conservation areas.
- Fulbourn Forum for Community Action: support a 15% requirement as the ease of achieving this will improve over the plan period as technology improves. The target should consider the long term.
- Support and each new dwelling with un-shaded south or east facing roofs should have at least 2 sqm of solar thermal panels and photovoltaic panels generating at least 2kw peak output. The need to provide the required orientation of new dwellings should be considered at the detailed planning stage.
- A 15% requirement is supported by Great Abington, Litlington, Little Abington and Steeple Morden Parish Councils.
- Haslingfield Parish Council: larger new developments should be required to be designed to

	<p>maximise solar energy generation potential and the required provision should be reviewed every five years so that it increases as technology improves.</p> <ul style="list-style-type: none"> • Support and 10-20% requirement, based on the information that 10% is currently obtainable from solar technologies. • Support and developers should not be able to opt out of energy conservation as need to seek to maximise benefits for individual households. • A 10% requirement is supported by Over and Swavesey Parish Councils. • Pembroke College, Trinity College and Spicers Ltd (all represented by Bidwells): renewable energy is core to providing a sustainable development and green energy sources should be provided in line with the size of the development. Smaller developments will have physical constraints which reduce the potential for renewable energy generation. • Support and should require as much as possible. The more renewable energy generated the better. It is difficult to improve thermal efficiency of older properties therefore every effort should be made to obtain maximum efficiency in new builds. • Rampton Parish Council: ideally 20%, but varying the target could be linked to the potential use so buildings that use more energy should be expected to show higher percentage savings. • A requirement of 10% should be the baseline, with an aspiration to increase to 20% within the lifetime of the Local Plan. • A requirement of 10% seems to be generally accepted. More would be easily justifiable but viability must be considered and other requirements would be compromised. • Support and requirement should be 20% as a minimum; however 33% would be preferable. • Set requirement at 15% but aim for 20% or more as technology improves. Where south facing roofs are not available, aim to have south facing panels on communal land. • Wellcome Trust: based on the experiences of developments at Genome Campus, 15% should be required as a minimum. However, recognition should be given for site wide renewable energy strategies as this would enable the most effective measures to deliver carbon savings are used. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • University of Cambridge: policy should focus on carbon reduction rather than provision of on-site renewables. The level of carbon reduction for non-residential buildings should reflect changes in Building Regulations but any more rigorous targets
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	<p>need to be subject to further consultation and incorporate a degree of flexibility.</p> <p>COMMENTS:</p> <ul style="list-style-type: none"> • Smaller developments should not be exempt. • Cambourne Parish Council: consideration should be given to amending the requirement to be “onsite or adjacent to the site when the development abuts an existing settlement”. • Should encourage larger developments to generate 10% of their energy needs from renewables but do not make it a requirement. More sensible to insist on good insulation and that space heating and hot water are provided in the most efficient manner. • Consider the renewable energy options on a case by case basis e.g. consider heating of school and community buildings using burning of waste material or wood pellets, and small residential wind turbines are often considered to be unsatisfactory in terms of energy production.
<p>Question 19: To what extent should new development provide for onsite renewable energy generation?</p> <p>ii. Small scale developments of less than 5 dwellings or less than 500 m2 of non-residential floorspace should be exempt?</p> <p>Support: 5 Object: 7 Comment: 3</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support but the definition of small scale should be increased to developments of at least 50-100 dwellings. • Supported by Weston Colville Parish Council. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Object as should be one rule for everybody. • Gamlingay Environmental Action Group: object as there should be no exemptions. • Object as there should be no exemptions, feasible renewable and low carbon technologies exist for small developments. • Objected to by Haslingfield and Over Parish Councils. • Object as all properties must include renewable technologies otherwise developers will see an advantage in delivering multiple small scale developments. <p>COMMENTS:</p> <ul style="list-style-type: none"> • A lower target may be more appropriate on smaller developments but obvious options such as solar panels should be required. • An exemption should only be allowed if it can be proved that the provision of renewable energy is technically impossible. However, financial contributions could be sought so that the equivalent energy could be installed elsewhere e.g. on public buildings.
<p>Question 19: To what</p>	<p>ARGUMENTS IN SUPPORT:</p>

<p>extent should new development provide for onsite renewable energy generation?</p> <p>iii. No requirements for renewable energy generation should be made?</p> <p>Support: 11 Object: 8 Comment: 0</p>	<ul style="list-style-type: none"> Supported by Fen Ditton, Foxton and Papworth Everard Parish Councils. Countryside Properties and Grosvenor / Wrenbridge (represented by Savills): the Government has already set out a challenging timetable for delivering zero carbon homes by 2016 through changes to building regulations; therefore the planning system does not need to deal with the issue. It is best left to developers to determine whether carbon savings should be tackled through improvements to the fabric of the building or through renewable energy generation. Support, if it's a good bargain it will come forward without SCDC support and if it's a bad bargain SCDC should not be supporting it. Support as only large developments (e.g. multiple halls of residence) should be required to provide renewable energy on site. Anything else gives renewable energy manufacturers an unfair way of extracting money from individuals. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> Object, this is not an option as market forces will mean that these newer technologies will not be used and another generation of housing stock will be fuel inefficient. Gamlingay Environmental Action Group: the climate change and energy security crisis is so severe and so urgent that it must be a requirement that any new buildings generate the equivalent of 100% of their usage from renewable energy. Objected to by Haslingfield and Hauxton Parish Councils. Object as all new development should incorporate renewable energy generation or should be considered for renewable energy generation even if the outcome is that the site is not suitable. All developments have a moral obligation to tackle climate change. Object as developers should be incentivised to include as much renewable power and heat as possible. <p>COMMENTS:</p> <ul style="list-style-type: none"> Balance between provision of renewables, cost effectiveness and subsidy required should not be enforced through the Local Plan.
<p>Question 19: To what extent should new development provide for onsite renewable energy generation?</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> CEMEX (represented by Carter Jonas): supports renewable energy generation on site at a level appropriate to the development. Croydon and Great Shelford Parish Councils: each development should be considered on an individual

Please provide any comments.

Support: 0

Object: 1

Comment: 15

basis as it would be impossible to apply the same criteria to everyone.

- Cambridge South Consortium (represented by Bidwells): whilst it is accepted that there is a need for a policy, the Council should not be overly prescriptive as this will preclude innovative design and impede new solutions. An element of discretion and flexibility to deal with site specific circumstances should be built into any policy.
- Provision should not be required to achieve a specific percentage; instead it should be based on what is practical and viable.
- Difficult to see how the Council will quantify energy usage, therefore developers should be encouraged to include these technologies but it should not be mandatory. The requirement for sustainable design should drive the decision.
- Need to balance quality with achievability to produce the greatest possible contribution on each site.
- RenewableUK: given the need for all areas of the UK to increase their levels of renewable energy generation, the Local Plan should require as much onsite renewable energy to be provided as possible. [LATE REP]
- Wildlife Trust: new developments should be encouraged to provide maximum feasible contribution of renewable energy generation.
- SCDC Liberal Democrat Group: there is a gap between the start of the Local Plan and the change to zero carbon through Building Regulations, therefore the Local Plan needs to include requirements for renewables on new homes. 10% seems to be universally promoted and all new dwellings should be Code for Sustainable Homes Level 4 or above.
- Natural England: welcomes the climate change chapter of the Local Plan which promotes SuDS, seeks to minimise flood risk and enhance water quality, ensures sustainable construction, and encourages renewable and low carbon energy development. Satisfied that this section recognises the benefits of green infrastructure, open space and vegetation in helping to reduce the effects of climate change. [LATE REP]

OBJECTIONS:

- Harrow Estates (represented by Pegasus Planning): there should not be a blanket policy as renewable energy sources are not the most efficient methods, instead the focus should be on reducing carbon through inclusion of carbon reduction measures designed into the scheme.

	<p>COMMENTS:</p> <ul style="list-style-type: none"> • Comberton Parish Council: all new developments should be required to provide onsite renewable energy but the issue is not just renewable but about high efficiency throughout the housing lifecycle. • There should be more passive solar heating and rainwater harvesting included in new developments. • Micro-generation on individual properties is possible through a variety of means but adds to the cost of the development. Building regulations are already steadily increasing energy efficiency requirements and therefore implementation costs are already increasing. Changes to Building Regulations are quicker than changes to strategy brought in by the Local Plan, so is the Local Plan agile enough to deal with this issue? • Wind farms are noisy, destructive, detrimental to health, have a huge carbon footprint and provide pitifully low levels of electricity. The environment would be better protected by improving insulation and installing solar panels.
<p>QUESTION 20: Community Energy Fund</p>	
<p>Question 20A: Should the Local Plan enable the setting up of a Community Energy Fund that would allow developers to invest in offsite energy efficiency and renewable and low carbon energy projects to meet their carbon reduction targets?</p> <p>Support: 24 Object: 15 Comment: 14</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Gamlingay Community Turbine: support and it would be a good idea for SCDC to publish criteria for defining community renewable energy projects. • Supported by Cambourne, Cottenham, Litlington, Oakington & Westwick, Over, Papworth Everard, Rampton, Steeple Morden and Weston Colville Parish Councils and Cambridgeshire County Council. • CEMEX (represented by Carter Jonas): support the principle, with the appropriate level of contributions to be determined for each project. • University of Cambridge: support as the option to offset carbon reduction offsite is worthy of further consideration, but suggest this is dealt with as part of any policy developed to secure carbon reduction to avoid proliferation of policies. • Croydon Parish Council: sounds a wonderful idea but how do you know if your house is zero carbon? • Haslingfield Parish Council: support, a fund should be set up but primarily for renewable and low carbon generation projects. Maximum efficiency should be built into all new developments. • Support particularly where economies of scale could mean a higher proportion than 10-20% could be achieved by delivering offsite. • Support as long as the fund is local and can be

	<p>used as an educational tool to inspire and educate the next generation.</p> <ul style="list-style-type: none"> • A community energy fund is a good idea but it should not be an investment; instead it should be a disincentive for development and should exist not for profit but for community benefit. • Support but it should be a choice for the developer. • Support as this proposal sounds reasonable as providing energy solutions locally is not always the most efficient way. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Object as the danger is that developers would continue to build housing with inadequate energy standards justified by offsets in other places. • Object as this would favour larger developments that have a greater impact on the environment. • Fen Ditton Parish Council: object as why should developers and not the energy suppliers bear the cost. • Object as too much is being expected from developers already and the need for additional housing is too great to inflict further impositions. If the establishment of an energy fund is considered to be essential, contributions should be made by Council Tax payers. • Countryside Properties and Grosvenor / Wrenbridge (represented by Savills): object as it is unclear how such a mechanism would work except through s106 agreements and after April 2014 such pooling of monies will not accord with the Community Infrastructure Levy Regulations. • Foxton Parish Council: object as this would just encourage developers to avoid their obligations for carbon neutral and green projects. • Objected to by Great Abington and Little Abington Parish Councils. • Great Shelford Parish Council: object as it would be too easy to displace the costs elsewhere. How would it be managed? • RenewableUK: object as community benefits are not a planning matter and therefore sit outside the planning system. Community funds are voluntary and are not part of the decision making process for planning permission – developers could set up community funds on top of s106 contributions. [LATE REP] <p>COMMENTS:</p> <ul style="list-style-type: none"> • Comberton Parish Council: possibly, developers should be encouraged to propose different ways of meeting the high level targets for sustainability. The Local Plan should not select the specific solutions (that should be left to developers or
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	<p>experts in this matter) and SCDC should seek expert advice to set targets at leading edge levels to ensure developers have to make the best effort possible.</p> <ul style="list-style-type: none"> • Cottenham Village Design Group: a community energy fund might be a more appropriate way to deal with onsite renewable energy generation in conservation areas or on sites adjacent to heritage assets. • Examine this idea carefully before accepting it. Only be acceptable if there was a clear linkage to and benefit to be gained by the development from the offsite provision. • Gamlingay Environmental Action Group: this is an interesting idea that merits further detailed investigation, but without seeing the detail it is impossible to tell if it will have a positive effect. • Grantchester Parish Council: the explanation is not clear as to what is proposed and who would fund it. If the proposal is that SCDC should fund developers to meet the zero carbon requirements, we would oppose it. If the proposal is that developers would 100% fund local projects in order to achieve their zero carbon requirements, we would support it. • Should strive for energy efficiency and use of renewable and low carbon energy to be onsite. Exemption only if it can be proved that provision of renewable energy is technically impossible. • Should only be used in exceptional circumstances as renewable energy should be directly linked to the homes themselves as this drives behaviour change. • Wellcome Trust (represented by Porta Planning): the merits of this approach are recognised but contributions should only be sought where there is an impact on a community e.g. biomass plants and wind turbines physically impact on a community and therefore they should contribute to a community energy fund, whereas many renewable energy measures can be implemented with the only impact being on the buildings they serve. • Natural England: welcomes the climate change chapter of the Local Plan which promotes SuDS, seeks to minimise flood risk and enhance water quality, ensures sustainable construction, and encourages renewable and low carbon energy development. Satisfied that this section recognises the benefits of green infrastructure, open space and vegetation in helping to reduce the effects of climate change. [LATE REP]
<p>Question 20B: Are there other alternatives?</p>	<p>COMMENTS:</p> <ul style="list-style-type: none"> • Cambourne Parish Council: there should be an

<p>Support: 0 Object: 0 Comment: 11</p>	<p>option for a more local energy fund based on the Cambourne Parish Energy Fund model rather than a county wide fund, if the local Parish Council wishes to exercise this option.</p> <ul style="list-style-type: none"> • Comberton Parish Council: developers should be encouraged to propose different ways of meeting the high level targets for sustainability. The Local Plan should not select the specific solutions (that should be left to developers or experts in this matter) and SCDC should seek expert advice to set targets at leading edge levels to ensure developers have to make the best effort possible. • The revisions to Building Regulations already have a major impact. • Great Abington and Little Abington Parish Councils: energy efficiency efforts should have an onsite impact. • The Cambourne method seems to work, but the percentage may need reviewing upwards. • How about developing a consortium of local authorities to pool resources and buy offsite projects? • Suggest all developers and local authorities should contribute to a scheme for harnessing tidal force energy production off the coast of East Anglia. • Exemption only if it can be proved that provision of renewable energy is technically impossible. • Developers should be made to contribute funds to a central fund to compensate residents, commuters, and the travelling public etc. for the inconvenience caused during the building of energy saving projects.
<p>QUESTION 21: What sustainable building standards should be required in new developments?</p>	
<p>i. Developments would only have to comply with Building regulations requirements for energy efficiency.</p> <p>Support: 9 Object: 6 Comment: 4</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Countryside Properties and Grosvenor / Wrenbridge (represented by Savills): this policy would serve little purpose in the Local Plan as adoption in October 2015 is only just before the requirements for Level 5 come into place in 2016. The planning system already presents many obstacles to delivering homes, duplicating provisions required elsewhere is unnecessary. • Croydon Parish Council: the associated costs are prohibitive – people cannot afford homes now. • Sustainable buildings standards should be dictated by national policy and applied nationally. Introducing standards at local levels can have a significant impact on local development costs, which may direct development to other areas and

	<p>prevent local growth.</p> <ul style="list-style-type: none"> • Supported by Foxton and Weston Colville Parish Councils. • Support as requirements in excess of building regulations (at the time of the development) would be unreasonable. • Building Regulations deal with this issue and no additional policy is required. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Object – developments should have to achieve the highest possible standard as we only have one chance to build them. • Environment Agency: object as the district is located in an area of water stress, and therefore higher standards should be sought. • Object as highest standards should apply as this is a good long term investment. • Haslingfield Parish Council: object as insisting on high levels of insulation in all new development would make a huge difference to energy consumption and reduce fuel poverty in the future. • Object as homes should be required to exceed Building Regulations by a significant amount and reduced energy bills will help those on low incomes. The cost of installing renewable technologies will go down as the market for them increases and it is cheaper to install them in new builds than through retrofitting. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Do not accept the figures given on the additional costs of higher standards. If it becomes a general requirement to build all new homes to Level 4, the additional cost will surely come down. • Cottenham Village Design Group: high quality design is appropriate but with the continuing improvements of building regulations it is questionable whether there should be a requirement for dwellings to be designed above this – this is especially relevant further into the Local Plan lifetime.
<p>ii. All new buildings would comply with sustainable building standards. If so, should all new dwellings meet at least Code for Sustainable Homes Level 4, and all non-residential schemes meet at least the BREEAM ‘very good’ standard?</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Supported by Cambourne, Cottenham, Grantchester, Great Abington, Great Shelford, Histon & Impington, Litlington, Little Abington, Over and Steeple Morden Parish Councils and Cambridgeshire County Council. • The issue of whole life costing should be introduced to help inform building standards. • Environment Agency: a policy should be developed to specify the requirement for a combination of options ii and iii. The requirement for higher

Support: 25
Object: 3
Comment: 2

environmental standards will improve the district's resiliency to climate change and reduce the environmental impact of the development.

- The highest standards should apply as this is a good long term investment.
- Support as it is less costly to construct new housing to sustainable standards than to retrofit buildings later.
- Haslingfield Parish Council: support as insisting on high levels of insulation in all new development would make a huge difference to energy consumption and reduce fuel poverty in the future.
- Hauxton Parish Council: housing in South Cambs should be of a good quality and of sustainable construction.
- All new buildings should comply with an agreed sustainable building standard (level 4 or above) and on a mixed tenure site all buildings should be to the same standard.
- Green businesses should also be encouraged.
- There is no excuse not to make all homes as energy and water efficient as is economically possible.
- Pembroke College, Trinity College and Spicers Ltd (represented by Bidwells): support and there should be an aspiration for residential development to meet Level 4. Size and viability would need to be considered and flexibility should be built into the policy to allow a percentage of each development to meet a specific level.
- Rampton Parish Council: support as the extra cost is relatively small when compared to the total cost of the house.
- Support in combination with a percentage of zero carbon dwellings within developments.
- Support and developments that are not sustainable in other ways (i.e. no non-car transport options) should have an even higher standard.
- Comberton Parish Council: option ii should be complied with until overtaken by Building Regulations.

OBJECTIONS:

- Object, Level 5 should be required now for everything.
- Object as we should be aiming for Level 6 as soon as possible.

COMMENTS:

- University of Cambridge: for non-residential development, the University's policy is to carry out BREEAM assessments on all new buildings over 1000 sqm with a target of achieving a rating of 'excellent' and a minimum of 'very good' in cases

	<p>where there are explicit reasons why ‘excellent’ cannot be achieved. There is no appropriate BREEAM for existing buildings so we would be concerned if the policy was prescribed for all developments.</p>
<p>iii. The zero carbon standard (Code for Sustainable Homes Level 5) would be required in larger scale developments?</p> <p>Support: 14 Object: 4 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support as despite the extra cost the target should be Level 6 as this is likely to lead to overall savings in the long term that are not apparent in the initial outlay. • Support but should not just apply to the large developments, instead should apply to all developments. • Supported by Cambourne, Great Abington, Great Shelford, Little Abington, Oakington & Westwick, and Papworth Everard Parish Councils and Cambridgeshire County Council. • Cambridge City Council: support the approach in principle where there are opportunities provided by the development that are not offered on smaller developments e.g. if the scale of development and mix of uses make combined heat and power and district heating viable, this would make Level 5 possible. This approach should be developed as part of a policy to ensure that opportunities are not missed. • Environment Agency: a policy should be developed to specify the requirement for a combination of options ii and iii. The requirement for higher environmental standards will improve the district’s resiliency to climate change and reduce the environmental impact of the development. • The highest standards should apply as this is a good long term investment. • Haslingfield Parish Council: support as the zero carbon standard is due to be introduced in the near future for all developments so it makes sense to require it now on large developments so that these are not sub-standard in a few years. • Support as this is clearly possible and desirable. A lack of ambition and complacency among some developers needs to be challenged to change the culture towards zero carbon developments. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Object as the size of the development is not relevant. All new homes should be built to standards that save energy and minimise impact on the environment. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Yes be green but we can’t force up the price of houses to pay for measures that are uneconomic.

<p>Please provide any comments.</p> <p>Support: 0 Object: 1 Comment: 15</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Comberton Parish Council: developers should be encouraged to propose different ways of meeting the high level targets for sustainability. The Local Plan should not select the specific solutions (that should be left to developers or experts in this matter) and SCDC should seek expert advice to set targets at leading edge levels to ensure developers have to make the best effort possible. • Gamlingay Environmental Action Group: the Council must support and enforce the highest standards available – currently Level 5 and then Level 6 as soon as possible. Developers will always try to build to lower, cheaper standards. • Middle Level Commissioners: a degree of caution is required, particularly given the financial climate; therefore it may be best to have a standard for certain developments, e.g. higher standards for larger developments and lower standards for smaller developments. External funding is likely to be required. To be fully accepted this policy would need to be endorsed by senior Members but they are unlikely to do this if it restricts development. • Highest standards should be aspirational and only compromised in exceptional circumstances, but must take account of practical consideration. • Wildlife Trust: the Council should require the maximum standards feasible at all developments. If a development can remain viable with the highest standards, why not require them? Lower standards should only be accepted if it can be proven that development will not proceed with the highest requirements. • Natural England: welcomes the climate change chapter of the Local Plan which promotes SuDS, seeks to minimise flood risk and enhance water quality, ensures sustainable construction, and encourages renewable and low carbon energy development. Satisfied that this section recognises the benefits of green infrastructure, open space and vegetation in helping to reduce the effects of climate change. [LATE REP] <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Cambridge City Council: no reference is made to the possibility of seeking consequential improvements to existing dwelling's energy efficiency. Consideration should be given to developing a policy (similar to Uttlesford District Council) to be applied to extensions and loft conversions requiring the implementation of cost effective measures to improve the whole property's energy efficiency.
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	<ul style="list-style-type: none"> • Sustainable design and construction standards in excess of current Building Regulations (at the time of development) would be unreasonable. Building Regulations are regularly updated in consultation with the construction industry and planning policy should not duplicate these or seek enhancements. <p>COMMENTS:</p> <ul style="list-style-type: none"> • No need for specific policy as it will be rapidly overtaken by national requirements. Option ii will already be in force by the time this Local Plan is likely to be adopted and option iii will be in place by the time most major developments identified in the Local Plan are being built. • Countryside Restoration Trust: this is an opportunity to further the local green economy and is vital to creating a sustainable future for all. New buildings should be either zero or minimal carbon. • Imposing high standards will translate into additional building costs, which will be passed onto the consumer, and these costs are still unreasonably high. All new dwellings should be Level 3 with a small proportion on larger developments achieving Level 4. • Building Regulations are changing and so new developments will need to meet increased national standards. • Milton Parish Council: suggest a new policy to exempt from planning permission small changes that enhance energy efficiency (some may already be permitted development). • Higher standards of energy efficiency, water use and disposal, waste disposal and use of low carbon technologies would lead to less speculative developments.
<p>QUESTION 22: What approach to sustainable show homes should we take?</p>	
<p>i. Rely on negotiating their provision on an individual site basis?</p> <p>Support: 10 Object: 4 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • CEMEX (represented by Carter Jonas): this could be an unreasonable burden on development and should be left to homeowners to decide. • Supported by Fen Ditton, Over and Steeple Morden Parish Councils. • Support as this will provide greater flexibility for house builders and developers to respond according to their own particular site circumstances and marketing preferences. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Object as it is better to have one rule and then allow exceptions, than to have to negotiate each

	<p>time.</p> <ul style="list-style-type: none"> • Haslingfield Parish Council: object as everything should be done to ensure that new properties are as sustainable as possible. Sustainable show homes will not stop developers building but will encourage the uptake of environmentally friendly technology. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Do not see the point of this policy as if buildings are built to the relevant Building Regulations standards then they should be included on the show homes to. This policy would be superfluous.
<p>ii. Require all developments that include a show home to provide a sustainable show home?</p> <p>Support: 17 Object: 2 Comment: 3</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Supported by Cambourne, Cottenham, Croydon, Histon & Impington and Rampton Parish Councils. • Gamlingay Environmental Action Group: support as this is a sensible approach and people who are informed of green options will often choose them. • Haslingfield Parish Council: support as everything should be done to ensure that new properties are as sustainable as possible. Sustainable show homes will not stop developers building but will encourage the uptake of environmentally friendly technology. • Support as the culture among some developers need changing and planning policy needs to reflect this. • It will reinforce the overall aims relating to sustainable homes, is good promotion and will encourage ownership of this type of property or to purchase some of the extras. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Object as this is the minimum, all new homes should be sustainable. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Providing one sustainable show home would mean that resources would be spent on this property, it would be fairer to distribute the sustainable features more widely across a development. • Do not see the point of this policy as if buildings are built to the relevant Building Regulations standards then they should be included on the show homes to. This policy would be superfluous.
<p>iii. Require developments of over 15 dwellings to provide a sustainable show home?</p> <p>Support: 14</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support but the sustainable show home should be typical of the actual development i.e. the development itself should be sustainable overall. • Every development that has a show home can afford this so they should be required to do it.

<p>Object: 1 Comment: 6</p>	<ul style="list-style-type: none"> • Support and somebody will want to buy the low energy show home so the developer will not lose out. • Supported by Great Abington, Hauxton, Little Abington, Oakington & Westwick, Papworth Everard and Weston Colville Parish Councils. • Haslingfield Parish Council: everything should be done to ensure that new properties are as sustainable as possible. Sustainable show homes will not stop developers building but will encourage the uptake of environmentally friendly technology. • Support but associated costs should be displayed – buyers need to be aware of the cost implications. • Support as if we are serious about energy efficiency, all show homes should be built to the best energy code for that period, irrespective of the size of development. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Fen Ditton Parish Council: this has some merit but need to build in ability to refer to best practice in other show homes. • Do not see the point of this policy as if buildings are built to the relevant Building Regulations standards then they should be included on the show homes to. This policy would be superfluous.
<p>Please provide any comments.</p> <p>Support: 0 Object: 4 Comment: 3</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Cambridgeshire County Council: support developments providing a sustainable show home but this should include a whole life costing. • Natural England: welcomes the climate change chapter of the Local Plan which promotes SuDS, seeks to minimise flood risk and enhance water quality, ensures sustainable construction, and encourages renewable and low carbon energy development. Satisfied that this section recognises the benefits of green infrastructure, open space and vegetation in helping to reduce the effects of climate change. [LATE REP] <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Countryside Properties and Grosvenor / Wrenbridge (represented by Savills): there is no need for the Local Plan to deal with this issue as Level 5 will be required from 2015. • Great Shelford Parish Council: these features shouldn't be add-ons, they should be provided anyway. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Comberton Parish Council: this is for the developers to decide as it is in their interests to market the developments. However, they should

	<p>not be able to market their developments until they have met their commitments from s106s etc.</p> <ul style="list-style-type: none"> • A show home demonstrating sustainable options should be made available to small scale developers. • Do not see the point of this policy as if buildings are built to the relevant Building Regulations standards then they should be included on the show homes to. This policy would be superfluous.
<p>QUESTION 23: What approach should the Local Plan take to construction methods?</p>	
<p>i. Continue to include a construction methods policy?</p> <p>Support: 38 Object: 0 Comment: 2</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support as not all developers are considerate. • It is important to continue to include a requirement for sustainability at all stages of the construction process. • Supported by Cambourne, Cottenham, Foxton, Great Abington, Great Shelford, Litlington, Little Abington, Over, Pampisford, Papworth Everard, Rampton, Steeple Morden and Weston Colville Parish Councils. • Cottenham Village Design Group: support as the construction of new additions to the built environment should not be detrimental to the existing. • Support as worthwhile now, so why would you discontinue it? This obliges contractors to consider the impact of developments. • Haslingfield Parish Council: support as reducing waste and minimising the impact on the surrounding areas are clearly desirable goals that should be required of developers. • Hauxton Parish Council: support and make it clear to developers the high standard expected in South Cambs. • Include as it's important to continue to protect neighbours to developments and make sure developers follow it. Without conditions builders will cause needless disruption and residents should be aware of the specific conditions contractors have to adhere to. • Support as if you don't specify what is required, how will anyone know what is required? A policy is needed to maintain consistency of approach. • Support as a policy which encourages sustainable methods of construction and sourcing of local sustainably produced and manufactured materials may be useful, but should not be too prescriptive as construction methods are likely to advance quicker than the timeframe of the Local Plan.

<p>ii. Not specify construction methods in the Local Plan?</p> <p>Support: 6 Object: 3 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Cambridge South Consortium (represented by Bidwells): support as construction methods are primarily controlled through legislation and guidance outside the planning system, therefore they should not be dealt with as part of the planning process. Fen Ditton Parish Council: support but S62 noise consents should still be applied. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> Object as the Council should have a framework in place to ensure the impact on the existing neighbours is as small as possible. Haslingfield Parish Council: object as reducing waste and minimising the impact on the surrounding areas are clearly desirable goals that should be required of developers. Object as if you don't specify what is required, how will anyone know what is required?
<p>Please provide any comments.</p> <p>Support: 0 Object: 1 Comment: 3</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Natural England: welcomes the climate change chapter of the Local Plan which promotes SuDS, seeks to minimise flood risk and enhance water quality, ensures sustainable construction, and encourages renewable and low carbon energy development. Satisfied that this section recognises the benefits of green infrastructure, open space and vegetation in helping to reduce the effects of climate change. [LATE REP] <p>OBJECTIONS:</p> <ul style="list-style-type: none"> Construction methods are primarily controlled through legislation and guidance outside the planning system, therefore they should not be dealt with as part of the planning process. <p>COMMENTS:</p> <ul style="list-style-type: none"> Comberton Parish Council: specifying specific methods is likely to constrain innovation, so unless there is a pressing issue construction methods should only be constrained by high level functional requirements on sustainability, environmental issues and neighbourhood issues e.g. noise, light etc. Need to ensure that any new original methods can be adopted as appropriate. Construction methods are likely to advance quicker than the timeframe of the Local Plan, therefore any policy should not be too prescriptive.

<p>QUESTION 24: What approach should the Local Plan take on water efficiency in new housing development? What are your views on the following options?</p>	
<p>i. Rely on Building Regulations standards to reduce water use below the average existing levels.</p> <p>Support: 5 Object: 5 Comment: 2</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Supported by Foxton Parish Council. • Building regulations are regularly being updated and reflect what is practical and viable for developers and housebuilders. Such matters should be handled by regulation and not duplicated by policy. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Object as if you ask for the minimum, you will get the minimum. Building Regulations are the bare minimum. • Cambridge Water: object as Building Regulations water efficiency standards are a bare minimum and in the context of development in an area of water stress, higher standards should be aimed for. It is more cost efficient to design higher water efficiency into housing at the time of construction than to change things later, and achieving higher standards of water efficiency can be done at a reasonable initial cost. • Environment Agency: object as the district is located in an area of water stress, and therefore higher standards should be sought. Whilst it has been identified on a strategic scale that growth can occur in the region, this is subject to controls being put in place to minimise the effect of new development on existing water resources. This may be harder to achieve in smaller developments due to viability, but should be achievable in strategic development sites through greywater recycling and localised water reuse infrastructure. • Haslingfield Parish Council: object as Building Regulations are drawn up for the average situation in the UK, whereas Cambridgeshire is one of the driest areas in the country so 'average' is not appropriate. New housing developments should be required to be as water efficient as possible as this will not stop developers building but will ensure new developments create a minimum additional demand on a scarce resource. • Middle Level Commissioners: a degree of caution is required, particularly given the financial climate; therefore it may be best to have a standard for certain developments, e.g. higher standards for larger developments and lower standards for smaller developments. External funding is likely to

	<p>be required. To be fully accepted this policy would need to be endorsed by senior Members but they are unlikely to do this if it restricts development.</p> <p>COMMENTS:</p> <ul style="list-style-type: none"> • Campaign to Protect Rural England: this is a water stressed district which has difficulty in supplying its existing population, so lack of water is a limiting factor for any development.
<p>ii. Seek additional measures such as water efficient fixtures and fittings (to achieve equivalent of Code 3 or 4 of Code for Sustainable Homes), subject to financial viability.</p> <p>Support: 26 Object: 1 Comment: 5</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support as this is a reasonable level where there are some benefits realised in a shorter timescale. • Support as all provisions that improve the standard of new homes should be used. • Cambridge Water: Code for Sustainable Homes Levels 3 & 4 for water efficiency can be achieved cost effectively at the construction stage and therefore this should be considered as the minimum standard for new dwellings, given the region is classified as an area of water stress. This would help ensure the future protection of water resources in an area of considerable growth. • Supported by Cottenham, Great Abington, Hauxton, Little Abington, Over, Steeple Morden and Weston Colville Parish Councils and Conservators of the River Cam. • Environment Agency: support as the district is located in an area of water stress, and therefore higher standards should be sought. Whilst it has been identified on a strategic scale that growth can occur in the region, this is subject to controls being put in place to minimise the effect of new development on existing water resources. This may be harder to achieve in smaller developments due to viability, but should be achievable in strategic development sites through greywater recycling and localised water reuse infrastructure. • Great Shelford Parish Council: support but “subject to financial viability” is a let out and should be reconsidered. If good energy efficiency and sustainability is incorporated into every new home, economies of scale will apply and bring down the costs. • Haslingfield Parish Council: support as Cambridgeshire is one of the driest areas in the country. New housing developments should be required to be as water efficient as possible as this will not stop developers building but will ensure new developments create a minimum additional demand on a scarce resource. • Support as this seems reasonable, is essential and and is an achievable balance between cost and benefit. Further reductions might be necessary at a

	<p>later date.</p> <ul style="list-style-type: none"> • Support and should be a requirement regardless of financial viability. • Support as this option seems the most appropriate compromise between the need for water efficiency and the need for affordable homes. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Object as all new developments should be required to the highest level. • You can't simply impose more and more costs on a new house as it drives up prices to unaffordable levels – houses are already too expensive. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Campaign to Protect Rural England: this is a water stressed district which has difficulty in supplying its existing population, so lack of water is a limiting factor for any development. • Make sure the fixtures are water efficient and also do the job efficiently.
<p>iii. Seek grey water or rainwater recycling (to achieve equivalent of Code 5 or 6 of Code for Sustainable Homes), subject to financial viability.</p> <p>Support: 27 Object: 5 Comment: 7</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support as without including the more stringent levels of water management the targets for climate change adaptation risk not being achieved. Growth in housing supply only adds to the pressure. • Minimising water use should be a high priority. • Support as new technologies will take time to be adopted and so should be included by developers / led by providers. • Cambourne Parish Council: support as the optimum standard and option ii should be the fall back position if this requirement is not financially viable. • Supported by Oakington & Westwick, Pampisford and Papworth Everard Parish Council and Cambridge City Council. • Cambridge Water: strongly support as this option is the most environmentally beneficial in an area of water stress and considering water recycling at the design and construction stages ensures this can be done in the most cost effective way. • Cambridgeshire County Council: support as considering the planned growth, climate change predictions and precautionary principle, including water efficiency is a sensible approach to dealing with potential future water scarcity. • Environment Agency: support as the district is located in an area of water stress, and therefore higher standards should be sought. Whilst it has been identified on a strategic scale that growth can occur in the region, this is subject to controls being put in place to minimise the effect of new

	<p>development on existing water resources. This may be harder to achieve in smaller developments due to viability, but should be achievable in strategic development sites through greywater recycling and localised water reuse infrastructure.</p> <ul style="list-style-type: none"> • Gamlingay Environmental Action Group: support as this is a sensible option but the “subject to financial viability” opt out clause should be removed. • Great Shelford Parish Council: support but “subject to financial viability” is a let out and should be reconsidered. If good energy efficiency and sustainability is incorporated into every new home, economies of scale will apply and bring down the costs. • Haslingfield Parish Council: support as Cambridgeshire is one of the driest areas in the country. New housing developments should be required to be as water efficient as possible as this will not stop developers building but will ensure new developments create a minimum additional demand on a scarce resource. • Support and for larger schemes at least 25% should be required to meet this target. • Support as grey water recycling clearly represents the most sustainable use of resources and the Cambridge area should be leading in the adoption of these technologies. • Support as long as the measures do not overly burden potential occupants. • Support as in the longer term demand in the eastern region will force this option on all new builds and make it an attractive selling point. • Support as the cost of excessive water use on the environment is far higher. • Support as water supply and drainage are particular problems in the eastern region and it would be wise to include these requirements on all developments. In an area of limited water supply, this is the only option. • Wildlife Trust: South Cambridgeshire is an area of water stress and therefore should be requiring maximum standards in all new developments. If there are questions of viability in the short-term it may be necessary to lesson other requirements but push for higher water efficiency. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Fen Ditton Parish Council: object as greywater recycling or rainwater harvesting may be expensive and not deliver real benefits to the water environment. • You can’t simply impose more and more costs on a new house as it drives up prices to unaffordable
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	<p>levels – houses are already too expensive. There are also maintenance costs.</p> <p>COMMENTS:</p> <ul style="list-style-type: none"> • Campaign to Protect Rural England: this is a water stressed district which has difficulty in supplying its existing population, so lack of water is a limiting factor for any development. • Middle Level Commissioners: promote the use of rainwater collection and greywater recycling but these should be in addition to but not replace a surface water disposal system. Community systems are only suitable for ‘community based’ developments such as housing associations, unless dealt with through a formal agreement. • All new houses should be fitted with water meters as standard – only by doing this will ensure that water users pay for their water use.
<p>Please provide any comments.</p> <p>Support: 1 Object: 0 Comment: 14</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Comberton Parish Council: developers should be encouraged to propose different ways of meeting the high level targets for sustainability. The Local Plan should not select the specific solutions (that should be left to developers or experts in this matter) and SCDC should seek expert advice to set targets at leading edge levels to ensure developers have to make the best effort possible. As a minimum (subject to viability), seek additional measures such as water efficient fixtures and fittings to achieve Level 3 or 4, and use of brown water should be encouraged where possible. • Croydon Parish Council: all homes should be water efficient, but the clause “subject to viability” probably means that nothing will be done as it is deemed too expensive. Considering the recent water problems, efficient use is a high priority. • Histon & Impington Parish Council: low flush toilets and restricted flow taps all require behaviour change from residents, so are mostly ineffective. However, greywater recycling and rainwater harvesting saves water without requiring a behaviour change, so quality of life is not affected. High targets just add costs and don’t necessarily achieve the best results. Setting insulation, airtightness, water recycling and energy generation as planning conditions would be more effective. • Should consider a combination of options ii and iii, and inclusion of earth closets in public toilets and public buildings. • Natural England: welcomes the climate change chapter of the Local Plan which promotes SuDS, seeks to minimise flood risk and enhance water quality, ensures sustainable construction, and

	<p>encourages renewable and low carbon energy development. Satisfied that this section recognises the benefits of green infrastructure, open space and vegetation in helping to reduce the effects of climate change. [LATE REP]</p> <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Greywater and/or rainwater recycling is not likely to achieve Level 5 or 6 in practice and cannot be applied to all types of building. The water problem is likely to put a stop to future development in the district not long after the end of the plan period and therefore the Local Plan should take this into account. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Cambridge City Council Labour Group: water efficiency cannot be achieved without measures to reduce usage by the existing community via offset funding from new development. This should also be used to prompt new renewable energy. • Countryside Restoration Trust: concerned about the abstraction of water needed for all planned properties on the local water cycle – new buildings require more water. • Ickleton Parish Council: the underlying problem is that we are being asked to build more homes in an area that is verging on arid. New homes need to be water efficient as a minimum. • Middle Level Commissioners: harvesting of excess water for agricultural use or urban areas would reduce the demand for potable water – failure to consider this could have severe economic effects. Also relatively easy alternatives e.g. media campaign (effective in changing behaviour on recycling), increased costs to the consumer to force more efficient use. Why is there no policy for non-residential buildings? • Problems could be created if changes to weather patterns, run-off to drainage systems and water usage modelling is not considered and identified as being sufficient prior to building. • Rainwater harvesting is not an infinite resource. • Support the use of rainwater harvesting and greywater recycling, as not to do so is wasteful, but do not support enforced installation. If there isn't enough water for more homes, there should not be more homes.
QUESTION 25: Water Quality	
A. Have the right approaches to managing, protecting and enhancing	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support and special consideration should be given to protecting the chalk aquifers south of Cambridge

<p>water quality been identified?</p> <p>Support: 31 Object: 5 Comment: 3</p>	<p>and well field protection zones are in place to protect Cambridge Water Company's boreholes.</p> <ul style="list-style-type: none"> • Supported by Cambourne, Comberton, Cottenham, Croydon, Foxton, Great Abington, Haslingfield, Litlington, Little Abington, Over, Pampisford, Rampton, Steeple Morden and Weston Colville Parish Councils, Cottenham Village Design Group and Wildlife Trust. • Support but details will vary with specific applications. • All developments should embrace SuDs principles. • Support and adequate planning should ensure water quality is maintained, and where this is overlooked the polluter should always pay. • Environment Agency: support as need to ensure the district adheres to the principles of the European Water Framework Directive by ensuring that new development does not result in the deterioration of water quality. Would be happy to provide additional information to assist in the production of the policy. • Support as it is vital that aquifers should not be overdeveloped and that any development does not pollute the ground water. • Natural England: welcomes the climate change chapter of the Local Plan which promotes SuDS, seeks to minimise flood risk and enhance water quality, ensures sustainable construction, and encourages renewable and low carbon energy development. Satisfied that this section recognises the benefits of green infrastructure, open space and vegetation in helping to reduce the effects of climate change. [LATE REP] <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Fen Ditton Parish Council: the Local Plan should be separate from Environment Agency responsibilities for consenting and Water Framework Directive but should simply reference it.
<p>B. Are there any other issues which should be included?</p> <p>Support: 3 Object: 0 Comment: 6</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Environment Agency: need to ensure the district adheres to the principles of the European Water Framework Directive by ensuring that new development does not result in the deterioration of water quality. Would be happy to provide additional information to assist in the production of the policy. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Should also consider flood risk. • Conservators of the River Cam: the absence of a foul water sewer to service Chesterton Fen is a disgrace, Anglian Water should be forced to re-assess this as a matter of urgency.

	<ul style="list-style-type: none"> • Cambourne Parish Council: a policy should be included requiring the inspection and signing off of drainage systems to mitigate against combining foul and surface water drains. • The effect of new development on surface water run-off should be considered and provision made to reduce the impacts of reduced infiltration that occurs from urbanisation of previously green areas.
<p>QUESTION 26: Sustainable Drainage Systems / Managing Flooding</p>	
<p>A. Have the right approaches to managing water and drainage sustainably been identified?</p> <p>Support: 37 Object: 0 Comment: 10</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Anglian Water Services Ltd: surface water disposal should follow the drainage hierarchy. A sustainable solution (SuDS) should be investigated and implemented where possible and if this is not viable then drainage to a surface water sewer will be considered. Anglian Water offer a pre-development service to developers providing the opportunity to discuss requirements for their proposal. • Support as incorporating SuDS into development is vital to mitigating the impact of the proposal. If determined at an early stage, SuDS can be designed as an intrinsic part of the scheme. • Supported by Cambourne, Comberton, Cottenham, Foxton, Great Abington, Haslingfield, Litlington, Over, Pampisford, Rampton, Steeple Morden, Swavesey and Weston Colville Parish Councils, the Conservators of the River Cam and the Wildlife Trust. • Cambridge City Council Labour Group: SuDS should be included on major developments. • Cambridgeshire County Council: support the requirement that sustainable surface water drainage is integrated within the built environment and the inclusion of references to the national and Cambridgeshire SuDS manuals. • Support as it is vital that any scheme coming forward is able to provide a sustainable approach to drainage and mitigate any potential impact on flooding. Should be considered from earliest stages so that schemes can incorporate the measures throughout. • Cottenham Village Design Group: support as this is especially important within and / or adjacent to low lying areas e.g. Cottenham. • Countryside Restoration Trust: storm events likely to wash more soil and pollutants into rivers and flooding could become a major issue. Flood meadows next to rivers should be increased and there should be no building in flood plains.

	<p>Reservoirs should be used to stabilise water demand and supply. Abstraction must be viewed as a luxury and efficient water use and water recycling must be requirements for all developments.</p> <ul style="list-style-type: none"> • Environment Agency: support and would be happy to provide additional information and assist in the production of the policy. • Support but on permeable ground, hardstandings should be permeable. • Histon & Impington Parish Council: SuDS should be encouraged as they work, are cost effective, and are environmentally enhancing. The policy needs to be site sensitive as in some areas with high water tables SuDS are not suitable. • Middle Level Commissioners: generally agree that SuDS are the preferred option in certain situations but infiltration devices do not work unless there is sufficient space to install them and current housing density does not allow this. • Natural England: welcomes the climate change chapter of the Local Plan which promotes SuDS, seeks to minimise flood risk and enhance water quality, ensures sustainable construction, and encourages renewable and low carbon energy development. Satisfied that this section recognises the benefits of green infrastructure, open space and vegetation in helping to reduce the effects of climate change. [LATE REP] <p>COMMENTS:</p> <ul style="list-style-type: none"> • Before building commences, the effects of changes in the weather patterns, risks of flash flooding and level of run-off need to be modelled to ensure the drainage system is suitable. • Upkeep of systems is a vital issue. • Concerned that the SFRA and Environment Agency flood maps are not up to date for the areas around Longstanton. A significant level of mitigation work has been undertaken and therefore the maps should show that Longstanton is no longer at risk of flooding. • Issues appear to have been identified but not implemented.
<p>B. Are there any other issues which should be included?</p> <p>Support: 0 Object: 0 Comment: 15</p>	<p>COMMENTS:</p> <ul style="list-style-type: none"> • Cambourne Parish Council: a policy should be included requiring the inspection and signing off of drainage systems to mitigate against combining foul and surface water drains. • Conservators of the River Cam: should also include measures for managing drought. • Croydon Parish Council: should also include: not building on flood plains where there is any risk of

	<p>flooding, leaving enough space for the absorption of surface water, and listening to local knowledge on flooding.</p> <ul style="list-style-type: none"> • Hauxton Parish Council: drainage should be considered as a whole, not just on the development site – it is important to establish that the drainage network as a whole can cope and that the problem is not merely diverted to another landowner. • If the local drainage board requires run-off at a greenfield rate, it would be proactive if all steps are taken to achieve, exceed and maintain this long term. • Middle Level Commissioners: a holistic approach will require considerable masterplanning, together with the resolution of funding and maintenance issues. Given that the area is water stressed, it would be appropriate to allow SuDS to form part of a hydrological train where the retained water could be used for irrigation or water harvesting. • Need to advise residents on the negative impact of phosphate based products on aquatic environments and the alternatives available. • Concerned that the SFRA and Environment Agency flood maps are not up to date for the areas around Longstanton. A significant level of mitigation work has been undertaken and therefore the maps should show that Longstanton is no longer at risk of flooding. • Swavesey Parish Council: mitigation measures should be in place in advance of development. • Drainage must be a top priority in considering new developments – it is unfair to expect adjoining landowners to cope with the excess of water.
QUESTION 27: Flood Risk	
<p>A. Have the right approaches to managing flood risk been identified?</p> <p>Support: 46 Object: 1 Comment: 16</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support but this will need rigorous enforcement. • Bourn Parish Council: support as this policy must consider tributary systems as a whole to avoid developments leading to downstream problems. • Supported by Cambourne, Comberton, Cottenham, Croydon, Foxton, Great Abington, Litlington, Little Abington, Over, Rampton, Steeple Morden, Swavesey, Waterbeach and Weston Colville Parish Councils, and Conservators of the River Cam. • Cambridgeshire County Council: support the inclusion of a policy that should include a reference to the Surface Water Management Plan (SWMP) and welcome the consideration of the SWMP in assessing development options. It should also be used in assessing planning applications. • Support as there should never be development on flood plains. Although in engineering terms it can

	<p>be made safe, it can have devastating effects on individuals and communities. Managing flood risk after development is much more difficult and expensive than building in lower risk areas.</p> <ul style="list-style-type: none"> • Support and a robust and comprehensive approach to flood risk must be taken at the outset of any potential scheme. • Fen Ditton Parish Council: issues 1 and 3 are ok, but issue 2 is an Environment Agency responsibility. • Cottenham Village Design Group: support as the impact of flooding on low lying areas of the county (e.g. Cottenham) would be great, therefore management of this issue by an effective policy is seen as being of particular benefit. • Environment Agency: highly supportive of a policy to address this issue and we would be happy to provide additional information and assist in the production of the policy. • Support as it is essential that flood risk is minimised in this area and need to avoid past errors of allowing building in flood plains. • The NPPF should be followed to ensure that developing land will not increase flooding on neighbouring land. • It is crucial that South Cambridgeshire District and Cambridge City Councils are working together on flood risk issues, and any development that would increase flood risk from Bin Brook should be rejected as flood risks should be minimised across the county. • Haslingfield Parish Council: development should not be allowed in areas with medium to high flood risk. • Support and should require that standards at the time of development (e.g. greenfield rates) are maintained long term. • More explicit integration of managing flood risks in new developments is desirable. • Middle Level Commissioners: a flood risk assessment should meet the minimum requirements of the NPPF, the SFRA, relevant aspects of the Pitt Report and be supported by adequate technical data and designs. The Board's catchment is only protected to 1:10 and therefore the Board is concerned with any development proposed within its catchment e.g. Northstowe, A14. The Board is also concerned with foul effluent flows and Uttons Drove Sewage Treatment Works. • Oakington & Westwick: support but 'could' should be replaced by 'should'. • Provision for flood water storage which benefits biodiversity and reduces flood risk should be integrated into new developments.
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	<ul style="list-style-type: none"> • Support as it is important that flooding and drainage are identified at the earliest opportunity is that appropriate mitigation can be included. • Wildlife Trust: flood risk management approaches can also provide opportunities for the enhancement of the natural environment and biodiversity, and this should be explicitly recognised in the policy. • Natural England: welcomes the climate change chapter of the Local Plan which promotes SuDS, seeks to minimise flood risk and enhance water quality, ensures sustainable construction, and encourages renewable and low carbon energy development. Satisfied that this section recognises the benefits of green infrastructure, open space and vegetation in helping to reduce the effects of climate change. [LATE REP] <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • The sequential approach makes little sense as each planning application is judged on its merits. You cannot steer a developer to develop on land they do not own. Would be better to say 'no development lower than 5m contour'. • Flooding is covered by the NPPF and therefore it is not considered that a policy is necessary. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Maintenance is vital as flood risk can increase markedly from failures of upkeep. • The effect of the proposed new developments on flood risk of the surrounding areas has not correctly been assessed. • Issues appear to have been identified but ignored when planning new developments.
<p>B. Are there any other issues which should be included?</p> <p>Support: 4 Object: 0 Comment: 13</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • The Surface Water Management Plan should be strictly adhered to. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Foxton Parish Council: some of the site options are partly in the flood plains. • Swavesey Parish Council: not satisfied that the issues are being adequately dealt with or strongly enough in some instances. • . <p>COMMENTS:</p> <ul style="list-style-type: none"> • Risk assessments should include the effects of future climate changes, including the possibilities of extreme event frequencies and magnitudes. • Design policies that keep ceilings and roofs low can increase the risk of flooding if they prevent the construction of floors at a height above sea level.

	<ul style="list-style-type: none"> • Cambourne Parish Council: a policy should be included requiring the inspection and signing off of drainage systems to mitigate against combining foul and surface water drains. • Run-off from Cambourne has flooded Bourn badly as insufficient attention was paid to controlling run-off. • The right approach appears to be outlined, it is essential that it be implemented systematically and thoroughly. • It is important that climate change is taken into account in the SFRA. • Middle Level Commissioners: should promote early consultation on development briefs and planning applications where the proposal has material drainage considerations and / or is: within or adjacent to the Boards watercourse or drain and / or any other flood defence structure; within an ordinary watercourse; proposing direct discharge of surface water or treated effluent; affecting more than one watercourse; within an area of actual flood risk; and / or within maintenance access strips. • Recent developments in Comberton have caused drainage and sewerage problems which need to be resolved and future developments should have better provision. • Housing development at Sawston should avoid areas that have the potential to cause severe social and economic harm to homeowners and tenants, such as locating homes in areas at risk of flooding.
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CHAPTER 7: DELIVERING HIGH QUALITY PLACES

QUESTION NO.	SUMMARY OF REPS
<p>QUESTION 28: Securing High Quality Design</p>	
<p>A. Have the right design principles been identified to achieve high quality design in all new developments?</p> <p>Support:37 Object: 1 Comment: 19</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support aspiration to deliver high quality development - should reflect and enhance the character of the area in which it is located. • High quality design should be insisted on for all developments. If it is not economic to build subject to the requirements of maintaining our environment, then don't build here. Reject poor design by developers only interested in profit. • Good design is a matter of opinion. • Natural England - pleased reference to high quality landscaping and public spaces that provide opportunities for recreation, biodiversity, sustainable drainage and climate change mitigation and protection of trees and other landscape features of amenity and biodiversity value. • Need greater emphasis on integration with existing village through vehicular, cycle and pedestrian access. • Excellent Design Guide which demonstrated the specific character of villages with particular reference to local geology. • Wildlife Trust - support inclusion of biodiversity features as a key feature of sustainable design. • Include public art as a design principle. • Good architecture and design – sympathetic design and reasonable housing ‘plot’ sizes. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Cambridge City Council – support principle but expect strong, locally-specific design policies – refers to need to fit in with surroundings but silent on what these are (e.g. city fringe, new settlement, rural village). • Local context must be taken into account - guidance should not be so prescriptive as to be contrary to the individual structure of an area. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Anglian Water - Site layout should be designed to take into account water mains / sewers infrastructure protected by easements. • Unless you have large sums to spend, choice of house limited to somewhere remote with no pavements, shops, or buses, next to main road, in someone's garden, on former contaminated ground, or live in a sardine can. • Provide guidance – usable open space and amenities, width of roads, unsafe on-street parking important issues to address. • Reverence should be made to Lifetime homes.

	<ul style="list-style-type: none"> • Cambridge Past Present and Future - Joint guidance should be agreed with County Council to ensure quality for urban, suburban and rural highway areas, heritage areas, commons and green spaces where rights of way or cycle routes are proposed. Trees, landscape and historic environment enhanced, not just protected. Local distinctiveness of villages should be preserved. • Opportunity to regulate 'liveaboard' boats - anticipated increasing number of people living on board boats as a form of affordable housing. • Design is not just appearance. Utility is vital. • Housing at Great Kneighton and Trumpington do not convey an impression of quality, or sympathetic integration. • English Heritage - NPPF – developments should respond to local character and history, reinforce local distinctiveness, and integrate into natural, built and historic environment. • Need to enforce - to make walking and cycling easier, avoid rows of identical boxes, incorporate renewable energy, provide community facilities, improve wildlife and biodiversity. • Consider viability - balance needs to be struck between making desirable at cost to developers in relation to site specific circumstances. • Homes and Communities Agency - should be supported by study of character of urban areas, produced jointly with neighbouring authorities. • Conservation and planning officers are a law unto themselves - need to be made accountable and have regard to local needs and conditions. • Housing separation should be extended - 40dph is too high, leads to problems of noise, environment and parking problems.
<p>B. Should the Local Plan provide guidance on design of streets to improve the public realm, including minimum street widths and street trees?</p> <p>Support:27 Object: 5 Comment: 13</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Density targets are putting pressure on street widths - wider streets prevent congestion, create more pleasant environment, preserve greenery and trees to soften appearance of building facades. Need to specify minimum width. • Streets in housing areas should inhibit movement of cars and encourage cycling and walking and use of public transport. • Examples of good / successful practice in many developments - including in Europe. • Streets need to be wide and inviting, not littered with parked cars, which obstruct emergency vehicles, and street clutter. • Trees vital - enhance streets - appropriate species / location / spacing to reduce nuisance / damage and reduce cost of upkeep. Should be fruit bearing in suitable locations. • Include criteria for (separate) cycleways.

	<ul style="list-style-type: none"> • Developments should have a practical network of footpaths, without street lights or signs blocking. Should have linked footways separate from cars. • Provision of safe paths or multi-use surfaces. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Would be interpreted and enforced by people outside the community not accountable. • Should not impose this. <p>COMMENTS:</p> <ul style="list-style-type: none"> • New road access from M11 to Addenbrookes is great, but design is dangerous as cars shuffle to get in the right lane. • Need policy to strictly enforce approved schemes and preserve them from further alterations. • Guidance street design should be included in District Design Guide rather than Local Plan policy. • Street widths should be assessed on a case by case basis, taking into account the requirements identified e.g. trees, front gardens, parking, cycleways, orientation, views, landscaping, safety, pedestrians, etc. • Guidance on street widths for different functions, use of different surfaces, minimising signage, trees at edge not in middle of paths. • Designating minimum widths denies opportunity for designs to take account of local vernacular required by the NPPF. • Linked to car parking provision – needs to be accommodated on plot and/or roads suitable width / design to accommodate parked cars.
<p>C. Do you think the Council should retain and update the District Design Guide?</p> <p>Support:35 Object: 2 Comment: 12</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Cambridge City Council - Chapter should cover key areas of guidance in Design Guide – more weight. Retain Design Guide and update it from time to time as lessons are learned. Public art should be integrated and remain a requirement. • Provides useful guidance to developers. Without it designs will be experimental. • Must be enforceable against developers and central government pressures. Considering what has been allowed, it must be updated to provide the environment we deserve. • Continue to take account of variation of village character, avoid one size fits all, update periodically to include what is learnt from successes and errors! • Cover all aspects of street scene - minimisation of street clutter - unnecessary/ineffective signage. • It seeks to preserve the local character. • Include impacts of traffic management, parking, street safety, environmental issues etc. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Should be created by the village or settlement area. <p>COMMENTS:</p>

	<ul style="list-style-type: none"> • Design of streets should be incorporated into Design Guide rather than in new policy. • Needs a good editor to produce a more readable and useful document. • Probably - not clear what an alternative might be. • Needs updating to take account more modern aspects of design / thinking – moving subject needs regular updating to remain valid. • Villages are diverse with all kinds of styles dating from the 15th Century. Fashions change - should be no design guide apart from seeking to prevent bulky buildings destroying harmonious streetscapes. Any attempt to fix fashion is unhelpful.
<p>D. Would you like your village to produce its own design guide? If so, please let us know which village so that we can discuss how to take this forward with the local Parish Council.</p> <p>Support:15 Object: 4 Comment: 16</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Barton • Cambourne Parish Council • Comberton Parish Council • Cottenham Parish Council - Yes, but existing Cottenham Village Design Statement already fulfils many of functions. While this is SPD a specific design guide is not necessary. Other villages should be able to produce their own design guides, to record individual characters. • Croydon Parish Council – preparing Parish Plan – likely to be part of it. Parish views on proposed developments ignored. • Foxton Parish Council • Fulbourn Parish Council - retain District Design Guide and have own design guide within it. • Great Abington Parish Council • Haslingfield Parish Council - like to examine possibilities of producing own design guide - with particular reference to integration with old buildings. • Parish action plan based on work of parish council ensuring development blends into surrounding area and maintains character of village. • Highfields Caldecote • Should be an adjunct to the overall district design guide, but sympathy with local design is essential. • Histon and Impington Parish Council – likely to. • Linton • Little Abington Parish Council - support as a joint venture between The Abingtons (Great and Little), as the villages are abutted. • Oakington • Papworth Everard Parish Council – assume this would be part of Neighbourhood Plan. • Steeple Morden Parish Council - interested if the work and costs for this could be shared with neighbouring Parish Councils. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Caxton Parish Council – no. • Fowlmere Parish Council – no

	<ul style="list-style-type: none"> • Over Parish Council – would not be appropriate. • Weston Colville Parish Council – not practicable for small villages. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Gamlingay Parish Council - Importance of local parish Plans/Neighbourhood Plans in mapping local need and providing a central information point on each settlement which could include local design policies and information. • Great Shelford has produced an excellent Design Statement. • Important that Design Guide does not unnecessarily limit innovation and creativity. • Hauxton Parish Council - More work for parish councillors and clerks! Do small councils have the capacity to take this on? • Villages should be encouraged to produce their own design guide. Understand that Stapleford Parish Council is actively considering doing so. • Litlington Parish Council – unable to do so at present.
QUESTION 29: Public Art	
<p>What approach do you think the local plan should take on public art?</p> <p>Support:9 Object: 5 Comment: 34</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Include as part of design principles and functional elements to provide a sense of place. Encourage as part of high quality design. Helps keep plan concise. • Art works should be acceptable to majority of people and be in keeping with local sensibilities. • Cambridgeshire County Council - support concept that public art should include the design of functional elements of new buildings. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Better use of money, e.g. A14, maintaining open space, cycleways. • Build in discretion and ability to deal with site specific circumstances. Public Art covers a wide range of initiatives and approaches - could result in policy being too precise. • Likely to fail tests Reg 122 of CIL Regs and cannot be required by Condition. Many developments proceed and acceptable without - not necessary or directed related. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Only include if supported by local community. Use competitions to allow people to decide. • Should not be prescriptive of the form it takes. 'Art' in the widest sense, including non-durable and performing art, used to build communities in new developments - successful at Orchard Park. • Design and placement should be determined by parish council. • Foster local artists and where possible integrate into buildings, landscape or street furniture.

	<ul style="list-style-type: none"> • Should continue to encourage not require, and no more than 1% of construction costs. • Should not be imposed from above, but from local people 'doing their own thing' - planning should provide the places / spaces to facilitate. • Should be functional not ornamental, and secondary to overall excellent design. • Cautious approach! • Plan should not comment on public art. • Not necessary - leave it to parish councils to spend S106 monies if they wish. • Consider viability - balance needs to be struck between making desirable at cost to developers in relation to site specific circumstances. • More likely to be delivered if separate to general design principles - policing compliance would be more easily achieved. • Large-scale can be seen as wasteful and annoying. Small-scale, practical features like signage and seating are generally welcomed - scale is more appropriate for villages. • Rolling programme of public art. Involve schools. Make good use of public buildings for exhibits. Use empty shop fronts to show case local art. Have a county art show. • Be bold. Walter Gropius and Bauhaus at Impington, for example. • Scope for art for arts sake. Contributions from developers could be used to provide facilities in a community centre to deliver arts events (e.g. a stage) rather than just sculptural gates and seats. • Theatres Trust - Art participation is important leisure pursuit - can be active or passive. Benefits to the individual and community. May not be everyone's taste and can cause vandalism / graffiti. Developments should be designed with bespoke functional elements such as lighting, seating, fencing and water features to provide individuality to otherwise featureless new developments.
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CHAPTER 8 PROTECTING AND ENHANCING THE NATURAL AND HISTORIC ENVIRONMENT	
QUESTION NO.	SUMMARY OF REPS
<p>QUESTION 30: Landscape character</p> <p>Should the Local Plan include a policy requiring development proposals to reflect and enhance the character and distinctiveness of the landscape?</p> <p>Support:53 Object: 6 Comment: 11</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Makes sense • Crucial if Vision is to be achieved • Support from 24 Parish Councils for policy • Retain character of area – this is why people chose to live here. Developments must add to landscape not detract from it. • Should reflect distinctive landscapes in design guides to highlight individual character of areas • Threat to landscape from development which planning has little control over – wind farms and new highways – difficult to blend into ancient landscape and development pressures resulting from buoyant Cambridge economy. • Particular account should be taken of distant views of any development and provision of trees and hedgerows • Must be clear what we are trying to protect/ enhance. • Best way to enhance landscape is NOT to build on it- use it for farming and woodland. • Countryside surrounding Cambridge vitally important to City residents. East Chesterton relies on open space outside of local area. • Landscape around Denny Abbey vital to character of area – once destroyed gone forever. • Woodland Trust – need to protect existing assets like ancient woodlands and trees plus create new habitats which buffer and extend ancient areas. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • This is a matter for design principles • Present appearance result of laissez faire over time. Heavy handed interference would not be good or enjoy public support. • Same results can be achieved by other regulations • Not all development can reflect and enhance character – should exempt renewable energy projects and especially wind energy • When everyone is built on too late to consider landscape <p>COMMENTS:</p> <ul style="list-style-type: none"> • Cambridge Past, Present and Future – County Council’s Cambridgeshire Landscape Character Guidance should be updated – Avoid Breckland type character invading. Need to retain distinctiveness of our local areas. – combining historic landscapes, biodiversity and rural

	<p>settlement data. Use Landscape East's more detailed East of England Landscape Typology. Landscape Institute's Guidance for Landscape and Visual Impact Assessment should be followed for larger developments.</p> <ul style="list-style-type: none"> • Plan must do better than hill created between Landbeach and Waterbeach where new recycling plant has been built which is not respectful of flat Fenland landscape. • Plan must balance need for development and landscape impact. Policy wording must ensure that it does not inadvertently prevent development. • Must identify and protect distinctive features in each local area – features to be identified by Parish Council and SCDC. (Haslingfield PC) • Modern architecture can enhance and integrate into landscape if designed sympathetically. • Natural England supports policy to require development proposals to reflect and enhance character and distinctiveness of landscape, to include recognition of the relevant NCA. A landscape character approach should be used to underpin and guide decisions on development and set out criteria based policies for landscape character areas. New development should build-in and ensure that consideration is given to the wider landscape based on landscape assessment. • Need flexible implementation • Policy should say development to respect landscape character and refer to Design SPD.
<p>QUESTION 31: Agricultural Land</p>	
<p>Should the Local Plan include a policy seeking to protect best and most versatile agricultural land (grade 1, 2, and 3a) from unplanned development?</p> <p>Support:66 Object: 1 Comment: 12</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support protection of high grade viable farmland • Support from 24 Parish Councils for policy • Valuable asset especially in future if world food prices rise. Short- sighted if build on it now. • Higher output per hectare on land in East Anglia than rest of Country therefore needs protection • Farming important part of South Cambs way of life, landscape and economy • Protect over brown field sites. • Best agricultural land needed for farming for local and export food market • Protecting high grade land should take priority over development of site in site allocation process • Such areas define separation between villages/ enhance resident's lifestyles. Clear environmental benefits. • Support but need to protect wildlife-rich sites which may be on poorer soil – Need balance to protect agricultural land for farming as well as native wildlife. (Cambridge Past, Present and Future)

	<ul style="list-style-type: none"> • Policy should include requirement for development to fully assess impacts and provide suitable mitigation/ compensation for impacts(Natural England) • Should also recognise development can have major and usually irreversible adverse impact on soils. Mitigation should aim to minimise soil disturbance and retain ecosystem- careful soil management. Soils of high environmental values (wetland soils) should be considered as part of ecological connectivity. (Natural England) • Support but should allow small developments on such land where local need is unable to be met in other ways (Little Abington PC and Great Abington PC) <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • No, lower grade agricultural land should be developed before brownfield sites where there is opportunity to enhance biodiversity. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Grade 3A should be taken more seriously • Support policy so existing and new settlements cannot have new sites added on agricultural land adjoining settlement near end of Plan Period if pressure for more sites. (Cambourne PC) • Impossible to build on edge of Waterbeach without impinging on high value agricultural land • Not possible to build on edge of Cottenham without impinging on high value agricultural land. • Local Plan seems to say development is more sustainable than agriculture • Need to balance needs of a village – if by building on grade 2 land it protects other land that is need for employment uses and has flooding issues – eg in Sawston
<p>QUESTION 32: Biodiversity</p>	
<p>A: The Local Plan needs to protect and enhance biodiversity. Have we identified the right approaches?</p> <p>Support:51 Object: 0 Comment: 10</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Sensible approach • 18 Parish Councils support approach • Essential for quality of life of current and future generations • Requires a higher level of investment • Cambridgeshire County Council - should ensure that mapping of local ecological networks considers wildlife corridors and stepping stones that connect them and areas identified by local partnerships for habitat restoration or creation (see paragraph 117 of NPPF). Also should be recognition of importance of preserving brownfield sites for nature conservation. While effective use of brownfield land should be encouraged, this should not be at the cost of any high environmental value, e.g. biodiversity or

	<p>geodiversity interest (see paragraph 17 of the NPPF).</p> <ul style="list-style-type: none"> • Policy should include appropriate diversity • Unique and varied landscape of County / local wildlife and habitats must be protected/ is precious. Core to quality of life of local people (Countryside Restoration Trust) • Need to enforce not just have fine words • Need to include more detail. Need to specify places especially large-scale habitat creation schemes and management regimes and show how they will be funded. • Wildlife Trust - Show priority areas for habitat enhancement on map of Local Plan. Reflect priorities in Cambridgeshire Green Infrastructure Strategy • Natural England (NE) supports. Recognises requirement, in line with NPPF, for development to minimise negative impacts on biodiversity and provide net gains where possible. NE would welcome policy to address this, along with a requirement for developers to seek to reduce habitat loss and fragmentation. Support update of Biodiversity SPD • Woodland Trust – Extend approach to include sites and individual trees of high biodiversity value. Ancient woods are irreplaceable and changes to nearby land uses can threaten habitat. NPPF recognises value of such woodland but many not designated or listed. Need to have inventory of all woodlands – local designation? <p>COMMENTS:</p> <ul style="list-style-type: none"> • Should not overlook value of private gardens as reservoir for wildlife. • Development causes loss of habitat. How can it then maintain/enhance biodiversity? • Need to preserve and establish wildlife corridors • Should be stronger • Middle Level Commissioners - encourage principle of water level management/ flood defences that provide for creation of green infrastructure/ habitat. Maintenance must be considered. Care taken to ensure water level management/flood defence system does not suffer because of biodiversity 'green' issues. Board adopted Biodiversity Action Plan as policy. • Consideration of biodiversity can delay planning process. Policy must be appropriate to biodiversity value of site • Impact on loss of habitat and local biodiversity would present strong case against new town at Waterbeach.
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<p>B: Do you think the Council should retain and update the Biodiversity SPD?</p> <p>Support:41 Object: 2 Comment:3</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Should retain and update regularly (every 5 years). – CPPF; CPRE; National Trust(NT) • Support from 14 Parish Councils • Nature enhancement areas need to be widened and base on detailed research of wildlife – CPPF. • Need to protect all wildlife not concentrate on few species • Need to enforce it. • May need to strengthen SPD to reflect changes in Planning System and reduced availability of funding. Local Plan may not be able to demonstrate sustainable development if do not strengthen wording. - NT • Council should work with parish councils and partner organisations • Conflict between maximising agricultural land and improving biodiversity <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Objection from Litlington and Steeple Morden Parish Councils
<p>QUESTION 33: Green Infrastructure</p>	
<p>A. Should the Local Plan include a policy requiring development to provide or contribute towards new or enhanced Green Infrastructure?</p> <p>Support:69 Object: 4 Comment: 9</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Quarter to Six Quadrant vision document supports protection of natural and historic landscape including recommendations for implementation in area of four villages • 24 Parish Councils support policy • More green initiatives • Developers should be made to finish amenities that are part of planning consents. • New development must be sympathetic and integrate into green environment. Install early so flourishing by time new residents move in. • Developers must be responsible for effect they have on environment. • South Cambs is rural district. Development must include green infrastructure to make this best place to live and to balance addition of more concrete to area. • Cambridge City Council pleased to see reference to projects within Cambridgeshire Green Infrastructure Strategy 2011 • Better recognition needed to large scale green spaces – country parks, large reserves open to public • Support from developers requiring them to contribute to Green Infrastructure when developing sites especially in Broad Location areas. • Requirement important aspect of sustainable development – addresses core principles of NPPF

	<ul style="list-style-type: none"> • Important to implement Cambridgeshire Green Infrastructure Strategy. Need funding from developers in absence of central Government funds. • Crucial to delivery of the Vision. • Green infrastructure provides space for biodiversity and for people – is essential. Bar Hill good example. • Could give residents of Cottenham better access to surrounding countryside – better quality of life. • Need for flexibility in policy • Not to be applied to brownfield development. • Need for more trees as this is least wooded county in England. Woods have wide range of benefits. • Include footpaths to access open sites • Important function of green infrastructure is giving opportunity to access to open space- Natural England’s ‘standards for accessible natural greenspace (ANGSt) sets benchmark to be used to ensure new and existing residents have access to nature. • Support Trumpington Meadows Country Park and Chalk Rivers project being on list. – The Country Park needs protecting in perpetuity as open space. • Need for creation of network of safe cycle routes. • Countryside around Cambridge vital amenity – particular importance is green corridor formed by River Cam. • Undervalue undeveloped green fields – if build on greenfield must replace equal area somewhere else. • Green infrastructure target areas must be in Local Plan and shown on appropriate map and listed as infrastructure eligible for CIL funding. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Not reasonable to require all new development to contribute to green infrastructure. District already benefits from network of green spaces. Some proposals will not have adverse impact on or create additional demand for green infrastructure. • Will make smaller and brownfield schemes unviable. • This favours applications on open land as it is easier to so called mitigation to be applied even though more damage to environment will occur. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Quarter to Six group suggest more recreational/leisure role for Green Belt on western edge of Cambridge. Development at Broad Location 1 could contribute to green infrastructure – wildlife reserve/ Country Park/ green corridors retained in area.
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	<ul style="list-style-type: none"> • No maps included in consultation setting out strategic green infrastructure. Hunts DC has chosen to map such areas. If these areas extend beyond boundaries into S Cambs need to co-operate on this further. • Development reduces green infrastructure – land is finite resource • Need for specific policy in Local Plan for Rights of Way (RoW). Need to retain and enhance network. Major developments should contribute to new routes. • How would this be implemented? Another tax on development? • Need to ensure that increased access to countryside does not adversely affect sites particularly ones protected for biodiversity.
<p>B. Are there other new Green Infrastructure projects that should be added?</p> <p>Representations: 23</p>	<p>SUGGESTED NEW GREEN INFRASTRUCTURE PROJECTS</p> <ul style="list-style-type: none"> • Guided Busway popular cycle path. Could create additional links to villages to each other and Cambridge. E.g. Cambourne to Coton via Caldecote and Hardwick / Madingley to Cambridge NW site. • Should refer to opportunities for Green Infrastructure (GI) in North West Cambridge at NIAB2 and University site. • Cambridge Past Present and Future (CPPF) - Wandlebury and Coton estate need resources for management; and land south of Balsham owned by CPPF they wish in future to plant woodland for public recreation • Rights of Way should be included as GI project • Recommend new Local Plan includes a specific policy for Rights of Way • Add to GI list Wandlebury, Wimpole Hall estate, Ditton Meadows, Shepreth L-moor, the Roman Road and an off-road link north through to Cherry Hinton Road, links from Nine Wells to the Gog Magog Trust reserve and through Babraham woodlands • If large scale development at Waterbeach should have priority for RoW and GI as deficit of provision in area. • Need to include in ‘Woodland linkages’ scheme in GI list Gamlingay Wood, Sugley Wood, Potton Wood (Beds), Waresley Wood, and Hayley Wood must be a priority for the west of the district. • Green corridors within developments and connecting to local areas. Create wildlife corridors. • Include Milton Country Park <p>COMMENTS</p> <ul style="list-style-type: none"> • Local Nature Partnership and GI Forum should be contacted to discuss potential new projects

	<ul style="list-style-type: none"> • Need for Blue Infrastructure Strategy for SCDC, Cambridge City, Cambridgeshire County Council and stakeholders for waterways in area. • Many opportunities lose when more houses crammed into villages- need to do more to protect small scale sites without need to travel. • Planning Policies for strategic GI sites can cross local authority boundaries (eg. Wicken Vision). The Local Plan needs to set out clearly how Local Authority will work jointly with relevant other local authorities and organisations to achieve biodiversity and recreational objectives for these areas. Otherwise implementation and sustainability balance of the overall Plan strategy will be questionable.
<p>QUESTION 34: Impact of Development on the Green Belt</p>	
<p>Should the Local Plan include policies to ensure that development in and adjoining the Green Belt does not have an unacceptable impact on its rural character and openness?</p> <p>Support:97 Object:3 Comment: 11</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Yes - so all applications are integrated and blend in with surroundings. • Support from 23 Parish Councils • Any development MUST be required to mitigate its impact on rural character • Need to clarify meaning of ‘unacceptable impact’ if it means anything more than a belt of planting along countryside frontages • Don’t build on the green belt at all – CPRE • Quarter To Six Quadrant vision document fully supports the protection and development of landscape, agriculture, biodiversity, green infrastructure, green space, community orchards and woodland, the Cam, and heritage assets, and makes recommendations in the area around the four villages.(Barton; Coton; Madingley and Grantchester) • Mitigate impact of large buildings by early planting of shelter belts of native trees. – CPPF • Concern that maximising housing numbers within footprint of Ida Darwin site will overdevelop this Green Belt site – Fulbourn Forum • Support especially in relation to Fulbourn and surrounding countryside <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Whilst Cambridge City Council supports inclusion of policies, it is considered that explicit reference should be made to the purposes of Cambridge Green Belt. Also consider that insufficient account has been given to interface between urban and rural and setting of Cambridge and the South Cambs villages. In addition to policy covering important village frontages, it is important to conserve and enhance the landscape setting of the urban fringes, including sites within South

	<p>Cambs.</p> <ul style="list-style-type: none"> Do not support further development in Green Belt No additional policy is needed – should be covered in design policies and NPPF <p>COMMENTS:</p> <ul style="list-style-type: none"> 'Unacceptable' difficult to define. Need for housing great therefore compromise must be reached Planting a shelter belt would make development in green belt acceptable? Need design schemes that consider wider context rather than just hiding development. Cannot hide large developments Green belt should not be used for sports pitches Development can take place up to the edge of the Green Belt. However, need sensitive measures to soften transition. E.g. Allowing only low-rise buildings near boundary, tree planting, or a strip of grassland. Local Plan should follow NPPF requirements and detailed guidance to ensure adverse effects on natural environs are minimized – Natural England
<p>QUESTION 35: Redevelopment in the Green Belt</p>	
<p>Regarding infilling on, or complete redevelopment of, previously developed sites in the Green Belt should the Local Plan :</p> <p>i Rely on National Planning Policy Framework guidance for determining planning applications?</p> <p>Support:4 Object:4 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Support – Cambridge University; Litlington Parish Council <p>OBJECTIONS:</p> <ul style="list-style-type: none"> NPPF always the most wishy washy line – not enough for local situation <p>COMMENTS:</p> <ul style="list-style-type: none"> NPPF most appropriate
<p>Regarding infilling on, or complete redevelopment of, previously developed sites in the Green Belt should the Local Plan :</p> <p>ii Include more detailed guidance regarding design, such as scale and height of development?</p> <p>Support:47 Object: 0 Comment: 5</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Need to include consultation with local community beforehand. Local issues need local solutions Support from 15 Parish Councils Need for different guidance for different places Need to allow flexibility to allow innovative solutions for re-use of land Need to ensure any development is of high quality Could include guidance in Design Guide SPD Guidance should encourage use of other sites <p>COMMENTS:</p> <ul style="list-style-type: none"> Need to ensure developments are sympathetic. Need to protect Green Belt for future generations

<p>Regarding infilling on, or complete redevelopment of, previously developed sites in the Green Belt should the Local Plan :</p> <p>Please provide comments</p> <p>Support:3 Object: 0 Comment: 11</p>	<p>COMMENTS:</p> <ul style="list-style-type: none"> • Can only be approached on a site by site basis • Quarter-To-Six Quadrant vision document fully supports the protection and development of landscape, agriculture, biodiversity, green infrastructure, green space, community orchards and woodland, the Cam, and heritage assets, and makes recommendations as to how this could be implemented in the area around the four villages (Barton, Coton, Madingley and Grantchester) • Detailed guidance may not be acceptable given tenor of NPPF • Any further policy requirements that go beyond NPPF should be included in Local Plan • Include more detailed guidance to ensure adverse effects on natural environment are minimized (Natural England) • Should have strong reference to the parish councils and residents associations which are currently often ignored. • Need corresponding relaxation of rural policies to allow conversion of existing buildings within green belt
<p>QUESTION 36: Green Belt and Recreation Uses</p>	
<p>Should the Local Plan include a policy requiring the cumulative impact of sports pitches and recreational development to be considered, to avoid the over-concentration of such sports grounds where it would be detrimental to the character and rural setting of Cambridge and Green Belt villages?</p> <p>Support:38 Object: 9 Comment: 8</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Although in some instances sport pitches and recreation areas can provide a soft transition between urban and rural areas • Support from 19 Parish Councils • Policy essential to ensure well- spread and easily accessible sports pitches • Over-concentration of recreational activities will leads to urban rather than rural character – not normal ‘green’ landscape • Over- concentration will have impact on biodiversity, landscape and designated sites such as SSSI and County Wildlife Sties • Each village should have its own pitches – more sustainable. Reduce driving miles for training and problems of parking e.g. Milton. • Quarter-To-Six Quadrant vision document fully supports the protection and development of landscape, agriculture, biodiversity, green infrastructure, green space, community orchards and woodland, the Cam, and heritage assets, and makes recommendations as to how this could be implemented in the area around the four villages (Barton, Coton, Madingley and Grantchester) • Sports grounds in Green Belt should be resisted unless they involve virtually no infrastructure. • Unfortunately sports grounds tend to breed car parks, floodlights, astroturf, pavilions, fencing etc. Increased traffic and noise

	<p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Danger of being too prescriptive to detriment of local opportunities • Objections to policy from two Parish Councils – Fen Ditton and Papworth Everard • Controlling cumulative impact should not be specific policy – like other developments this should be considered on its merits and impact • There is a shortage within the district. Perhaps the University could be encouraged to make its facilities more widely available to the general public <p>COMMENTS:</p> <ul style="list-style-type: none"> • Limited sports facilities available in Cambridge area. Unlikely any area will suffer from over-concentration of public sports facilities. Should restrict large commercial leisure centres and University owned facilities unless they share with local community • Sufficient sports grounds in Haslingfield – if demand for more facilities local authority should approach colleges about sharing sports grounds. • Review of Green Belt for high value areas and totally protect these. • NPPF policies on issues of openness and rural character would be sufficient to deal with issue? • More sustainable to co-locate sports facilities in one place rather than distribute them? • Wherever possible sports amenities and playing fields should be within housing developments
<p>QUESTION 37: Protected Village Amenity Areas</p>	
<p>A: Should the existing policy for Protected Village Amenity Areas be retained in the Local Plan?</p> <p>Support:99 Object: 2 Comment: 7</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Supporting retention of policy • 26 Parish Councils support • Green rural feel of villages needs to be retained. • Shortage of open space in villages. • Best villages are those that have retained green space within village E.g. Thriplow • Once lost PVAA cannot be replaced. Losing ‘family silver’. • New sites should be considered especially in villages that are growing to create new spaces for local people to enjoy. • Need to be able to designate new sites which come to light through localism agenda. • Village greens, orchards, recreation grounds, footpaths and bridleways should be automatically protected. • Need clarification in policy as to what development is considered acceptable within PVAA. • Policy confusing as it both opposes and permits development. Hard to understand why some land

	<p>is in PVAA especially if land is inaccessible to public.</p> <ul style="list-style-type: none"> • Policy should be drafted so in exceptional circumstances PVAA could be amended in the life of the new Local Plan to allow for very limited development. • Criteria should be clear so village knows what protected amenities are. If village does Neighbourhood Plan can conform to Local Plan. • New areas in Great Chishill. • Support retention of PVAAs in following villages <ul style="list-style-type: none"> - Pamisford - Great Abington and Little Abington - Caldecote - Haslingfield - Toft - Sawston - Bassingbourn <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • PVAA is superfluous designation not supported by NPPF. Duplicated policy designations where Conservation Areas of Local Green Space designation would be more suitable. Restricts development in sustainable locations which could meet local housing need. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Remove PVAA policy since changes to national and regional planning policy. Policy restricts development opportunities in settlements particularly windfall sites. • If policy to be retained must review all existing PVAAs since some lost reason for original designation and new sites should be designated. • Having both PVAAs and Local Green Space which are similar designations could lead to overly complicated, onerous Local Plan. • Policy should not exclude community development if no other site can be found e.g. village hall.
<p>B: Please provide any comments, including if there are any existing PVAAs in villages (as shown on the Proposals Map) that you think should be removed or any new ones that should be identified.</p> <p>Support: 15 Object: 1 Comment: 46</p> <p>Representations: 62</p>	<p>SUGGESTED ADDITIONAL NEW PVAAs</p> <ul style="list-style-type: none"> • Bassingbourn - New PVAAs (and/or Local Green Space) should be established on the play area and open space in Elbourn Way • Bassingbourn - on the play area and open space in Fortune Way and • Bassingbourn - on the highway and highway margins in Spring Lane between the extremity of existing housing development and the junction with the by-way at Ashwell Street. • Bassingbourn – Land between Spring Lane and South End. • Bassingbourn - A new PVAA should be established on The Rouses. • Gamlingay Parish suggesting outlying hamlets be included in policy - Dennis Green, The Cinques,

	<p>Mill Hill, Little Heath, The Heath which are considered as important to our rural character.</p> <ul style="list-style-type: none"> • Great Shelford - Parts of the green belt which form frontages in the village such as at Rectory Farm, Church Street, Great Shelford included. • Fulbourn - Small parcel of land between the Townley Hall at the Fulbourn Centre and the access road to the same, and fronting Home End, should be given PVAA status. • 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. • Fulbourn - two fields between Fulbourn Old Drift, Hinton Road and Cambridge Road. • Fulbourn - land between the Ida Darwin site and Teversham Road • Haslingfield - Wellhouse Meadow • Haslingfield - Recreation Ground as LGSA • Haslingfield - small but significant area of land including a public bridleway along the bank of the River Cam (Rhee) ; • Haslingfield Parish also includes part of Byron's Pool , a popular riverside location accessed from Grantchester • Ickleton - part of Back Lane • Pampisford - Challis Garden, now controlled by the Challis Trust and the Spike (controlled by Towgood's Charity) are proposed as additions to the existing list. • Over – Re-designate site at Station Road/Turn Lane which was once PVAA • Over – Willingham Rd- west of Mill Road • Steeple Morden - The Recreation Ground, Hay Street • Steeple Morden- The Cowslip Meadow, • Steeple Morden - The Ransom Strip, Craft Way, <p>SUGGESTED REMOVAL OF EXISTING PVAAs</p> <ul style="list-style-type: none"> • Duxford – Remove land at end of Manger’s Lane • Guilden Morden – 36 Dubbs Knoll Road –land needs to be taken out of PVAA • Little Abington – Remove PVAA on meadow surrounded by residential development and Bancroft Farm. • Over - land to the rear of The Lanes should be removed from PVAA. <p>COMMENTS</p> <ul style="list-style-type: none"> • Owners and developers will want to develop land to make money, not to benefit community. Must be not be allowed. Takes value from everyone else.
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	<ul style="list-style-type: none"> • Changes to Comberton Parish PVAAs should be derived from a current/future Village Plan • Need to consult local people if designating PVAAs. Landowners should be warned and consulted. • Local Plan should support development of new or improved open space for Caldecote.
QUESTION 38: LOCAL GREEN SPACE	
<p>Should the Local Plan identify any open spaces as Local Green Space and if so, what areas should be identified, including areas that may already be identified as Protected Village Amenity Areas?</p> <p>Support:65 Object: 3 Comment: 35</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Important to preserve local green space close to local community. Valued by locals and vulnerable to development • 20 Parish Council support idea • Policy should include important flood plains as identified by village communities and 'greenways' between villages. • Should include both large and small spaces and sites in private ownership that can contribute to setting of village (CPPF). • Large areas such as country parks and nature reserves should be listed with robust criteria and clear policy for LGS • Areas of historic importance which are privately owned fields, such as ridge and furrow fields and ricking fields should be automatically protected from development • Presume it can include land owned by SCDC • Cambridge City Council suggests that it is important to work together with SCDC on LGS designation as new policy and need to establish similar approach to cross boundary green spaces • When LGS are designated need to consult with local people including land owner for each village • Changes to the current Comberton LGS should be derived from any current/future Village Plan. • Should be no net loss in green spaces and plan should be flexible to allow for adjustments in future. • There are areas in Great Chishill which would benefit from being designated PVAA, LGS or ICF's • Important to protect green area around edge of village envelope and also sports pitches. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • LGS should be a matter determined by each community locally, and it should not be for the Local Plan to identify these. • Object to LGS being alongside existing PVAA policy – unnecessary duplication. Local Plan should align with NPPF • LGS designation will be not appropriate for most open space according to NPPF. Sets out strict criteria. PVAAs do not meet definition for designation.

	<p>COMMENTS:</p> <ul style="list-style-type: none"> • Unnecessary outside planning frameworks because there is no presumption in favour of development in those places • Should not include private open space as LGS • Each site should be thoroughly assessed. • National Trust interested in working with local communities to achieve LGS where they are close to Wicken Vision area. <p>SUGGESTED AREAS TO BE IDENTIFIED AS LGS</p> <ul style="list-style-type: none"> • Bassingbourn - on the highway and highway margins in the southern half of Spring Lane • Bassingbourn - The Rouses between South End and Spring Lane. • Caldecote – Recreation sports field off Furlong Way • Cambourne – Large areas within the village and around the edge. • Coton Countryside Reserve • Cottenham – All open space as identified in Cottenham Village Design Statement • Fulbourn – Land between Townley Hall at the Fulbourn Centre and the access road to the same, and fronting Home End • Fulbourn - Two fields between Fulbourn Old Drift, Hinton Road and Cambridge Road. • Fulbourn - Field between Cox's Drove, Cow Lane and the railway line • Fen Ditton - linkage of Wicken Fen along disused railway for green access and green corridor • Foxton -Foxton Recreation ground • Foxton - The Green • Foxton - The Dovecote meadow • Foxton - The green area on Station Road in front of, and beside, the Press cottages • Great Abington – Current allotments if land is released for housing along Linton Road. • Great Eversden - Field between Walnut Tree Cottage and the Homestead, Church Street • Great Shelford - Grange field in Church Street; • Great Shelford - Land between Rectory Farm and 28 Church Street • Haslingfield – Wellhouse meadow • Haslingfield – Recreation Ground • Haslingfield - A small but significant area of land including a public bridleway along the bank of the River Cam (Rhee). • Haslingfield – Byron's Pool - popular riverside location accessed from Grantchester. • Ickleton – Village Green • Ickleton – Part of Back Lane • Litlington - Recreation Ground,
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	<ul style="list-style-type: none"> • Litlington - Village Green • Litlington - St Peter's Hill • Milton – Field opposite Tesco Milton beside the Jane Coston Bridge • Milton - Long strip beside Fen Road, Milton on the left including trees and grazing. • Milton - The spinney running perpendicular to Fen Road to the North. • Papworth Everard - Wood behind Pendragon Hill • Papworth Everard - Pendragon Primary School Playing fields • Papworth Everard - Village Playing fields and wood at Wood Lane • Papworth Everard - Baron's Way Wood • Papworth Everard - Rectory Woods • Papworth Everard - Jubilee Green • Papworth Everard - Meadow at west end of Church Lane • Papworth Everard - Papworth Hall/ Papworth hospital grounds , South Park and woods at South Park • Papworth Everard - Summer's Hills open space • Wandlebury Country Park • Sawston - Orchard Park, • Sawston - The Spike • Sawston - Mill Lane Recreation Ground • Sawston- Spicer's Playing Field • Sawston - Lynton Way Recreation Ground • Sawston - Bellbird School Playing Field • Sawston Millennium Copse • Sawston – The Spike Playing Field • Toft - Home Meadow, • Toft - the Recreation Ground • Toft - land adjacent to 6 High Great Shelford - Field to the east of the railway line on the southern side of Granhams Road.
QUESTION 39 : Important Countryside Frontages	
<p>Should the existing policy for Important Countryside Frontages be retained in the Local Plan?</p> <p>Support:90 Object: 1 Comment: 8</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support existing policy • 21 Parish Councils support the policy • Need to allow time for additions and subtractions to be proposed to policy • Subjective benefits to the views and tranquillity are hard to measure • ICF contributes to variety of perceived landscape. Contribute to feel of village • Vital to quality of life to have frontages giving essential rural character to village E.g. Caldecote – would lose this if Bourn airfield developed. • Need for policy setting out clear criteria for identification of ICF • Changes to the current Comberton ICFs should be

	<p>derived from any current/future Village Plan.</p> <ul style="list-style-type: none"> • Need to be kept under constant review because landowner can plant trees behind frontage which would destroy amenity trying to protect. • Needs to be matched with a similar policy from the city for villages on the district/city boundary. • Support existing frontages in Litlington, Swavesey, Great and Little Abington, Hinxton and Pampisford. • Support policies that retain rural character of Fulbourn <p>COMMENTS:</p> <ul style="list-style-type: none"> • For villages to retain their character cannot butt up to another estate. Need space between. • Frontages stop infill development which would destroy village setting. <p>OBJECTIONS TO EXISTING FRONTAGES</p> <ul style="list-style-type: none"> • Fowlmere - Object to current ICF of east boundary of land west of High Street. • Longstanton – Remove ICF due to presence of Northstowe proposal <p>SUGGESTED NEW FRONTAGES</p> <ul style="list-style-type: none"> • Cambourne – a number identified around edge of village • Cottenham – vistas as included in Cottenham Village Design Guide SPD • Fulbourn - The view into the countryside from the end of School Lane and its continuation along Cambridge Road and up Shelford Road. • Fulbourn - The view into the countryside from Church Lane, up through The Chantry and Lanthorn Stile. Land backs onto Station Road and Apthorpe Street. • Fulbourn - Agricultural land plus the trees and hedges around the Fulbourn windmill • Gamlingay has many outlying hamlets such as Dennis Green, The Cinques, and the Heath which are part of the local character. The village frontage policy should be extended to these hamlets as well as to Gamlingay village, to ensure that the local character is not destroyed by infilling between these hamlets. • Great Eversden – north side of Church Street between the Hoops and the church • Great Shelford - southern side of Granhams Road hill • Guilden Morden - open views of the countryside that extend north-west from Dubbs Knoll Road • Guilden Morden – opposite 38-44 Dubbs Knoll Road • Over - Longstanton Road, • Over - Willingham Road/Mill Road • Over - New Road/Station Road
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	<ul style="list-style-type: none"> • River Cam corridor • Sawston - The frontage between Sawston Hall Grounds and open countryside should be protected
QUESTION 40: Community Orchards and Allotments	
<p>Should the Local Plan seek to encourage the creation of community orchards, new woodland areas or allotments in or near to villages and protect existing ones?</p> <p>Support:74 Object: 0 Comment: 2</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Supports new areas being created. Existing must be protected. • 20 Parish Councils support policy • Encourage yes. Enforce no. • If left out of Local Plan will imply that they are not valued • Orchards and woodland add to landscape, biodiversity and beauty of area. Improve quality of life of community • Should include traditional old commercial orchards • Need to ensure that wooded areas are managed and looked after – not just left to be nuisance to neighbours. Could set up partnerships between residents in community to maintain trees. • Need to increase woodland cover – many benefits of trees according to Woodland Trust. • Allotments should be catered for based upon needs assessment . • Allotments need water supply and to be close to residential areas • Where existing facilities priority should be to secure financially their future rather than create new separate facilities with increased cost to community • Need to consult with Parish Councils • Where open space is limited local community may have greater need for accessible playgrounds and local recreation grounds • Caldecote – Support development of new or improved open space. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Should not be funded by District or County Council. Parishes can increase precepts which other levels of government cannot. They best appreciate local wishes. So does this need to form part of Local Plan? <p>SUGGESTED SITES</p> <ul style="list-style-type: none"> • Cottenham - There are small strips of land throughout village which may be considered for community orchards if local residents support.(40508) • Duxford - Land at end of Manger's Lane, Duxford designate for community orchard/ residential mixed use (43670) • Sawston – Existing allotments, community orchard

	and open spaces should be protected
QUESTION 41: River Cam and Other Waterways	
<p>Should a policy be developed for consideration of development proposals affecting waterways that seeks to maintain their crucial importance for drainage, whilst supporting their use as a recreation and biodiversity resource?</p> <p>Support:62 Object: 0 Comment: 12</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Build on success of Chalk Rivers project • Excellent upgrading of river in Trumpington Meadows Country Park- expand work to Rhee. • QTSQ fully supports • 23 Parish Councils support • Conservators of the River Cam support • Need for clearly written policy so cannot be argued with. Would have to be devised in consultation with such bodies as English Nature, the Environment Agency, the boating fraternity and the Cam Conservators. The potential for a clash of interests is high. • Cambridge City Council supports but considers importance of River Cam needs greater acknowledgement. City Council is considering carrying out a water space study. Wish to work with SCDC in development of policies and any accompanying studies. • Cambridge Past, Present and Future supports – Need for detailed river/ waterspace strategy to protect and enhance river Cam and its corridor between Hauxton and Bait's Bite Lock. Need to establish design code to enhance setting of river and adjacent green spaces. Iconic views along and across river must be protected. Strategies too for smaller waterways – flood prevention; wildlife and amenity. • Old Chesterton Residents Association – need for holistic study of river corridor – like Bedford Waterspace study. River suffers from fragmented regulation. Need co-ordination and comprehensive strategy • Environment Agency happy to assist in production of policy • Maintaining waterways essential to prevent flooding – Vital function of waterways. Primary function. • Developments near rivers should not be allowed to destroy existing habitats and increase flooding downstream • Separate joined up policy that will increase protection of the River Cam and the conservation and recreational qualities of Cam and related water habitats/linked streams. • Bringing forward Broad Location 5 will help deliver recreation and biodiversity objectives. • Improve access to waterways for range of leisure purposes, including walking, non-motorised boating and kayak use and wild swimming. (Cambridgeshire Local Access Forum)

	<ul style="list-style-type: none"> • Primary concern should be biodiversity (CPRE; Wildlife Trust) • Clear guidance on types of development permitted, sites and opportunities for biodiversity enhancement. • Recent heavy rainfall shows need for policy • Policy will need to consider size and average flow / dry periods of the water courses selected. • Waterways are for quiet recreation –use of powered craft should be restricted. Upstream of Grantchester no right of way along Cam/Granta/Rhee. • Need to promote use of rivers for tourism • Proposals related to the new station on Chesterton Sidings identified in Cambridge City Local Plan as opening up opportunity for a flood relief channel which could be used to enhance the leisure and recreational values of Ditton meadows - The 'camToo' Project <p>COMMENTS:</p> <ul style="list-style-type: none"> • Wish to avoid footbridge or cycle connections directly from Fen Ditton village or meadows across to Chesterton and the planned Cambridge Science Park station. • Meadows along River Cam are important green spaces - totally opposed to the concept described as "camToo". • Particular concerns for new developments near rivers and brooks. Waterbeach seems sustainable site but expansion should be limited and constructed to protect Cam as well as providing public space for enjoyment. • Rivers at Bourn and Melbourn should be protected. It is easy to focus on these possible developments because they have significant water courses. • Need to protect wildlife • National Trust wants to encourage provision of bridges and crossing points to enhance access to open space. E.g. At Waterbeach – if this site is developed need for new bridge as currently River Cam is barrier for access to Wicken Vision. Also need for upgrading of footpath network to serve local community.
<p>QUESTION 42: Heritage assets</p>	
<p>Taking account of the importance of the heritage asset, should the Local Plan include:</p> <p>i) Individual policies addressing historic landscapes; archaeological</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Local Plan should have separate, distinct policies. Each issue is different and a blanket policy would not accord with Central Government advice. • Support from 10 Parish Councils • Vital to have separate policies (CPRE) • If single policy would be less robust, too general – adverse effect on heritage assets

<p>sites; listed buildings and their settings and Conservation Areas</p> <p>Support:33 Object: 2 Comment: 3</p>	<ul style="list-style-type: none"> NPPF requires that historic environment should be addressed in strategic policies (paragraph 156) and these strategic policies will also be relevant to guiding neighbourhood plans. This does not replace the need for a suite of policies for development management. – English Heritage <p>Crucial aspect of NPPF is that plans should contain a clear strategy for enhancing built and historic environment (paragraph 157). Policies for the historic environment should carry forward national policy while reflecting locally important issues and guidance. English Heritage would hope to see both generic and specific issues addressed, including heritage at risk.</p> <ul style="list-style-type: none"> Site of Denny Abbey and the Farmland museum is unique like other heritage assets in District. Whilst a general policy might define some overall principles each heritage asset needs to be considered separately to create anything really meaningful. – Farmland Museum and Denny Abbey <p>OBJECTIONS:</p> <ul style="list-style-type: none"> Single policy better National Trust wants Council to consider policies to protect the setting of heritage assets, including Registered Parks and Gardens through the identification of a settings policy specific to a property. The National Trust site at Wimpole is one such property where this approach could be considered .An example of a Local Plan which contains just such a setting policy is the North Norfolk District Plan which relates to Sheringham Park. <p>COMMENTS:</p> <ul style="list-style-type: none"> Imperial War Museum at Duxford supports this option. Will help preserve specific character and importance of sites, such as the IWM Duxford Conservation Area, on a focused and case by case basis. Approach adopted should acknowledge desirability of sustaining and enhancing significance of each heritage asset. Finding viable uses, as advocated in paragraph 131 of the NPPF, for example, requires careful consideration and control. Given the high number and wide range of heritage assets within the District, this is more likely to be facilitated by individual policies.
<p>Taking account of the importance of the heritage asset, should the Local Plan include:</p> <p>ii) A single policy regarding</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> These issues should be brought together in a single policy to reduce complexity and aid clarity. Support from 5 Parish Councils Blanket policy is simplest given the manpower restriction on detailing individual sites - but long

<p>the protection of all heritage assets</p> <p>Support:14 Object: 4 Comment: 5</p>	<p>term that is desirable.</p> <ul style="list-style-type: none"> • Need for very detailed policy to be able to consider all heritage assets <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Complex , difficult to write and have compromises • Support single policy but this option fails to fully reflect NPPF specifically its aspiration to both conserve and enhance historic environment. Redevelopment that improves heritage asset should be looked on favourably. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Local Plan should be concise. Single policy for issues although recognise heritage assets challenging for one policy • Consistent with NPPF. Single policy provides more certainty to property owners as avoids planning policy contradictions • Sounds great but how would it work? • Ok as long as policy does not weaken protection of heritage assets
<p>Taking account of the importance of the heritage asset, should the Local Plan include:</p> <p>Comments</p> <p>Support:2 Object: 0 Comment: 14</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Both, there should be an overarching policy regarding the protection of all heritage assets, with each asset having a sub policy that addresses its individual requirements. • One policy that could be added to as necessary <p>COMMENTS:</p> <ul style="list-style-type: none"> • Single policy to conform to NPPF but include all existing policies as is within it. • Many bodies – official and unofficial concerned with protection of heritage asset and their concerns do not always coincide. Need single all-embracing policy to reconcile their respective concerns • English Heritage would like to see historic environment integrated into all relevant parts of the plan as well as in stand-alone policies. Further guidance in the ' Heritage in Local Plans' on English Heritage's website • Current planning procedures cause serious difficulties to individuals needing to maintain heritage sites or buildings e.g. Sawston Hall empty for 10yrs because of planning issues • The Woodland Trust believes that both ancient woodland and ancient trees should be recorded as heritage assets in either a single policy that protects all heritage assets or an individual policy that identifies, protects and encourages expansion/buffering of this irreplaceable asset. • Reasons against possible new town at Waterbeach - need to protect historic assets like Denny Abbey, Waterbeach Abbey and Car Dyke
<p>QUESTION 43: Assets of Local Importance</p>	

<p>A: Do you consider the Local Plan should protect undesignated heritage assets?</p> <p>Support:63 Object: 4 Comment: 5</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Policy should be flexible to allow future assets to be added • 18 Parish Councils support policy • SCDC already drawing up a list? Note often a group of buildings contribute to local character. (CPRE) • Need to do district survey • Needs to be asset and site specific • Support but manpower restrictions may mean not a top priority • Where local communities designate asset or create a Community Asset Register need protection • If undesignated assets are identified need to follow guidance set out by English Heritage in its "Good Practice Guide for Local Heritage Listing"(May 2012). This requires owners of affected buildings to be consulted in advance of identification being made. • Not all ancient woodlands and ancient trees are recorded therefore should be included in policy. • OBJECTIONS: • If heritage asset is important should be given appropriate level of protection – not for Local Plan to introduce another designation. • Heritage assets which are undesignated are not designated for a reason; they are not of sufficient quality to be on the statutory list. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Only designate where majority of local community want it
<p>B: If so are there any specific buildings or other assets that should be included</p> <p>Support:1 Object: 0 Comment: 9 Representations:11</p>	<p>COMMENTS</p> <ul style="list-style-type: none"> • Changes to the current Comberton ones should be derived from any current/future Village Plan. • All undesignated buildings in Conservation Area • Many agricultural buildings are of local vernacular interest and should be recorded before they are converted into expensive houses. <p>SUGGESTED LOCAL ASSETS:</p> <ul style="list-style-type: none"> • Foxtton - The Green • Foxtton - Dovecote and meadow • Foxtton - Green area in front of press cottages, Station Road • Great Shelford - Shelford clay batt walls and houses should have some protection, along with domestic outbuildings such as coachhouses and wartime features such as gun emplacements. • Imperial War Museum, Duxford - Any structures and infrastructure which are associated with and form part of the character of the airfield including its site, setting and vista. • Over - The War Memorial,

	<ul style="list-style-type: none"> • Over - Church End bench, • Over - Village pump and • Over - Village ponds in Overcote Road, Fen End and Longstanton Road • Steeple Morden - The Windmill, Mill Courtyard, Steeple Morden - St Peter and St Paul Church, Church Street • Steeple Morden - The Churchyard, St Peter and St Paul Church, Church Street • Steeple Morden - The Clunch Pit, The Quarry • Steeple Morden - The Motte & Bailey, behind St Peter and St Paul Church • Steeple Morden - The Village Well, Church Street, • Steeple Morden - The War Memorial, Church Street, • Steeple Morden - The War Memorial, Station Road, Odsey • Steeple Morden -The War Memorial, Old Airfield, Litlington Road, • Steeple Morden - The Stret (Ashwell Street), • Waterbeach Barracks
<p>QUESTION 44: Heritage assets and adapting to Climate Change</p>	
<p>A: Should the Local Plan include a policy to provide guidance on how listed buildings and buildings in Conservation Areas can be adapted to improve their environmental performance?</p> <p>Support:36 Object: 7 Comment: 11</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Need to see reduction in carbon footprint of old buildings. Need to be sympathetic to their heritage but benefit to all if significant embodied energy within these buildings can be beneficially extended • Support from 16 Parish Councils • Current owners of listed buildings and buildings in conservation areas are unclear on what may /may not do. Many not allowed to fit energy efficiency measures. Need to allow green options • People more likely to look after such buildings if they can enjoy benefits of solar heating/double glazing so long as minimum impact on character of building • English Heritage has published advice on how energy conservation can be achieved in historic buildings based on a careful analysis of the special interest of the building and the range of options for energy conservation that are available. Can be found on the Historic Environment Local Management website. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Local Plan not proper place for guidance. Number of listed buildings wasting energy in heating them is not likely to be significant! • Objections from 4 Parish Councils • What is needed is advice, guidance and

	<p>information – not a policy. Expand the Conservation Section?</p> <ul style="list-style-type: none"> • Specialist advice available on a national level • Should allow owners to do own development within English Heritage guidelines • Leave listed building alone. Design and function may be compromised by misguided desire to make them more energy efficient. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Nature of Listed Buildings is that they are unique and therefore having a prescriptive policy detailing how energy performance should be dealt with is not practicable. This issue should be dealt with on a site by site basis • Only need guidance if adds value to national policy • Need sensitive solutions that do not detract from visual impact when seen from public places • Listed Building SPD and Conservation Area SPD plus local design guides should cover this policy. Local design guide would need to have local details to ensure local character is not lost • Need advice on Victorian/Edwardian houses within district • Only within financial reason – if made too difficult and costly sites will be lost • Best done on case by case basis
<p>B: If so, where should the balance lie between visual impact and the benefits to energy efficiency?</p> <p>Support: 2 Object: 1 Comment: 29</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Case by case basis <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Not appropriate subject for policy which will freeze things for life of plan. Advice needs to change as appropriate <p>COMMENTS:</p> <ul style="list-style-type: none"> • Do not see need for traditional materials or methods to be used in restoration of listed buildings, provided that new materials do not detract from the appearance of the building. What are we trying to protect anyway? • Traditional material shown to last centuries. Modern materials need replacing e.g. plastic double glazing – every 10yrs. Balance of damage to building by installing modern which would only last short time. Building industry needs to develop products that meet both criteria • Aesthetics of listed building should not be compromised for greater energy efficiency • Any modification to enhance energy use should not destroy essential fabric of building • Retro-fitting of listed building does not have to be unsightly if conservation measures are internal rather than external • SPAB advice?

	<ul style="list-style-type: none">• Balance towards visual impact when seen from public places – energy efficiency improvement should not detract.• Need to liaise with building control to enable 'reasonable' provision is maintained against historic details.• Concentrate on improving new build homes. Older buildings have greater importance in visual character of village so need to retain original features. This benefit offsets any adaption for climate change• Although costly it is possible to improve insulation of listed building without changing its appearance• Should have legal requirement to insulate walls and secondary double glazing• English Heritage says measures should be compatible with historic fabric and character of individual assets rather than seeking 'a balance'. They have published advice on how energy conservation can be achieved in historic buildings• Hauxton Mill been redundant for too long but could be used to generate hydro-electricity
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CHAPTER 9: Delivering High Quality Homes	
QUESTION NO.	SUMMARY OF REPS
QUESTION 45: Housing Density	
i Provide no specific guidance on density Support:10 Object: 3 Comment: 4	ARGUMENTS IN SUPPORT: <ul style="list-style-type: none"> • Restrict guidance only to large sites and via a Design Guide. Inflexible guidance on small sites can lead to locally unacceptable developments. • Housing density should be lower than Cambourne • The market should determine site densities • A minimum density policy cannot reflect market demand for different densities by different households • Would allow densities to vary to better reflect local context • Each site should be considered on merit taking into account local views • Allows site appropriate solutions in a village context rather than arbitrary densities • Steeple Morden Parish Council - NPPF includes appropriate guidance OBJECTIONS: <ul style="list-style-type: none"> • Density guidance provides clarity for planning applications • Developers must be given guidance COMMENTS: <ul style="list-style-type: none"> • Avoid gardens that looks like a prison exercise yard • Layouts should not give our neighbours full viewing access to our living space • Target densities should not be included. Plan should provide density guidelines with final density to be design led • Site density policies should take local circumstances and scheme viability into account • NPPF has removed national minimum standards • Site density less important that impact of the development on the local community
ii Density target of 30 dph allowing for variation from site to site Support:21 Object: 2 Comment: 2	ARGUMENTS IN SUPPORT: <ul style="list-style-type: none"> • Caxton Parish Council, Fowlmere Parish Council, Litlington Parish Council, Little Abington Parish - Support • 30 dph offers the best balance of affordable to Market housing for ensuring a sustainable and viable community • Clear density guidance must be given as a basis for applications for new developments, but flexibility is required so that site specific variation, needs and constraints can be accommodated • Option 2 provides the most flexibility and is consistent with the wider guidance in the NPPF • Cottenham Parish Council - Land is a fixed

	<p>resource and should should be made the most of whilst taking local circumstances into account</p> <ul style="list-style-type: none"> • Croydon Parish Council - 30 dph should be the upper limit to allow provision for gardens • Avoids high density developments • Allows for lower densities on village edges and other sensitive locations • Gamlingay Parish Council - Agree with approach but issues such as site location, sustainable transport options and access to jobs should pay a part in considering density • 30 dph based on Cambourne is reasonable. Cambourne has a fair bit of communal green space integrated into the development(s) • Support with caution because it is the lesser of two evils if the alternative is no density restriction. Allowance of variations on whose terms? local people, developers? • 30 dph would seem to be a good average and seems to reflect recent developments. The built in flexibility is important • Whilst the plan mentions guidance, I believe it should lean towards enforcement and reject firmly any proposal that puts forward larger numbers <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Housing density should be lower than Cambourne • 30 dph is the wrong density for our villages <p>COMMENTS:</p> <ul style="list-style-type: none"> • Caldecote Parish Council - New Settlements should not exceed 30 dph • Cambourne Parish Council - The Parish Council supports the policy but would make the following comments: ii. is the option to be taken in the Local Plan. The Parish Council considers that 30dph offers the best balance of affordable to Market housing for ensuring a sustainable and viable community.
<p>iii Higher densities in the most sustainable locations and lower densities in the least sustainable</p> <p>Support:38 Object: 4 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Fen Ditton Parish Council - Supported subject to final wording that takes local context into account and role of loft conversions and extensions • Option facilitates development based on location whilst allowing schemes to respond to site specific constraints and context • Cambridgeshire County Council - Support the use of density guidance in policy to provide a point of understanding for developers, residents, and LPA officers/members • Grantchester Parish Council, Hauxton Parish Council, Rampton Parish Council – Flexibility important • Great Abington Parish Council – Most sustainable option

	<ul style="list-style-type: none"> • Waterbeach Parish Council, Weston Colville Parish Council - Support • Flexibility is very important. One size fits all was never the case in the past and would be wrong now • Agree set targets based on sustainability and respecting context. Without sensible planning guidance inappropriate development will occur eroding the quality of place and identity in our settlements and countryside • This is a sensible approach that is flexible but also supports sustainable housing densities • High density housing need not affect quality, to fit the maximum number of homes on the available land the targets should be high • Localism. But how would this work? Does the District Council set zoning? Or Parish Councils? • Too low a density will reduce the ability of the development to accept affordable housing, s106 and CIL contributions. All these matters are linked and need to be considered as a whole. If a development is not profitable, it will not be developed • Swavesey Parish Council - Development in villages should provide for green open spaces within developments to reflect the rural nature of the village <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Housing density should be less than Cambourne • The concept of option 3 is sound, but limiting choice to either 30 dph and 40dph is too restrictive and would add to oversupply to medium density housing compared with the undersupply of low density properties • Cambridge City Council - 40 dph may be too low for sites on the edge of Cambridge as the City target is 45 dph • There will be a demand for low density development in sustainable locations, which needs to be facilitated by the Local Plan <p>COMMENTS:</p> <ul style="list-style-type: none"> • It's not clear why sustainability should be the sole criterion. But flexibility is necessary, particularly for self-builds
<p>Please provide any comments</p> <p>Support:5 Object: 3 Comment: 19</p>	<p>COMMENTS:</p> <ul style="list-style-type: none"> • The Council should avoid being overly prescriptive regarding Policy requirements. A prescriptive approach will preclude innovative design, impede new solutions being found and implemented and result in extensive negotiations at the planning application stage. An element of discretion and an ability to deal with site specific circumstances must be built into any final Policy • There should be a maximum density in most rural

	<p>villages of 12 dwellings per hectare. This can be balanced by building at high densities at suitable urban sites such as at the Chesterton Sidings, which should be developed at >200 dwellings per hectare</p> <ul style="list-style-type: none"> • Variation from site to site to reflect local circumstances to be determined primarily by the Parish Council • In the district the range of densities should be 30-50 dph. The density of development of sites inside existing villages should reflect the density of existing buildings. Higher densities should inhibit the widespread practice of extending smaller houses, extensions which could make them unaffordable • Haslingfield Parish Council, Ickleton Parish Council – Agree it is inappropriate to apply density policy to small scale developments in infill villages • Comberton Parish Council – Local circumstances to be determined by the Parish Council • Barton Parish Council, Coton Parish Council, Madingley Parish Council - The QTSQ vision document supports the protection and development of landscape, agriculture, biodiversity, green infrastructure, green space, community orchards and woodland, the Cam, and heritage assets, and makes recommendations as to how this could be implemented in the area around the four villages • Housing density numeric targets are a simplistic tool. What is important is perceived "spaciousness" which is partly about architectural design, and trade-off of communal land and land allocated to each unit • The Plan should look at lower densities in rural villages, especially the infill and group villages, probably of the order of 15-20dph, to fit in with local character. This is needed as this authority is well known for its rigidity with guidelines • The comments relating to infill villages are sensible • Other aspects of sustainable development should not be ignored, like space for sustainable drainage • There is a balance to be had between density and quality of space around one's home. Currently, it falls on the wrong side • Over Parish Council - We do not agree with any of these policies but feel that density target should be 30dph • None of these options are appropriate. The dph in the table on page 123 should be taken as the maximum densities for all developments
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QUESTION 46: Housing Mix – House Types	
<p>i Provide no guidance on housing mix (house types)</p> <p>Support:18 Object: 1 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Existing policy has led to an over-supply of small houses and flats which have been taken up for private rental and has not therefore been successful in addressing demographic trends • The market should determine the mix for market housing • Croydon Parish Council, Steeple Morden Parish Council – Consider all developments individually and agree a mix to meet need at the time the application is made • Haslingfield Parish Council - Support • This will allow local circumstances, need and the housing market to determine the appropriate housing mix on a development and will encourage a mixed and balanced community • This is intended to provide maximum flexibility. Parish councils should be able to set their own density levels relevant to their area • It should not be assumed that small households need or require small houses. It depends on their circumstances, family needs and expectations • Housing mix should be determined on a site by site basis after consideration of local factors and the need to maximise the potential of the site • The Local Plan should not provide any guidance but refer to the local Parish Council who will be affected by the proposed development. • Where it is a new settlement being developed, the Council should look at it strategically and with a eye to aesthetics as well as numbers of dwellings <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Providing no guidance is dangerous <p>COMMENTS:</p> <ul style="list-style-type: none"> • We do not believe that the Local Plan should provide guidance on housing mix - the market should be allowed to decide the most appropriate housing mix with an exception for development to meet affordable housing needs where requirements identified by local housing needs surveys should be met
<p>ii Include a policy on housing mix (house types) but only for market housing</p> <p>Support:15 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support proposal to provide a mixed and balanced community whilst accommodating the necessary flexibility to respond to the specific market conditions at the time • Bourn Parish Council, Papworth Everard Parish Council, Rampton Parish Council, Weston Colville Parish Council - Support • Gamlingay Parish Council - Support housing mix for market housing only. Social/affordable housing mix is determined by housing needs surveys and

	<p>waiting list data</p> <ul style="list-style-type: none"> This option appears to be the most workable option for most parties <p>OBJECTIONS:</p> <p>COMMENTS:</p>
<p>iii Any policy on housing mix (house types) should only apply to sites of 10 or more homes</p> <p>Support:17 Object: 1 Comment: 2</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Fen Ditton Parish Council - Agree combination of options iii) & iv). Consider how to apply in small villages. Probably reduce % of 4 bedrooms in some areas Bourn Parish Council, Caxton Parish Council, Litlington Parish Council, Little Abington Parish Council - Support Hauxton Parish Council - It is impractical to try to apply a mix of sizes to small schemes We would support use of a minimum size development for housing mix, but would suggest the level is reduced to 5 or more as a development of 9 single sized properties would not provide an adequately balanced community Agree with options 3 & 4. Large houses are often under-occupied. Need for smaller/cheaper house/flats for young couples. Current policy on mix is unviable when there is large demand for four bed houses. Policy fail;s to make most of small sites in less sustainable locations and particularly in infill villages where, to make most effective use of land larger houses would be more beneficial <p>OBJECTIONS:</p> <ul style="list-style-type: none"> "No" <p>COMMENTS:</p> <ul style="list-style-type: none"> The trend of people obtaining planning permission to increase the size of houses across the District demonstrates the futility of seeking to restrict the number of bedrooms. Also the size of bedrooms is generally far too small in newly built houses
<p>iv Any policy on housing mix (house types) should seek to balance demographic trends for smaller homes with market preferences for larger homes by seeking the provision of market housing as follows:</p> <ul style="list-style-type: none"> At least 30% 1 and 2 bedroom homes At least 30% 3 bedroom homes At least 30% 4 bedroom or more homes 	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> There needs to be a high proportion of smaller and more modest homes, to meet the need to ensure affordability for local buyers Little Abington Parish Council, Over Parish Council, Pampisford Parish Council, Papworth Everard Parish Council, Waterbeach Parish Council - Support Fen Ditton Parish Council - iii) & iv) agree. In combination. Consider how to apply in small villages. Probably reduce % of 4 bedrooms in some areas Cottenham Parish Council - Apply policy option (iv) to the development of sites of 10 houses or more Agree with options 3 & 4. Large houses are often under-occupied. Need for smaller/cheaper

<p>o With a 10% allowance for flexibility</p> <p>Support:25 Object: 5 Comment: 2</p>	<p>house/flats for young couples</p> <ul style="list-style-type: none"> • Grantchester Parish Council - Support option (iv), but without an automatic cut-off at 10%. • Great and Little Chishill Parish Council - Good for younger people or those downsizing • Villages have traditionally evolved with a mix of housing and a mix of residents of different ages. In order to maintain a sense of community you need to have this mix • This is the best option in my opinion • Swavesey Parish Council – Support, where provision for older people made an allowance must be made for wardens etc • Hauxton Parish Council - A mix is needed • Where provision is made for housing for older people, provision of support must also be allowed for, eg wardens or other local support services • Support Option iv which provides an indicative mix whilst allowing for a degree of flexibility. This option allows developments to respond to the identified need whilst at the same time ensuring that a mix of housing is provided to prevent saturation in any one area • Whaddon Parish Council - Support the adoption of specific guidance to encourage the development of smaller homes by requiring at least 30% of a development to be 1 or 2 bedroom homes, 30% 3 bedroom homes, 30% 4 or more bedrooms and 10% flexibility (option iv) <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Bourn Parish Council - Local circumstances as identified by Parish councils should always be sought as part of the policy • Too prescriptive • However, this is based on a misunderstanding of the basic principles of economics. The policy does not work in the way envisaged, because smaller houses are a substitute good for larger ones, and increases in prices are transmitted from the top of the market to the lower end. Economic growth is thus not channelled into an improvement in the standard of living, but into asset price inflation • Cambourne Parish Council - The Parish council would suggest a 20% allowance to give the greatest flexibility to meet local needs • The 10% allowance is not big enough. In poor economic times demand for rental homes is much greater • Comberton needs all housing to be low cost to allow young families to move in. Does not need any more >£250,000 houses <p>COMMENTS:</p> <ul style="list-style-type: none"> • It would be preferable for housing mixes in new
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	<p>developments to be determined by local housing needs, and would say that policy on housing mix/types should seek to meet local needs for market and affordable housing first and fore most. Parish councils will have a large part to play if this type of policy is adopted</p>
<p>Please provide any comments</p> <p>Support:3 Object: 1 Comment: 32</p>	<p>COMMENTS:</p> <ul style="list-style-type: none"> • Villages need a range of housing types so housing mix should be determined locally upon the housing needs survey of the area concerned • Fen Ditton Parish Council - iii) & iv) agree. In combination. Consider how to apply in small villages. Probably reduce % of 4 bedrooms in some areas • Ickleton Parish Council - It seems to be impossible for small villages to see proposals for modest dwellings come forward that could be well accommodated on infill sites. What we see are oversized homes for the wealthy being shoehorned into gaps and gardens. We need some means of resisting this trend. • The Council should avoid being overly prescriptive regarding Policy requirements. A prescriptive approach will preclude innovative design, impede new solutions being found and implemented and result in extensive negotiations at the planning application stage. An element of discretion and an ability to deal with site specific circumstances must be built into any final Policy • Comberton Parish Council – Balanced provision needed • It is mistakenly believed that it is inefficient for people to have spare bedrooms in their homes. In fact, the lack of such rooms causes severe economic and social imbalances. a) Couples put off having children until middle age in order to afford the space to raise them., (b) Elderly people with no spare room are visited less often by non-local relatives, (c) Families squeezed for space won't be able to take in and care for an elderly relative, who is more likely to be shut away and neglected in a nursing home • Caldecote Parish Council - Sensible guidance should be in place to ensure developments are in keeping with the area. Housing also reflect a range of needs from a single person-house owner to being large enough to cater for families. This should be a delegated local Parish Council decision, as the housing mix requirements for the county will not be same for each individual parish • There should be a mix of types of home, including a sufficient number of "executive" homes for those we need to lead our expanding knowledge-based economy

	<ul style="list-style-type: none"> • Any housing mix policy would be overly restrictive, limiting the ability of the District to respond to market and demographic demand as well as having the potential to harm the viability of development on brownfield land where development costs are often higher • I would opt for ii and iii. There clearly needs to be some guidance on density but, I suggest, not as specific as proposed by option iv. I assume that public housing (if any) and social housing provided by others will be built to an appropriate mix • Histon & Impington Parish Council - The mix should include a proportion of start up/working from home in defined locations (it appears to our Council that this mix policy should be location dependent). • Histon & Impington Parish Council - Particularly in light of relaxations of planning controls there is a real need to look at housing mix. Extensions convert small homes into bigger ones. Over a period of time availability of smaller homes will decline. To counter this shift in mix of homes, a higher percentage of smaller homes should be built, but on plots sufficient to allow expansion • Current policy seeking at least 40% one or two bed properties is a significant burden on the viability, saleability and design of developments. The wording of the policy must be relaxed to allow developments to address the context and housing needs for each site. A housing mix policy should not include specific thresholds creating developments all of a similar mix. The district is large and contains villages of varying characters; planning by numbers approach does not generate development best suited to each village • Fulbourn Parish Council - The Parish Action Plan tasks Fulbourn Parish Council to seek to have a range of housing types to fit the whole cross section of the population of Fulbourn to meet village needs. The parish council would therefore like to see housing mix determined locally based upon the housing needs survey of the area concerned • Great Abington Parish Council - We support options iii and iv. Policies apply to 10 or more homes and seek to obtain a balance of sizes of homes • Cottenham Parish Council - Para 9.10 points to Wheelchair Housing Design (WHD) Standards. If the intention is to have 'all' affordable and 5% of market housing built to WHD standards then: <ul style="list-style-type: none"> - small sites of 3 will have 1 affordable to WHD standard. - 10 - 20 dwellings developments will be 3 - 6
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	<p>affordable and 1 market unit to WHD standards. WHD standards, for any site, will apply to between 33 and 35% of the units built and whereas the logic is, presumably, that wheelchair users tend not to be able to afford market housing it does seem strange that it is the "affordable housing" that is set to carry the bulk of the additional (not insignificant) cost. If the Lifetime Home Standard can accommodate or be adapted to many wheelchair users and IF the Lifetime Home Standard became the norm for all housing then the use of/need of the WHD standard becomes the exception rather than the norm.</p> <ul style="list-style-type: none"> • The types of accommodation to be provided on sites will vary by location. It would be preferable to retain flexibility in relation to the types of provision on sites. Sites in the centre of towns/villages, for example, are likely to be delivered at higher densities in accordance with the character of the area and more likely to see a higher level of smaller units of accommodation, whilst sites on the edge of settlements may be at lower density and hence include a greater proportion of family homes housing. • I propose an amended Option iv - <ul style="list-style-type: none"> ○ 30% 1 or 2 bedroom homes ○ 20% 3 bedroom homes ○ 20% 4 bedroom homes ○ With a 30% allowance for flexibility which can be added to any of the above categories • The mix should include a proportion of start up/working from home in defined locations • Extensions convert small homes into bigger ones. Over a period of time availability of smaller homes will decline. To counter this shift in mix of homes, a higher percentage of smaller homes should be built, but on plots sufficient to allow expansion • Housing mix, particularly in relation to affordable housing, should reflect local needs • Housing mix should not be developer led. Local need, as well as national trend demand should be included. • House mix provision should be given for identified development sites to make sure the housing provided is appropriate to the location and demographic requiring the housing • Option iii should have a caveat relating to individual circumstances. In developments such as barn conversions or other smaller scale developments it may not be appropriate for smaller sized dwellings to be part of the mix • I agree that there is a shortage of housing in the district, but as I am often told the shortage is of the right type of housing, specifically larger 3-4
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	bedroom properties that these economically valuable individuals want to move to either from within the district or from outside
QUESTION 47: What approach should be followed to secure houses adapted to meet the needs of people with reduced mobility?	
<p>i Provide no guidance on the provision of housing for people with reduced mobility</p> <p>Support:3 Object: 1 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Fowlmere Parish Council - "Yes" • Over Parish Council – Support • Steeple Morden Parish Council - Provision should be regulated by the Building Regulations. Consideration needs to be given to placing too many onerous requirements on new developments. This will increase build costs which will either be passed down to purchasers, or in the case of affordable developments, could prevent the development from progressing <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • As with energy efficiency this must be imposed on the developers as it is much more costly to retrofit <p>COMMENTS:</p> <ul style="list-style-type: none"> • The laudable aim is likely to produce the wrong houses in the wrong places. The District in conjunction with the County's Social Services is best placed to require given standards for affordable housing
<p>li All affordable and 5% of market housing should be designed to Lifetime Homes standard</p> <p>Support:29 Object: 6 Comment: 3</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Caldecote Parish Council, Foxton Parish Council, Haslingfield Parish Council, Litlington Parish Council, Papworth Everard Parish Council, Rampton Parish Council, Swavesey Parish Council, Weston Colville Parish Council - Support option ii. • As with energy efficiency this must be imposed on the developers as it is much more costly to retrofit - enforce it for all new builds • Cambourne Parish Council - This is the better of the options, however all housing should be being built where ever practicable to the Lifetime Homes Standards • Cambridgeshire County Council - Given the rise in Cambridgeshire's older population, housing provision needs to / be: <ul style="list-style-type: none"> • Adaptable to meet the needs of people as they grow older • Enable the use of assistive health technology • Reduce dependence on residential and nursing care, which is likely to focus more on those reaching the end of their lives

	<ul style="list-style-type: none"> • Reduce social isolation for older people as this contributes to poor health and wellbeing • Option ii) is consistent with policy guidance applied elsewhere • Cottenham Parish Council - All housing shall be built to a minimum of Lifetime Homes Standards with the capacity for adapting to Wheelchair Housing Design Standards based upon identifiable specific need • The proportion of elderly, less mobile people will increase • Great Abington Parish Council, Little Abington Parish Council - Support option ii and ask that consideration be given to raising the percentage to 25% • Hauxton Parish Council - This is a start but may not go far enough. If the obesity epidemic continues, wider access will be needed for more people - not just people with wheelchairs • There has to be some guidance other than the Building Regs <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Cambridge City Council - Lack of evidence to support 5% figure given increasing number of older residents • Fen Ditton Parish Council - Could reduce amount of affordable housing <p>COMMENTS:</p> <ul style="list-style-type: none"> • Great Shelford Parish Council - Achieving lifetime standards will allow residents to stay in their own homes for longer • Suffolk County Council - Standard should be applied more widely than 5% so more choice is available - vital so existing households, whose needs may change, have a wider choice of homes. Important as lack of choice for older people is major cause of under occupation
<p>Please provide any comments</p> <p>Support:2 Object: 1 Comment: 11</p>	<p>COMMENTS:</p> <ul style="list-style-type: none"> • Whilst it is accepted that there is a need for the Local Plan to deal with this issue, the Council should avoid being overly prescriptive. A prescriptive approach will preclude innovative design, impede new solutions and result in extensive negotiations at the planning application stage. Some discretion and an ability to deal with site specific circumstances must be built into any final Policy. • Comberton Parish Council - Such provision to be limited to the affordable housing element of developments and then ONLY in response to an identified LOCAL need. • Cambridgeshire County Council - The plan needs to consider more strongly the needs of the aging population and the emphasis towards

	<p>ensuring people can live in their homes longer</p> <ul style="list-style-type: none"> • There is no point building housing for those with reduced mobility in an area where there is, for example, no bus service and no local shop, pub or church. This should be a site-specific recommendation, so that housing can be situated where it is likely to be of most benefit • Cottenham Parish Council - CPC suggests a policy of: "all housing shall be built to a minimum of Lifetime Homes Standards with the capacity for adapting to Wheelchair Housing Design Standards based upon identifiable specific need." • All homes should be Lifetime Homes standard, with a small percentage of these built to wheelchair standard. This would save potential future expenditure on and adaptations funded by taxpayer, via the LA. These are a minimal front-end cost and a very expensive later fix • How would the 5% of all new dwellings be worked out? on an annual basis? would it be 5% of the total number of dwellings in a development scheme? how is it related to scale of any development? • The Building regulations cover these matters
<p>QUESTION 48 A:What target should the Local Plan include to address the need for affordable housing?</p>	
<p>i The target remains 40% of the number of dwellings granted planning permission accompanied by policy provisions which explicitly allow greater flexibility to take account of market conditions</p> <p>Support:25 Object: 18 Comment: 6</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Fowlmere Parish Council, Grantchester Parish Council, Great Shelford Parish Council, Over Parish Council, Waterbeach Parish Council, Whaddon Parish Council - Support • We would support a general target for affordable housing at 40% of the number of dwellings granted planning permission. This should be accompanied by provisions which allow greater flexibility to take account of current and changing market conditions as well as other elements of community provision/benefit within a scheme • 40% is well established by previous appeal decisions and precedents • Support Option 1 because this allows for market conditions over time • The flexibility aspect is good • Foxton Parish Council - The target for affordable housing should remain as high as possible • We need a strong policy in the light of the large amount of need

	<ul style="list-style-type: none"> • Steeple Morden Parish Council - Support but more consideration should be given to the needs of young people who are struggling to gain independence, but want to remain in the community in which they have grown up <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Prefer more flexibility • Hauxton Parish Council - If people cannot afford larger houses, presumably developers will not build them? • Affordable housing should be reduced to 30% and only apply to development of over 10 dwellings to ensure that small-scale development sites and windfall sites are not discouraged from being developed which frustrates delivery and erodes the local character which is often more prevalent in smaller developments • Reduce to 30% • The target for affordable housing should be reduced to 30% on all sites. The current economic climate is such that viability of developments is increasingly an issue. If the authority insists on keeping the 40% threshold, then it must make sure that some of the housing is made available to local people to meet local needs • Laudable as the intention to require 40% of future building to be earmarked for social housing might be, a more pragmatic approach might be beneficial with each site judged on its own merit • There should be no requirement that developers be extorted, they should build what they feel can be sold. The 40% rule is left-wing social engineering • A lower target of 30% would be likely to ensure that a greater proportion of sites are brought forward without the need for lengthy s106 re-negotiations, which will be of benefit to the Council's targets and the public in general <p>COMMENTS:</p> <ul style="list-style-type: none"> • Suggested proportions do not make sense. To obtain target quantity of affordable housing, over 22,000 market houses would have to be built. These would encourage people with no link to area to move in, and create intolerable pressure on services and environment. Increase in population would be equivalent to 40% of present population of Cambridge. Creation of affordable housing without market housing is major policy priority • There should be no reduction to 30% • Affordable housing should be for local people
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	<ul style="list-style-type: none"> The council is right to have already identified that imposing strict quotas can be self-defeating because of the underlying economics
<p>ii Target is reduced to 30% in specific circumstances</p> <p>Support:28 Object: 4 Comment: 6</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Bourn Parish Council - Support, but the criteria that can trigger this change of threshold must be clearly defined Swavesey Parish Council - Agree with more flexibility Cambourne Parish Council, Fen Ditton Parish Council, Gamlingay Parish Council, Great Abington Parish Council, Weston Colville Parish Council, Little Abington Parish Council, Papworth Everard Parish Council, Rampton Parish Council, Haslingfield Parish Council, Litlington Parish Council - Support Cottenham Parish Council - The LPA should implement options A(ii) and that B should be 3 (thereby consistent with A(ii)). Caldecote Parish Council - Need for affordable housing for local people is a common theme amongst residents. Need some flexibility within the target of affordable housing. Where possible 40% should be achieved, but if in order to achieve this, the quality of design and houses are squeezed or single-bed dwellings are used to help fulfil a quota, this should be prevented. Some consideration of type and/or size dwelling of affordable housing should be given. Consideration must be local, not only district wide We would support this policy but 'very large strategic sites' needs to be defined/quantified, and 'those parts of the district with low house prices' need to be identified to avoid uncertainty Flexibility is a good thing in a long term plan Past affordable housing delivery has been roughly 24%. Indicates realistic, deliverable and viable proportion of affordable housing. Given many sites were delivered prior to economic downturn situation is likely to have worsened. Target should be reduced to 30% and annual housing target increased to make up difference The target for affordable housing should be reduced to 30% on all sites. The current economic climate is such that viability of developments is increasingly becoming an issue. Sites will not be built out if developers cannot make a profit The policy for the provision of affordable housing should recognise the substantial up front infrastructure costs involved in starting

	<p>very large strategic scale sites. On this basis, a policy of 30% affordable housing on a large strategic site (and in those parts of the district with low house prices) and 40% elsewhere is supported</p> <ul style="list-style-type: none"> • Ickleton Parish Council - Flexibility seems sensible, but there is a fear that developers will try to exploit such flexibility if they can see more profit by doing so • A lower target of 30% would be likely to ensure that a greater proportion of sites are brought forward without the need for lengthy s106 re-negotiations, which will be of benefit to the Council's targets and the public in general. The need for affordable houses will generally be in the location in which the housing is being delivered, but there is no surety that the contribution will be used correctly <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • There should be no requirement that developers be extorted - they should build what they feel can be sold. The 40% rule is left-wing social engineering <p>COMMENTS:</p> <ul style="list-style-type: none"> • A target should not be specified unless the policy is worded to have full regard to the advice in the NPPF, (paragraph 47's footnote) in respect of deliverable and developable sites, particularly in relation to their viability • It appears that a 40% target is probably appropriate for Cambridge and South Cambridgeshire, but we would support the suggested reduction to 30% for very large strategic scale sites and the introduction of some flexibility in affordable housing requirements to take into account market conditions • 40% is far too high. Indeed 30% seems very high. There is always somewhere cheaper to live - even students manage. So, keep the requirements reasonable - we should be after upgrading the capabilities of our local population to provide economic growth • The lower number of affordable housing would mean that the village would be able to retain its character. Affordable housing is not usually built with the same design quality or character as those which are "independent" and it is crucial that the villages are able to retain their look and feel. Where affordable housing is built in the South Cambridgeshire area, this should be used to reduce the numbers on the waiting list in the South Cambridgeshire area and not those from elsewhere
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<p>QUESTION 48 B – The threshold for seeking affordable housing could be increased to 3 dwellings or another higher number. What number do you prefer and why?</p>	
<p>Support:23 Object: 2 Comment: 23</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Comberton Parish Council - Support threshold of 3. The affordable housing requirement is currently acting as a deterrent to small infill sites being brought forward • Cambourne Parish Council - Support but should be 5 at least • Some common sense needs to be applied, so that a small development of less than 4 houses are not liable for the affordable housing or offset requirements. This will enable fairer competition and access for small developers or individuals in this market place • Fen Ditton Parish Council - Support increase to 3. 2 is too prescriptive • Bourne Parish Council, Cottenham Parish Council, Haslingfield Parish Council, Over Parish Council, Litlington Parish Council, Little Abington Parish Council, Great Abington Parish Council, Grantchester Parish Council, Swavesey Parish Council, Weston Colville PC – Support • Rampton Parish Council – Increase to 10 • The (current) discouragement of small developments is important. They fit in well, do not dominate neighbouring dwellings and should be encouraged. Suggest four is the appropriate number • No more than 3 because Whaddon Village has no amenities and if housing were to be allowed then this village would lose its individualness and village community spirit • The affordable housing requirement is currently acting as a deterrent to very small infill sites being brought forward • I believe that the threshold should be vastly increased to 10, to provide our local community with new market housing that compares with existing local dwellings • Yes. 4 dwellings would be a better number. It would prevent "stealth" development of one house at a time on a given site. The District's new-found financial flexibility with its housing account could create more affordable housing for rent • Moving threshold to 3 would allow more

	<p>windfall development and provision of housing in smaller villages</p> <ul style="list-style-type: none"> • Steeple Morden Parish Council – A threshold of no more than 3as to go higher would ignore needs <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • The threshold should remain at the current 2 dwellings • Affordable housing should only apply to development of over 10 dwellings to ensure that small-scale development sites and windfall sites are not discouraged from being developed which frustrates delivery and erodes the local character which is often more prevalent in the smaller developments <p>COMMENTS:</p> <ul style="list-style-type: none"> • Social housing provision should not apply where houses are built for the use of the owner or their family. An example is someone who wants to build two houses on their land for two of their children • Fowlmere Parish Council – Keep at 2 • Increase the threshold to 3 or more, subject to viability, to encourage more small scale developments to come forward • At low thresholds it is, of course, impracticable for the development to include affordable homes on site. The developer has to pay a sum in lieu. It is a question of market economics as to the effect of such impositions on small developments will have on housing provision • Have a threshold of 5 units, which will enable a pair of semi-detached affordable units to be delivered as a minimum and achieve a development that registered providers will be more likely to deliver • We would support a policy increase to 3 dwellings or more. However if the policy were to remain at 2 dwellings or more we would seek a higher threshold (e.g. 5 or more) for seeking on-site provision as the '1 private, 1 affordable' is an unnecessary burden on developers. An off-site financial contribution in lieu of on-site provision for developments of between 2 (or 3 if the new change applies) and 4 dwellings would be encouraged • It is hard to see why there should be a low threshold. A development of even three houses may well be in an area where any affordable homes is inappropriate. Maybe 10 or 20 as a threshold to ensure that developers do create some affordable homes • The threshold should be increased to 6 or more. Small developments are usually very
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	<p>tight on profit and imposing the policy of the threshold of 40% on such is too much of a burden, a drain on limited resources, financially unviable and is deterring developers from considering undertaking such developments. In addition, housing associations usually do not want to have one property in a new development, and would much prefer a small number/group</p> <ul style="list-style-type: none"> • A suggested number would be on sites over 0.5ha or 15 dwellings, as per the policy in the neighbouring authority Uttlesford District Council or even their emerging policy which seeks 20% on between 5-14 dwellings and 40% on sites of 15 units or more • Papworth Everard Parish Council - 6 dwellings - any lower figure would make 40% provision of affordable housing untenable • The threshold should be 1. For small sites an off-site contribution could be assessed • Consultation should be undertaken with RSL's regarding the minimum number of units they would require for a site to be viable from their point of view and the threshold for providing on site affordable houses set at that level. For example if an RSL considers that they need 5 units on site for it to be manageable from their point of view then this would mean that the on site affordable threshold should be set at 13 (if using 40% contribution levels). Developments below this should use an off site contribution formula based on the current model, but modified to include issues such as viability. • The threshold should be increased further. We are ending up with small sites which are supposed to have an affordable dwelling on them, but Registered Providers do not have the desire to manage properties scattered throughout the District. We need to encourage smaller developers to start building again, and I think raising the threshold will help this. • Waterbeach Parish Council – Keep 40% provision and threshold of 2 • The threshold should be much higher, possibly 15 or 20. It is hard to see how providing more affordable housing would encourage the economic growth required in the earlier part of your Plan • The threshold should be raised to encourage smaller developers, and enable smaller developments within existing villages to be considered. I would suggest in the region of 7 to make it viable for smaller developers
QUESTION 48	

<p>Please provide any comments</p> <p>Support:1 Object: 1 Comment: 29</p>	<p>COMMENTS:</p> <ul style="list-style-type: none"> • The average number of affordable dwellings delivered is approximately 204 per year. The past rates of affordable housing fall well short of what is required over the next 5 years and also the longer term requirements. The relatively high affordable housing target is not addressing the housing need. A higher target would affect the viability of development, and would not deliver additional affordable dwellings. It is obvious that the overall housing target must increase to boost the supply of affordable housing • Madingley Parish Council – Support small scale housing growth of up to 10% / 5-10 houses • Support a variant of ii: Proportions of affordable housing will, in future, be subject to viability and it is unlikely that the 40% figure will be achievable without external subsidy. Since the proportion of affordable housing will need to be negotiated on a site by site basis, the value of identifying specific district wide percentages is questioned • The housing needs of University and College staff and key workers should be specifically identified in affordable housing policies, and that appropriate sites should be specifically identified where such housing could be brought forward. Land north and south of Barton Road should be allocated as one of these sites • Apply affordable housing delivery or contribution from 3 or more homes, with triggers of one in 3 homes being affordable, at 3, 6, 9 and 12 homes and retain trigger of 40% affordable from 15 homes, provided viable, with no provision for commuted sums • We would wish to see opportunities for delivering affordable housing provision maximised on strategic sites • Account needs to be taken of the viability of a development and any policy should have flexibility built in to it, in order to address this • Affordable housing policy should be site-specific. on number of dwellings and location • Comberton Parish Council - Key issue is not the amount of affordable housing but its type. Social rented housing can be let, often equity share housing stands empty • Affordable housing (policy requirements) are the result of not matching supply and demand, and are a market manipulation via special policies and lending schemes. The total volume of housing needs to increase
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	<p>dramatically.</p> <ul style="list-style-type: none"> • Croydon Parish Council - Local Authority housing is the new affordable housing and needs to be included instead of the private developers' affordable variety • Housing need should be based on real need and people should be allocated to a property before it is granted planning and constructed. Otherwise it becomes a development led approach rather than building sustainably to fill local need • The level of affordable housing provision sought needs to be based on an assessment of viability which considers all contributions to be sought from infrastructure needs • Paragraph 50 of the NPPF requires such policies to be "sufficiently flexible to take account of changing market conditions". This can be best allowed for by explaining in the policy those circumstances when it will be acceptable to provide less than the specified target. In doing so, it must explicitly allow the viability of the scheme to be a relevant factor • The proportion of dwellings within a development built as affordable housing should be a function of demonstrable local need and a robust financial viability assessment • Providing significant numbers of affordable homes should take into account not only the needs for such homes but also provide support fo communities that have them • There is a great need for affordable housing, so we support having a target. However, the target needs to be realistic. It is no use having a very high target if it is so high that it deters schemes coming forward because they are not viable • Land is too expensive which prevents more self build solutions • A high dwelling target is needed to get more affordable houses built, but subject to viability • There need to be more opportunities for high quality rental accommodation which remain as such • I would like to see the council use the opportunity it has to improve the supply of cheaper housing through regulating the range of property sizes and styles on new developments. That is truly creating affordable housing, but comes outside the definition of the term. Excessive requirements for social housing may result in developments not having as great an impact on property prices and therefore affordability as they otherwise might
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<p>QUESTION 49 A: What approach do you think the Local Plan should take to affordable housing on rural exception sites?</p>	
<p>i Allow minimum amount of market housing on exception sites to make the affordable housing viable?</p> <p>Support:20 Object: 9 Comment: 5</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • It is important to have controls on the mix of housing development to ensure that local people may have affordable houses provided, and developers do not over-develop sites out of keeping with the village • Steeple Morden Parish Council - There is merit in allowing a flexible approach by allowing some market housing within exception schemes where this will enable the delivery of affordable units in appropriate locations • Current exception site policy unfairly restricts certain groups of the community including first timers, upsizers and downsizers, preventing them from remaining within the settlement or forcing unsatisfactory conditions upon them. Allowing mixed affordable and market housing exception sites would help address a wider range of local needs • Great Shelford Parish Council - Yes - the point of exception sites is that they fulfill a local need • Toft Parish Council, Whaddon Parish Council, Fowlmere Parish Council, Rampton Parish Council, Swavesey Parish Council – Support • I support this view totally, subject to Parish Council consultation as it supports the Localism agenda and gives local people a greater say in something that will affect them for a lifetime • Ickleton Parish Council - Any acceptable development in a small settlement is likely to be small in scale and there needs to be control over the provision of market housing where such development is not desired on any significant scale • Endorse the pragmatic approach being proposed by the Council to facilitate the development of 'affordable housing' on exception sites, the level could be set higher than 40% so a greater proportion of affordable housing is secured than normal market sites • The idea of exception sites was to provide affordable housing, so just enough market housing should be allowed to make an affordable housing development viable • Some degree of market housing may be necessary to ensure that schemes are viable

	<p>so we support option A</p> <ul style="list-style-type: none"> • In order to make each development viable, a minimum of amount of market housing should be allowed. The amount should be judged on a case by case basis • The Parish Council would have to prove that the residents are in favour of such a decision to build a higher proportion of market housing on an exception site to support both affordable housing as well as the community <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Bourn Parish Council - Cannot support a top-down approach as dictated by SCDC but would support this policy at the local level as part of a neighbourhood plan • Greater levels of market housing should be allowed on exceptions sites to help provide and support local community facilities • Caxton Parish Council - A(i) and (ii) - Object to both - No. • Over Parish Council - No • Maximum of 25% market would be acceptable <p>COMMENTS:</p> <ul style="list-style-type: none"> • Caldecote Parish Council - The Parish Council should be consulted as they know their settlements and what the community needs. All affordable housing on exception sites should be allocated to existing residents requiring different types of properties and those with strong family connections only • Cottenham Parish Council - The new exception site policy should insist that the first 6 and thereafter a minimum of 60% of the dwellings are affordable • Hauxton Parish Council - Who will decide on what type of housing is needed to make it viable? The market housing should be of a type suitable for first-time buyers/tenants
<p>ii Provide more market housing to support local communities. Allow a greater amount of market housing on exception sites to support the provision of a significant amount of affordable housing</p> <p>Support:27 Object: 5 Comment: 10</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support option ii - to address community balance. There is a risk of creating affordable housing ghettos on the edge of villages • Support approach which provides more market housing to support local communities within a rural exception site. This should be set out in a defined policy target rather than relying upon viability discussions. These can often be protracted and complicated and act as a barrier to the delivery of affordable housing • Greater levels of market housing should be allowed on exceptions sites to help provide and support local community facilities • Little Abington Parish Council, Grantchester Parish Council, Weston

	<p>Colville Parish Council, Papworth Everard Parish Council, Litlington Parish Council, Great Abington Parish Council - Support</p> <ul style="list-style-type: none"> • It is important to allow enough market housing to sustain the cost of affordable housing but also to avoid social segregation on an economic and class basis • The option that market housing can support the delivery of affordable housing is strongly supported. Government grants for affordable homes will reduce, so other funding streams are needed • Clients would support Option ii), with addition of provision for allowing greater amount of market housing on edge of village sites where this would support provision of affordable housing • Current exception site policy unfairly restricts certain groups of the community including first timers, upsizers and downsizers, preventing them from remaining within the settlement or forcing unsatisfactory conditions upon them. Allowing mixed affordable and market housing exception sites would help address a wider range of local needs • This is a sensible approach, which will encourage landowners to release such land and we therefore support this policy option • Council should consider different, possibly radically different, methods of construction, dwelling size and ownership to address the affordability of housing for Key workers, particularly on development sites • Haslingfield Parish Council - SUPPORT OPTIONS Aii & B • Support, some authorities already have such policies, such as Suffolk Coastal who have a policy that allows 1 market property for 3 affordable on rural exception sites • Rural exception sites should be assessed on the basis of what local inhabitants demand, rather than the councils current district-wide approach to affordable housing • The percentage of the total units which are to be affordable should be higher than for general sites. However, there should be flexibility to ensure viability and deliverability • Option two represents the most realistic approach to development within the rural areas and addresses the failure in delivering affordable housing in rural villages <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Bourn Parish Council - This should be determined at the local level via a neighbourhood plan
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	<ul style="list-style-type: none"> • Caxton Parish Council - A(i) and (ii) - Object to both – No • Over Parish Council - No • Definitely not. Exception sites are outside the village envelope so should not be used as development land in the first place. This erodes good settlement planning. Get the village envelopes right in the first place and find a better mechanism to build affordable houses by increasing the proportion of affordable to private within the envelope not outside it • Increasing the proportion of market housing on exception sites might well make a particular site more viable to the developer and/or landowner but the affordable dwellings thus displaced would then have to be built somewhere else <p>COMMENTS:</p> <ul style="list-style-type: none"> • Cottenham Parish Council - Whereas the current asking is for a maximum of 40% affordable housing on new developments the new exception site policy should insist that the first 6 and thereafter a minimum of 60% of the dwellings are affordable • Why would "exception sites" be treated differently to normal sites? Parish Councils must be able to refuse permission for building and for that decision not to be overruled • Lots of Comberton residents are professional; solely building subsidised housing for next 20 years would be a social shift in village mix - 50:50 mix of social and low cost private housing would give a better balance • Cambourne Parish Council – ii is the right approach for the Local Plan • The continuing challenge is to avoid creating "affordable" ghettos on the outskirts of villages, where the chosen mode of transport will be the car. Village edge developments should be mixed • It is not clear why exception sites provide only affordable housing and are treated differently to other sites. Parish Councils should be able to refuse permission on reasonable grounds for these sites as with all development proposals, and for their decision not to be overruled
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<p>QUESTION 49 B: Do you think the Local Plan should allow greater flexibility in the occupation of exception site affordable housing to include the needs of a group of neighbouring villages?</p>	
<p>Support:9 Object: 19 Comment: 10</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • 1) If Exception site policy used, it should ensure it cannot be used to circumvent other policies and ensure level playing field. (2) Land should be valued at the same rate for both. (3) Private housing element should only cover the development costs; additional revenue should be used to enhance local community facilities. (4) The developer and owner of the site should be a "not for profit organisation". (5) It should have the support of the Parish Council • Haslingfield Parish Council, Cambourne Parish Council, Toft Parish Council – Support • To an extent it does already. If an affordable house cannot be occupied by a local for a range of valid reasons then the offer is extended to neighbouring villages • It would seem only common sense to allow flexibility within local communities to use affordable housing on exception sites to the best advantage of the families that need such housing <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Not practical unless parish councils work together on joint neighbourhood plans • Papworth Everard Parish Council, Rampton Parish Council, Caxton Parish Council, Fowlmere Parish Council, Over Parish Council, Litlington Parish Council, Little Abington Parish Council - No • Do not support. Erosion of the principle of local communities having preference would reduce the number of locally supported sites being brought forward. This issue of insufficient local applicants for a development is already addressed through current letting policies • No - if a village needs it they should find the space • Bourn Parish Council - This will not be workable in practice • Swavesey Parish Council - No exception site should be for benefit of village • Each village is a community and should be able to control its own destiny. There is a

	<p>presumption that building must be allowed</p> <ul style="list-style-type: none"> • Foxton Parish Council - No, affordable exception sites should be kept solely for local people and those with a direct link to the village • We do not support this proposal unless there is agreement of the Parish Council concerned. One of the greatest incentives for parish councils to promote exception sites is the clear advantage for villagers. There is much less enthusiasm for opening up exception sites to people with no connection to villages • Hauxton Parish Council - Exception sites should be of benefit to the immediate local community <p>COMMENTS:</p> <ul style="list-style-type: none"> • Caldecote Parish Council - If neighbouring villages work together to provide affordable housing to their residents, the criteria of allocation should be agreed upon at the initial stages of assessing housing needs and sourcing exception sites, especially if one village is supplying land to meet another village's needs. The flexibility should only be introduced if villages are working together. If a village develops an exception site to meet affordable housing within their village, residents or people who have long term employment or strong family connections to the village must take priority over households who have no real connection to the village or group of villages • Cottenham Parish Council - Occupants from other villages should only be considered once the affordable needs of the providing village have been met in full • Comberton Parish Council – Yes, but only if the local Parish Council agrees • Croydon Parish Council - This is something that, should it be allowed, should be decided between the individual villages • The Council already allows full flexibility bearing in mind Section 106 Agreements allow the affordable units to be occupied by any person in need across the district • Yes. Clustering villages is a very good idea, as it is obvious that not all villages have the potential for exception sites. It requires close working for all villages concerned, but it is achievable in the spirit of localism • Such flexibility would have to take into account level of services, infrastructure, school provision and character of the existing built and undeveloped environment at the most basic of local levels to guard against inappropriate development which would not be permitted if
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	<p>the housing in question were market housing</p> <ul style="list-style-type: none"> • Each development should be taken on its own merits and the needs of the individual community. Not all villages will benefit from additional development due to the stress it would place on existing facilities, services and infrastructure
QUESTION 49	
<p>Please provide any additional comments</p> <p>Comment: 22</p>	<p>COMMENTS:</p> <ul style="list-style-type: none"> • Fulbourn Parish Council - Keep the current policy. It is not practical to share exception sites • Gamlingay Parish Council – Exception sites are unpopular as far from village centres. Prefer review of village framework boundaries. • Occasions arise where there is a need for affordable housing to serve a village, together with a landowner who is willing to assist its provision but because of a variety of issues, delivery is hampered. A more flexible approach of permitting exception sites to include an element of private housing would facilitate delivery of the affordable housing units • Dry Drayton Parish Council - Support the Council's potential policy relaxation to allow for some market housing to help cross-fund affordable housing on Rural Exception Sites in line with advice set out in NPPF • Madingley Parish Council – Support new housing that will provide affordable housing • Comberton Parish Council - It is preferable to encourage more affordable housing and Parish Council's should have the right to, on an exception basis, vary the mix of market/affordable houses to meet local needs • Allowing market housing sufficient to subsidise affordable housing, would greatly increase the amount of house building in small communities. Such an increase in housing would surely be unacceptable in the Cambridge Green Belt • Most people who say that they have a need to live in a particular place mean that they would like to, which is another matter • Croydon Parish Council - Neither option is attractive, but i) is marginally better • Cottenham Parish Council – Any new policy should say that the first 6 properties and then 60% be affordable • The need for balanced communities should apply to rural exception sites as they do for private schemes within the settlement boundaries. Aside from the financial argument for cross-subsidy, the socio-economic argument is that the community will benefit

	<p>from a development with mixed tenures. Accordingly, the Council could consider a 40% market housing mix on rural exception sites in the same way that it supports a general 40% mix on sites within the settlement boundary</p> <ul style="list-style-type: none"> • Council should pursue 'Mixed' Housing Exception Sites option in respect of rural housing sites (both within and outside Village Frameworks) to ensure good levels of affordable housing can be achieved • Foxton Parish Council, Over Parish Council - The Local plan should not allow any market housing on exception sites; they should be kept for 100% affordable housing • Preference would be regular review of the framework boundary with regard to providing affordable housing within boundaries of settlements, thus negating the need for an exceptions policy • Great and Little Chishill Parish Council – Need to handle on a case by basis • Development outside village framework boundaries should not be allowed • Waterbeach Parish Council – No objection to including some market housing if necessary • Do not allow development outside village framework boundaries, no exceptions. Would have significant adverse impact on transitional boundary, setting, scale and rural character of village landscapes and surrounding countryside. It would give developers the upper hand over communities to build at will & destroy South Cambs environment • Joining up of villages to effectively make exception sites viable could result in out of character developments • The exceptions policy for affordable housing has served us well. We should try to keep moving forward on exception sites with large proportions of affordable housing
<p>QUESTION 50: Do you think that new homes are often too small? How do you think we should deal with the size of new homes?</p>	
<p>i Not include a policy on residential space standards</p> <p>Support:5 Object: 3 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • This will only add to development costs. The effect would be to either frustrate the delivery of growth or alternatively increase the costs of new homes, which will make them even less affordable. This should be left to the market to determine. The Council's role in delivering larger homes should be through promoting a

	<p>mix of property types, including a greater percentage of family homes rather than small units. Small households do not necessarily want small homes</p> <ul style="list-style-type: none"> • For affordable housing this will be addressed by the HCA's own standards and requirements. For market housing this should be determined by market forces and companies' own costs and pricing considerations • There is no case for space standards for market and intermediate market homes. Those able to afford to buy or rent in the open market can exercise choice in terms of the balance between standards, space, affordability and location. The issue of affordability is closely related to standards. Increasing the size of homes necessarily increases costs • Steeple Morden Parish Council - The Local Plan should not include a policy on residential space standards <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • New houses are too small - once they are built purchasers have very little choice so guidance is needed • New homes are definitely too small; developers often cut corners providing rooms that are too small to fulfil their advertised functions - such as bedrooms that can hardly fit even a single bed, or living rooms furnished in show homes with specially procured under-sized furniture <p>COMMENTS:</p> <ul style="list-style-type: none"> • Hauxton Parish Council - New homes need adequate parking, but garages usually end up as an extra room rather than storing a car
<p>ii Include a policy on residential space standards which would be consistent with national standards set by the HCA</p> <p>Support:26 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Grantchester Parish Council, Fowlmere Parish Council, Croydon Parish Council, Litlington Parish Council, Over Parish Council, Whaddon Parish Council, Comberton Parish Council, Great Abington Parish Council, Little Abington Parish Council, Weston Colville Parish Council, Haslingfield Parish Council - Support • Caldecote Parish Council - New houses are too small - once they are built purchasers have very little choice so guidance is needed • This is the preferred option, there needs to be better guidance regarding property sizes, and standards regarding bedroom sizes • Cambridge City Council - Given the financial implications for developers, particularly on the larger development sites, it is key to include such a policy in the Local Plan as the National Planning Policy Framework requires local plans

	<p>to set out clear policies on what will and will not be permitted (paragraph 154) and supplementary planning documents should not be used to add unnecessarily to financial burdens on development (paragraph 153)</p> <ul style="list-style-type: none"> • Cottenham Parish Council - Adopt option (ii) but include reference to Lifetime Homes Standards (LHS) (November 2011) • Some degree of control to ensure reasonably sized rooms are provided is sensible • Put it into the plan. The SPD may never be written <p>OBJECTIONS: COMMENTS:</p>
<p>iii Include a more general policy on residential space standards and include the actual standards in a SPD</p> <p>Support:20 Object: 0 Comment: 5</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Papworth Everard Parish Council - Support • Support option iii. Standards may need to be revised during the lifetime of the Plan • The reason new houses are too small is that there is not enough competition in the house building market. A home and room size policy designed to address the effects of this distortion should go beyond national standards. It should define minimum dimensions for a bedroom and a reception room and set aside space for rubbish bins, bicycles and storage. Many countries also have a minimum height for ceilings • Fen Ditton Parish Council - Needs to be location specific. Some smaller flats may be useful next to the city but less useful in Northstow • This is the flexible option, easily adjusted as times and the economic climate changes • This is sensible as it avoids developer led rabbit hutch designs and gives you flexibility to amend to keep up to date with best practice • Some minimum sizes would be appropriate to ensure that substandard accommodation is not created. These are best delivered within an SPD which can be easily updated <p>OBJECTIONS: COMMENTS:</p> <ul style="list-style-type: none"> • Local Plan standards should be for larger rooms and spaces than currently stipulated. It is a tragedy that England's new housing stock is so cramped. Choose the best available European standard • Cambourne Parish Council – This is the approach to be followed in the Local Plan • Great Shelford Parish Council - Many residents complain about the lack of storage space - need for something like Parker Morris standards

<p>Please provide any comments</p> <p>Support: 1 Object: 1 Comment: 16</p>	<p>•</p> <p>COMMENTS:</p> <ul style="list-style-type: none"> • Only increase space if you increase density • Swavesey Parish Council – New homes are often too small • The Council should avoid being overly prescriptive regarding Policy requirements. A prescriptive approach will preclude innovative design, impede new solutions being found and implemented and result in extensive negotiations at the planning application stage. An element of discretion and an ability to deal with site specific circumstances must be built into any final Policy. • Cambridgeshire County Council - We strongly support the principle of Lifetime Homes in new development and the County Council is committed to making such provision on land it is promoting. The County Council is committed to developing in accordance with the Cambridgeshire Quality Charter for Growth which encourages a mixture of tenures and forms • Space is not just about physical dimensions, it is about impression of spaciousness, and versatility of use of space. There is great scope here for innovative architectural design. The "3 bed semi" is not the right answer! • Concern about not expressing design standards in policy is it generates too much subjectivity into decision-making process. Without a baseline standard, subjectivity will apply in every case which will give rise to inconsistency and lack of confidence • Histon & Impington Parish Council - Should it be necessary to use free standing furniture for storage, it must be possible to get that furniture to where it is required. For example, stairs should be designed so that it is possible to get furniture easily to higher floors, without having to buy IKEA flatpacks and assemble directly in the room in which it is to be used • Issue is closely linked to density, car parking provision and outdoor amenity and should be addressed collectively. Set a benchmark for developers, which if accorded with in a scheme, would help to minimise antipathy of local residents objecting against new development
<p>QUESTION 51: How do you think the Local Plan should deal with extensions to dwellings in the countryside?</p>	

<p>i Not include a policy</p> <p>Support:4 Object: 8 Comment: 2</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Delete the policy. Extensions to homes in the countryside should be allowed on the same basis as homes within village boundaries, or more generously as they would not inconvenience neighbours. It would be better to prevent overdevelopment of the countryside by limiting the size of land that can be subdivided • Haslingfield Parish Council - Support • The number of relatively poorly paid workers in the countryside locally is dwindling. To prevent such a cottage from being converted into a modern dwelling could result in that cottage falling derelict. I would abandon any policy on the matter, leaving it to be dealt with as part of the general planning process • “Agree” <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • The District Council should have a strong policy to ensure against any inappropriate development • clear policy is needed in order to prevent haphazard development of extensions • Keep the policy. The fact that Inspectors overruled it in the past is a reflection on the quality of the Inspectors, not on the correctness of the policy • Fen Ditton Parish Council - Disagree <p>COMMENTS:</p> <ul style="list-style-type: none"> • Paragraph 9.21 shows the difficulty of having a policy in this area. Also these sites offer high quality potential for those able to afford quality houses. If they are already valuable countryside assets then they can be listed, thus affording greater protection. But by all means ensure that planing approvals do not allow additional dwellings • I think a policy is needed - but a simplified one
<p>ii Include a simplified version of the policy requiring the extension to be in scale and character with the existing dwelling</p> <p>Support:36 Object: 2 Comment: 3</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • This policy should be maintained • Weston Colville Parish Council, Hauxton Parish Council, Bourn Parish Council, Papworth Everard Parish Council, Rampton Parish Council, Grantchester Parish Council, Swavesey Parish Council, Litlington Parish Council, Over Parish Council, Fen Ditton Parish Council, Little Abington Parish Council – Agree / support • The proposed policy is what is actually being applied by SCDC at the moment • Cottenham Parish Council - Planned development in the countryside should be treated no differently than development in a

	<p>village, town, or even green-belt. If the need exists, and/or the proposal is sustainable, then development should be permitted. The policy should be explicit stating that: "The extension to, or second dwelling in the curtilage of, the existing building shall not exceed the existing building in height or floorspace and shall be of a design in keeping with the rural scene"</p> <ul style="list-style-type: none"> • Steeple Morden Parish Council – Include a simplified policy requiring extensions to be in scale and character with existing property. Do not constrain landowners rights unnecessarily. Prohibiting creation of an extra unit would not be consistent with principle of allowing small scale infill development in villages • A percentage increase limitation serves no purpose. For example it does not ensure the existing houses in the countryside are available for local people or will be affordable to local people. Relevant considerations are the impact of extensions on the character of the surrounding area and that should be the governing factor for acceptable development • Gamlingay Parish Council - This option seems a fair approach- a simplified policy but extension to be in scale and character with the existing property AND THE SIZE OF THE PLOT • Existing policy is unfair • The impact to a building's setting must be considered <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Proposals should be judged upon their individual merits and not overly restricted by blanket constraints and prejudged presumptions <p>COMMENTS:</p> <ul style="list-style-type: none"> • I'm not sure the current policy works, as the land is still too expensive to allow someone of limited means to obtain the property even if tiny. So it doesn't help those it's meant to help • A simplified version of the policy just requiring that these be in scale and character to the existing dwelling may be appropriate, however it still may be too limited and it is considered that a policy clearly stating that individual applications be judged on their merits taking due consideration of the character of the area, local building design and alike, together with an appraisal of the site itself would be more appropriate • Cambourne Parish Council – This the approach for the Local Plan • Options i & iii, subject to the wording, could
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	<p>provide greater flexibility to allow development options to be explored on sites using sensitive design and consideration of local impacts and needs rather than simply restricting development where it does not meet overly prescribed criteria in a non site-specific list</p>
<p>iii Include a simplified version of the policy but also remove limitations concerning the creation of a separate dwelling</p> <p>Support:4 Object: 8 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Prohibiting the creation of an additional unit (e.g. "granny flat") would be inconsistent with the principles of allowing small scale development adjacent to village frameworks or appropriate development within residential gardens (I&O1 Issues 15 and 53) Do not see why there would be an objection to building a separate dwelling -would that not make them more affordable? Yes at the moment policy is too restrictive and not transparent Great Abington Parish Council - Support <p>OBJECTIONS:</p> <ul style="list-style-type: none"> Additional dwellings should not be allowed, except for those for use by the owner and their family, and which are tied by law to remain under single ownership Fen Ditton Parish Council - Disagree A removal of restrictions on the development of separate dwellings is likely to produce unexpected consequences that might be undesirable. Whenever planning permission is sought for a separate dwelling, the request should be dealt with individually There should be severe limitations on permission to build separate dwellings in the countryside. The prime characteristic of these areas is the low volume of housing to the area of land, and an increase in dwellings - and hence people and traffic - would be irreversible and deeply regrettable <p>COMMENTS:</p>
<p>Please provide any comments</p> <p>Support:0 Object: 2 Comment: 8</p>	<p>COMMENTS:</p> <ul style="list-style-type: none"> Accept that there is a need for the Local Plan to deal with this issue, but the Council should avoid being overly prescriptive regarding Policy requirements. A prescriptive approach will preclude innovative design, impede new solutions being found and implemented and result in extensive negotiations at the planning application stage. An element of discretion and an ability to deal with site specific circumstances must be built into any final Policy. Comberton Parish Council – Delete the policy and rely on other relevant plan policies concerning design quality,traffic,landscape etc

	<ul style="list-style-type: none"> • Great and Little Chishill Parish Council – Delete the 15% rule and consider on design only • Any policy should provide flexibility of approach to enable the character of each site to inform the scale and nature of development which would be appropriate together with the overall character of an area. Blanket and arbitrary thresholds in policy do not assist with bringing forward appropriate schemes • Whaddon Parish Council – Do not understand the options • Caldecote Parish Council – Most villagers oppose more development within the village to preserve rural feel • The main concerns were the rural feel of the village would be lost if planning laws were to become more flexible to allow development of gardens. However, a few residents raised the issue of policy supporting working-from-home based development (garden offices) • Croydon Parish Council - There has to be some form of restriction on this planning or huge extensions will be springing up everywhere, causing misery to neighbouring properties. What is wrong with the current policy? If it ain't broke, don't fix it • Foxton Parish Council - All these options seem to be to remove or reduce the policy on extensions to dwellings. The policy should be kept and should be rigorous in its requirements • Some of the properties in the countryside are not conducive to modern living standards. In some cases, two or more generations of families are then forced to live in cramped quarters. Therefore, restricting the size of extensions is not only counter productive, it affects families health and well-being and makes it unattractive for those who want to take up jobs etc. from doing so
<p>QUESTION 52: Replacement dwellings in the countryside</p>	
<p>i Keep the existing policy and continue to limit replacement dwellings in the countryside to being no more than 15% larger than the dwelling they replace</p> <p>Support: 18 Object: 8 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Replacement dwellings in the countryside should preserve the variety of homes found in villages • Bourn Parish Council - It is important to maintain housing mix • Weston Colville Parish Council, Papworth Everard Parish Council, Rampton Parish Council, Fowlmere Parish Council, Foxton Parish Council, Comberton Parish Council - Support

	<ul style="list-style-type: none"> • Croydon Parish Council - Keep the policy without including a 15% increase in size. An extension could be included if applied for through planning channels. No carte blanche for development • Isolated housing in the countryside - excepting genuine farm buildings - is a bad thing. Almost all journeys to & from these houses are by car <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • The new policy should be much less restrictive, and not set limits to the maximum size of the new dwelling • Fen Ditton Parish Council - Disagree • The 15% rule is too restrictive. Each case should be considered separately and where an increase of more than 15% has merit it should be accepted • Application proposals should be judged upon their individual merits and not overly restricted by blanket constraints and prejudged presumptions <p>COMMENTS:</p> <ul style="list-style-type: none"> • Cambourne Parish Council - i. is how the Local Plan should deal with this issue
<p>ii Include a less restrictive policy on replacement dwellings in the countryside</p> <p>Support:32 Object: 1 Comment: 4</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • The new policy should be much less restrictive, and not set limits to the maximum size of the new dwelling. The restriction on abandoned homes should not apply to previously demolished country houses, especially where the proposal is to rebuild them on an 'as it was, where it was' basis • Grantchester Parish Council, Pampisford Parish Council, Great Abington Parish Council, Swavesey Parish Council, Litlington Parish Council, Waterbeach Parish Council, Little Abington Parish Council, Caxton Parish Council, Haslingfield Parish Council, Fen Ditton Parish Council - Support • Cottenham Parish Council - There should be consistency with the intended extensions policy and with that in mind: a replacement dwelling, or dwellings, shall be permitted in the curtilage of the existing dwelling to a maximum height of and up to a doubling of the floorspace of the existing dwelling, - caravans will not be permitted to be replaced by a permanent dwelling BUT (unlike current policy), - dwellings that have been abandoned may be refurbished or replaced • A percentage increase limitation serves no purpose. It does not ensure the existing houses in the countryside are available for local people

	<p>or will be affordable to local people. The relevant considerations are the impact of extensions on the character of the surrounding area</p> <ul style="list-style-type: none"> • Do away with a restriction you do not need • Because some properties in the countryside are much smaller than is practicable for modern family life it ought to be possible for a less restrictive policy to obtain on properties that are being brought up to modern floor space standards • Support this as it would allow smaller dwellings to be replaced with dwellings sufficiently enlarged to use modern technology for energy efficiency, bring up to standard for size of rooms (especially kitchens) and enable families to occupy dwellings previously too small • Steeple Morden Parish Council - Replacement dwellings in the countryside should not be constrained by planning policies that would prevent an owner from optimising the authorised use of his/her land in accordance with requisite site density and design standards • The rule on caravans needs to be retained • The previous policy has resulted in compromised dwellings being designed in order to keep within the size thresholds. There are plenty of other policies based on design and impact on the countryside which can be used to control the size of dwellings • Whaddon Parish Council - We support this option but would like SCDC to consider other ways of limiting overall size e.g imposing a maximum square metre limit <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Hauxton Parish Council - Keep the existing policy <p>COMMENTS:</p> <ul style="list-style-type: none"> • This clearly should be done case-by-case. There seem to be many small cottages that have been abandoned as they are just too small to live in. However, a house about twice the size, if built in the correct style, possibly using some of the old cottage, would not be a desecration of the countryside and could be a decent family home with a decent sized garden • These should be judged on their merits and in all cases be of a high quality • Option ii, subject to the wording, would provide greater flexibility to allow development options to be explored on sites using sensitive design and consideration of local impacts and needs rather than simply restricting development
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	<p>where it does not meet overly prescribed criteria in a non site-specific list</p> <ul style="list-style-type: none"> • Sustainability criteria especially in relation to traffic movements?
<p>Please provide any comments</p> <p>Support:0 Object: 1 Comment: 6</p>	<p>COMMENTS:</p> <ul style="list-style-type: none"> • The Council should avoid being overly prescriptive regarding Policy requirements. A prescriptive approach will preclude innovative design, impede new solutions being found and implemented and result in extensive negotiations at the planning application stage. An element of discretion and an ability to deal with site specific circumstances must be built into any final Policy • Any policy should provide flexibility of approach to enable the character of each site to inform the scale and nature of development which would be appropriate together with the overall character of an area. Blanket and arbitrary thresholds in policy do not assist with bringing forward appropriate schemes • Caldecote Parish Council - The land should remain for the same use, i.e. replacement of housing, but also number of properties on the plot should remain the same. There should be flexibility with regards to design, a like for like is not necessary but should be in keeping with the character of the area. • If it is considered desirable to attract wealthy investors into the district to maintain and possibly encourage the local economy then an abandonment of the policy would allow this • The authority needs to take a view that these plots are usually large and suitable for large houses and for unique self-builds. Therefore, option (ii) would be preferable • Each case should be taken on its merits
<p>QUESTION 53: What do you think the Local Plan should say about the development of residential gardens? In seeking to resist inappropriate development should the plan:</p>	
<p>i Seek to prevent the loss of residential gardens except where it can be clearly demonstrated that there will be no harm to local character</p> <p>Support:42</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Infilling can get out of control if not managed appropriately • Papworth Everard Parish Council, Rampton Parish Council, Fowlmere Parish Council, Pampisford Parish Council, Foxton Parish Council, Great Abington Parish Council, Croxall Parish Council, Over Parish

Object: 5
Comment: 4

Council, Waterbeach Parish Council, Cottenham Parish Council, Little Abington Parish Council - Support

- There should be a minimum size below which land can't be subdivided. I recommend 700 square metres as the limit. Developments should only be allowed where the new dwelling is for the use of the owner or their family. Householders wishing to build one house in their garden should not be made to build many based on a density calculation
- Garden grabbing - resist where it changes character of area
- It is important to do this
- This should only be considered where a family wants to provide accommodation for a young member who cannot get affordable housing or an elderly dependent needing care
- Infilling should be strictly controlled if we are not to lose the remaining spaces which contribute greatly to the 'feel' of a village, rather than a town and its suburbs. The contribution that gardens make to habitats, biodiversity and general sustainability should also not be underestimated
- Garden grabs increase housing density, local traffic, etc, while reducing wildlife and biodiversity
- Residential gardens should be considered as Green Belt in villages. Gardens help beautify local communities, maintain local flora and fauna and decrease density within developed areas. Unfettered development of gardens will degrade existing communities and contribute little to housing needs
- **Haslingfield Parish Council** - Frequently, the result of such development is two dwellings with inadequate open space for each and overlooking problems. The onus must be for applicants to demonstrate conclusively that there is no harm to the character of the surroundings nor neighbour enjoyment
- **Hauxton Parish Council** - If there is no harm to local character and the parish council agrees with that view, the land could provide housing. This is an instance where the parish council can decide on local character
- Unrestricted development can lead to a loss of medium and large trees in village gardens
- Residential garden building has generally produced poorly designed development with over large houses on small plots
- The existing policy, to prevent loss of residential gardens, seems to be consistent

	<p>with the overall aim of preserving the existing character of villages and reducing/limiting the population overload of this area</p> <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • This would seriously frustrate the delivery of windfall development opportunities • Replacement of existing dwellings and re-use of existing buildings within village frameworks should be allowed, but not increased density and building on gardens <p>COMMENTS:</p> <ul style="list-style-type: none"> • Bassingbourn cum Kneesworth Parish Council - The Local Plan should seek to prevent the loss of residential gardens except where it can be clearly demonstrated that there will be no harm to local character • Great Shelford Parish Council – Can result in a gradual loss of trees on site • Caldecote Parish Council - Parish Councils know their area and what is in character and/or needed within a village • This is a question of balance. The current rules have seen considerable changes to villages as Issue 53 rightly points out. It is better to try and stop further loss of traditional green space
<p>ii Allow for development of residential gardens in principle so long as the proposed development is consistent with the design policies of the Local Plan</p> <p>Support:21 Object: 11 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • The construction of dwellings in large gardens can assist in meeting the housing requirement without compromising amenity. A formal policy to allow such development would, in the terms of para 48 of the NPPF 'provide a reliable source of supply' which would form part of the 'windfall' allowance in the 5-year supply. Development should be subject to the normal development control criteria relating to overlooking, visual impact, etc. Such developments may be appropriate for gardens of properties outside the development limits of villages provided the property is well related to existing built development and is in a sustainable location • Cambridgeshire County Council - Support the wording of (ii) that in seeking to resist inappropriate development the plan should allow for development of residential gardens in principle so long as the proposed development is consistent with the design policies of the Local Plan. The NPPF supports a presumption in favour of sustainable development and that the default position should be 'yes' to development subject to the satisfaction of all other material considerations. Accordingly, policy should be written with a positive approach but appropriately caveated

	<ul style="list-style-type: none"> • Fen Ditton Parish Council - Agree - but strong objection to backland development • Weston Colville Parish Council, Swavesey Parish Council, Litlington Parish Council, Caxton Parish Council - Support • Allow in principle, take each case on its merits • Steeple Morden Parish Council - The Local Plan should allow the development of some residential gardens but not to the detriment of the local visual appearance. It is also to be born in mind that some larger gardens are greatly beneficial to wildlife diversity <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Development of residential gardens has the undesirable effect of pushing up the price of houses with large gardens. People who want space for their children to play in have to compete with developers looking to make a profit by dividing the land • Replacement of existing dwellings and re-use of existing buildings within village frameworks should be allowed, but not increased density and building on gardens <p>COMMENTS:</p> <ul style="list-style-type: none"> • Cambourne Parish Council - ii. is how the Local Plan should deal with this issue
<p>Please provide any comments</p> <p>Support:0 Object: 2 Comment: 10</p>	<p>COMMENTS:</p> <ul style="list-style-type: none"> • Moving to Cambridge to work and looking for a home to buy, we don't want to live in someone's back garden. Have seen a property for sale with the condition that the back garden is developed. We wouldn't want strangers living in our back garden either • The Council should avoid being overly prescriptive regarding Policy requirements. A prescriptive approach will preclude innovative design, impede new solutions being found and implemented and result in extensive negotiations at the planning application stage. An element of discretion and an ability to deal with site specific circumstances must be built into any final Policy • Comberton Parish Council - Allow for development of residential gardens in principle so long as the proposed development is consistent with the design policies of the Local Plan AND where it can be clearly demonstrated that there will be no harm to local character as might be determined by the local Parish Council • Cottenham Parish Council - Propose new policy: "no new homes" in garden land for a period of 5 years and then reviewed every 5 years thereafter. A policy based upon harm to

	<p>local character has zero meaning as it is too subjective and nothing more than a value judgement without basis in fact</p> <ul style="list-style-type: none"> • A preference for the development of residential gardens, especially in Cottenham where historically these have been especially long in comparison to the houses, would be for ii) where any proposed development would be considered in line with the design policies of the local plan, including any related design guides. As designs should be judged on their merits prescriptive policies may not be useful in this regard • My view is for a combination of both options. To allow for development of residential gardens in principle, but ensure that there will be no harm to the local character and that the development is consistent with the design principles. Development of gardens has become an emotive issue, particularly where the development results in postage stamp size gardens stuck onto properties that families will grow out of quickly • Great and Little Chishill Parish Council – Allow in principle subject to design policies and space vs land • Development on garden land has led to a larger amount of windfall completions. In order for windfall sites to keep coming forward there should not be a policy restricting development of garden land. The policy should allow for development on gardens in principle so long the proposed development is in line with the design policies of the Local Plan • Development of residential gardens can leave inadequate room for surface water disposal and/or infrastructure is inadequate to receive flows. The Internal Drainage Board is concerned about this and other forms of "urban creep" and other permitted developments, such as conservatories, increased impermeable surfaces for parking etc • Flexibility has to be incorporated into the policy to allow for differing needs of communities. The Parish Council should be consulted as they will be aware of how much garden development has already occurred within their village
<p>QUESTION 54: How do you think the Local Plan should address reuse of buildings in the countryside?</p>	
<p>i Not include a policy on the re-use of buildings in</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support option i Such a policy would need to

<p>the countryside for residential use</p> <p>Support:4 Object: 1 Comment: 0</p>	<p>be in conformity with the NPPF and it is difficult to see what option ii would add</p> <ul style="list-style-type: none"> • The re-use of buildings in the countryside is key to maintaining sustainable communities. Whilst scope exists for a policy, the NPPF deals with this issue and advises clearly that residential uses can be deemed acceptable. Reliance on the NPPF would be adequate • Support i) on the basis this is consistent with the guidance in the NPPF and would not be overly prescriptive which ii) would be • Weston Colville Parish Council - Support <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Unrestricted conversion of properties to residential use could lead to unsuitable developments <p>COMMENTS:</p>
<p>ii Include a policy on the re-use of buildings in the countryside for residential use setting out what factors would be taken into account</p> <p>Support:59 Object: 1 Comment: 3</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Yes, it is important that the diverse nature of buildings within a village is preserved, and this includes agricultural, business, etc • Hauxton Parish Council, Bourn Parish Council, Papworth Everard Parish Council, Rampton Parish Council, Steeple Morden Parish Council, Fowlmere Parish Council, Grantchester Parish Council, Pampisford Parish Council, Swavesey Parish Council, Caldecote Parish Council, Litlington Parish Council, Croydon Parish Council, Whaddon Parish Council, Great and Little Chishill Parish Council, Over Parish Council, Little Abington Parish Council, Caxton Parish Council, Toft Parish Council, Haslingfield Parish Council, Cottenham Parish Council, Fen Ditton Parish Council, Dry Drayton Parish Council - Support • Rural buildings in the Open Countryside can offer the opportunity to create attractive and innovative dwellings and if designed correctly, can maintain and enhance the rural character of an area. Whilst in some locations business use is a viable alternative to residential for rural buildings, increased traffic generation and issues of neighbour amenity often make this unsatisfactory • It would be preferable to allow the re-development of buildings on the edge of current village settlements rather than isolated buildings in the countryside • If a building is to be allowed to fall down as it no longer has any use for employment, it is clearly more sensible that it should be converted into a dwelling or dwellings. This must be done taking into account clear design

	<p>and local character. Not everyone wants to live in a village surrounded by other people but prefer to have no neighbours</p> <ul style="list-style-type: none"> • Policy should cover the re-use of such properties for any purpose • Better option as it sets out what factors would be taken into account when discussing these types of conversions • In some situations a residential use is the only viable option for retaining heritage assets and locally important buildings • Some rural buildings have been converted into offices which cannot be let in the current economic climate, whereas they would provide suitable housing for young families • Isolated housing or employment - excluding for farming - should be avoided. Journeys to and from such isolated developments are by car. They are visually intrusive, and inappropriate amongst open fields. The fact that inappropriate building has taken place in the past cannot justify repeating that error • Great Abington Parish Council - Support option ii) but would not like the factors to be taken into account being too restrictive • The re-use and/or redevelopment of such buildings should be encouraged and facilitated by Local Plan policies • A less restrictive policy would allow useful flexibility, as long as design policies from the Local Plan are applied • Provides more certainty for applicants <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • The circumstances of rural buildings, their suitability for continued use, the value of the structures, the harm in their conversion, or indeed replacement, for alternative uses are non generic and as such the greatest flexibility should be retained to ensure the Local Plan does not unnecessarily prescribe criteria that only fit certain circumstances. Therefore applications should be judged on their individual circumstances, merits and impacts, and this flexibility is best achieved by allowing direct interpretation of the NPPF by the applicant and case officers <p>COMMENTS:</p> <ul style="list-style-type: none"> • This should only be if the business use is not viable in accordance with other policies contained in the Local Plan • Cambourne Parish Council – Right option for the Local Plan • Such buildings offer the opportunity to create attractive and innovative dwellings and if
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	<p>designed well, can maintain and enhance the rural character of an area. In some locations business use is a viable alternative to residential, but the increased traffic generation and issues of neighbour amenity can make this use class unsatisfactory</p> <ul style="list-style-type: none"> • Should not this follow the same guidelines as replacement dwellings in the countryside? • Re-use of agricultural buildings for business use is preferable as commuting by car is likely to be in the opposite direction to commuting from rural houses and therefore causes less congestion
<p>Please provide any comments</p> <p>Support:0 Object: 0 Comment: 8</p>	<p>COMMENTS:</p> <ul style="list-style-type: none"> • Comberton Parish Council - Rely on the NPPF which is less restrictive stating that such residential conversions are acceptable where there are special circumstances as might be determined by the Parish Council • Cottenham Parish Council - If a building already exists in the countryside then there is no additional adverse impact on the countryside from changing its use, and in cases where a building has fallen into disrepair any alternative use amounts to an improvement (historic landmarks/buildings excepted). Accepting that there can be no inconsistency with the NPPF the the Council must continue with a robust policy on 'reuse of buildings'to encourage reuse for employment purposes, and which treats changes of use to residential as "exception sites" requiring the first 6 and thereafter a minimum of 60% of dwellings to be affordable • SCDC should strongly support the re-use of redundant buildings. The history of planning decisions on this one is not good. There is too much "allowing it to fall down" attitude in some counties • The Council should give preference to the redevelopment of sites on the edge of settlements that contain unused agricultural buildings, which are no longer part of an agricultural holding, are visually contained by adjoining residential development and well related to the settlement, and well screened from the countryside; over both isolated sites in the countryside that contain unused buildings and undeveloped greenfield sites on the edge of settlements • There is a lot of support for re-using buildings in the countryside. Due to restrictions in current policy, some of these buildings are being lost as they remain empty

	<ul style="list-style-type: none"> I oppose the reuse of buildings in the countryside for residential purposes, which would destroy the low population density that is so essential to the character of the countryside
QUESTION 55: What approach should the Local Plan take to working at home?	
<p>i Not include a policy on working at home and rely on other policies in the Local Plan and the NPPF to consider proposals</p> <p>Support:11 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Hauxton Parish Council, Whaddon Parish Council, Caxton Parish Council, Waterbeach Parish Council - Support Support option i) Much home working is invisible and need not concern planning policy Saves on fuel and carbon Support this over (ii) as not having a policy allows for change People will work from home anyway, provided broadband provision is adequate. Internet based business does not have the same planning implications as business use in the past The existing policy permitting office-type working from home seems appropriate. It would not be appropriate for the mere mention of "home-working" to lead to automatic acceptance of such proposals Home working is already well developed locally without any specific policy. Unless this has now become impossible to administer it would be better to do nothing rather than deliberately create a new category of semi-home, semi-workplace <p>OBJECTIONS: COMMENTS:</p>
<p>ii Include a policy on working at home stating that proposals will be approved unless there would be an effective loss of residential use or there would be unacceptable impacts</p> <p>Support:.38 Object: 2 Comment: 3</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Cambridgeshire County Council - Working from home is increasing year on year as new technology advances to allow people both self employed and employees to work from home. Within the rural areas effective home working will be significantly assisted by the introduction of better Broadband capacity Weston Colville Parish Council, Papworth Everard Parish Council, Rampton Parish Council, Steeple Morden Parish Council, Fowlmere Parish Council, Grantchester Parish Council, Pampisford Parish Council, Great Abington Parish Council, Swavesey Parish Council, Caldecote Parish Council, Litlington Parish Council, Croydon Parish Council, Over Parish Council, Little Abington Parish Council - Support Fen Ditton Parish Council - ii) agree - this

	<p>may be a growing trend as broadband improves</p> <ul style="list-style-type: none"> • Cottenham Parish Council - option ii) but with the proviso that the plan incorporates factors which highlight zero tolerance on noise levels and fumes emissions • It is important to support people working at home because they reduce the congestion on the roads • Dry Drayton Parish Council - Working at home is an increasingly sustainable option to reduce commuting, and often provides the first step in setting up small businesses with little or no impact on the local community. This policy should be complemented by a policy to encourage small shared offices in new developments, to make provision for the next step move for growing businesses, until they are ready to move to specialist office accommodation • It is not clear what the issues are. Normal administrative a light working at home must be fine. Converting your home into a small factory must be controlled • Haslingfield Parish Council - The community is strengthened by home workers introducing a wider age group in the village during the daytime supporting shops, pubs, post offices and other local services ie accountants • Strict limits on anything more than self employment and visitors • I support this proposal strongly. Not only does working from home reduce traffic it allows entrepreneurial skills to develop. A huge proportion of business in UK is small - scale • Support, but it is not clear why the option mentions "an effective loss of residential use" - how can a policy support home working without allowing for parts of residential units to be converted to use for work? • Home working will help with transport issues, save on CO2 emissions and fuel. However, some specific provisions are necessary to enable suitable working conditions while ensuring that there is little impact on other residences • Home offices and live/work units are important to getting new businesses off the ground and fostering economic development. Unless there would be an impact upon amenity, there should be active support for such developments. This policy should form part of the Council's more positive approach to economic development as required by the NPPF
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	<ul style="list-style-type: none"> • Converting a house into a business premises should be controlled whilst an individual working from home will not have an impact on amenities <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Hauxton Parish Council - The mention of home-working could allow an extension to be built which could then be converted to residential use • I am worried that a statement that "home-working" could lead to a wide variety of inappropriate industries being set up in residential areas. I am not convinced that home-working in general is good for the people doing it, as it reduces the level of contact between employees/colleagues <p>COMMENTS:</p> <ul style="list-style-type: none"> • Support the idea for working from home, but not automatic approval. Every application should be considered on its merits • Cambourne Parish Council – Right approach for the Local Plan • The loss of residential use is usually temporary. It should not be allowed too much weight
<p>Please provide any comments</p> <p>Support:0 Object: 0 Comment: 8</p>	<p>COMMENTS:</p> <ul style="list-style-type: none"> • To work at home, I need internet access. Living in a rural location, I've chosen to use a dongle, since broadband speeds via telephone line are poor. The service provider does its best, but the signal level is pathetically poor. Moving to Cambridge, one of the top international academic centres of the world, and I know that the broadband connections would be better if I was living in India • Comberton Parish Council - Level of impacts to be determined by the Parish Council • The ability for residents to work at home is a key part of how an area of high population with limited transport networks and high employment can manage itself in the future. The in built ability for home working applies less pressure on the local transport networks • It depends on what work is done at home. If it's purely office work then fine, but if it means vans coming and going, materials being stored on drives, power tools being operated etc then no. The policy should state that purely office work is entirely acceptable but nothing else - giving examples of what is not allowed • Histon & Impington Parish Council - Working at home - i.e. where staff are permanently located elsewhere, but temporarily work at home, and working from home - i.e. running a business from the home are both on the

	<p>increase. Both require dedicated space, typically high speed broadband connections etc. but working from home requires additional storage space and dedicated work space. Furthermore, individual tradesmen (from high tech, i.e. IT through business services, to building services) require additional space for equipment and tools, and probably additional parking. The Local Plan should be supportive of working at home and working from home</p> <ul style="list-style-type: none"> • Working From Home can be supported by provision of local office hubs
<p>QUESTION 56: What approach should the Local Plan take to new countryside homes of exceptional quality?</p>	
<p>ii Not include a policy</p> <p>Support:19 Object: 1 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • This makes sense, to preserve the variety of homes within the villages, as currently • Weston Colville Parish Council, Hauxton Parish Council, Fowlmere Parish Council, Grantchester Parish Council, Whaddon Parish Council, Caxton Parish Council, Cottenham Parish Council, Haslingfield Parish Council - Support • I would not want to be a planner faced with the task of judging whether a design for a new countryside home is of "exceptional quality" or not. It is a matter of taste. I would leave the matter to the NPPF • A specific policy on dwellings of exceptional quality in the countryside should not be needed, all applications should be judged on their merits and therefore the national policy planning framework may well allow for the determination of these • Planning rules should apply to all properties, whatever the size/cost • There are many expensive big houses for sale in the District without encouraging more • The idea that those who are already earning far more than the average should be granted special permission to build enormous mansions where others on normal salaries cannot afford to buy even a small house is repugnant • What is exceptional quality? It is not necessarily associated with size or cost. Suggest that all new dwellings meet the same planning requirements and greenfield sites are released only when there is a recognised local need for new housing • By introducing relaxation as proposed in issues and Options 1 issues 51 and 52 these business

	<p>executives should be able to create dwellings which are suitable for their lifestyle</p> <ul style="list-style-type: none"> Do not believe such homes should be built unless truly exceptional circumstances can be demonstrated <p>OBJECTIONS:</p> <ul style="list-style-type: none"> A new policy should be included. It should go beyond the national policy. National policy effectively requires the home to be built in the modernist style. Planning rules should not dictate what style a property can be built in. There are many people who want to build country houses in traditional styles that do not meet the criterion for them to be 'innovative', and a local policy should make allowances for that. Very few applications have come forward under current national policy so there is scope for making the rules less stringent <p>COMMENTS:</p>
<p>ii Include a policy on exceptional homes in the countryside</p> <p>Support:21 Object: 3 Comment: 2</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Support option ii. There needs to be an identified policy for addressing the identified shortfall in such homes Papworth Everard Parish Council, Rampton Parish Council, Steeple Morden Parish Council, Great Abington Parish Council, Croydon Parish Council, Litlington Parish Council, Great and Little Chishill Parish Council - Support Provides the opportunity to employ innovative approaches to the reuse of redundant sites in the rural area such as former pig and poultry units. The policy should be focussed on either exception design, improvement to an area, or relation to existing settlements. We believe that it is important for the local economy to retain high earning employees within the District New policy should be included. It should go beyond the national policy Caldecote Parish Council - Agree, under current legislation it is very hard for new exceptional quality homes to be built, and the accommodation needs of all parts of our society should be considered It is important to upscale the working population for economic growth. Large homes look good and do not demand much on the infrastructure Where there is a demand, then they should be built. Surely economic growth for the area would presume that such houses would be needed as part of that growth. Not providing such houses would mean more commuting and

	<p>cause an impact on transport</p> <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • The criteria "exceptional" will not be workable; all proposed developments should fall under the same policies • Include a strongly worded policy against "Top executive homes". These are inappropriate eyesores, often sited to be as visible as possible in open country, serviced by Chelsea tractors and encouraging social division. There are plenty of large, expensive houses with big gardens in Cambridge • I see absolutely no reason why those on exceptionally large incomes should be given a mechanism to bypass the ordinary restrictions affecting the building of new houses <p>COMMENTS:</p> <ul style="list-style-type: none"> • Why not ? Exceptional homes have always been built in the countryside and allow for vision in scale of architecture and design that may not be possible in urban developments • Cambourne Parish Council – Right approach for the Local Plan
<p>Please provide any comments</p> <p>Support:0 Object: 0 Comment: 7</p>	<p>COMMENTS:</p> <ul style="list-style-type: none"> • An additional possibility is creating an intermediate category between major country houses, as dealt with by national policy, and significant village houses. These could be sited in key village focal points, combining an exceptionally high quality of design with an aspect that significantly enhances the character of the village or surrounding landscape • Comberton Parish Council - Rely on the normal policies for housing development in the countryside along with the design policies of the plan and the policy guidance in the NPPF to control such proposals • Cottenham Parish Council - For the Council to suggest that those with money might deserve special treatment under planning law seems bizarre; if a design is worthy of special treatment then neither the size of the proposed dwelling, nor the wealth of applicant, should have any influence. Planning policy should apply equally to all and if the NPPF allows special circumstances and exceptional design then the Council need only endorse the fact that those 'circumstances' apply to, and are available, to everyone • Government pressure is towards the provision of such very high quality houses in limited circumstances • Over Parish Council – Ambiguous question • All such homes should be of exceptional

	<p>quality, linked to questions on replacement and reuse of dwellings in the countryside-the same criteria can applied to all these categories of development</p>
<p>QUESTION 57 Gypsy, Traveller and Travelling Showpeople Accommodation</p>	
<p>i Set a target to provide 85 pitches for Gypsy & Traveller occupation over the period to 2031, which means we would need to provide an additional 50 permanent pitches by 2031</p> <p>Support:11 Object: 10 Comment: 3</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Cambridge City Council - The City Council would like to understand the target of providing 85 pitches in South Cambridgeshire over the period to 2031 and the implications of this approach. The information provided in Appendix 4: Analysis of Issues and Options does not appear to explain how South Cambridgeshire District Council has reached the reduced figure of 85 pitches • Cottenham Parish Council - The Plan must show the target of 85 pitches but the target should be split to show the numbers required by Gypsies and those by Travellers. It is common knowledge that the two, very distinct, cultures will not share sites so pitch provision is not enough the Plan must reflect the need for separate sites • Pampisford Parish Council, Great Abington Parish Council, Litlington Parish Council, Little Abington Parish Council - Support • It seems 85 pitches will be needed over the next 30 years, so that should be the target • This seems in keeping with the expected increase in population generally and would allow for extended traveller families to be together. Care must be taken on the infrastructure to ensure appropriate facilities, water, sewage etc • Steeple Morden Parish Council - Any policy should not appear to discriminate against the settled community <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • You have only got to look at the numbers that area waiting for rented plots to know what is needed now. What about plots for our children? • Bassingbourn cum Kneesworth Parish Council - The Local Plan should not set a target to provide 85 pitches for Gypsy and Traveller accommodation over the period to 2031 but instead should explore with adjoining local planning authorities the extent to which actual local needs can be met in adjoining districts • The concentration of pitches in the East of England is disproportionate. There are good

	<p>alternatives to living in static caravans</p> <ul style="list-style-type: none"> • The Cambridge Sub-Region Gypsy and Traveller Accommodation Needs Assessment (GTAA) 2011) seriously underestimates the need for permanent pitches in Cambridgeshire. The Assessment was carried out by the local authorities themselves as an internal technical exercise. It was reported only to politicians, ignoring strong guidance for involving the wider community and specifically the Gypsy and Traveller communities • Caldecote Parish Council - Everyone has a right to a home and sites do need to be found for this community. Defining a definite number is not appropriate as unsuitable pitches may be located to fulfil a quota. In addition, other groups are also in need of appropriate housing, such as affordable housing. This need is not fully met by the Local Plan, so it is not by exclusion of a social group when the Parish Council feel that meeting full pitch-demands may not be possible. • Planned level of provision is a significant underestimate. Assumptions underpinning projections are difficult to understand and appear optimistic • The process of agreeing the projections has ignored the guidance at paragraph 6 of Planning policy for travellers and at paragraphs 40, 41, 46, 49, and 50 of the DCLG guidance note on carrying out assessments on the importance of engaging the traveller communities in their development. There is a strong risk the assessment will not provide a robust basis for the preparation of development plans • A specific objective for the plan should to be provide good quality secure accommodation principally for the Irish Traveller community, either on a new site, with the removal of the threat of further injunctions and upgrading of Smithy Fen on a temporary basis, or by accepting and supporting the upgrading of Smithy Fen • As South Cambridgeshire has failed to meet their identified need through the RSS pitches must be provided. To allocate sites such as Site 094 as identified through the SHLAA 2012 process would make a significant contribution towards meeting need • I disagree that there should be any targets for traveller occupation. It is clear that there are thousands of acres of open fields all over the country that could be used. I live in Fulbourn
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	<p>and strongly object</p> <ul style="list-style-type: none"> This does not seem to be enough given the large numbers waiting for rental plots now, and the numbers of children seen on our Traveller Sites. In 19 years they will be wanting plots of their own. Many plots are now housing 3 generations <p>COMMENTS:</p> <ul style="list-style-type: none"> Explore with the people themselves whether iii would be suitable. Presumably Gypsies, travellers and travelling showpeople have a desire to live in South Cambridgeshire when they are not travelling Cambourne Parish Council – This is the right approach to follow for the Local Plan
<p>ii Not set a target for Travelling Showpeople occupation and rely on an additional windfall site coming forward over the plan period</p> <p>Support:10 Object: 2 Comment: 4</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Weston Colville Parish Council, Hauxton Parish Council, Papworth Everard Parish Council, Grantchester Parish Council, Litlington Parish Council, Great Abington Parish Council, Little Abington Parish Council - Support We support options i and ii being setting a target for Gypsy, Traveller accommodation and not setting a target for showpeople The demand for new sites is likely to be very low Reading the consultation information, and assuming maths, assumptions, are correct: <ul style="list-style-type: none"> - 89 plots needed to 2031, comprising: <ul style="list-style-type: none"> - 65 to 2016, - 20 to 2031. Of the 89 needed, there are an additional: <ul style="list-style-type: none"> - 69 (not counted) with temporary planning permission - 9 delivered - 26 permitted but not completed. <p>69+9+26 = 104, i.e. a 15 plot surplus. But temporary sites, whilst reflecting a transitory lifestyle, may not provide the amenities, infrastructure for a quality of life comparable with the settled community</p> <ul style="list-style-type: none"> Steeple Morden Parish Council - Any policy should not appear to discriminate against the settled community <p>OBJECTIONS:</p> <ul style="list-style-type: none"> We are very concerned that while Cambridge City and South Cambridgeshire District Council have been successful in securing £1m of funding from the Homes and Communities Agency, they have yet to identify any 'acceptable' land for pitches in either area despite the fact that they continue to refuse planning permission for permanent sites for Irish Travellers at Smithy Fen and provide for clear unmet needs for sites in our area. We

	<p>wonder what purpose was served by bidding for HCA funding and whether Cambridge City will be returning the money received?</p> <ul style="list-style-type: none"> • Cottenham Parish Council - ii) A target should be set for Travelling Show-people no matter how low the current need • This is potentially contrary to Government policy. If there is a need, site provision should be made to meet it <p>COMMENTS:</p> <ul style="list-style-type: none"> • No need to set a specific target due to the low level of need identified • Best fit is: 2/ of the Issue 57 text: ". ... 4 plots to 2016 .. 3 to 6 .. to 2031, or rely on windfall site .."
<p>iii Explore with adjoining local authorities the extent to which local needs can be met in adjoining districts</p> <p>Support:27 Object: 4 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Hauxton Parish Council, Papworth Everard Parish Council, Rampton Parish Council, Bassingbourn cum Kneesworth Parish Council, Grantchester Parish Council, Swavesey Parish Council, Litlington Parish Council, Whaddon Parish Council, Over Parish Council - Support option iii) • The Local Plan should not set a target to provide 85 pitches for Gypsy and Traveller accommodation over the period to 2031 but instead should explore with adjoining local planning authorities the extent to which actual local needs can be met in adjoining districts • All areas should provide accommodation - the settled community has to live where the houses are built, and not just where they want to live - this should apply to all members of the community • Traveller provision - detailed assessment needed on sites on City/S Cambs fringe to provide suitable site and also reduce reliance on wider South Cambs • Cambridge City Council - The City Council would welcome the opportunity to continue working with South Cambridgeshire on this issue, including consideration of pitch provision on the borders of Cambridge. However, in addition to the provision of permanent pitches in South Cambridgeshire, reference needs to be made to the need for transit pitches and emergency stopping places. The City Council would like to work with South Cambridgeshire District Council to achieve transit pitches and emergency stopping places in suitable locations • Cottenham Parish Council - The NPPF requires co-operation between neighbouring authorities thus dialogue seeking assistance to

	<p>cover any GT&TS needs is both logical and a legal requirement</p> <ul style="list-style-type: none"> • The approach involving adjoining local planning authorities is supported. In particular it is clear that there should be co-operation between SCDC and Cambridge City Council and that requirements for gypsies and travellers across the two authorities should be looked at in this context • A wider approach is needed rather than a patchwork approach • Other areas don't seem to be contributing and should • As the name suggests Traveller issues need to be addressed by more than one authority to get the best solution for all concerned, and such authorities may have more sustainable sites <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Not for us. We have always lived near Cambridge • South Cambridgeshire has a specific need to accommodate Gypsy and Traveller pitches due to historic under provision. To seek to "push" the identified need to an adjoining authority is not equitable, does not deal with the locational need for pitches to be in certain areas for historic and community reasons, the need to avoid significant clusters of pitches in certain areas and as a consequence a significant void elsewhere and the specific needs of this defined transient population to be accommodated near to their employment and social circles is unacceptable <p>COMMENTS:</p> <ul style="list-style-type: none"> • This needs to be done in the right way. On the one hand, districts like Huntingdonshire have limited need because of past resistance to provision. It is important that Gypsies and Travellers are free to live in all areas. On the other, behind this policy, is the sense that South Cambs has too many Travellers and they should be accommodated elsewhere. It should reflect embracing and welcoming the District's Gypsies and Travellers and supporting provision for their needs reflecting where they want to live, and existing patterns of settlement and school attendance • Surely the provision of more gypsy and traveller sites is encouraging more people to become travellers or gypsies. This is not conducive to economic growth, as set out in the earlier part of your Local Plan. It has been shown recently on news programmes etc, that these sites become "permanent sites" for the
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	travellers and gypsies, which surely goes against what they are about in the first place - a traveller travels, and does not stay in the same place all the time
<p>iv Require that site provision be made for Gypsy & Traveller occupation in all new settlements, and other allocated and windfall developments of at least 500 new homes</p> <p>Support: 13 Object: 10 Comment: 3</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Caldecote Parish Council - New developments would offer the best advantage of being designed and managed in a way to provide appropriate infrastructure and should, anyway, be designed to provide for a wide social and economic demographic to form a cohesive community • Litlington Parish Council, – Support • Little Abington Parish Council, Great Abington Parish Council – But not necessarily on the same site • Cambridge City Council - Cambridge City Council supports the delivery of pitches in these locations subject to impacts on the surrounding area and the proposed locations for pitches being of appropriate size and design with suitable supporting infrastructure and access • Cottenham Parish Council - The Council is obliged to plan for and meet GT&TS needs just as it is required to plan for and meet the needs of the settled community. Most new housing is expected to come from 'major new developments' thus with the land available it is natural to target these developments as providers of sites/pitches, BUT the reality is that developers will balk at the concept of providing sites/pitches alongside new houses thus the Plan, based upon pitch provision from (and consider 300 houses not 500 houses should be the trigger figure) developers, should give the option of: "the development will incorporate a 3 pitch site as a condition of the plan for building 300 houses" OR alternatively: " land elsewhere but not within the boundaries of a community already home to Gypsies, Travellers or Travelling Show-people , will be provided with planning permission for a 3 pitch site as a condition for building 300 houses." • I think all developments over 500 homes could be expected to provide pitches (how many?) • This seems daring but is there any evidence that gypsy and traveller communities would be better integrated/less segregated if pitches were associated with built developments? better access to services particularly schools for gypsy and traveller children • This fulfils the aim of treating provision for sites as a normal part of the planning system. We

	<p>will need to be resolute with developers</p> <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Doesn't seem sensible at all - if there are sites that can be expanded why not do that - if gypsy and travellers want to stay closer to family or other members of their community it makes sense to allow this within reason • Why should new developments bear the majority of the pitches? • Not all new settled developments will be suitable for traveller accommodation • Existing settlements should not be ignored. If there is no second new settlement or very few new sites over 500 homes, the Northstowe area might accommodate a disproportionate number of new pitches. The previous work on Gypsy and Traveller planning documents included a wider range of issues and policies that are not currently presented as options for consultation now. In particular, a tiered assessment process was proposed. This principle must be maintained. It would be more consistent with views previously expressed by SCDC Members that a more balanced geographical spread of Gypsy and Traveller sites across the district is desired • Support option iv) but not necessarily requiring the provision to be on the same site as the houses • Gypsy & Traveller pitches should be scattered throughout the district and not concentrated in any one or few developments. Pitches should be located on separate sites and also included as small segments of larger developments. Pitches should not only be built in new settlements of at least 500 homes as this will lead to all Gypsy and Traveller Sites being located in the larger developments near the City of Cambridge - which already has a very diverse population. Gypsy and Traveller pitch location should be sited preferentially in areas of South Cambs that currently have a limited Gypsy and Traveller population presence and a low level of diversity, as a means of increasing diversity in an area. • Travellers do not want to live in areas that do not provide the type of spaces they want. They do not want to be in built up areas. Using areas for travellers that are allocated for low cost homes means many fewer traditional homes being provided.. Many Districts in the area are well behind South Cambs in provision. A better solution is to offer proper housing. • Whilst there is a need to ensure that large
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	<p>developments provide balanced communities which are self sustaining and forward thinking, a blanket policy requiring Gypsy and Traveller site provision at all such developments would ignore the circumstances of each development. What is important to understand with pitch provision is the actual location required by future occupiers and precisely what the need is. Imposing pitches in areas for which there is no need will not deliver useable pitches</p> <ul style="list-style-type: none"> • These pitches should not be concentrated in only new developments, rather they should be widely scattered • The integration of the sites within large scale developments could lead to conflict between communities and the unfair use of services <p>COMMENTS:</p> <ul style="list-style-type: none"> • The desk-based arithmetic modelling in the 2011 GTAA approach is highly dependent on assumptions which do not reflect the evidence and our knowledge of the Gypsy and Traveller communities. We dispute the 40% reduction in unauthorised (caravan) need, unreliable counts for caravans on unauthorised sites or encampments, overcrowding on private pitches and the demand for pitches by G&Ts wishing to move out of bricks & mortar into private sites. Discounting need shows a complete misunderstanding of the culture and way of life of this group. Travellers choose to live in large extended family groups not in arbitrarily designated sites. • Site provision within new settlements and major sites should be part of the policy, subject to three caveats. It must not justify delay. The shortage of accommodation and housing stress is acute. Deliverable and developable sites are needed immediately, not when the new settlements and major sites are developed. Provision within them should not be an excuse to refuse permission for appropriate development elsewhere, nor for disrupting existing patterns of settlement and school attendance. Thirdly, site provision should be a planning obligation requirement to bring more resources into site provision in the district, without being dependent on public funding • There should be provision alongside all new housing developments for sites • Explore with the people themselves whether iii would be suitable. Presumably Gypsies, travellers and travelling showpeople have a desire to live in South Cambridgeshire when they are not travelling
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Please provide any comments

Support:2

Object: 4

Comment: 21

COMMENTS:

- **Homes and Communities Agency** – Is providing resources to enable new provision across the country
- **Haslingfield Parish Council** - Support
- In the 2011 GT Sub-region Needs Assessment, the turnover of pitches on public sites is the only part of the model which takes account of movement between bricks & mortar housing and caravans. Our experience is that a significant part of the demand for new pitches is from Gypsies & Travellers moving from bricks & mortar into private sites. We consider the numbers seriously underestimate the numbers involved. Since despite strong guidance there was no consultation with either the wider community or Gypsies and Travellers, we have no confidence in the statements of need
- **Caldecote Parish Council** - Where possible temporary traveller sites should be converted to permanent sites as local infrastructure and needs should already be in place. Given that no suitable sites have been found in recent consultations, it seems unlikely that there will be appropriate sites in existing settlements. Furthermore, because of tensions between travelling and non-travelling communities placing a travellers site within an existing settlement may result in social exclusion. Due to tensions between travelling and non-travelling communities consistent policies must be in place and adhered to, to ensure protection of both communities and to aid social inclusion.
- **Comberton Parish Council** - Aim to provide for Travelling Show people of 4 plots to 2016 and an additional 3 to 6 plots to 2031 and 85 pitches for Gypsy and Traveller occupation over the period to 2031
- Any proposals should be brought forward on the basis that location is a key criteria and that the design and merits of the individual applications are considered with the same checklist that any development is required to match, in terms of quality of design, drainage and screening etc
- **Croydon Parish Council** - Consideration should be given to this minority community, but not to the detriment of the majority. The best way to do this is debateable
- **Environment Agency** - Any policy developed should incorporate the requirement for any site to be served by appropriate water and waste

	<p>water facilities. This inclusion is required, not only to ensure the sites are sustainable, but also to reduce the possibility of localised pollution incidents</p> <ul style="list-style-type: none"> • Grantchester Parish Council - Providing an additional 50 permanent pitches by 2031 is undeliverable • Great Abington Parish Council - The creation of Gypsy and Traveller sites should be restricted to small numbers of pitches so that local communities do not feel threatened or overwhelmed by large numbers of Gypsies and Travellers • Huntingdonshire District Council - The issues are set out in the Issues and Options document (Issue 57) in a somewhat different manner from that set out in Huntingdonshire District Council's own Strategic Options and Policies consultation. Ongoing discussion between Councils is supported • Consultation document ignores significant deprivation of Gypsy and Traveller communities, and stress relating to accommodation • Specific Transit site for 6 caravans should be provided near Addenbrooke`s Hospital • The provision of accommodation for Gypsies, Traveller and Travelling Showpeople should include a reference to the quality of site provision for this group who are often marginalised and suffer from lack of infrastructure such as drainage or transport. This is the case with sites adjacent to East Chesterton where the needs of a settled traveller community have not been met or considered. In particular, the policy should address the long-standing need for adequate and unrestricted access for heavy vehicles, and the provision of mains drainage, to Chesterton Fen • I think it is important that provision of pitches for caravans etc isn't taken advantage of to effectively provide homes without having to pay rates or incur the usual costs and restrictions associated with the housing market • It is about time travellers were treated equally and not as some second class (or worse) citizen, It is fine to talk of building a whole new village and also to build brand new housing estates but not to let travellers live on their own land? planning permission is granted all around them for new houses yet travellers have to make do with temp permission for years? we are all human and should be treated as
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	<p>such. we can all live together peacefully if these man made barriers are broken down that separate us</p> <ul style="list-style-type: none"> • St Edmundsbury Borough Council - Given that the identified need in St Edmundsbury is significantly lower than South Cambridgeshire, the Borough Council is unlikely to support an approach in which some of the South Cambridgeshire's locally identified need is provided for in St Edmundsbury. It is considered that this approach would potentially be directing people to where they do not want or need to live. It is also considered important to make provision for transit sites • Waterbeach Parish Council - Smaller sites with fewer pitches are preferable to large sites
<p>QUESTION 58: How should the Local Plan address the needs of dwellings to support rural enterprises?</p>	
<p>i. Include a policy which sets out the circumstances in which it will be acceptable to build a new home for an employee of a rural based enterprise</p> <p>Support:24 Object: 2 Comment: 3</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • If someone needs to live close to a rural employer then this seems a good idea within reason. It could have a 'worker use only' restriction • Weston Colville Parish Council, Swavesey Parish Council, Caldecote Parish Council, Cambridgeshire County Council, Great Abington Parish Council, Little Abington Parish Council, Haslingfield Parish Council - Support • The Local Plan should include a policy based upon the previous provisions set out in PPS7 • This is line with the character and history of the region, and the needs of rural enterprises should be supported • A policy additional to the NPPF is required to ensure positive management of the countryside and in particular the Green Belt and edges of cities and towns, where demand for countryside recreation is highest. It should allow limited residential accommodation for those who manage recreational sites, such as at Milton Country Park and Coton Countryside Reserve, so as to ensure more sustainable, increased site surveillance and to help the prevention of anti-social behaviour • Croydon Parish Council - This policy could be open to abuse and so must be rigorously applied. If the rural based enterprise folds, what happens to the associated property? A dwelling has been erected in the countryside where it otherwise would not have been allowed

	<ul style="list-style-type: none"> This is likely to be hotly contested, so a clear policy is essential to remove any possible doubt <p>OBJECTIONS:</p> <ul style="list-style-type: none"> Cottenham Parish Council - i) is an outdated criteria-based option The circumstances behind the need and appropriateness for dwellings associated with rural based enterprises are non generic and as such the greatest flexibility should be retained to ensure the Local Plan does not unnecessarily prescribe criteria that only fit certain circumstances. Such applications should be left able to be judged on their individual circumstances, merits and impacts, this flexibility is best retained by allowing direct interpretation of the NPPF by the applicant and case officers <p>COMMENTS:</p> <ul style="list-style-type: none"> South Cambridgeshire has a lot of rural based enterprises and a policy that sets the circumstances in which it is acceptable to build new homes in the countryside to fulfil this requirement should be developed, however it should not be too dissimilar from the one for high quality countryside dwellings, ie that these be judged on their merits and the high quality of their design as might be outlined within the local design statements and design guide Cambourne Parish Council – i) should be addressed in the Local Plan
<p>ii Not include a policy and rely upon the policy guidance in the NPPF</p> <p>Support:12 Object: 1 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> You don't need an extra policy, NPPF is enough Papworth Everard Parish Council, Rampton Parish Council, Steeple Morden Parish Council, Fowlmere Parish Council, Grantchester Parish Council, Litlington Parish Council, Over Parish Council, Caxton Parish Council - Support The circumstances to support a new house in the countryside would need to be examined in a case by case manner. It should not be ruled out by Policy as at present Related to questions I&O1 questions 56 and 54 which state that the same criteria used for replacement and reuse of dwellings in the countryside could be used for this dwellings to support rural based enterprises <p>OBJECTIONS:</p> <ul style="list-style-type: none"> Cottenham Parish Council - ii) is arguably too vague to guarantee the open minded approach now required. The NPPF says plans should avoid new, isolated, homes in the countryside

	but there's no attempt to define 'isolation' COMMENTS:
Please provide any comments Support:0 Object: 0 Comment: 4	COMMENTS: <ul style="list-style-type: none"> I can only think of one set of circumstances where it could be necessary for an employee to be housed adjacent or close to a rural enterprise. A herdsman or anyone concerned with looking after animals Comberton Parish Council - Include a policy which is consistent with the guidance in the NPPF and sets out the circumstances in which it will be acceptable to build a new home for an employee of a rural based enterprise Cottenham Parish Council - If the Council permits or has permitted the erection of agricultural buildings (livestock or storage), stable blocks, light industrial units, or 'other' places of business then permission should be granted for any associated residential unit applied for providing the 'need' is reasonable and a dwelling does not already exist (e.g. a second rural home on the same farm would not qualify). Rationale: in this day and age of higher rural theft and lower levels of policing property owners should be given the right to take all steps necessary to protect their investments including the right to live/employ someone to live on the site of that investment South Cambridgeshire rural enterprises are not of the type to require isolated new homes; there are no hill farmers, logging enterprises or large fisheries. Rural enterprises in South Cambs tend to be highly technical and do not require workers to be "on call" close to such work
Questionnaire Q7: How important is affordable housing, and where evidence shows that a rural exception scheme cannot be adequately funded, should the Council consider the inclusion of some full market value homes in the scheme to cross-subsidise the affordable homes?	
Comment: 649 (Plus 301 Comberton petitioners of which of which 267 signatories have been individually registered)	COMMENTS IN SUPPORT: <ul style="list-style-type: none"> Provision of affordable housing is important Including affordable homes with full market value homes in developments is reasonable and helps integrate and balance communities All schemes should have a mix of private /

	<p>housing association homes to prevent "ghettos" from forming and inclusion of full market value homes maybe the only way sufficient homes can be built</p> <ul style="list-style-type: none"> • Affordable housing important, so include small numbers of market houses if necessary on exception sites (<50%). • All these sites should have a 50:50 mix of both full market value houses and affordable houses • SCDC should consider exception sites to be genuinely 'exceptional' and they should only be permitted when a local Parish need is identified and supported by its Parish Council. Some full market value houses might have to be allowed on a site specific mix to permit this under local remit if government subsidies are insufficient. • The provision of adequate affordable housing is critical and so I would support the inclusion of some full market value homes in affordable housing rural exception schemes to provide adequate cross-subsidy • Only as a true exception to the norm, and only in cases where a local Parish need is identified and supported by its Parish Council. What is lacking are rented properties and not properties for shared equity. These are often vacant for long periods after being built. • We consider mixed housing is quite acceptable to subsidise affordable housing. However this would only be practical if there are equal numbers of local authority / housing trust rented properties and private housing mixed together on the same estate • This is a logical solution, provided the proportion of full market value homes remains small relative to the amount of affordable housing • I have no issue with this as long as the developments do not exceed 10 units in size total, other comments refer to upper limits of 5 units and 12 units • I support the idea of extending Rural Exception Sites, to include houses for sale as a means of delivering and funding the affordable homes. Equally, the decision to build [or not] should be taken by the village concerned not the District Council; give power directly to those impacted by the decision. • Full market homes could be used to subsidise a scheme but only where those homes are subject to the same quality rules as the affordable homes. Full market value homes often get smaller gardens and more bedrooms packed into the same space as developers are
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	<p>not subject to the same rules.</p> <ul style="list-style-type: none"> • I think that combining full market value homes in a new development to cross-subsidise affordable homes is entirely appropriate. • Affordable housing is very important - so many people are 'trapped' into renting instead. If full market value house help to create affordable homes too, then it seems reasonable to include them <p>COMMENTS OBJECTING:</p> <ul style="list-style-type: none"> • No • Homes outside this area would be cheaper and more affordable • These schemes will be abused by speculators, estate agents and others at the slightest opportunity if they are not legally limited for local use only. Large "ghetto" schemes on the edge of villages do not appear to be an attractive idea • Very Important, no cross subsidies • A policy of retaining all exception site housing for rent is essential • Inclusion of houses for sale to finance a scheme is a backdoor route to development • Affordable housing is best segregated from full market value homes as one has an adverse effect on the value of the other • There is no such thing as affordable housing • No need for more affordable housing in Comberton. It appears that present affordable housing has not been filled by village incumbents, for whom they were purportedly built, but by poor families from elsewhere • No private housing should be allowed with exception sites under any circumstances. The Government should face up to its responsibilities and provide adequate funding given they sold the council housing stock! • People with large houses don't want to live next to 'social' housing • No. This distorts the market and may blight the value of the houses for sale • Exception sites should be just that. I would not support the development of mixed full cost housing with social housing. Why would a landowner be prepared to accept a low fixed price for his land in those circumstances? We would get less sites coming forward. A mix of for rent and shared ownership housing has worked well and should continue to be used to fill a funding gap. • Exception sites should not include other
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	<p>homes. These are usually sites not due for development and this would allow building through the back door</p> <ul style="list-style-type: none"> • Only affordable housing. No use of Green Belt land for market value new houses • The term affordable is a slanted term, what is meant is subsidised. Either by a developer through the council, therefore charging more for open market houses, or by housing associations. Most subsidised houses are lived in by those on benefit, i.e. no job creation. Therefore not part of SCDC plan. The government subsidise housing associations. No rural exceptions. Not shared equity • There is a real danger that affordable housing schemes can become diluted by permitting full market value houses to be included in the scheme thus reducing the proportion of affordables. In any such scheme the importance and percentage of affordable houses must be protected. • Why should the price of homes be increased to cover so-called affordable homes. Build more small homes, but let them all be at the "proper" cost, even when owned by housing associations • Affordable housing in villages allows the need for a car, or really flexible transport. Is it right to make a car a necessary condition? Best to concentrate on the provision in new towns / villages • No subsidy of affordable homes whatsoever! Why should she contribute to affordable homes when the occupants are often on benefits. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Look at Council owned land within villages and infill sites • IF 'Market Value' housing is included it MUST be small scale, bungalows or for people who are looking to downsize • Hanley Grange should be treated as an exception site • Local people should decide • The needs of all families residing in the area, now and in the future, must be taken into account. • Exception sites house local people and are preferred to affordable housing on allocated sites which do not do so. • If you have to subsidise affordable houses, they are not really affordable. Use imaginative schemes to build cheaply and keep all costs
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	<p>down</p> <ul style="list-style-type: none"> • RURAL EXCEPTION SITES - The need for these sites and their size, should be left to be identified by the village Parish Councils. Imposing large developments onto villages will not meet the needs of local residents • Young local people cannot afford 'affordable housing' • If one village needs affordable housing one should be flexible about the location within +/- 5 miles (reasonable cycling or public transport distance). • Yes, but what do you mean by some - must have upper limit • Very important, and Yes, but not at the price of the Green Belt. • The question should be 'do you mind if we build a big, new council estate on the outskirts of your village - we promise we'll whack in a few nice houses to drag the standard up?' • Stop encouraging people into the area to keep local housing more affordable. • Affordable to Who? these type of house are only cheaper to the first buyer then they are at normal prices therefore the first buyer makes a big profit. Its a con to allow houses to be built. • The policy of allowing private market housing may have the effect of reducing the availability of exception sites, as landowners will wait to see if the proposed site could be considered as a wholly market site. The policy of allowing market housing on exception sites is of some concern if it leads to an increase in the cost of land for affordable housing. Some mix of housing tenures is valuable. Private housing should be private rented rather than owner occupied. Market housing should be restricted to 20% • Don't build so-called affordable houses in unaffordable areas which promotes ill-feeling. Low cost housing should be built on low cost land • Is new affordable housing presently required? The new affordable houses in Butterfield Close, Bassingbourn cannot be sold. <p>PARISH COUNCIL COMMENTS:</p> <ul style="list-style-type: none"> • Comberton Parish Council - Supported by 301 signatories (of which 267 signatories have been individually registered). Affordable housing is important - but permission to allow for affordable housing on exception sites should only be permitted if the Parish Council
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	<p>deems that this is a good solution based on local circumstances. Exception sites adjoining two Parishes should require the support of both parishes before progression. A maximum threshold might need to be set on a per Parish basis. SCDC should consider exception sites to be genuinely 'exceptional' - and only permitted when a local Parish need is identified and supported by its Parish Council. It should be noted that Comberton's local demand for truly affordable housing is for rented properties - not shared equity. Some full market value houses might have to be allowed on a site specific mix to permit this under local remit if central or local government subsidies are insufficient.</p> <ul style="list-style-type: none"> • Linton Parish Council - Affordable housing is important, but there is concern as to what exactly is affordable housing. If a house can be built and sold, then it is affordable by definition. Affordable housing needs to be defined better. Young people, for whom affordable housing was first considered, in many cases are unable to afford buying, or will not get a property for rent because they will not be a priority. Full market homes should never be included in such developments as this is open to developer abuse. • Hildersham Parish Council - Exception sites- In the context of the Council's answer to question 5, the proposal does not seem unreasonable • Duxford Parish Council - This is critical. Further it will allow more integrated development of exception sites to add to the village amenity • Great and Little Chishill Parish Council - Economic reality is that housing associations may need the inclusion of some market housing to achieve financial viability. This would be acceptable as long as the guidelines / rules on the affordable / market housing mix are rigorous • Babraham Parish Council - Affordable housing is very important and there is not enough of it. We think the council should consider the inclusion of some full market value homes especially if this will keep the rents down for the affordable homes • Barton Parish Council - Support the idea of rural exception schemes. In Barton the shared equity scheme for sheltered housing works well • Hatley Parish Council - No rural exception sites. Due to the very limited services available
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	<p>to the Hatleys, additional affordable housing is not appropriate to such a small community. Also, when you add the possibility of 'houses for sale', it immediately adds a powerful financial incentive to local plot owners.</p> <ul style="list-style-type: none">• Shepreth Parish Council – yes it should
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CHAPTER 10: BUILDING A STRONG AND COMPETITIVE ECONOMY	
QUESTION NO.	SUMMARY OF REPS
QUESTION 59: New Employment Provision near Cambridge	
<p>i. Should employment provision be planned for Cambridge Northern Fringe East, and densification of Cambridge Science Park?</p> <p>Support: 23 Object: 0 Comment: 3</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • General support in principle; • Reflects outcome of Employment Land Review. • Support as would not require additional Green Belt land; • Sites highly accessible by public transport; • Must consider impact on surrounding development. • Support from five Parish Councils. • Cambridge City Council - supports the exploration of further employment opportunities at Cambridge Northern Fringe East and Cambridge Science Park <p>COMMENTS:</p> <ul style="list-style-type: none"> • Natural England – Should recognise biodiversity value of Chesterton Sidings. • Plan should offer flexibility, but not without full support of Local people • Need to consider impact on surrounding areas
<p>ii. Should employment provision be planned for new allocations on the edge of Cambridge which have previously been designated as Green Belt?</p> <p>Support:4 Object: 5 Comment: 2</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Need a range of quality sites, to help maximise the potential of the Cambridge economy, edge of Cambridge would be most sustainable option; • Land west of the A10 Milton proposed. • Cambridge City Council – will work with South Cambs to assess broad locations. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • A wider review of the Green Belt is required for employment purposes - not just at strategic sites. Focus should be on other sites to south i.e. Hanley Grange • In aiming to meet the forecast employment growth over the Plan period, there should be no new allocations of land for employment sites which have previously been designated Green Belt. • Hauxton Parish Council - Green Belt should be protected. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Great Shelford Parish Council – With development of Addenbrookes, further development in broad locations 4, 5 and 6 inappropriate. • No need for Green Belt review, but flexibility to develop with support of local people.
<p>iii. Should employment provision be planned for both of the options above</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Cambridgeshire County Council - Support • Support from four Parish Councils

<p>Support:5 Object: 0 Comment:3</p>	<p>COMMENTS:</p> <ul style="list-style-type: none"> Needs to be evidence led Milton Parish Council – Must be conditional to A14 improvements.
<p>iv. Should employment provision be planned for neither of the options above</p> <p>Support: 7 Object: 0 Comment: 3</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> a wider review of the Green Belt is required for employment purposes Fen Ditton Parish Council – only densification is acceptable. Camborne Parish Council – employment growth should be adjacent to new developments to make them sustainable. <p>COMMENTS:</p> <ul style="list-style-type: none"> Continued growth of employment and population is undesirable.
<p>Please provide any additional comments</p> <p>Support:1 Object: 0 Comment: 15</p>	<p>COMMENTS:</p> <ul style="list-style-type: none"> Histon & Impington parish Council – How many new jobs are required beyond indigenous operations? City and South Cambs plan need to be closely coordinated. Need provision for SMEs. Swavesey Parish Council – Also need to consider road infrastructure. Cottenham Parish Council – Need high speed broadband. Also need provision in villages. Cambridge Past Present and Future - Business has demonstrated need to be located close to City. Encourage high tech firms to locate head quarters in sub-region. Need variety and choice of spaces. Coordinate with surrounding areas. Waterbeach Parish Council – Development should take place where infrastructure already exists. Trinity College - Pleased Local Plan acknowledges importance of Cambridge Science Park and opportunities for densification. . Marshall Group – Intend to promote employment growth at Cambridge East, including brownfield land for business park development.
<p>QUESTION 60: Employment Allocations</p>	
<p>A: Should the existing employment allocations where development is partially complete be carried forward into the Local Plan?</p> <p>Support:22 Object: 2 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> No evidence that they are inappropriate. The Pampisford site is well related to the Sawston bypass and can provide employment opportunities for both Pampisford and Sawston. Support from 11 Parish Councils Cambridge City Council - supports the proposal to carry forward existing employment allocations where development is partially complete. Cambridgeshire County Council – Support. <p>OBJECTIONS:</p>

	<ul style="list-style-type: none"> • Employment development must be directed to more sustainable sites than last round of plans. • Convert redundant buildings instead, as industrial estates create congestion. <p>COMMENTS:</p>
<p>B: Should the existing employment allocation North of Hattons Road, Longstanton be carried forward into the Local Plan?</p> <p>Support: 8 Object: 2 Comment: 2</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support from 2 Parish Councils • Cambridge City Council - supports the proposal to carry forward existing employment allocations where development is partially complete. • Cambridgeshire County Council – Support. • It will come forward in the future, especially given the new guided busway, continuing development of the Home Farm site and Northstowe. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Over a mile from the guided busway. Employees would probably use their cars rather than the bus wasting fuel, adding to pollution and traffic congestion. Should be housing as Northstowe developments are likely to be delayed because of the failure to improve the A14. If it isn't going to be housing it should be left as agricultural. • Greenfield land, and should be preserved as such. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Comberton Parish Council – should be decided at local level. • Cottenham Parish Council – should remain employment not housing unless replaced elsewhere.
<p>C: Are there any other areas that should be allocated in the Local Plan for employment?</p> <p>Support:4 Object: 0 Comment:7</p>	<p>New allocations suggested:</p> <ul style="list-style-type: none"> • South of Milton Park and Ride, • Tear Drop site, adjacent to A14, Milton • Land at London Road Pampisford • CEMEX site, Meldreth • TKA Tallent Site, Bourn Airfield (in association with development option at Bourn Airfield). • Land east of Spicers, Sawston <ul style="list-style-type: none"> • Papworth Everard Parish Council - Papworth Hospital Site • Cottenham Parish Council - 'allocation' is the wrong approach, areas should be 'identified' as possibilities e.g. opposite the Brookfield industrial estate.
QUESTION 61: Local Development Orders	
<p>A: Should the Council consider issuing Local Development Orders to help speed up employment development?</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Could assist employers to set up more quickly • Where no impacts, e.g. impacts on residential development • Council should look to deploy all the tools they have to speed up and also encourage employment

<p>Support:7 Object: 14 Comment: 1</p>	<p>development</p> <ul style="list-style-type: none"> • Other local authorities have issued LDOs to help establish wind energy construction and manufacturing • I'm working on an LDO elsewhere in England and can already see the benefits. • Cottenham Parish Council – yes, if would help employers set up quickly, in areas without residential impact, not Green Belt. • Cambourne Parish Council – support. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Existing process of consultation with communities should be retained. • Objections from five Parish Councils. • Cambridge City Council would be concerned about LDOs for sites on the edge of the city, due to the potential negative impacts on the setting of the city. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Comberton Parish Council - It would be good practice for SCDC not to have any 'unreasonable' constraints in its standard planning rules for anyone.
<p>B: If so, where?</p> <p>Support:1 Object: 0 Comment: 1</p>	<ul style="list-style-type: none"> • Cambourne Parish Council – Cambourne Business Park
<p>QUESTION 62: Limitations on the Occupancy of New Premises in South Cambridgeshire</p>	
<p>i. Retain the current policy approach to encourage high tech research and development but offices, light industry and warehousing being small scale local provision only.</p> <p>Support:19 Object: 0 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support from 6 Parish Councils • Has been successful in supporting development of the area. • Other parts of the UK need employment more than the Cambridge area and will be keen to take employment of a type unsuitable for this region. <p>COMMENTS:</p> <ul style="list-style-type: none"> • No need to further encourage high tech R&D, they are already all too keen to come here.
<p>ii. Retain the policy in its current form for specified areas: Cambridge Science Park Granta Park Babraham Institute Wellcome Trust Melbourn Science Park</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support from 7 Parish Councils <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Concern could place sites at competitive disadvantage. • User restriction should permit greater flexibility and allow activities which are not in themselves high technology, but help foster their growth and

<p>North West Cambridge (University)</p> <p>Support: 9 Object: 2 Comment: 1</p>	<p>development. This could include for example business services, financial and management services patent agents and specialist manufacturing and accessibility. There would also be significant benefit in allowing an element of D1 (conferencing/education and training centres). It is essential to recognise that support services are essential to the continued success of clusters.</p> <ul style="list-style-type: none"> • There should also be a recognition that the nature of B1 uses is evolving, with a merging of traditional R&D uses and B1(a) Offices, and that the provision and size of offices should not be unduly restricted. • Existing policy framework is overly restrictive, failing to recognise that high value manufacturing, high tech headquarters, and importantly support services can help reinforce the development of high-technology clusters. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Wording of policy should acknowledge the contribution of complementary development, such as information technology and conference and training programmes.
<p>iii. Amend the policy to allow for large scale, high value manufacturing and high tech headquarters to locate to South Cambridgeshire.</p> <p>Support:4 Object: 1 Comment: 4</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Cambridgeshire County Council - support an amendment of policies to allow for greater flexibility • Support from 3 Parish Councils <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Need maximum restriction of further industry <p>COMMENTS:</p> <ul style="list-style-type: none"> • Croydon Parish Council - Maybe not large scale, but small/medium scale manufacturing. • The restriction of only high tech companies, and having companies needing to prove that they need to be in the district has restricted the type of employment available to local people.
<p>iv. Remove the policy apart from the restriction on large-scale warehousing and distribution.</p> <p>Support: 0 Object: 1 Comment: 0</p>	<p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Need maximum restriction of further industry
<p>v. Remove the policy entirely.</p> <p>Support: 3 Object: 3 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • So that other types of employment are not discouraged from the Cambridge area. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Need restrictions on large scale warehousing.
<p>Please provide any</p>	<p>COMMENTS:</p>

<p>comments.</p> <p>Support:1 Object: 2 Comment: 13</p>	<ul style="list-style-type: none"> • Consideration should be given to the needs of these local businesses and what should be done to ensure their long-term sustainability within the area. • Existing policy over restrictive, failing to recognise high value manufacturing, high-tech headquarters, and support services. • Support policies to improve diversity of jobs including additional manufacturing jobs, in addition to high tech industries and to assist education and skills sector, including land for education/ company partnerships. • District needs to attract jobs for a great many less skilled workers. • Retention of existing policy supporting low intensity high value employment would align with overall employment trend of area. • Need to facilitate businesses that need Cambridge location, and discourage those that can locate elsewhere. • An example of what should not be done are the recent plans for the Cambridge Research Park on the A10. Specifically granting planning for 'industrial' buildings is a wasted opportunity to keep the faith with the strength of Cambridge. • Change the focus of development from almost exclusively housing, to a broader mix of housing and different size of office and laboratory space, that will favour high tech SMEs particularly in the first five years of their development. • Cambridge City Council – will continue to work with South Cambs in reviewing policy approach.
<p>QUESTION 63: The Promotion of Clusters</p>	
<p>Should the Local Plan continue to include a policy supporting the development of clusters?</p> <p>Support:35 Object: 2 Comment: 4</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Essential to the ongoing success of Cambs • Need to also support supporting services • To support protection and availability of sites for cluster development • The concentration (in the form of a mini-cluster) of biotechnology businesses at Granta Park/TWI has itself brought significant benefits. • The promotion of clusters is a planning policy approach that complements the Wellcome Trust Genome Campus Development Plan. • Support is particularly important given the growing evidence that the Cambridge Cluster has lost momentum as highlighted within the SQW Cambridge Cluster at 50 Report amongst others. • Should not be at the expense of also encouraging other business and employment opportunities. • Support from 10 Parish Councils • Cambridgeshire County Council - important

	<p>from a perceptions perspective in affirming South Cambs support for the Cambridge high tech cluster.</p> <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • CPRE – clusters should be contained within overall employment policy • Papworth Everard Parish Council – Clusters do not support sustainable development in rural areas. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Cottenham Parish Council – If policy still has value then continue. • Litlington Parish Council – Where economically viable. • Cambridge Past, Present and Future – Good transport links between clusters are important.
<p>QUESTION 64: Shared Social Spaces as part of Employment Areas</p>	
<p>Should the Local Plan seek shared social spaces on or near employment parks?</p> <p>Support:26 Object: 5 Comment: 3</p>	<p>ARGUMENTS IN SUPPORT OF THIS OPTION:</p> <ul style="list-style-type: none"> • General support for seeking shared social spaces in or nearer employment parks. • Granta Park is an example of what can be achieved. • If possible facilities should also be available to general public. • Cottenham Village Design Group – Can be used to supplement existing sports and social provision in local area. • Support from 10 Parish Councils • Cambridgeshire County Council - - important from a perceptions perspective in affirming South Cambs support for the Cambridge high tech cluster. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Should support but not be incumbent on employers to provide. • No need for a policy. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Comberton Parish Council – Can be addressed by landlords if the perceive issue as serious. • Cottenham Parish Council - Employment should be in places where social needs can be met already.
<p>QUESTION 65: Broadband</p>	
<p>Do you think that the Local Plan should include a policy seeking provision for broadband infrastructure in new developments?</p>	<p>ARGUMENTS IN SUPPORT OF THIS OPTION:</p> <ul style="list-style-type: none"> • Needs to be high-speed e.g. 100mbs • Should require fibre optic connection, not just ducting.

<p>Support:52 Object: 1 Comment: 4</p>	<ul style="list-style-type: none"> • High tech companies rely on high speed broadband to remain competitive and in the forefront of their chosen field. • This is essential to avoid communities with poor broadband speed becoming blighted because working from home is not an option. • Broad location 7 has necessary scale to deliver superfast broadband network. • The policy should be very specific and request that all new build must have fibre connected • Support from 21 Parish Councils • Cambridgeshire County Council - Supports working from home and reduces need to travel. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • No need for a policy. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Cottenham Parish Council – Should have policy seeking quality improvement across the district. • Should require dark cable, even where the exchange has yet to be upgraded to use it.
<p>QUESTION 66: Established Employment Areas in the Countryside</p>	
<p>A: Should development within established employment areas in the countryside be allowed?</p> <p>Support:23 Object: 3 Comment: 8</p>	<p>ARGUMENTS IN SUPPORT OF THIS OPTION:</p> <ul style="list-style-type: none"> • Utilise existing asset base. • New areas should only be added if need can be established. • Redevelopment should be welcomed where there is environmental benefit • To support viability of sites. • Should be conditional it is not in the Green Belt • Should enable redevelopment, subject to visual and other impacts • Support from 8 Parish Councils • Cambridgeshire County Council - Support <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • No need for a policy. • Whaddon Parish council – this should not be allowed. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Should be amended to allow the expansion of existing business parks where it would have no impact on the surrounding area. • Area of Granta Park should be expanded to reflect existing development on the park. Additional are should be included to the south, for secondary development / landscaping.
<p>B. Should additional areas (both around 10 hectares), be included at – 1. Eternit UK site between Meldreth</p>	<p>ARGUMENTS IN SUPPORT OF THIS OPTION:</p> <ul style="list-style-type: none"> • Support from 2 Parish Councils • Cambridgeshire County Council - Support <p>OBJECTIONS:</p>

<p>and Whaddon</p> <p>Support:6 Object: 6 Comment: 2</p>	<ul style="list-style-type: none"> • Too many heavy lorries coming through Whaddon. • Would increase traffic on already busy A1198 • Bassingbourn-cum-Kneesworth Parish Council – object unless heavy goods vehicles are prohibited from using Chestnut Lane to access the site, or highway improvements are carried out including provision of a footway between A1198 and the wireless station site. • Whaddon Parish Council - The local infrastructure does not support the increased traffic this would cause. • Haslingfield Parish Council – Poor infrastructure and significant environmental impact. • CPRE – site not in a sustainable location. <p>COMMENTS:</p> <ul style="list-style-type: none"> • As long as it is not detrimental to the rural nature of the site as a whole.
<p>B. Should additional areas (both around 10 hectares), be included at – 2. Barrington Cement Works (area of existing and former buildings)</p> <p>Support:9 Object: 4 Comment:3</p>	<p>ARGUMENTS IN SUPPORT OF THIS OPTION:</p> <ul style="list-style-type: none"> • Local residents to determine. • Barrington itself has a mixture of enterprises, the cement works should mimic this • Any development for employment on this site must be carefully planned so that traffic in villages is minimised or indeed reduced. • Impact of rail movements has a substantial and detrimental impact on residents in parts of Barrington close to the railway. Other ways of using the line should be considered. • Employment opportunities in this area are limited. Using the land for infill would not create long-term jobs. • Support from 4 Parish Councils • Cambridgeshire County Council - Support <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Whaddon Parish Council – local infrastructure would not support increase in traffic. • Haslingfield Parish council – Poor infrastructure and significant environmental impact. • CPRE – site not in a sustainable location. • CEMEX - There is no permanent employment on-site and it is incorrect to describe it as being of "significant existing employment development". Considers the site is suitable for residential-led development, including other uses. <p>COMMENTS:</p> <ul style="list-style-type: none"> • As long as it is not detrimental to the rural nature of the site as a whole. • Barrington Cement works is within the consultation area for development affecting the Mullard Radio Astronomy Observatory at Lord's Bridge. • Partial development of the site would be acceptable alongside ecological restoration of the

	site and the potential allocation of open space provision e.g. country park.
<p>Please provide any comments.</p> <p>Support:0 Object: 0 Comment:8</p>	<p>COMMENTS:</p> <ul style="list-style-type: none"> • A matter for local communities. • Does existing employment development equate to brownfield site? • Where further development within established employment areas is permitted, provision must be made for safe access e.g. cycle and walking • Further employment on the existing sites to be considered on individual merit, but should take place within the sites rather than extending them.
QUESTION 67: New Employment Development in Villages	
<p>What approach should the Local Plan take to the scale of employment development in villages?</p> <p>1. Continue to restrict to small scale development (employing 25 people) and the size limitations: Offices (B1a): 400 m2, High tech / R & D (B1b): 725 m2, Light Industry (B1c):800sq m2, General Industry (B2):850 m2, Warehousing (B8):1,250 m2).</p> <p>Support:18 Object: 4 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT OF THIS OPTION:</p> <ul style="list-style-type: none"> • Should only deviate from this in exceptional circumstances. • Needed to give clarity and certainty to local people and developers about what is not acceptable • Traffic generated from any development is a concern to neighbouring properties. Smaller developments should create less of a problem with this. • To allow larger employment developments within existing villages would have a severe impact of the infrastructure, utilities, services and facilities currently available to those villages • The spacing already considered in your plan for employment development is large for a village. • Support retention of the existing restrictions because otherwise there is likely to be an economically-driven expansion in local industry with yet further demands on local housing. • Support from 6 Parish Councils <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Strict policies will simply discourage employment within the rural area which will only harm the sustainability of these places. • Object to the, 'planning by numbers', method that imposes limits based on arbitrary categories. • The current restrictions are too great and actively discourage employment provision in the villages which runs contrary to the aims to reduce the level of commuting and build sustainable communities. <p>COMMENTS:</p> <ul style="list-style-type: none"> • SCDC should be sensitive to wishes of local community.
<p>2. A more flexible approach that development should be in keeping with the category, character and</p>	<p>ARGUMENTS IN SUPPORT OF THIS OPTION:</p> <ul style="list-style-type: none"> • Policies have proven to be insufficiently flexible and may have discouraged employment which

<p>function of the settlement.</p> <p>Support:33 Object: 1 Comment: 2</p>	<p>might have been appropriate but just fell the wrong side of the policy limitations.</p> <ul style="list-style-type: none"> • Policies relating to economic development should be flexible to ensure development comes forward. Strict policies will simply discourage employment within the rural area which will only harm the sustainability of these places • In order to allow businesses to grow and thrive in the difficult time we now have but for the future, current policies will need to be relaxed. • Restricting new employment development to specific uses and sizes does not provide the encouragement to developers to invest in employment schemes in villages. • Each application should be considered on its merits, particularly in the context of the circumstances prevailing at the time of submission and the overall makeup of the village and its immediate surroundings. • Parish councils should have the final word. • All restrictions should be removed with a more flexible approach which actively encourages all forms and scales of development within the villages, particularly those with good public transport links. • Cottenham Parish Council - reworded as: "A more flexible approach that development should be in keeping with the category of the settlement and the aspirations of its residents." • Cambridgeshire County Council - We support amending policies to allow for the expansion of existing businesses and the creation of new businesses within villages and the countryside where deemed to be of an appropriate scale. • Support from 12 Parish Councils <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Unfortunately flexibility is open to abuse for financially motivated reasons.
<p>Please provide any comments.</p> <p>Support: 0 Object: 0 Comment: 5</p>	<p>COMMENTS:</p> <ul style="list-style-type: none"> • Strict policies will simply discourage employment within the rural area which will only harm the sustainability of these places, which would be both contrary to the ethos of the Local Plan, but crucially that of the NPPF. • A more flexible approach that development should be in keeping with the category, character and function of the settlement. In particular, work from home units should be encouraged, as the small businesses are the life blood of this district. • Support working from home units, e.g. garage conversions.
<p>QUESTION 68: New Employment Buildings on</p>	

the Edge of Settlements	
<p>A: What approach should the Local Plan take to employment development on the edges of villages?</p> <p>1. Flexibility to utilise previously developed land adjoining or very close to the village frameworks of any villages.</p> <p>Support:36 Object: 1 Comment:3</p>	<p>ARGUMENTS IN SUPPORT OF THIS OPTION:</p> <ul style="list-style-type: none"> • Avoid greenfield development in Green Belt. • Flexibility is again the key. Employment development in the rural area aids sustainability and therefore should be encouraged. • Promoting business and employment in rural villages is vital for the success and sustainability of local communities as well as potentially providing a reduction in the overall number of commuter miles. • Employment development should not encroach on green-field land. Parish councils should be able to divert building onto previously developed land. • Allow such development only if it can be shown to be of a size and character not detrimental to the village. • Aspirations can be met if the local plan abides by the wishes of the individual villages affected by any proposal.(Localism) • Using greenfield land should be avoided at all costs, as this is one of the aspects that makes our area the "best to live in". • Support from 15 Parish Councils <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Support consideration of taking a more flexible approach to employment development in villages but believe neither of these options go far enough, we object to the, 'planning by numbers', method that imposes limits based on arbitrary categories. All employment development proposals should be judged upon their individual circumstances and merits. <p>COMMENTS:</p> <ul style="list-style-type: none"> • The nature of the development should be sensitive to the character of the village and the wishes of the local community. • All development, including employment, should preferably be within the village framework in order to protect the countryside and to provide certainty.
<p>2. Flexibility to utilise green-field land adjoining, and logically related to the built form of the settlement of Rural, Minor Rural Centres [and Better Served Group villages if added as a new category of village – see question 13].</p>	<p>ARGUMENTS IN SUPPORT OF THIS OPTION:</p> <ul style="list-style-type: none"> • The plan should provide the flexibility to also utilise greenfield land where logically related to the built form of a Rural and Minor Rural Centre, which would benefit the local economy through appropriate forms of development. • Flexibility is again the key. Employment development in the rural area aids sustainability and therefore should be encouraged. • For employment, not housing.

<p>Support:8 Object: 8 Comment:1</p>	<ul style="list-style-type: none"> • Support from 2 Parish Councils <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Greenfield land should only be developed as a last resort, either for housing or business. This option will open the possibility for business use to creep beyond village frameworks, leading to sprawling villages and loss of open spaces, with associated impacts on wildlife, quality of life, etc. • All employment development proposals should be judged upon their individual circumstances and merits. • Unsustainable as it will lead to sprawl. • Will lead to cumulative development. • The absolutely top planning priority in my view is to prevent the net conversion of greenfield land into built-up land of any sort. <ul style="list-style-type: none"> • Objection from 1 Parish Council <p>COMMENTS:</p> <ul style="list-style-type: none"> • SCDC should be sensitive to avoid creep of villages into the green belt. • A flexible approach to the provision of employment provision in and adjoining villages should be taken to enable the relevant circumstances pertaining at the time of any application to be taken into consideration.
<p>Please provide any comments</p> <p>Support: 0 Object: 0 Comment:8</p>	<p>COMMENTS:</p> <ul style="list-style-type: none"> • Cottenham Parish Council - option (ii) together with a yes to question B is consistent with CPC views as to the conditions to be applied to extensions of a village framework. • should be increased flexibility to utilise both brownfield and greenfield land adjoining all villages • The character and setting of the village, including its edge, must be preserved. • Any employment generating sites should have good communication and transport links to the settlements whose employment needs they should ideally serve. • Any flexibility in the policy is likely to allow the framework principle to be "ridden over" • Boundaries and the greenbelt should be protected to prevent sprawl and keep the character of the village and the district. • Employment will compete with housing for these sites. Green Belt considerations must apply.
<p>B: Should applicants be required to demonstrate there is a lack of suitable buildings and sites within</p>	<p>ARGUMENTS IN SUPPORT OF THIS OPTION:</p> <ul style="list-style-type: none"> • Needs to be in-place ensure that existing employment uses are not relocated to the edge of a settlement so as to liberate residential

<p>the settlement?</p> <p>Support:20 Object: 2 Comment:7</p>	<p>development land.</p> <ul style="list-style-type: none"> • This would be sensible otherwise buildings within a community could stand empty when they are adequate for purpose. • Whilst it might be important to allow for the creation of employment generating land it should be the policy of the Local Plan to promote the use and reuse of existing sites in preference to these. • Consideration should be made not only of existing buildings but also of existing permissions for development not enacted/yet undeveloped. • Developments, whether they be for employment or residential, should not be considered unless appropriate research has been carried out and the need ascertained that such premises are in fact required in the area. • Two representations state this should be in tandem with option Ai. • Support from 13 Parish Councils <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Proposals for employment provision on the edge of existing settlements should be considered on their own merits without requirement to consider the merits of other locations which may or may not be being brought forward for development at the same time. • The presumption is that applicants have looked and cannot find anything. Or what is available is unsuitable. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Demonstrating a negative in respect of sites and buildings is a waste of time and resources. If there were suitable or more economic buildings available, then it is likely they would have been used. • Parish Councils should decide. • Applicants who wish to reuse previously developed land should not have to demonstrate lack of alternative sites. However applicants who wish to build on greenfield land should be turned down, whether or not there are alternative sites available.
<p>QUESTION 69: Extensions to existing businesses in the countryside</p>	
<p>What approach should be taken to extension of existing businesses in the countryside?</p>	<ul style="list-style-type: none"> • ARGUMENTS IN SUPPORT OF THIS OPTION: • This is required as existing firms should be allowed to grow to ensure a vibrant and mixed employment base in South Cambs.

<p>1. continue to apply a generally restrictive approach, where proposals would have to demonstrate exceptional circumstances; or</p> <p>Support:17 Object: 1 Comment: 1</p>	<ul style="list-style-type: none"> • South Cambs is overdeveloped and new development, whether business or housing, should be discouraged. • Isolated development in the countryside, other than farming, is highly undesirable • We currently have too many vacant premises which businesses are not renting. This needs careful thought and investigation into why businesses are not using a rural site. • Need to keep a tight, but not unreasonable approach to these extensions • Extension of industry to village and greenfield sites needs to be resisted. • Support from 4 Parish Councils <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Comberton Parish Council - Permit some growth as long as the scale and character are consistent with the local conditions and wishes of the community.
<p>2. support expansion of existing firms where schemes are of an appropriate scale, do not have an adverse effect in terms of character and amenity, and can be justified through submission of a business case.</p> <p>Support:28 Object: 3 Comment:1</p>	<p>ARGUMENTS IN SUPPORT OF THIS OPTION:</p> <ul style="list-style-type: none"> • Such an approach needs careful consideration. Given the existing restrictions on development in South Cambs, a business case does have to be made. • This is in line with policies in the NPPF which urge LPA policies to be flexible to meet changing needs of local businesses. • Permit some growth as long as the scale and character are consistent with the local conditions and wishes of the community. • An overly restrictive approach to existing businesses in the countryside discourages investment and growth. • A flexible approach to the provision of employment provision in and adjoining villages should be taken to enable the relevant circumstances pertaining at the time of any application to be taken into consideration. • But there needs to be some kind of provision which would oblige businesses to stay put for a number of years. That would guard against firms extending and then making windfall profits by selling up and moving on shortly thereafter. • Support from 14 Parish Councils <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • It is not clear what is 'appropriate' in this context. Businesses will have different views from local people about what is appropriate. Businesses are more likely to consider profits than the health of the environment or the well-being of local people.

	<p>The council should continue to support expansion only in exceptional cases.</p> <ul style="list-style-type: none"> • Who determines whether they are an appropriate scale? Also financial motivations should not be a consideration • This option provides too much opportunity for those with financial incentives to exercise biased judgements on what is appropriate, and hence destroy valuable greenfield land. <p>COMMENTS:</p> <ul style="list-style-type: none"> • The expansion of existing businesses in the countryside should be supported but 'not burdened by the combined requirements of planning policy expectations' (as stated in the NPPF).
<p>Please provide any comments.</p> <p>Support: 0 Object: 0 Comment: 2</p>	<p>COMMENTS:</p> <ul style="list-style-type: none"> • The approach has to be a combination of the two options. Do not allow willy-nilly development, but do allow schemes which are appropriate and do not have an adverse effect on the surroundings and amenities. • The answers will depend upon whether the village in question is in the Cambridge Green Belt or not. I would continue the restrictive approach for green belt villages and perhaps more flexibility elsewhere.
<p>QUESTION 70: Conversion or Replacement of Rural Buildings for Employment</p>	
<p>A: Should the Local Plan continue to prioritise employment uses for rural buildings where traffic generation is not a problem?</p> <p>Support: 31 Object: 7 Comment: 4</p>	<p>ARGUMENTS IN SUPPORT OF THIS OPTION:</p> <ul style="list-style-type: none"> • Proposals should be considered on their merits. Traffic generation should only be one factor to be taken into account. • Plan should be supportive in all cases save extreme problems with traffic generation. • In general the use of agricultural buildings for small businesses seems to work. • Where agricultural buildings exist and it can be demonstrated that there is no longer a need for these building for agricultural purposes either in the immediate or medium term, these buildings should be converted and reused to provide additional rural employment opportunities. • Support from 17 Parish Councils <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Fen Ditton Parish Council - Housing should be a

	<p>priority.</p> <ul style="list-style-type: none"> • Where development is proposed in rural areas, permission should not be refused on the basis that the proposal does not promote sustainable forms of transport and reduction of car use. • This should not be prioritised. Each case should be considered on its merits. There are too many cases of very inappropriate re-use of farm buildings for activities related to employment. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Has led to an oversupply of employment spaces in unsuitable or unattractive locations for businesses. There should now be a flexible approach that seeks to make provision as needed, for the use for either residential or employment, to be determined in consultation with the appropriate parish council. • The Parish Council should be consulted with, as an alternative use of the buildings may be more appropriate to the settlement.
<p>B: Should the Local Plan support extensions where they enhance the design and are not out of scale and character with the location.</p> <p>Support:24 Object: 0 Comment:1</p>	<p>ARGUMENTS IN SUPPORT OF THIS OPTION:</p> <ul style="list-style-type: none"> • Should not have to enhance the design. Design requirements should not be imposed to restrict rural employment where statutory heritage or landscape designations are not affected, in line with NPPF • Local Plan should ensure that the size and design of any conversion is appropriate and in keeping with the overall character of the village, that appropriate transport opportunities exist and that traffic generation as a consequence of the development has no detrimental effect on the existing village community. • The Parish Council should be consulted and their views taken into account and not over-ruled. • Continue the restrictive approach for green belt villages and perhaps more flexibility elsewhere. • Support from 12 Parish Councils
<p>QUESTION 71: Farm Diversification</p>	
<p>Do you consider that the Local Plan should continue to support farm diversification?</p> <p>Support:36 Object: 0 Comment: 3</p>	<p>ARGUMENTS IN SUPPORT OF THIS OPTION:</p> <ul style="list-style-type: none"> • There should be provision in the Plan for farm diversification especially through renewable energy technologies. There are many examples of how wind energy has helped farms and other businesses keep going by saving on their fuel costs. • Must develop existing asset base

	<ul style="list-style-type: none"> • Local Plan should continue to support farm diversification, especially in the role of small scale bio-power schemes and economic development should continue to support farm diversification to assist the viability of agricultural businesses. • Support appropriate farm diversification providing the diverse additions have some synergy with farming. A list of 'excluded' schemes might be appropriate. Diversification takes many forms and should allow for the re-use of existing buildings, the establishment of new uses and the building of new floor space where that floor space is needed to enable a scheme to work functionally and financially. • Such diversification needs to be carefully monitored as it could turn out to be a Trojan Horse for relatively large retail establishments • Support from 17 Parish Councils <p>COMMENTS:</p> <ul style="list-style-type: none"> • Object to the prescriptive reference to 'working farm' as we believe there are many types of rural enterprises that fall within different categories that operate within the same challenging environment and pressures. We therefore believe this reference should be widened to the more suitable term 'rural enterprises'. • Consultation with the surrounding community is always a must, and due consideration must be given to their comments. Noise and traffic is also a huge factor. • depends entirely on the location of the site and the type of diversification
QUESTION 72: Retention of Employment Sites	
<p>A: Should the Local Plan continue to resist the loss of employment land to alternative uses:</p> <p>1. in villages only;</p> <p>Support:9 Object: 1 Comment:5</p>	<p>ARGUMENTS IN SUPPORT OF THIS OPTION:</p> <ul style="list-style-type: none"> • Local Plan must continue to resist the loss of employment land to alternative uses both in villages, and village edges. • One year's marketing does not seem long in this economic climate. • Support from 8 Parish Councils <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Western Colville Parish Council – no. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Local plan should continue to resist the loss of employment land except in circumstances when there is available land for employment nearby or where re-location of a business would bring clear benefits to the local community.

<p>2. include areas outside frameworks on the edges of villages.</p> <p>Support:21 Object: 0 Comment:2</p>	<p>ARGUMENTS IN SUPPORT OF THIS OPTION:</p> <ul style="list-style-type: none"> Local Plan must continue to resist the loss of employment land to alternative uses both in villages, and village edges. Settlements without or with diminishing employment opportunities can become unattractive places to live, certainly add to transport issues, and can be 'storing-up' future social problems. Yes, there has already been too much employment land lost within villages. You are short of employment sites, should consider this expanded remit. Support from 11 Parish Councils <p>COMMENTS:</p> <ul style="list-style-type: none"> Local plan should continue to resist the loss of employment land except in circumstances when there is available land for employment nearby or where re-location of a business would bring clear benefits to the local community.
<p>Please provide any comments</p> <p>Support:0 Object: 6 Comment:10</p>	<p>COMMENTS:</p> <ul style="list-style-type: none"> Concerned the current policy provides no recognition that previously developed land, including under-utilised employment sites on the edge of Rural Centres (or other villages) that are relatively close to services and facilities, and make only a limited contribution to local employment, could have a significant role to play in the Development Strategy. A flexible approach to the provision of employment provision in and adjoining villages should be taken to enable the relevant circumstances pertaining at the time of any application to be taken into consideration. If there are sites with empty offices and the demand is such that these sites are likely to remain empty, they should be considered for housing development, before greenfield sites are considered. Barrington cement works is not an employment site under the terms of this policy, CEMEX has no comment to make on it because the policy can only relate to "active" existing employment sites, which Barrington cement works is not. Land in our villages should be used for the most appropriate uses at the time. Current approach that in principle seeks to retain employment sites but recognises that individual

	<p>site, viability and environmental circumstances need to be taken fully into account, together with an assessment of community benefits that may flow from redevelopment for other uses, is considered to be reasonable. It should not be necessary to apply more detailed tests.</p>
<p>B: Should the Local Plan include the alternative more detailed tests in Issue 72 for determining when alternative use of an employment site should be permitted?</p> <p>Support:25 Object: 8 Comment:5</p>	<p>ARGUMENTS IN SUPPORT OF THIS OPTION:</p> <ul style="list-style-type: none"> • Clear viability evidence should be required before change of use is permitted. • Also should consider including these sites under the community assets register. • The Local Plan should resist the loss of employment land universally, unless it is proven to be unsuitable through the new tests. • Support this proposal as current test can be easily worked around by applicants. • Support from 12 Parish Councils <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • We recommend that the Local Plan is explicit that previously developed land will be looked upon favourably. • It holds up businesses from making the necessary moves to enable them survive or even to grow. It is inconceivable that councils who do not have business expertise are creating problems for businesses that they are supposed to be helping. • The Council should accept the possibility that existing or proposed land may not come forward or be viable for economic development. A more complex, costly and time consuming test will only deliver further delays and probably no difference to the result. • The continued restriction of employment sites to B1/B2/B8 uses provides insufficient flexibility to enable vacant and underused sites to be re-used for other employment generating uses. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Suggest that in the event of a change of use to residential it should be for affordable homes only.
<p>QUESTION 73: Tourist Accommodation</p>	
<p>A: Should appropriately scaled development for visitor and holiday accommodation in villages, and the conversion or redevelopment of rural buildings in the countryside be supported?</p>	<p>ARGUMENTS IN SUPPORT OF THIS OPTION:</p> <ul style="list-style-type: none"> • Greater flexibility as implied in B should only be considered if green belt or the setting of existing settlements is not compromised. • Yes, but with high quality and sensitivity to the context and environment • IWM Duxford support the development of local and regional visitor accommodation in the

<p>Support:19 Object: 6 Comment:6</p>	<p>countryside thus encouraging visitors to stay in locations outside of the larger city centres and contribute to the rural economy.</p> <ul style="list-style-type: none"> • Support from Cambridge Past, Present and Future and Conservators of the River Cam. • Cambridgeshire County Council - support both allowing appropriately scaled accommodation for visitor and holiday accommodation in villages and conversion/redevelopment of rural buildings. • Support from 7 Parish Councils <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • No, the problem is "appropriately scaled" developers may well abuse these rules as well. • Focus for hotels should be new settlements. • Cambridge City Council – South Cambs needs to undertake a needs assessment for hotels • Objection from 1 Parish Council (Papworth Everard). <p>COMMENTS:</p> <ul style="list-style-type: none"> • Should be considered in the light of an appropriate business plan else there's a danger that approved holiday let become non-viable and an alternative residential use is sought. • Holiday accommodation can provide a boost to the rural economy but the properties may also be suitable for affordable housing. • Should only be where local facilities are provided (i.e. shop/good public transport etc).
<p>B: Should the Local Plan provide greater flexibility for new visitor accommodation by allowing redevelopment of any previously developed land in the countryside for small scale holiday and visitor accommodation?</p> <p>Support:11 Object: 6 Comment:9</p>	<p>ARGUMENTS IN SUPPORT OF THIS OPTION:</p> <ul style="list-style-type: none"> • Subject to the wording, could provide greater flexibility to allow options to be explored on sites using sensitive design and consideration of local impacts and needs rather than simply restricting development where it does not meet overly prescribed criteria in non site-specific lists. • Cambridgeshire County Council - support. • Support from 5 Parish Councils <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Needs a clear definition of what is meant by "small scale". • would be open to abuse - by questioning what is "small scale" and by such developments acting as "thin ends of wedges" • Objection from 1 Parish Council (Papworth Everard). <p>COMMENTS:</p> <ul style="list-style-type: none"> • Tourism takes many forms and should allow for the reuse of existing buildings, the establishment

	<p>of new uses and the building of new floor space where that floor space is needed to enable a scheme to work functionally and financially.</p> <ul style="list-style-type: none"> • It all depends on location and type of holiday accommodation. • It's effectively a re-use albeit change of use so holiday lets etc. can be supported but with the same business plan proviso. • Previously developed land should be used for housing rather than for tourists/visitors. • Planning policy must be set and conditions attached, that limits opening times to certain times of the year. • How is holiday accommodation tested in relation sustainability?
<p>QUESTION 74: Tourist Facilities and Visitor Attractions</p>	
<p>A: Should the Local Plan contain a policy supporting the development of appropriate tourist facilities and visitor attractions?</p> <p>Support:29 Object: 4 Comment:5</p>	<p>ARGUMENTS IN SUPPORT OF THIS OPTION:</p> <ul style="list-style-type: none"> • Visitor attractions can be of benefit to the local community both as visitors and employees. • It is the more important in times of economic stringency, when people look for interesting things to do closer to home. • Only if they exploit an existing attraction. • Need to consider traffic generation • IWM Duxford and National Trust support the development of tourist facilities and visitor attractions in the countryside. • Cambridgeshire County Council - support. • Support from 11 Parish Councils <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • There is no need for a local Plan generic solution • Should not support further flux of tourists into this area <p>COMMENTS:</p> <ul style="list-style-type: none"> • Tourism takes many forms and should allow for the reuse of existing buildings, the establishment of new uses and the building of new floor space where that floor space is needed to enable a scheme to work functionally and financially. • Should recognise the importance of the natural environment and landscape setting in attracting and enhancing the experience of visitors and tourists to the district.

<p>B: Could these be located in the countryside?</p> <p>Support:14 Object: 3 Comment:8</p>	<p>ARGUMENTS IN SUPPORT OF THIS OPTION:</p> <ul style="list-style-type: none"> • Not in the Cambridge Green Belt, elsewhere possibly, but the scope is limited. • Provision of transport accessibility and sustainable transport modes would need to be part of a joined up strategy with third party providers. • For instance for Parks and wildlife areas such as RSPB Reserves. • Support from 8 Parish Councils <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Development in 'green belt' should be resisted. Conversion of existing buildings should be subject to expansion constraints of any other business. • No need for a Local Plan generic solution. Consider on a case by case basis with a full public planning process. • Objection from 2 Parish Councils <p>COMMENTS:</p> <ul style="list-style-type: none"> • Need to be in keeping with their settings. • A commercial viability test may need to be required. • Not to be applicable in Green Belt
<p>QUESTION 75: The Retail Hierarchy</p>	
<p>Where should new retail and service provision occur?</p> <p>1. New retail provision and main town centre uses should be in scale with the position of the centre in the retail hierarchy as follows: Town centres: Northstowe; Rural Centres village centres; All other villages.</p> <p>Support:25 Object: 2 Comment:2</p>	<p>ARGUMENTS IN SUPPORT OF THIS OPTION:</p> <ul style="list-style-type: none"> • Hierarchy correct - development within any one should be appropriate for the situation. • Need to maintain town/village high streets as shopping centres, rather than out of town supermarkets • There is an urgent need to regenerate village high streets. • A major issue is adequate parking and applications for extensions of car parking in village centres should be sympathetically considered. • Support from 12 Parish Councils <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Cambridge City Council - Cambourne should be identified as a town centre. If major developments come forward, adequate shops and facilities must exist to serve the population's day-to-day needs, without the need to travel. Retail diversity and distinctiveness, with a mix of retail units and scope for independent trading is also important. The City Council suggests that South Cambridgeshire District Council considers Option 136 of the Cambridge's Issues and Options Report as an

	<p>approach.</p> <ul style="list-style-type: none"> Existing supermarket provision within the south of the District is currently limited. As a Rural Centre, Sawston is the most appropriate location to meet such requirements sustainably, reducing travel in the south of the District. The Council's retail evidence base should be updated to ensure the Plan is based on a robust, up-to-date evidence base. <p>COMMENTS:</p> <ul style="list-style-type: none"> There should be no names designated in this policy as other developments may grow within the plan period may grow to a size to be considered as a town ahead of Northstowe.
<p>New facilities should be provided differently – if so, how?</p> <p>Support:1 Object: 2 Comment:2</p>	<p>COMMENTS:</p> <ul style="list-style-type: none"> More jobs should be located in Cambridge City or beside transport hubs. Would not support out of town complexes. Has to be a commercial decision not well taken at District Council level.
<p>Please provide any comments.</p> <p>Support: 2 Object: 1 Comment: 5</p>	<p>COMMENTS:</p> <ul style="list-style-type: none"> Facilities should be provided as the developments are built. 2 sites suggested south of Sawston for convenience retail. Rural retail has an important place within the rural economy and such uses, which require a rural location, should not be precluded through restrictive policies which aim to focus retail provision within larger settlements. Large retail and services centres should be provided by town centre retail parks and centres and not on the outskirts, which would take business away from the City and town centres.
<p>QUESTION 76: Assessing the impact of Retail Development</p>	
<p>What should be the floorspace threshold above which retail impact assessments are required? 2500m2 - large superstore</p> <p>Support:1 Object: 1 Comment:0</p>	<p>ARGUMENTS IN SUPPORT OF THIS OPTION:</p> <ul style="list-style-type: none"> No evidence has been presented as part of the Council's evidence base to justify a lower threshold and demonstrate that this would be 'proportionate' as required by the NPPF. Should use net sales floorspace in determining appropriate retail thresholds within any future policy since it is only the sales floorspace that generates the impact.

<p>2. 500m² - village scale supermarket</p> <p>Support:10 Object: 0 Comment:1</p>	<p>ARGUMENTS IN SUPPORT OF THIS OPTION:</p> <ul style="list-style-type: none"> • Small, village scale supermarkets can often improve the viability of village centres by increasing footfall. Large retail outlets selling a wide range of goods are more likely to stifle competition. • A threshold below 500 sq metres would put an unacceptable load on the planning staff with probably marginal value. • suggest for larger villages above 3,000 population • Support from 6 Parish Councils
<p>3. 250m² - typical village shop</p> <p>Support:24 Object: 0 Comment:0</p>	<p>ARGUMENTS IN SUPPORT OF THIS OPTION:</p> <ul style="list-style-type: none"> • Small shops should be allowed to develop until they hit the threshold. Larger stores definitely need to be controlled. • Would allow consideration to be given to the impact of out-of-centre convenience stores on small local and village centres. • The assessment does not preclude having a new store - so give most a proper assessment and avoid problems. • for smaller villages below 3,000 population • Support from 10 Parish Councils
<p>Please provide any comments.</p> <p>Support:1 Object: 0 Comment:4</p>	<p>COMMENTS:</p> <ul style="list-style-type: none"> • Cambridge City Council - sensible that the floorspace threshold above which retail impact assessments would be required is lower than the NPPF level of 2,500 square metres given the rural nature of the district. Different threshold may be needed for larger development e.g. Northstowe. • There should be an impact assessment in villages for proposals for retail developments of the scale of the Tesco Express in Great Shelford.
<p>QUESTION 77: Meeting Retail Needs</p>	
<p>Should the Informal Planning Policy Guidance on foodstore provision in North West Cambridge be reflected in the new Local Plan?</p> <p>Support:7 Object: 4 Comment:4</p>	<p>ARGUMENTS IN SUPPORT OF THIS OPTION:</p> <ul style="list-style-type: none"> • Has been looked at hard for a long time so it is time it entered Policy. • Support from 2 Parish Councils <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Cambridge City Council - Cambridge Sub-Region Retail Study 2008 covers the period to 2021. The new Plan will cover the period to 2031. Many of the assumptions made in this study may be out of date. Need for new retail must be considered where new development is proposed. • Northern fringe of Cambridge already has 2 large

	<p>superstores (Bar Hill and Milton) and that there would not be a need for a further 2 medium sized stores.</p> <ul style="list-style-type: none"> • Further consideration should be given to local shopping provision, particularly south of the district (Sawston). Councils evidence base should be updated. • Objection from 2 Parish Councils <p>COMMENTS:</p> <ul style="list-style-type: none"> • Why has this particular development been singled out?
<p>QUESTION 78: Village Shops and Related Services</p>	
<p>Do you think that the Local Plan should support development of new or improved village shops and local services of an appropriate size related to the scale and function of the village?</p> <p>Support:73 Object: 2 Comment:5</p>	<p>ARGUMENTS IN SUPPORT OF THIS OPTION:</p> <ul style="list-style-type: none"> • To assist regeneration of village high streets. • Important to support service provision for those less able to travel or who are reliant on public transport • The village shop forms a community hub • Support for a range of facilities in Caldecote. • The policy must take into consideration the impact that any such development may have on traffic. • It should be expected that any new developments should be able to link into the existing retail core with good pedestrian connections etc and that the Local Plan should assist with the development of these existing retail areas to maintain their viability and importance to village life. • The Plan should look to encourage the entrepreneurship of the members of the community wherever possible through flexibility and indeed presumptions in favour of such activities. • Will this be related to community right to buy? • Support from 23 Parish Councils <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • This is a commercial decision not a planning one. • Any policy needs to consider not just the scale and function of the village but the wider rural catchment that it serves having regard to retail hierarchy. The scale of development within Rural Centres for instance should reflect the fact that such villages serve a wider rural catchment than just the villages themselves. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Need to define 'village shop'.

QUESTION 79: Retail in the Countryside	
<p>Do you think that retail development in the countryside should be restricted? 1. As described.</p> <p>Support:35 Object: 3 Comment:2</p>	<p>ARGUMENTS IN SUPPORT OF THIS OPTION:</p> <ul style="list-style-type: none"> Restrictions have to be made to see if the proposal is sustainable. To help maintain the financial viability of shops in the villages and to reduce car journeys. This will help to reduce traffic movements and avoid urbanisation of the countryside. Strongly support this, but "convenience goods ancillary to other uses" sounds open to abuse. Support from 15 Parish Councils <p>OBJECTIONS:</p> <ul style="list-style-type: none"> Proposed policy is too prescriptive. Flexibility is required. Local Plan should ensure it does not too greatly restrict the circumstances where this is supported but instead factors in significant flexibility to consider local needs and the benefits of rural employment and services. Waterbeach Parish Council - no objection to retail outlets of this nature, provided they are sustainable, reflect the character of the local area and are of an appropriate scale. <p>COMMENTS:</p> <ul style="list-style-type: none"> Larger garden centres have branched out (possibly by franchising) into the sale of goods which cannot possibly be described as "craft goods" and/or produced locally.
<p>2. To include additional facilities.</p> <p>Support:3 Object: 1 Comment:1</p>	<p>ARGUMENTS IN SUPPORT OF THIS OPTION:</p> <ul style="list-style-type: none"> Local Plan should ensure it does not too greatly restrict the circumstances where this is supported but instead factors in significant flexibility to consider local needs and the benefits of rural employment and services. <p>COMMENTS:</p> <ul style="list-style-type: none"> However, if existing retail development is already in existence, support should be given to allow them to expand if not detrimental to facilities in surrounding villages, in accordance with the NPPF which is seeking to boost rural economy. Existing retail facilities need to be able to grow, especially if it is creating new job opportunities.
<p>Please provide any comments.</p> <p>Support:0</p>	<p>COMMENTS:</p> <ul style="list-style-type: none"> Do not favour a general restriction, but the size of any development needs to be closely considered

Object: 0
Comment:2

- retail development in the countryside should be restricted

CHAPTER 11: Promoting Successful Communities

QUESTION NO.	SUMMARY OF REPS
QUESTION 80:Health Impact Assessment	
<p>A: Should the Local Plan continue to seek Health Impact Assessments (HIA) to accompany major development proposals?</p> <p>Support:28 Object: 0 Comment: 2</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Development should not have a negative impact on a village • Support from 17 Parish Councils • Assessment essential even for 20 dwellings. • Health and wellbeing issues are key for people to living long and quality lives. • NHS Cambridgeshire support policy <p>COMMENTS:</p> <ul style="list-style-type: none"> • HIAs relevant to large developments but not for smaller ones
<p>B: Should the threshold when HIA are required</p> <p>i Remain at 20 or more dwellings or 1,000m² floorspace</p> <p>Support: 19 Object: 2 Comment: 2</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support including 15 Parish Councils • Developments always need to consider the wellbeing of residents • Any impact however small needs to be assessed. • Yes - for small developments located on known contaminated land or adjacent to polluting sites or roads <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • NHS Cambridgeshire states that full HIA may not be practical for such small developments where most significant impacts may be in construction phase. Suggests alternative 'Rapid Impact Assessment' - less intensive but could identify if further assessment needed. • HIA irrelevant in smaller developments. Threshold should be 150 dwellings or more <p>COMMENTS:</p> <ul style="list-style-type: none"> • Cambourne Parish Council: is the approach to be taken
<p>B: Should the threshold when HIA are required</p> <p>ii Be raised to 100 or more dwellings, or 5000m² floorspace</p> <p>Support: 10 Object: 2</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support including 3 Parish Councils • For HIA to be worthwhile should only be on major developments. HIA for smaller sites do not add to robust planning application submission. • Threshold for EIA is 200 dwellings - make sense to be in line. • Could have exceptions for smaller developments located on known contaminated land or adjacent to polluting sites or roads <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Seems sensible to have HIA for smaller sites • Raise threshold to 150 dwellings because HIA irrelevant on smaller developments.
Please provide comments	COMMENTS:

<p>Comment: 4</p>	<ul style="list-style-type: none"> • Remain at 20 or more unless this puts a burden on planning system. • Must be adequate community facilities in countryside for indoor and outdoor active recreation. • Existing pressures on Cambridgeshire’s existing facilities – does HIA correctly predict requirements of population? • NHS Cambridgeshire – Timely to review HIA SPD. New toolkits available for assessment work
<p>QUESTION 81: Protecting Village Services and Facilities</p>	
<p>A: Should the Local Plan seek to continue to protect where possible local services and facilities such as village shops, pubs, post offices, libraries, community meeting places, health centres or leisure facilities?</p> <p>Support: 69 Comment: 5</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Village high street is important part of character of village (Fulbourn) • Support from 27 Parish Councils. • Local post office has many roles – meeting place; advice centre; bank – gives life to village. Once gone likely not to be replaced. Village then loses its sense of community and just becomes a collection of houses. • Without local facilities people have to use their cars resulting in increased road traffic. Cuts in funding to buses and some households not having access to a car creates isolation especially for elderly. Need local services to be protected • Policy should be aware of additional costs and should not seek to impose undue cost burden on development. • Council should not put onerous conditions on owners of these facilities when they need to be marketed. Should not control price they are marketed. • Support but if services do not have funding, make profit or underused they are unlikely to survive • Should link policy to Business Rates so lower rate from small local independent shops. • Need to protect local services for those with limited mobility. Shop/ pub are important meeting places so people do not feel isolated within community. • Ageing population will need access to services – local plan must meet their needs • Need to create community asset register as part of policy • Should promote Farmers markets selling local produce • Cambridge City Council – South Cambs residents rely on Cambridge for access to high order services and facilities. South Cambs residents need to have range of services within a sustainable distance of their homes to allow access by non-car modes of transport. As city

	<p>grows, challenge will be for historic and tightly constrained City Centre to cope with the increasing numbers of people, and to accommodate the range of services and businesses that want to locate here - an issue for City Council. Will need to work together with SCDC as part of the wider joined-up approach.</p> <ul style="list-style-type: none"> • Cambridge Past, Present and Future – NPPF protects former pubs from redevelopment. Need to apply stringent tests to establish viability of pub so not lost to community. Need to consider co-location of local facilities • To maintain local facilities need to have sufficient population in a village – therefore need to allow small scale residential allocations to provide critical mass. Growth essential to maintain local services.
<p>B: Are there any other services and facilities that should be included?</p> <p>Support: 4 Object: 1 Comment: 26</p>	<p>SUGGESTED OTHER SERVICES/ FACILITES</p> <ul style="list-style-type: none"> • SCDC should be sensitive to local needs • Suggestions from 16 parish councils • If village does not have specific service may need to consider how it may be provided • Community transport • 'Service station' for visiting boaters (e.g. shower block, washing machines, sanitary disposal, electric hook-up). - Conservators of River Cam • Parks, community gardens, children's play areas, allotments, village green's • Youth centres or other facilities for youth groups • Religious establishments • Schools • Bank / cash points – accessible not just when shop/ pub open • Community cafes • Bus services / Bus stops, bus shelters • Post box • NHS dental practices • Cultural and arts venues • Prescription delivery service • Residential and nursing care homes • Children's homes • County Council would like to see establishment of community hubs where service provision combined –could underpin viability and achieve efficiencies for range of local community services by sharing accommodation and other resources. • Caldecote residents would like to see overall improved facilities
<p>C: Should the Local Plan include the alternative more detailed and stringent tests proposed in Issue 81 for determining when an</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Parish Councils should be consulted for local context • Support from 14 parish councils. • Places of worship used by community for different

<p>alternative use should be permitted?</p> <p>Support: 27 Object: 5 Comment: 4</p>	<p>activities and if it is put to another use this is lost</p> <ul style="list-style-type: none"> • If facility is last of its kind in village community should be offered support and time to make alternative arrangements for preservation of service by community/ other party. • Support tests because would give community change to have their views taken into account. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • County Council question whether alternative test is applicable to all local services. For library service better to do community impact assessment. • Facility must have value in use to remain viable. Growth in population is essential to maintain local services. Policy restrictions do not ensure business will survive but could result in derelict village centres- if cannot find alternative use building may remain empty. Retain existing criteria. • Council should not put onerous conditions on owners of these facilities when they need to be marketed. – should not interfere with price to be marketed. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Tests should not be detrimental to owner of business – 12 months of a failing business that must be put on market to meet criteria is not good idea • Marketing facility for 12months not long enough in current economic climate. Once facility is gone it is less likely to return.
<p>D: If not, why not? What alternative policies or approaches do you think should be included?</p> <p>Comment: 4 Representations: 4</p>	<p>COMMENTS:</p> <ul style="list-style-type: none"> • Local services and facilities must be maintained. A local needs survey would be useful to see what residents want • Important distinction between commercial enterprise and non-profit making venue like village community shop
<p>QUESTION 82: Developing New Communities</p>	
<p>A: Do you agree with the principles of service provision in Issue 82?</p> <p>Support: 30 Object: 1 Comment: 4</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Need to plan for facilities in new developments • Developers aware of need for provision • Support from 12 parish councils • Policy should follow general guidance laid down by NPPF • Need timely provision of facilities especially health, retail and transport • S Cambs District Council experienced in creating new communities • Natural England want policy to ensure non-vehicular access is promoted for people to access services including Green Infrastructure. GI should be requirement of new development as identified

	<p>in Cambridgeshire GI Strategy.</p> <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Policy restrictions do not ensure businesses survive or are created. Need growth in population to ensure facilities are used and retained <p>COMMENTS:</p> <ul style="list-style-type: none"> • If families move into an area need more sports centres / green spaces for team sports/ playgrounds for children and youth centres • Cambridgeshire County Council comments that need to define term 'Community Services' in Local Plan. Should include library service and Household Recycling Centres...Provision of these to be included in CIL. • Little confidence from experience of past that District Council will provide adequate services for new communities. Major developments in an area impact adversely on quality of life of existing residents. • Need to include existing residents in community development
<p>B: If not, why not? What alternative issues do you think should be included?</p> <p>Comment: 3</p>	<p>COMMENTS:</p> <ul style="list-style-type: none"> • Provision of community facilities fosters community spirit therefore should be provided at earliest opportunity • New communities should be parished at beginning of new settlement • Should provide burial grounds in new developments • Needs of different groups must be considered in provision of services.
<p>QUESTION 83: Provision for Sub Regional Sporting, Cultural and Community Facilities</p>	
<p>A: Is there a need for any other sub-regional sporting, cultural and community facilities that should be considered through the Local Plan review?</p> <p>Support:14 Object: 8 Comment: 18</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Cambridge region is under served for sporting facilities. Need for multi-purpose sporting facility. Benefit health and well-being of local populace and would be boost to local sports teams • Support need for extra facilities • 3 Parish councils support • Need for space for team sport to encourage healthy lifestyle and contribute to Olympic legacy • Needs to be driven by major well known sporting club so more impressive facility to encourage involvement in sport. • Need facilities for range of sports including hockey • Need to work with Cambridge City since sub regional facilities • Need review of existing facilities and see where gap • Not enough astro turf facilities to meet demand

	<p>from sports clubs in Cambridge</p> <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Not needed • South Cambs is not a place for sub-regional centre of any description. Not in keeping with character. Does not have the transport infrastructure. Local people do not want football stadium. Developers dictating land use. • 3 Parish Councils object <p>COMMENTS:</p> <ul style="list-style-type: none"> • No mention of policing requirements and 20 year plan should allow for that • Need to take account of parking and public transport issues and impact on adjoining residents • More demand for children's play areas in villages • Need for policy to both protect existing facilities from development pressures and to provide new or enhanced facilities wherever possible • Need to define clearly 'community facilities' • Trumpington Residents Association would support SCDC and City Council if they decide to investigate options for community stadium and concert hall
<p>B: If there is a need, what type and size of facility should they be?</p> <p>Support: 9 Comment: 10 Representations:17</p>	<p>SUGGESTED TYPE AND SIZE OF FACILITY</p> <ul style="list-style-type: none"> • Horizon's Arts and Cultural Strategy for Cambridge Sub-Region 2006 proposed new major conference venue within vicinity of Cambridge – on edge of city to take pressure off historic city centre. Could include Concert Hall which would need easy access to range of hotel accommodation • Horizon's Report 2006 identified gap in sports provision within Cambridge Sub-Region – need for community sports centre and base for Cambridge United • Stadium with space for up to 10,000 crowd with supporting infrastructure and wide range of pitches and facilities to enable groups to get involved • New Crematorium will be needed within plan period • Support for relocation of Cambridge City FC to Sawston • Marina • BMX arena – Cambourne or Northstowe? • Swimming pools • Astro turf facility for hockey and tennis • CamToo Project - City Local Plan already recognises this project which crosses the City / South Cambs boundary and so should be included in South Cambs Local Plan. <p>COMMENTS:</p> <ul style="list-style-type: none"> • This should be identified at village level by village

	<p>plans.</p> <ul style="list-style-type: none"> • Size depends on facility. Unless a benefactor or investor turns up the developer of such a facility will probably want to build other property to pay for it. • Assuming every community of 2.5K-10K needs playing fields (soccer etc)/tennis courts/community hall/changing rooms/other exercise areas
<p>C: If there is a need, where is the most appropriate location?</p> <p>Support: 6 Comment: 12 Representations:18</p>	<p>MOST APPROPRIATE LOCATION?</p> <ul style="list-style-type: none"> • On the fringes of the city, the northern fringe or in the south, adjacent to the M11, at Trumpington. • Anywhere near a park and ride site • Such facilities should be considered in Northstowe and any other new settlements included in future policy. • This should be identified at village level by village plans. • As there is no need in South Cambs, but appears to be demand from the city / developers, the developers should find a suitable location within the city. • If there is a need for a stadium, it should be sited amongst the population it is intended to serve - in heart of that population (as the Abbey Road Stadium is) so that users of the stadium can walk to it. Siting it away from the population it is intended to serve scores an own goal in terms of worsening Cambridge's already badly stretched transportation system. • Barracks land at Waterbeach provides a great opportunity for a new leisure area using existing facilities and adding new • Union Place proposal to north of Cambridge includes <ul style="list-style-type: none"> ▪ A community stadium with a 10,000 seat capacity; ▪ A concert hall; ▪ A ice-rink; ▪ A large and high quality conference centre and an adjoining extended hotel. • Accessible to as many residents and visitors as possible with ample parking and good public transport – Trumpington good location / not good location. • Stadium to be within walking distance of Cambridge Science Park • Site with good cycling links • Chesterton Fen (site previously designated under the Cambs and Peterborough Minerals and Waste Plan as a reprocessing plant). • Consider sites at Waterbeach, part of the Marshalls Airport site and the University site at Madingley Road could all be usefully explored. • Suggest look at using/converting grounds (eg

	<p>Barton)</p> <ul style="list-style-type: none"> • Indoor swimming pool – Cambourne? • Swimming pool - Cambridge West site, at Northstowe or in an existing large village?
<p>QUESTION 84: Community Stadium</p>	
<p>A: Is there a need for a community stadium?</p> <p>Support:117 Object: 13 Comment: 16</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • The area needs a first class stadium and sporting facilities that can benefit everyone. • PMP 2006 report for Cambridge Horizons identified a gap in sports provision within Cambridge Sub-Region. • plans to build hockey pitches would be hugely beneficial • This facility will ensure that a positive community spirit will be created, allowing not only residents but local families to come together. • Encourage participation and help the general status of Cambridge sport. • The bulk of the sports provision in the area is largely limited to University students and those at private schools with limited opportunities for local clubs and individuals to access these facilities. • Shortage of readily accessible high quality sporting facilities in Cambridge, particularly astroturf pitches and other sports venues/club house for community use. • Would provide employment. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • not fair that the majority of us who have no interest in football • the only reason the club can have for moving is to appease the developers who own the current site. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Could be in Northstowe • Better use could be made of the Abbey, which is within cycling distance of a large number of people • New community stadium should include adequate facilities for active participation in sports and physical recreation by public and not simply be venue for spectator sports. • The Trumpington Residents' Association hopes that a new study will be commissioned by the Councils, to look again at the need for and viability of a community stadium in the context of the new Local Plans.
<p>B: If there is a need, what type and size of facility should it be, and where is the most appropriate location?</p> <p>Support:75</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Should be within cycling distance of City Centre • Support for Trumpington Meadows site (54 representations): Good transport links; would not clog local streets; ability to support the growing local community; no other suitable sites.

<p>Object: 19 Comment: 19</p>	<p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Object to Trumpington Meadows (20 representations): Green Belt, Traffic congestion, park and ride full on match days, fan base not local to area, unsustainable location; light and noise pollution; should be within Cambridge • Not in A14 corridor • COMMENTS: • Should be sited amongst the population it is intended to serve • Test Trumpington versus Cowley Road and other sites. • Broad location 4 not appropriate • Northstowe / Waterbeach Barracks • North of Cambridge – ‘Union Place’; Cambridge Northern Fringe East • Type of proposal should be based on findings of PMP. • Need for Hockey and football facilities • Athletics facilities • Faxilities to support Youth Sporting Trust • Should have range of other facilities e.g conference, restaurant, entertainment, facilities to support complimentary community projects
QUESTION 85: Ice Rink	
<p>A: Is there a need for an ice rink in or near to Cambridge?</p> <p>Support:23 Object: 7 Comment: 12</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Need demonstrated by Cambridgeshire Horizons study • An additional recreation resource • Nearest rink is 40 miles away <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Suspect population not large enough to justify • Should be in the City <p>COMMENTS:</p> <ul style="list-style-type: none"> • Is land too valuable? • A policy should only be included if there is any realistic possibility of funding for an ice-rink coming forward. • Waste of Money
<p>B: If there is a need, where should it be located?</p> <p>Support:12 Object: 0 Comment: 5</p>	<p>COMMENTS:</p> <ul style="list-style-type: none"> • Edge of City location • North of the A14 – ‘Union Place’ • Near Trumpington Meadows • Rowing lake at Waterbeach • Where A11 / M11 splits • NIAB or Clay Farm • Sustainable transport should be a key consideration • Anywhere where land is available and a commercial business case can be made

QUESTION 86: Concert Hall	
<p>A: Is there a need for a concert hall in or near to Cambridge?</p> <p>Support:10 Object: 14 Comment: 8</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> No where in Cambridge can support large productions Support any provision for the arts <p>OBJECTIONS:</p> <ul style="list-style-type: none"> No, Cambridge has many facilities; Question whether it is viable Already have Corn Exchange and others <p>COMMENTS:</p> <ul style="list-style-type: none"> Could also meet need for conference venue Would welcome research into the need
<p>B: If there is a need, where should it be located?</p> <p>Support:9 Object: 1 Comment: 8</p>	<ul style="list-style-type: none"> Within the City Bourn airfield, Northstowe Off Madingley Road Northstowe or larger village Near new railway station North of the A14 – ‘Union Place’ Not Trumpington Meadows Should seek to minimise travel by car
QUESTION 87: Open Space	
<p>A: Should the Local Plan continue to include a policy for open space provision?</p> <p>Support:54 Object: 5 Comment: 3</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Policy should reflect character of surrounding area Vital for development of children and adults Need more open space Support from 23 parish councils Preference for higher standard than exists in the current development plan. Residential gardens are small so need open space Need to include minimum space and quality standard for new housing including garden standard Need to analyse areas deficient in open space and whether significant number of children – overcrowding of open space Public space should be allocated where need by public rather than spare land that developer could not use Small areas within estates (other than LEAPs) should be avoided as they do not provide much scope for informal play, expensive to maintain and can cause friction with neighbours. Any play space within built up areas should be carefully designed/located to minimise disruption to residents. Should allow for areas as yet unused in new developments to be maintained to a good play area / recreational use standard. For smaller developments that do not justify on-site provision, the local authority should develop

	<p>appropriate criteria for calculating contributions towards off-site provision, including future management and maintenance</p> <ul style="list-style-type: none"> • Provision within local plan is based upon 5 acre standard which has been used throughout the country and is therefore widely accepted. SCDC should continue to use this standard as it accepted by developers. To increase the standard would place additional pressures on viability of developments, which would run counter to the current messages coming from Central Government. • Allocation of open space land must be suitable for play and enjoyment, not just a verge of grass along a curb. Land must be quality not just quantity. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • No <p>COMMENTS:</p> <ul style="list-style-type: none"> • Although open spaces should be multifunctional, certain uses do not mix well. Need clear masterplanning to avoid conflicts, e.g. wildlife sites and football pitches do not work together, nor tranquil spaces and busy commuter routes such as cycle / bus tracks. • Many development sites are small so unlikely to deliver open space on site. Lack of land means delivering open space from S106 difficult for developer. To avoid this Local Plan should make provision for additional open space facilities – e.g. Cambridge Sport Village.
<p>B: Do you agree with the standards of provision listed in Issue 87 that is similar to the current policy?</p> <p>Support:27 Object: 2 Comment: 10</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Standards too restrictive. Formal recreation use such as a community orchard should not be precluded. • Standard adequate but too many developments offset provision of open space to off-site – practice must stop <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Double provision – existing basic standard too small • Should increase standards – existing not sufficient <p>COMMENTS:</p> <ul style="list-style-type: none"> • Need to push developers to provide maximum play space/greenery for children and adults if intend to build sustainable housing • Access to open space significant benefit for community health and wellbeing. Contributes to uniqueness of local area and has economic benefit. • Need large green spaces for team sports. • Get the developers to build safe and well-equipped playgrounds for children. • How do I as layman know what standards mean or

	<p>how they are applied? Too little open space provision at the expense of profit do increase by additional 50% to start with.</p> <ul style="list-style-type: none"> • Positioning and design of all open space should take into account the needs of older people. • Facilities should be shared between villages to minimise running costs
<p>C: If not, why not? What alternative policy or approach do you think should be included?</p> <p>Comment: 18</p>	<p>COMMENTS / ALTERNATIVE APPROACH?:</p> <ul style="list-style-type: none"> • Provision should be made for the provision of burial grounds within new developments including a space standard. • Policy is too prescriptive and does not account for nearby or informal spaces • Expand the scope of the Sport category to include "Sport, recreation, leisure and community use" • Open space provision figure should be higher (1ha per 1000 people) as previous targets for local nature reserve provision. Open space should be biodiversity rich and appropriate to the location. • New developments and smaller villages often lack access to open space and even to countryside. Availability of nearby public rights of way is uneven (E.g. Great Shelford has few means of access on foot to the neighbouring countryside). The open space standards could be higher for these communities. • Adequate Open Space is important in new developments but this should be considered in light of developments impact on surrounding area. • Where there is already adequate provision close to a new development it may be unnecessary to provide more. Leave it to Parish Councils to decide whether provision of more space is needed and if not whether a contribution to more play equipment would be a better idea. • May impact on viability of development to provide open space – needs discretion if want more housing • Repairs and maintenance are expensive, if each village was responsible for one facility it would spread the load
<p>QUESTION 88: Allotments</p>	
<p>A: Should major new housing developments include provision of allotments?</p> <p>Support:55 Object: 2 Comment: 4</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Provision should be agreed as part of initial planning applications • Should be considered in consultation with Parish Council • 24 Parishes support policy • SCDC and Cambridge City Council have successfully negotiated allotment provision within urban extensions • Many people would prefer larger garden to a large allotment plot

	<ul style="list-style-type: none"> • As average size of garden decreases so increased demand for allotments. • Smaller allotments may be preferred • Allotments encourage a sense of community • Provision of allotments should be made for good of village as well as the new development. Their siting may obstruct development. • Legal obligation to provide • Existing facilities should be made financially secure before creating new allotments. Managing and maintenance expensive so need to consider this in S106 agreements or CIL. • Should be provision for vacant allotment land to be maintained until occupied. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Object to policy <p>COMMENTS:</p> <ul style="list-style-type: none"> • No definition given for an allotment therefore cannot assess standard of provision • Standard insufficient. Allotments need water supply
<p>B: Do you agree with the standards of provision proposed in Issue 88?</p> <p>Support:31 Object: 6 Comment: 3</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Cambridge City Council supports the standard as same as one they use – beneficial for cross boundary and urban fringe developments • 18 Parish Councils support standard • Would like to see a higher proportion of open space to be given over to informal recreation • By dividing plots into smaller, more manageable sizes, they will be more popular and better maintained. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Comberton Parish Council states that this level of provision seems too low based on local use of allotments in Comberton (there is demand for more allotments and a waiting list but the area of allotment use is approximately 1.3 Ha/1000people. • Allotments look horrible and better use can be made of the land e.g. for open spaces, so everyone can use the space. • The allocation should increase to a minimum of 50 allotments per 1000. Likely to be increased demand in future • Ask Parish Councils before applying an inflexible rule. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Requirement to provide open space should not be commuted because this cash has sometimes been used to maintain existing open space. • Provision should be for nearer 10% rather than just over 3%
<p>C: If not, why not? What alternative policy or</p>	<p>COMMENTS /ALTERNATIVE APPROACH?:</p> <ul style="list-style-type: none"> • Policy should also prevent allotment areas that are

<p>approach do you think should be included?</p> <p>Comment: 5</p>	<p>being properly used from being developed for housing.</p> <ul style="list-style-type: none"> • Demand for allotments in Cottenham – waiting list for ones in Rampton Road • If houses were not jammed together would be more room in gardens to grow vegetables and therefore less need for allotments and better living conditions in housing developments
<p>QUESTION 89: On-site Open Space</p>	
<p>A: Do you agree the thresholds for when on-site open space will be required in new developments?</p> <p>Support: 31 Object: 8 Comment: 7</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support • Support from 16 parish councils • Open space should be useful – not just land left over for open space. • Level for allotments is set too high • Suggest houses having communal areas / larger gardens - Example in Heidelberg <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Cambridge City Council objects • Gt and Little Abington PCs does not agree with thresholds • Play space should be provided however small the development. Or make gardens larger for children to play in • Allotments are an eyesore / Space could be better served for other open space for community. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Depends on layout of new development and proximity of existing open space. • Agree principle of different sorts of provision but should be on case by case basis • Local people should have say in type of open space to be provided to serve local community • May restrict building of new houses if have this policy.
<p>B: If not, why not? What alternative policy or approach do you think should be included?</p> <p>Object: 2 Comment: 7</p>	<p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Provision for allotments too low. Need for more especially with small gardens and high density developments. Quality of life and health benefits by providing allotments. • Cambridge City Council – on site open space provision should be the norm within new residential development. No justification for figure of 200 dwellings as trigger for open space. Too high a threshold. If large number of small developments come forward with under 200 dwellings and none required to provide open space may result in cumulative impact on surrounding provision. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Too rigid. Decision on what open space to provide should be made by local community based on

	<p>local need not by sliding scale in policy. Developer should give money to Parish Council to allocate according to local needs.</p> <ul style="list-style-type: none"> • All new development needs open space for healthy environment • Sports pitches should have higher threshold -300 dwellings? • Allotments should have threshold of 100 dwellings – 5 allotment plots per 100 dwelling • Local Council must consider written request by 6+ electors to operate Allotment Act – if demand must provide allotments. • Need for consultation with parish councils
<p>QUESTION 90: Allocation for Open Space</p>	
<p>A: Should the Local Plan carry forward the existing allocations for recreation and open space?</p> <p>Support:31 Object: 9 Comment: 5</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support allocations • 15 Parish Councils support • Should be no reduction in allocation of open space. • Land north of Hatton’s Rd, Longstanton - retains this allocation. To deliver this Local Plan must allocate housing land in village otherwise no funding • Support for allocation of land east of Bar Lane, Stapleford • Sawston – under provision so needs sites allocating <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Land East of Mill Lane, Impington – <ul style="list-style-type: none"> ▪ Histon and Impington is well served for sports facilities according to report ▪ Street could not cope with increased traffic ▪ Junction with Mill Lane dangerous ▪ Would change character of road especially in dark – anti social behaviour; security ▪ Existing play park within short walking distance that serves area ▪ Larger sites more suitable ▪ Loss of valuable agricultural land • Land east of recreation ground, Over – <ul style="list-style-type: none"> ▪ Sufficient open space in village ▪ Other sites available to extend playing fields ▪ Land compulsory purchased for extension to playing fields – part used for non-playing field uses ▪ Land ideal for housing development <p>COMMENTS:</p> <ul style="list-style-type: none"> • Could make housing sites unviable • Swavesey -Land north of Recreation Ground <ul style="list-style-type: none"> ▪ Site within Environment Agency Flood Plain and at risk from surface water flooding ▪ Land essential to viability of farming enterprise. Any proposal to bring forward recreation use

	<p>should be addressed alongside future of land to north (SHLAA site 169)</p> <ul style="list-style-type: none"> Histon and Impington Parish Council - Under provision of open space in these villages according to recreation study. 37% of recommended standard. Progress of sites - <ul style="list-style-type: none"> Land to south of Manor Park, Histon- planning application for change of use submitted/ land leased from County None of other sites will be deliverable Land next to existing Recreation Ground owned by Chivers Farms which will not become available
<p>B: Are there other areas that should be allocated?</p> <p>Support:4 Object: 0 Comment: 11 Representations:15</p>	<p>OTHER AREAS SUGGESTED FOR ALLOCATION:</p> <ul style="list-style-type: none"> Sawston - An allocation to the rear of Dales Manor Business Park, Babraham Road is being considered by the Parish Council in association with the possible Cambridge City FC relocation. NIAB/NIAB2 and new green corridors created around city to local countryside Trumpington Meadows – Country Park Great Shelford Parish Council suggesting – <ul style="list-style-type: none"> Grange field in Church Street Land between Rectory Farm and 28 Church Street Field to east of railway line, south side of Granhams Road Histon and Impington – Bypass Farm Milton needs additional recreation land –bounded by A10, A14 and River Cam Broad Location 2 – playing fields both sides of Grantchester Rd, Newnham Milton – Eastern half of field to north of EDF site at Milton Hall <p>COMMENTS:</p> <ul style="list-style-type: none"> All proposed areas are to the west and north of Cambridge. What about the rest? Fulbourn? Balsham? Shelford etc. Depends on extent other communities are eventually developed
<p>QUESTION 91: Protecting Existing Recreation Areas</p>	
<p>A: Should the Local Plan include a policy seeking to protect existing playing fields and recreation facilities?</p> <p>Support: 66 Object: 0 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> This is also covered by PVAA policy Support from 25 parish councils Once lost they are gone forever Will be lost because worth more as housing land Sport England supports policy to protect open space as vulnerable asset given their potential value as development land. Support need for replacement facilities to meet criteria relating to quantity, quality and accessibility. Only support the loss of 'surplus' playing fields if evidenced by up to

	<p>date and robust playing pitch assessment which clearly demonstrated surplus of provision for current and future needs. Replacement sites should be available prior to loss of existing sites, to secure continuity of provision and subject to comparable management arrangements. Support requirement to consider views of local residents and users of sites in question. Consistent with Sport England policy and NPPF.</p> <ul style="list-style-type: none"> • Support from Cambridge City Council for policy to protect existing playing fields. New Local Green Space designation – need to work with SCDC to establish similar approach to cross boundary green space. • Should include parks, country parks and all other open space in definition • Need to review to ensure best use of land for local area. • Protect except in exceptional circumstances then could do land swap which favours village • Protect particularly at schools • Scarcity of pitches so high cost to use increases cost of participating in sport. • Important for young people as provides physical and mental development
<p>B: If not, why not? What alternative policies or approaches do you think should be included.</p> <p>Comment: 1</p>	<p>COMMENTS:</p> <ul style="list-style-type: none"> • Protection can be afforded by dedication under Queen Elizabeth II scheme
<p>QUESTION 92: Indoor Community Facilities</p>	
<p>A: Should the Local Plan include a policy for indoor community space provision?</p> <p>Support:47 Object: 1 Comment: 5</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support to retain character of village • Current policy successful • 22 Parish Council support • This may include upgrades or essential repair of an existing village hall • Standard seems a little low • Should be proportional to the development • Many developments including Cambourne have insufficient community space provision. • Community indoor space vital commodity and should be protected. Usually in short supply. Should be a policy to protect existing facilities, including nonconformist chapels, to prevent them being converted to private use. School premises should be available for community use when not required by the school. • Policy aimed only at small local facilities (village and community halls). No policy for larger scale indoor community facilities such as sports halls

	<p>and swimming pools. Needs separate policy.</p> <ul style="list-style-type: none"> • Survey evidence is valuable. Past behaviour in SCDC has been good and appreciated and should continue • Such facilities are important to building a community • The Local Plan should address the need for indoor space in those settlements where it does not exist as identified in the Community Facilities Audit 2009 • An expanded village will need larger indoor facilities. • Need for all weather pitches <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Objection from Over Parish Council <p>COMMENTS:</p> <ul style="list-style-type: none"> • Build youth centres for teenagers to keep them off streets • Higher standard for new communities should be stated in the policy • Could impact viability of small development sites if have to provide funds for such facilities. Cambridge Sports Village could deliver new facilities • Policies should be in place for new community facilities, but not then retrospectively applied to existing facilities, without detailed consultations.
<p>B: If not, why not? What alternative policy or approach do you think should be included?</p> <p>Support: 0 Object: 0 Comment: 1</p>	<p>COMMENTS:</p> <ul style="list-style-type: none"> • Where existing space exists which would give the whole village standards as proposed no sense in building more. Needs consultation with parish councils and those organisations running village halls. A financial contribution to improve existing facilities might be just as valuable.
QUESTION 93: Light, Noise and Odour Issues	
<p>A: Should the Local Plan include policies dealing with lighting, noise and odour issues?</p> <p>Support: 56 Object: 0 Comment: 3</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • To retain village character • Support from 24 parish councils • Issues impact quality of life • Stop light pollution and limit noise from football stadium/ concert venues • Problem of light pollution – keep street lighting to minimum • May still be problems of odour from existing industrial sites • Concerns over noise from light aircraft • Environmental factors can negatively impact on neighbouring dwellings –E.g. In Caldecote new dwelling problems by being next to Bourne Airfield • Conservators of River Cam suggest policy be

	<p>extended to residential moorings.</p> <ul style="list-style-type: none"> • Histon and Impington Parish Council concerns about air quality from A14 and Orchard Park noise barrier causing pollution. Need for site specific policies for noise and particulate pollution • Imperial War Museum concerned if any proposed policy restricted movement of aircraft around Duxford – could have commercial implications for IWM and jeopardise future. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Where development is located adjacent to larger roads it is quite clear that noise will have an impact. Why need to submit a supporting statement? Surely, where impact is accepted and mitigation is being proposed, a statement is superfluous? Planning should take on board these obvious conclusions and only require a report where the applicant is trying to show that mitigation is not required.
<p>QUESTION 94: Contaminated Land</p>	
<p>A: Should the Local Plan include a policy seeking appropriate investigation and remediation of contaminated land?</p> <p>Support: 47 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support even if land is suspected of contamination it should be investigated and remedial action taken if necessary so no long term effect for residents of new buildings. • Support from 20 parish councils • Land around any contaminated site should be tested too to ensure chemicals have not spread outside boundary area.
<p>QUESTION 95: Air Quality</p>	
<p>A: Should the Local Plan include a policy dealing with air quality?</p> <p>Support: 47 Object: 0 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Should take into account air quality issues arising from increased traffic movement associated with development • Support from 22 parish councils. • Air pollution should not be a problem in rural district • Histon and Impington Parish Council support policy – concern at delay on A14 upgrade. Need for site specific policies on particulate pollution. • Need tighter emission controls on old polluting buses
<p>QUESTION 96: Low Emissions Strategies</p>	
<p>A: Should the Local Plan include a requirement for Low Emissions Strategies?</p> <p>Support: 38 Object: 0 Comment: 4</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support including 20 parish councils • Conservators of the River Cam request that River Cam corridor should be designated as an Air Quality Management Area given the number of people that use waterway for recreation. • Cottenham Parish Council supports but questions inclusion of dust emissions. Can be created in

	<p>actual construction process affecting soil and in these conditions development should be stopped.</p> <ul style="list-style-type: none">• Support policy but in order to limit growth in travel need to limit total population of region and employment population. <p>COMMENTS:</p> <ul style="list-style-type: none">• Caldecote Parish Council states that there needs to be tighter and more enforceable regulations regarding low emission strategies on building developers, in particular with regard to insulation and energy efficiencies.
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CHAPTER 12: PROMOTING AND DELIVERING SUSTAINABLE TRANSPORT AND INFRASTRUCTURE	
QUESTION NO.	SUMMARY OF REPS
QUESTION 97: Planning for sustainable travel	
<p>Should the Local Plan include the principles regarding sustainable travel outlined in Issue 97 and are there any additional issues that should be included?</p> <p>Support:85 Object: 2 Comment: 26</p> <p>Questionnaire Responses:</p> <p><u>Question 8:</u> 647 respondents, 267 of which were Comberton petition (all Comberton responses mentioned retention and improvement of public transport). About 75% of all responses referred to transport issues.</p> <p><u>Question 9</u> 675 respondents, 267 of which were Comberton petition (all Comberton responses mentioned providing good public transport, cycle tracks). About 60% of all responses referred to transport issues.</p> <p><u>Question 10</u> 525 respondents, 267 of which were Comberton petition (all Comberton responses mentioned impact of traffic congestion on residents). About 60% of all responses referred to transport issues (50% of which are Comberton petition).</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • There is definitely not enough transport provision between villages. • Bus services are atrocious. Odd to require transport systems when being cut or withdrawn. No point building homes for people who cannot get to Cambridge by public transport. Already people marooned in villages. Must be affordable. If there was excellent, sensibly priced public transport, more people would use it. • Developments should be expected to address the transport issues they generate, including traffic congestion, and meet the demands sustainably. View supported by Bassingbourn-cum-Kneesworth Parish Council. Developers must invest in cycle paths and bus routes. Requires commitment to those settlements located in close proximity to transport links - Guided Bus (Longstanton). Principle 2 most importance - highway and access improvements will directly benefit existing and new local communities, residents and businesses. Key in obtaining support of communities for development proposals. Priority early delivery of sustainable modes to desirable destinations. Develop major uses in accessible (by sustainable modes) locations. Developments should not be located in areas that increase travel demands. • Where there are cycle paths, they are great, but cyclists don't use them. Accord higher priority to cycling, including priority over cars, especially at junctions. More routes needed, not just in/out Cambridge but between villages. Build more long distance commuter cycle routes, segregated from major roads. Consider links to existing cycle routes, improvement of routes, and the affect of increased traffic (motor or cycle) on existing cycle routes. Grit routes. • Cambourne Parish Council - All provisions for sustainable travel should link up with existing road and cycleways. Important to have a comprehensive sustainable travel network linked to surrounding employment and transport hubs. • Cambridge City Council support inclusion of principles of sustainable travel, particularly greater connectivity of cycling and walking networks. • Cambridgeshire County Council – Need greater emphasis on reducing need to travel by car where

	<p>possible. Work together on Transport Strategy. Existing rights of way network should be protected and enhanced. Where new cycle routes are required, adequate lighting should be provided. Significant developments should provide links to wider rights of way network. Take account of statutory Rights of Way Improvement Plan.</p> <ul style="list-style-type: none"> • Cambridgeshire Local Access Forum support reference to wider RoW network - important resource; recommend a general presumption against development that affects a RoW without the provision of adequate / acceptable alternative. RoW network should be enhanced. Support off-road cycling and walking routes that link villages with 'hubs' providing a greater range of facilities as well as market towns and Cambridge. • Bassingbourn does not have a good bus service – could be improved by providing additional bus services. Cycling to Royston is a dangerous route - need for dedicated cycle route. • Comberton Parish Council - appeal to Government for funding to reduce congestion from through-traffic on A14. Local residents / developers should not have to pay. • District poses unique problem for transport planners. Movement of people cannot readily be served by public transport system. Principles should go some way to alleviate the problem. Issues of access to Cambridge and a few other centres of employment are probably the crucial point that needs addressing. • Cottenham Village Design Group support creation of coordinated transport networks such that access to employment and retail areas is as easy as it can be. • Dry Drayton Parish Council - impact of developments on surrounding countryside and villages must be mitigated, and provide sustainable access to countryside. Include provision / funding for cycle paths to networks in towns and villages. • Fowlmere, Over, Papworth Everard, Steeple Morden, Swavesey Parish Councils support approach. • Foxton Parish Council – Include all principles. Give thought to how major roads around Cambridge need improving to deal with new developments. • Fulbourn Parish Council – Give priority to improvement and expansion of strategic cycling network, including maintenance and safety - improve off-road provision whenever possible. Consider subsidising bus travel to some villages to provide real choice.
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	<ul style="list-style-type: none"> • Should be adequately resourced. Cycling between villages often dangerous - fast traffic on narrow roads. Off-road cycleways should connect local communities. Major challenge is buses - too few and do not integrate with trains - considerable increase in financial support must be a priority in rural areas. • Gamlingay Parish Council - Provision of new local links between villages and larger service centres/transport hubs should be a priority especially for more isolated settlements with limited public transport. Investment in cycleways would promote linking villages as groups to service centres. • Great Abington Parish Council - Travel on A1307 is major issue. Developments in Haverhill impact - need for cooperation with planners over border to ensure impact of development fully considered. • Hauxton Parish Council – principles need to be backed with funding. • Natural England – SA - likely to contribute positively to sustainability issues. Welcome the policy proposals. Requirements should include promotion of non-vehicular access to strategic GI and wider countryside. • Pampisford Parish Council - provision should be made for easy movement on foot or bike. Car movements should be restricted whenever possible, but allowance for cars when heavy loads are needed, and also for visitors. • Rambler’s Association – Support reference to Rights of Way network - important network is enhanced with new development. Support off-road cycling and walking routes that link villages with 'hubs' as well as market towns / Cambridge. • Rampton Parish Council - Agree, but location affects how well certain policies are implemented, and poor implementation often occurs where the need is high but the economic drivers are low. • Suffolk County Council - would welcome a reference to improving safety and reducing congestion on A1307 and other routes important to the sub-region, in line with Suffolk and Cambridgeshire Local Transport Plans. • Discourage car use. • Promote school buses. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Haslingfield Parish Council – Support principles but two additional issues. (1) must oblige developers to fund transport infrastructure. (2) must pressure central government to support rural areas - funding for public transport. • Sustainable transport just an empty phrase.
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	<p>Realistically, most people will drive to work and other facilities for the foreseeable future.</p> <ul style="list-style-type: none"> • Must be rigorously applied for all new developments. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Bourn Parish Council - policy will need to be very clearly defined - especially (1) - "significant" and "appropriate" will be need to be formalized. • Assessments of traffic impact should be based on existing patterns of travel - these take account of variety of factors such as journey time, cost, frequency and convenience rather than relying on the mere presence of a transport link. • Broader issue of cross county boundary development (e.g. Haverhill) needs to be recognised. Developers should mitigate the effects even when occurs in a different planning authority's area. Clear processes need to be developed to formalise this requirement. • Conservators of River Cam - Towpath between Clayhithe Bridge and Baits Bite Lock has been upgraded in perpetuity. County Council has no management plan. Conservators need financial assistance to maintain. Suggest improved connectivities are mentioned in the Plan, i.e. enhancing river crossings. • Croydon Parish Council - Development will give rise to travel demands - developers are unlikely to address. Routes need to be improved for any increase in use before the development inhabited. Sustainable travel unviable in rural areas. • Cars will be "sustainable" in 10-20 years - largely ignored – will result in negative economic impact. • Provision of P&R station south of Harston would mitigate traffic along A10 through Harston - trying to get a bypass for several years. • Increases in traffic congestion could be problem if modelling is insufficient to provide appropriate capacity before building commences. • Natural England – should address need to protect and enhance designated rights of way to comply with paragraph 75 of the NPPF. • Oakington Parish Council - All major routes should demonstrate nil detriment - including cycle routes, pedestrian routes and 'b' roads. • Loss of facilities in villages making residents dependant on transport. • Extra traffic and people in Caldecote would be bad. • People that want to use the bus should be able to if they are prepared to pay the market rate - no subsidy. Houses must have driveways and garages - no homes (should be built) where people that want to drive cannot securely keep a
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	<p>car.</p> <ul style="list-style-type: none"> • National cycle network route 11 is currently interrupted between Waterbeach Bannold Road and the end of White Fen driveway - surely within SCDC's power to fix. • St Edmundsbury Borough Council - consider that removing upper limit of size of development in settlements does not provide certainty and ability to plan for long term delivery of services and infrastructure - size should be determined locally having regard to implications on infrastructure provision, the environment and the wider area. • Key part of NPPF. No objection so long as where opportunities for improvement are not reasonable, schemes are not refused solely on that basis. • Encourage food shops around transport hubs like stations, guided bus stops and park and ride. • Build rapid transit from Waterbeach to Cambourne via Cambridge similar to guided busway or other tram or train system. • Increase the Trumpington and Babraham Road Park and ride car parks. • Develop local train stations from villages into town and main station, consider a metro.
<p>QUESTION 98: Transport Assessments and Travel Plans</p>	
<p>A. Should the Local Plan continue to require 'major developments' to produce a Transport Assessment and Travel Plan, as well as smaller developments with particular transport implications?</p> <p>Support:57 Object: 0 Comment: 4</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Impact of any development should be taken into account and meet the demands sustainably. Also view of Croydon and Fulbourn Parish Councils. Given the constraints on the network, even small developments may have significant impact – also consider very localised impacts. • Developments should not be located in areas that increase travel demands. Assessments of impact should be based on existing patterns of travel. • Bassingbourn-cum- Kneesworth, Bourn, Cambourne, Comberton, Cottenham, Foxton, Great Abington, Haslingfield, Litlington, Little Abington, Papworth Everard, Rampton, Steeple Morden, Swavesey, and Weston Colville Parish Councils and Cambridgeshire County Council, Conservators of River Cam support approach. • Caldecote Parish Council - impact of development on transport networks could be widespread - should assess impact on existing settlements and capacity of roads. • Current thresholds should be retained. • Doubt ability of Travel Plan to influence behaviour. Needs monitoring (annually?) and enforcing to ensure being adhered to or adjusted, particularly if ownership or tenants change.

	<ul style="list-style-type: none"> • Transport Assessment is likely to be a critical factor in determining whether development is allowed - essential examined carefully to check they are realistic. • Hauxton Parish Council - Travel plans only mean something if there is money to make public transport work – need shuttle buses from villages to transport hubs (e.g. P&R). • Should include commuting routes to major employment centres and shops. • Travel for Work Partnership (late rep) - Consider cumulative impacts of smaller developments and utilising area wide Travel Plans. Require monitoring and enforcement. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • <p>COMMENTS:</p> <ul style="list-style-type: none"> • Need to define ‘particular transport implications’. • Cars are too numerous because there are not enough decent alternatives for people who live out of town - once you are out of Cambridge there are few options but to drive to work. • More speed limits and traffic calming in villages.
<p>B. Should an alternative threshold be used, if so what, and why?</p> <p>Support:2 Object: 4 Comment: 6</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • 20 dwellings unlikely to have large impact (exception will require a TA). Requires too much information for small schemes, overburdening developer and Council dealing with application. More reasonable to rise thresholds. • All developments should include a Travel Plan – all cumulates – to particular bottlenecks at bad road junctions, or push a community over a threshold where a regular bus service is justified. • All developments as traffic into and out of Cambridge is already at ridiculous levels. • Suggest that thresholds for residential and commercial developments should double. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Cottenham, Great Abington, Litlington, Little Abington, Steeple Morden, and Weston Colville Parish Councils support the existing threshold. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Haslingfield Parish Council - should be additional requirements on larger developments, where the need for public transport improvements, etc. - should be integral to the justification for the concerned planning applications.
<p>QUESTION 99: How car parking is provided within residential developments</p>	
<p>A. What approach should the Local Plan take towards residential car parking standards?</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Maximum standards should not preclude design-led approach.

<p>i. Maximum parking standards – an average of 1.5 spaces per dwelling up to a maximum of 2 spaces per 3 or more bedrooms in poorly accessible areas.</p> <p>Support:6 Object: 1 Comment: 1</p>	<ul style="list-style-type: none"> • Most realistic option. • Enough if there is good public transport e.g. at Northstowe and Waterbeach. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Too restrictive. View supported by Comberton Parish Council. • Histon and Impington Parish Council - Current policy is having negative impacts, but no impact on car usage. Impacting on workers working from home and service workers / tradesmen who need parking for light vans. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Foxton Parish Council - Need flexible approach for villages depending on public transport available but generally with more parking spaces as usually at least 2 people need a car.
<p>A. What approach should the Local Plan take towards residential car parking standards?</p> <p>ii. Maximum parking standards – an average of 1.5 spaces per dwelling for developments on the edge of Cambridge, but increased to an average of 2 spaces per dwelling across the remainder of the district, with an average of 2.5 spaces per 3 or more bedrooms in poorly accessible areas.</p> <p>Support:16 Object: 1 Comment: 4</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Bourn, Cambourne, Cottenham, Great Abington, Little Abington, Over, and Weston Colville Parish Councils support this approach. • Hauxton, Pampisford, Swavesey and Waterbeach Parish Councils - must be enough parking for residents and visitors in communities where public transport is not adequate, to stop car unsightly parking clogging up rural residential roads. Unrealistic to expect householders to rely on public transport, cycling or walking. • Provision currently too low - results in dangerous parking putting pedestrians and other road users at risk. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Too restrictive. View supported by Comberton Parish Council. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Policy must be worked through together with the design guidelines for specification of room sizes, street widths and design etc. • Caldecote Parish Council - If inadequate off road parking is supplied, road width and design must take into consideration cars will be parked on the streets (safety). • Haslingfield Parish Council - should be a desirable target standard rather than maximum because of failures to provide adequate and realistic levels of public transport that can attract users away from their cars and motorbikes.
<p>A. What approach should the Local Plan take towards residential car parking standards?</p> <p>iii. Remove all car parking standards and adopt a design-led approach to</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Rural areas need cars and we should learn to live with the car. Areas of restricted parking become blighted by dangerously parked cars on streets. • Caxton, Oakington and Westwick, Papworth Everard, and Steeple Morden Parish Council support approach. Litlington Parish Council - not less than parameters in option ii.

<p>car parking provision in new developments.</p> <p>Support:19 Object: 2 Comment: 3</p>	<ul style="list-style-type: none"> • Comberton Parish Council - Could be excellent and encourage innovation but developers could use it to reduce costs. Could be trialled and reviewed after 5 years. • The other two options have caused conflict in the past with planners accused of a lack of realism. • Fen Ditton Parish Council – needs to become site specific. • Subject to having the resources to implement it. This would promote a detailed analysis of local requirements and future flexibility. • Provision would need to reflect not only the demand at the time of development, but be sustainable longer-term. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • This would be a disaster. • Would lead to additional burden for every scheme to justify approach, uncertainty, and possibly reason for refusal. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Gamlingay Parish Council - guidance should be dependent on site characteristics and proximity to public transport nodes.
<p>B. Are there any alternative policies or approaches you think should be included?</p> <p>Support:1 Object: 0 Comment:16</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • <p>COMMENTS:</p> <ul style="list-style-type: none"> • Return to minimum parking standards - inappropriate to continue a policy primarily designed for urban areas, well served by public transport. View supported by Bassingbourn-cum-Kneesworth Parish Council. Croydon Parish Council suggests a minimum of 2 spaces. • Cambridgeshire County Council - consider impact of more older people driving and whilst not 'disabled' might have restricted mobility and consequently may require wider spaces. • Inclusion of a target, removing 'maximum', and flexibility for variations based on local circumstances, would be appropriate. Provision in line with the standard should not be questioned. • Design developments to facilitate easier short trips by walking or cycling than the car. • Ensure that future housing is spaced correctly to allow enough parking. • Provide parking within curtilage to avoid on-street parking, with associated safety issues. Naïve to try to restrict car use with lack of parking. • Needs to be considered with Issue 100. • Haslingfield Parish Council - Forcing people to use public transport by limiting parking does not work. Public transport needs to appear attractive

	<p>and reliable to get used. Alternative policies need to be considered in this light.</p> <ul style="list-style-type: none"> • Over Parish Council – include visitor parking. • Quicker adoption of roads so inappropriate parking can be prevented and road safety improved. Provision should separate pedestrian and road traffic. Too many spaces in Cambourne are misused with pavements blocked and parking on junctions. • Travel for Work Partnership (late rep) - Car clubs: Research on car clubs shows that ownership is much reduced when car clubs are available. • Council should avoid being overly prescriptive - will preclude innovative design, impede new solutions being found and implemented and result in extensive negotiations at planning application stage. Element of discretion and ability to deal with site specific circumstances must be built into Policy. • Needs to be considered in relation to the quality of public transport.
<p>Please provide any comments.</p> <p>Support:1 Object: 3 Comment:10</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • <p>COMMENTS:</p> <ul style="list-style-type: none"> • How many cars does 1.5 spaces equate to? • Control of car ownership by restricting parking can only be achieved by strict enforcement, which Police seem unwilling to do - huge number of cars illegally parked on footways and verges. • Where parking is on premises, no more than 2 spaces per house. Communal parking bays for houses/flats should have allowance for visitors. Total will depend on size of the houses/flats. • In rural areas the number of cars is normally the same as number of adults living in the house. Not going to change, even with good public transport. • Parking away from house may mean the owner is unable to charge an electric car – numbers likely to increase in 10-20 years. Needs to be addressed at planning stage. • Histon and Impington Parish Council - encourage developments close to guideway route with less parking than developments more than 1.5km from guideway stops.
<p>QUESTION 100: Allocation of car parking within residential developments</p>	
<p>A. What approach should the Local Plan take to the allocation of car</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • <p>OBJECTIONS:</p>

<p>parking in residential developments?</p> <p>i. The Local Plan should maximise the efficiency of car parking provision by not allocating any residential car parking to individual properties.</p> <p>Support:1 Object: 6 Comment:1</p>	<ul style="list-style-type: none"> • Will not work in practice - people will park where convenient - people want to park in front of their houses. Garages and parking spaces separated from properties tend not to be well used and risk creating 'urban wastelands'. Will lead to displeasure with development designs. Only appropriate in denser developments. • Rampton, Steeple Morden and Waterbeach Parish Councils - all parking should be within curtilage rather than communal or on street. • Develops potential for overspill or commuter parking and for introduction of parking fees such as "resident parking permits". • More dangerous having to walk any distance, with children and bags, particularly if you have to cross the road. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Litlington Parish Council – should be left to design of individual developments but with minimum standards.
<p>A. What approach should the Local Plan take to the allocation of car parking in residential developments?</p> <p>ii. The Local Plan should only allocate a proportion of the car parking spaces to individual properties.</p> <p>Support:10 Object: 1 Comment: 2</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Bourn, Cambourne, Comberton and Swavesey Parish Councils support approach. • Anything else will likely result in unwanted friction between neighbours as car ownership increases. • Works in Switzerland - informal network ensuring allocated spaces are used, not necessarily by the residents of the dwelling owning the allocation. • At least one space provided per dwelling. Many people would be loath to leave vehicles in communal parking bays, possibly out of sight. • Swavesey Parish Council - In rural communities, driveway parking should be allocated with a minimum allocation of 2 spaces per property. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • <p>COMMENTS:</p> <ul style="list-style-type: none"> • Locate so entire front garden does not become a car park. Prevent front gardens being turned into paved parking spaces, losing the potential for planting and increasing water run-off problems.
<p>A. What approach should the Local Plan take to the allocation of car parking in residential developments?</p> <p>iii. The Local Plan should not address the allocation of car parking spaces, and it should be left to the design of individual developments.</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Cambridgeshire County Council - design-led approach in addition to a minimum garage size. • Cottenham, Little Abington, Oakington and Westwick, Papworth Everard, Steeple Morden and Weston Colville Parish Councils support. • Developers and Planners need to agree a suitable provision for each development. • Great Abington Parish Council - at least one car space plus parking for visitors as minimum. • Foxton Parish Council - design of parking places should depend on the development.

<p>Support: 18 Object: 1 Comment: 0</p>	<ul style="list-style-type: none"> • Haslingfield Parish Council - allows different approaches for different target groups. • Histon and Impington Parish Council - this will be highly dependent on location; access to public transport; provision for working at home et al. • Gives the flexibility for innovative design, ideas, and provision based on need, demand. Most likely to provide what is needed. • Rampton Parish Council - aim for higher on-site parking in more rural areas where car ownership is a necessity and land prices are less. • Attention should be given to ensuring any on street parking/visitor spaces are well integrated. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Developer will have no vested interest in serving needs of community as purely profit-motivated. <p>COMMENTS:</p> <ul style="list-style-type: none"> •
<p>B. Are there any alternative policies or approaches you think should be included?</p> <p>Support:3 Object: 0 Comment: 8</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • <p>COMMENTS:</p> <ul style="list-style-type: none"> • All residences should have garage space, or easy access to charging points. • Hauxton Parish Council - Parking should be adequate for family vehicles, people who need extra space for mobility etc.
<p>Please provide any comments.</p> <p>Support: 0 Object: 1 Comment: 7</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • <p>COMMENTS:</p> <ul style="list-style-type: none"> • Road widths in new developments are too narrow and yet on-street parking takes place anyway and causes problems for other road users, pedestrians and particularly for children. • Croydon Parish Council - Provision of communal parking areas does not mean people will use them. If allocation left to developers, there would be minimum provision to maximise profit. Allocated spaces unused by one occupant may well be used by the next occupant. • What about underground parking allocation? • Avoid being overly prescriptive - preclude innovative design, impede new solutions and result in extensive negotiations at planning application stage. Need element of discretion and ability to deal with site specific circumstances. • Caldecote Parish Council - Given car ownership per household is increasing, dwellings should have appropriate parking. If unallocated, adequate on road parking should be provided with

	wide enough roads and good visibility to ensure safety.
QUESTION 101: Residential Garages	
<p>What approach should the Local Plan take to residential garages?</p> <p>i. Specify minimum size dimensions for garages to count towards parking standards, to ensure they are large enough to easily accommodate modern cars, cycles and other storage needs.</p> <p>Support: 42 Object: 0 Comment: 2</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Bourn, Caxton, Cottenham, Foxton, Gamlingay, Great Abington, Haslingfield, Hauxton, Histon and Impington, Litlington, Little Abington, Oakington and Westwick, Over, Pampisford, Papworth Everard, Rampton, Swavesey, Waterbeach and Weston Colville Parish Councils supports approach. • Do not allow developers to build any more estates where people are forced to park on narrow roads as garages are not big enough. • Garages should be large enough for family vehicles and for the driver to get in/out, whatever their level of mobility/size. • Caldecote Parish Council - in conjunction with issues 99 &100 ensuring adequate and safe parking is allocated for each dwelling. • Cambourne Parish Council - If cycle storage is shared with car parking the garage should be enlarged to suit both. • Cambridge City Council supports, but consideration should also be given to double garages. Learn from difficulties experienced in the provision of car parking in urban extensions. • Cambridgeshire County Council - design-led approach to parking in addition to a minimum garage size with agreed dimensions. • Without, there is a risk that developers will cut the provision of this most useful space. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Do not specify bigger garages for ever larger cars - current fad for 4x4s will not last as fuel prices rise and more people take CO2 emission seriously. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Most new garages are so small that although a car can be driven into one, it is impossible to open the door and get out! Should be a minimum standard specified somewhere (planning regulations?) based on being able to open the door and get out of an average sized family car, when in the garage.
<p>What approach should the Local Plan take to residential garages?</p> <p>ii. Not address the issue of residential garage sizes.</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Fen Ditton Parish Council support approach. • Overkill for such detail • Steeple Morden Parish Council - Garage size should be demand driven and not mandated - could increase cost of already expensive housing stock without guarantees this space will actually be used for car parking.

<p>Support: 7 Object: 1 Comment: 0</p>	<p>OBJECTIONS:</p> <ul style="list-style-type: none"> • <p>COMMENTS:</p> <ul style="list-style-type: none"> •
<p>Please provide any comments.</p> <p>Support: 0 Object: 1 Comment: 3</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • <p>COMMENTS:</p> <ul style="list-style-type: none"> • Avoid being overly prescriptive - preclude innovative design, impede new solutions and result in extensive negotiations at planning application stage. Need element of discretion and an ability to deal with site specific circumstances. • Policy to restrict conversion of domestic garages to additional rooms should be considered. • Provision of other storage options (e.g. sheds) could release garages for car use, at lower cost.
<p>QUESTION 102: Car Parking Standards for Other Types of Developments</p>	
<p>Should the Local Plan carry forward maximum parking standards for non-residential developments included in the existing plan?</p> <p>Support: 19 Object: 4 Comment: 13</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Bourn, Cambourne, Cottenham, Fen Ditton, Great Abington, Litlington, Little Abington, Over, Papworth Everard, Rampton and Weston Colville Parish Councils supports approach. • Sharing parking areas should be encouraged, especially between adjacent retailers. Present generous provision arises from reluctance of people to walk more than a short distance to cars. What about pick up points? <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Avoid being overly prescriptive - preclude innovative design, impede new solutions and result in extensive negotiations at planning application stage. Need element of discretion and an ability to deal with site specific circumstances. • Preserve scarce land resources, supermarkets should not be allowed vast surface car parks when restricted for other users. Prefer underground or multi-storey car parks for large retail/commercial developments. • Should be specific to South Cambridgeshire – bring forward new standards that take local circumstances into account. • Risks getting out of date quite quickly not to mention appearing to sail against the stream. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Parking standards should ensure provision is adequate and does not result in overflow parking on neighbouring roads. • Croydon Parish Council - need some control

	<p>over cars and where they park to avoid gridlock. Might be better to assess each case in order to obtain the best results.</p> <ul style="list-style-type: none"> • Use of maximum car parking spaces as a means of restricting car use needs to be applied with care especially as bus subsidies are being removed. • Oakington and Westwick Parish Council - major re-think is necessary. E.g. parking at SCDC very quickly became full until redundancies took place. Not an ideal way to provide more parking. • Swavesey Parish Council - should reflect the location of the development and be sufficient to avoid problems of on-street parking. • Travel for Work Partnership (late rep) – Important tool to 'encourage' sustainable transport. Apply area-wide Travel Plans, including car park management to allow equity. Effective Travel Plan will ensure 'carrots' of incentives and facilities encourage as much sustainable travel as possible as well as the 'stick' of reduced car parking. • If carry forward current maximum car parking standards, policy should allow for the application of issues in NPPF (para 39).
<p>QUESTION 103: Cycle Parking Standards</p>	
<p>A. What approach should the Local Plan take towards cycle parking standards?</p> <p>i. Retain the current minimum cycle parking standards for different types of development.</p> <p>Support: 3 Object: 0 Comment: 2</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • <p>COMMENTS:</p> <ul style="list-style-type: none"> • Support the principle but the level of provision should be proportionate. One space per bedroom is far too much and leads to over provision.
<p>A. What approach should the Local Plan take towards cycle parking standards?</p> <p>ii. Continue to set minimum cycle parking standards for different types of development, but develop new higher levels of provision.</p> <p>Support: 22 Object: 1 Comment: 3</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Bourn, Cambourne, Comberton, Croydon, Great Abington, Haslingfield, Hauxton, Over and Rampton Parish Councils support approach. • Including standards should not preclude design-led approach. • Cambridge City Council - high quality provision of appropriate levels is important in ensuring the success of new developments. Be as proactive as possible in seeking new provision on both new developments and throughout the District. • Essential given importance of cycling to Cambridge area. • Standards need to be much higher to reflect

	<p>probable number of occupants of the dwelling (taking account of double rooms) and the fact many regular commuters have more than one cycle. Important all members of family can own and securely store cycles. Design of parking is also important.</p> <ul style="list-style-type: none"> • All measures need to be adopted that might lead to an increase in cycle ownership and security if the number of miles cycled overall is to increase. • Support a combination of design-led and minimum standards for cycle parking. Use of 'visitor parking' sheffield stands for secure locking, as part of residential/street infrastructure encourages local cycle trips. • Must be covered and secure. • Standard should be 1 space per bedroom, undercover and lockable – e.g. garage / shed. • Travel for Work Partnership (late rep) - more needed, especially with Olympic legacy. Insist on minimum standards of style, type, covered and location. Shower/locker and drying room provision to encourage cycling, walking running to work. Travel plans need to be implemented, monitored and enforced to ensure this provision is taken up. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Support the principle but the level of provision should be proportionate. One space per bedroom is far too much and leads to over provision. • <p>COMMENTS:</p> <ul style="list-style-type: none"> •
<p>A. What approach should the Local Plan take towards cycle parking standards?</p> <p>iii. Remove cycle parking standards, but include a policy requiring cycle parking provision, adopting a design-led approach.</p> <p>Support: 11 Object: 2 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Cottenham, Litlington, Little Abington, Papworth Everard, Steeple Morden and Weston Colville Parish Councils support. • Encourages planners to follow current trends. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Minimum levels should continue to be applied. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Genome Campus has exemplar campus-wide Travel Plan actively promoting cycling. Not always appropriate for individual developments to provide separate spaces (requested relaxation of standards). Approach should retain commitment to provision, but design-led approach to location and numbers more appropriate.
<p>B. Are there any alternative policies or approaches you think should be included?</p> <p>Support: 0 Object: 0 Comment: 3</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • <p>COMMENTS:</p> <ul style="list-style-type: none"> • Caldecote Parish Council - Secure cycle space should also be considered at bus stops, given some stops are some distance from housing.

	<ul style="list-style-type: none"> • Cycle parking standards should be reviewed and updated to reflect local circumstances. • Target should be given with allowance for under and over provision based on individual circumstances. Would allow variation in provision, but provides more clarity for developers.
<p>Please provide any comments.</p> <p>Support: 0 Object: 1 Comment: 4</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • <p>COMMENTS:</p> <ul style="list-style-type: none"> • Promoting cycling is commendable - note that cycling can be seasonal and many cyclists own and use cars - cannot be relied upon for modal shift. • Avoid being overly prescriptive - preclude innovative design, impede new solutions and result in extensive negotiations at planning application stage. Need element of discretion and an ability to deal with site specific circumstances. • It is astonishing that current standards are for 1.5 cars per dwelling but only 1 bike! • It is not clear why this is necessary.
QUESTION 104: Rail Freight Interchanges	
<p>A. Should the Local Plan continue to protect rail freight interchange sites?</p> <p>Support: 31 Object: 0 Comment: 2</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Bourn, Comberton, Cottenham, Croydon, Fen Ditton, Great Abington, Haslingfield, Litlington, Little Abington, Over, Rampton and Weston Colville Parish Councils support. • Freight should be on railways. Anything that helps modal shift and helps to keep heavy lorries off the roads should be promoted, to improve safety and cut emissions. • Natural England (late rep) - only include those sites where it can be demonstrated that there will be no adverse effects on the natural environment. • Suffolk County Council - Welcome further co-operation to ensure this provision is coordinated across Cambridge sub-region and beyond to reflect the national significance of freight distribution and the role of the Port of Felixstowe. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • <p>COMMENTS:</p> <ul style="list-style-type: none"> • Are there any rail freight interchange sites in the district? I cannot see they can contribute to reducing the amount of freight movement on the district's roads, given the pattern of development.
<p>B. Are there any alternative policies or approaches you think should be included?</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • <p>OBJECTIONS:</p> <ul style="list-style-type: none"> •

<p>Support: 0 Object: 0 Comment: 4</p>	<p>COMMENTS:</p> <ul style="list-style-type: none"> • Comberton Parish Council - Efforts should be made to encourage transit freight to use rail and not cause congestion on road infrastructure. • Haslingfield Parish Council - work with others to encourage freight transfer from road to rail. • A freight equivalent of "park and ride" should be considered.
<p>QUESTION 105: Aviation Related Development</p>	
<p>A. Should the Local Plan continue to include a criteria-based policy for assessing and mitigating the impact of aviation related development proposals?</p> <p>Support:25 Object: 0 Comment: 9</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Cambourne, Fen Ditton, Great Abington, Hauxton, Litlington, Little Abington, Over, Rampton, Steeple Morden and Weston Colville Parish Councils support. • Light aircraft and helicopter flying should as far as possible be restricted. Noise nuisance to large numbers of people near the flight path far outweighs the benefit to the fliers. • Haslingfield Parish Council - Contribution of aviation operations to the prosperity of Cambridge area should be accepted and not obstructed. • Natural England (late rep) - welcome a policy to ensure aviation development at Cambridge Airport is only permitted where it will not have a significant adverse effect on natural environment. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • <p>COMMENTS:</p> <ul style="list-style-type: none"> • Croydon Parish Council - criteria for new airfields should be much stricter. Should consider not just current land use but also current sky use. Already lots of aviation activity. • Oppose any expansion in use of Cambridge airport. Been no consultation with local communities re recent new routes. Lots of affected houses around the airport.
<p>B. Are there any alternative policies or approaches you think should be included?</p> <p>Support: 0 Object: 0 Comment: 3</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • <p>COMMENTS:</p> <ul style="list-style-type: none"> • Marshalls of Cambridge - Government advice in Circulars 1/2003 and 1/2010. Offer clear and relevant advice dealing with public safety and safeguarding flying operations of airports. Policy should be included to meet those requirements.
<p>QUESTION 106: Cambridge Airport – Aviation Development</p>	
<p>A. Should the Local Plan continue to include a policy that would only permit aviation</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Cambourne, Fen Ditton, Great Abington, Litlington, Little Abington, Over, Rampton and

<p>development at Cambridge Airport where it would not have a significant adverse effect on the environment and residential amenity?</p> <p>Support:25 Object: 5 Comment: 7</p>	<p>Steeple Morden Parish Councils support.</p> <ul style="list-style-type: none"> • Required to maintain the character and limit noise pollution. • Importance in underpinning the economic vitality of South Cambs and Cambridge City should also be a consideration. • Links strongly to major site selection criteria. • Cambridge City Council – Both Councils are consulting on options and will continue to work together to develop appropriate policies. • Fulbourn Parish Council - Being within the flying zone, Fulbourn is over flown regularly and suffers noise pollution from ground engine running. Wish policy to protect character and amenity of village. • Everything should be done to mitigate noise nuisance and potential danger from light aircraft and helicopters. For large aircraft the costs and benefits are completely different and such flights are unproblematic. <p>•</p> <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Commercial and employment potential of Cambridge Airport ought not to be jeopardised. Planes come from all over bringing jobs and money which Cambridge continues to need. • Marshalls of Cambridge - A policy supportive of employment and aviation will help enhance the economic growth of Cambridge area. • Airport should be developed for housing. • Weston Colville Parish Council disagree. • Too restrictive and any adverse effect on the environment and residential amenity should be balanced against economic and wider benefits <p>COMMENTS:</p> <ul style="list-style-type: none"> • I suppose it is not within the council's powers to limit further aviation development at Cambridge Airport to encourage Marshalls to re-locate? • Croydon Parish Council - Surely further development would impact on the environment and local amenity? But it does seem sensible to keep aviation activity on a site that is regulated. • Haslingfield Parish Council - Aviation development at the airport should not be opposed purely on environmental and amenity grounds. • Marshalls is important business in Cambridge and one of largest employers. Essential to be supported. While environmental and residential concerns must be taken into account, and safety paramount, further development to support business should be sympathetically considered.
<p>B. Are there any alternative policies or approaches you think should be included?</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • <p>OBJECTIONS:</p>

<p>Support: 0 Object: 0 Comment: 2</p>	<ul style="list-style-type: none"> • COMMENTS: • Marshalls of Cambridge - Government advice in Circulars 1/2003 and 1/2010. Offer clear and relevant advice dealing with public safety and safeguarding flying operations of airports. Policy should be included to meet those requirements.
<p>QUESTION 107: Provision of Infrastructure and Services</p>	
<p>A. Should the Local Plan include a policy to require development to provide appropriate infrastructure?</p> <p>Support: 76 Object: 0 Comment: 13</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • New development is key to delivery of new and improved infrastructure but should not burden villages – ensure adequate provision for transport - including effective and integrated public transport, effective road network, cycleways, footpaths, traffic calming and other safety measures, P&R, waste, high speed broadband (min 20Mbps) and ensure mitigate impact on countryside and villages. • Consider cross boundary issues – developers should still contribute if impacts are across border. • Cambridge City Council - Need to assess viability with range of requirements and infrastructure plans likely to impact on the cost of development. Collaboration and consistency of approach with Cambridge City Council important, particular with cross-boundary delivery. • Timely and sustained (i.e. years) provision of infrastructure is important – in place before development. No more major development until delivered infrastructure for currently planned development. • Cambridgeshire County Council - important to include a policy to ensure development provides appropriate infrastructure. Strongly support the Infrastructure Delivery Study (commissioned in partnership with Cambridge City Council). • Conservators of the River Cam - Yes, and include projects along River Cam, e.g. habitat, amenity improvements, picnic sites. • Section 106 agreements provided useful facilities in past. Whatever form this obligation takes in future, e.g. CIL, the principle is very sound. • Economy impacted by limitations of A14 and A428 – will impact on levels of job creation (& impact of Northstowe on A14 yet to be felt). • Parish Councils should be consulted more closely on these issues, and should be listened to. Must ensure service providers demonstrate there is sufficient capacity, verified by parish councils. • Vital that appropriate infrastructure is provided to support development. For far too long Cambridgeshire in general, and South

	<p>Cambridgeshire in particular, has suffered from a serious infrastructure deficit.</p> <ul style="list-style-type: none"> • Need funding to make cycling into Cambridge safer, so could contribute into a central fund to do this. Otherwise, providing cycle paths by developments may be rather pointless. • Ensure housing costs are not unreasonably impacted. Building sustainable dwellings with larger spaces will cost more but produce a clear benefit for purchasers. Some infrastructure add value, others could be considered an expense for general benefit of locality - needs to go easy. • Road infrastructure insufficient – M11 and A14 and public transport (trains) poor, overcrowded at peak times and very expensive. Development will make this worse. • Wildlife Trust - must develop a CIL and include strategic green infrastructure as one of the key components eligible for funding. • The nature, scale and phasing of infrastructure or funding should be related to the form of development and potential impact. Also to secure future upkeep or maintenance. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • <p>COMMENTS:</p> <ul style="list-style-type: none"> • Stated that impacts on health cannot be assessed until proposals firmed up – existing services overstretched. • Need to campaign for national investment in transport infrastructure before additional growth. • Additional residential allocations should be made in Longstanton to deliver new infrastructure and support the existing facilities. • Caldecote needs better transport, and our waste management is at its limit. • Consequence of growth, rising pressure to correct serious infrastructure deficit - 1. Trunk roads that serve national economy; 2. Roads around city; 3 Dedicated cycle paths / super highways; 4 Accessible land and water for leisure and nature; 5. Essential services. Danger invest too little and/or too late in provision and maintenance of critical infrastructure. • Major upgrades needed to M11, A14 and A1307 before development to avoid gridlock. • Greater Cambridgeshire & Peterborough Partnership - provide realistic and deliverable strategy, identify key infrastructure constraints and highlight how constraints will be overcome. Needs to be robust - set out delivery challenges and interventions necessary to support growth and for use as a lobbying tool to secure funding. • Focus is on physical infrastructure - i.e. roads,
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	<p>schools, health centres, open space etc. No reference to key support infrastructure. Should be considering modern building techniques (to reach economic and sustainability targets).</p> <ul style="list-style-type: none"> • Infrastructure in Caldecote (electricity / internet / water) already poor - do not need more development. • Middle Level Commissioners – Contributions and attenuation features required for drainage / flood prevention. Problems arise on piecemeal developments / with several developers – need a masterplan to consider what required. • Additional demands for school places, hospital beds and other social infrastructure should be highlighted. Political parties want greater funding from the private sector. • Suffolk County Council - Some pupils likely to attend schools in Suffolk. Development proposals near Suffolk border should include consideration of demand for school places upon Suffolk schools - contributions may be required. • Build a new road (dual A-road) from Huntingdon across to Newmarket and leave the A14 above except for new junction at Bar Hill.
<p>B. Are there any alternative policies or approaches you think should be included?</p> <p>Support: 1 Object: 0 Comment: 5</p>	<p>COMMENTS:</p> <ul style="list-style-type: none"> • Central Government should properly recognise the contribution Cambridge and Cambridgeshire make towards the national economy and provide proper funding to meet the ever increasing demands for infrastructure and public services. • Little Gransden Parish Council - Extend P&R to the proposed new towns such as Bourn Airfield and Cambourne to compensate reduction in bus services. • Already a severe shortage of funding for infrastructure and huge developments would exacerbate. Period of consolidation is required.

CHAPTER 13: SITE SPECIFIC ISSUES	
QUESTION NO.	SUMMARY OF REPS
QUESTION 108: What approach should the Local Plan take to Cambridge Airport?	
<p>i. Retain the current allocation for development at Cambridge East.</p> <p>Support:9 Object: 2 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Whilst Marshalls have no current intention to move, it may change in period 2011-31. Most sustainable location - should be retained. • Comberton and Hauxton Parish Councils support this approach. • Alternative sites for Marshalls to move to should be considered. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Marshalls indicated they are no longer looking to relocate - confirms it will not be delivered in foreseeable future. Site is unavailable - 'unsound' to retain. • Will not come forward in plan period. If it comes forward it can be reintroduced after thorough vetting.
<p>ii. Safeguard the site for development after 2031 or through a review of the Local Plan.</p> <p>Support:18 Object: 2 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Marshalls of Cambridge – most sustainable location and no exceptional circumstances to justify changes to Green Belt. Safeguard the site. • Cambridgeshire County Council - retain a policy and safeguard land for post plan development. An HRC is still required in Cambridge East area. • Re-designation as Green Belt should not be implemented whilst chance for site to come forward for development after 2031. • Comberton, Fen Ditton, Great Abington, Ickleton, Litlington, Little Abington and Oakington and Westwick Parish Councils support this approach. • Safeguard except the part reserved for a green corridor which should be returned to Green Belt. • Policy needs to be clear site can only come forward if evidence it is available, required, and following allocation in Local Plan (para. 85 NPPF). <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Marshalls indicated they are no longer looking to relocate, confirms it will not be delivered in foreseeable future. Site is unavailable - 'unsound' to retain. Return to Green Belt. • Will not come forward in plan period. If it comes forward it can be reintroduced after thorough vetting.
<p>iii. Return the whole site to the Green Belt or just the</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Return whole site to Green Belt – unavailable and

<p>parts of the site which are open.</p> <p>Support:14 Object: 2 Comment:2</p>	<p>continued allocation is 'unsound' and will continue to result in piecemeal development to make up 5 year land supply.</p> <ul style="list-style-type: none"> Provides green barrier and open space to this sector of Cambridge. If Marshalls left, a better use would be nature reserve or country park. Croydon Parish Council – stop building on Green Belt and return any land not built on and use brownfield land for smaller developments. Majority of the (unbuilt) area should be returned to Green Belt, but built-up areas important for employment safeguarded as such. If Marshalls change mind, consider again post 2031. What was in the Green Belt should be returned to ensure clear separation between city and villages. Return the proposed green corridor west of Teversham to Green Belt and where possible increase biodiversity. Teversham Parish Council – return open parts of the site to Green Belt. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> Little point returning it to Green Belt now it has been removed – may yet be windfall site.
<p>Please provide any comments.</p> <p>Support:1 Object: 0 Comment:7</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Comberton Parish Council – airfield site eminently suited to providing housing close to Cambridge, but it can only be done if owners release it. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> Delete Cambridge Airport from the Plan – falsehood it will make any contribution. Support north of Newmarket Road if transport can be addressed. <p>COMMENTS:</p> <ul style="list-style-type: none"> Cambridge City Council – both councils working together and consulting on options – results will inform preferred options in draft plans. Do nothing until Marshalls decide. Designate the area for its current use as airport and associated engineering activities.
<p>QUESTION 109: What approach should the Council take to the potential for housing development on land north of Newmarket Road at Cambridge East?</p>	
<p>i. Conclude that development cannot be relied upon and the site be treated in the same way as</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Close to the flight path – should be ruled out on noise and safety grounds. In the absence of certainty it could be delivered in

<p>Cambridge Airport?</p> <p>Support: 7 Object: 0 Comment: 2</p>	<p>the plan period, the only realistic option is to safeguard it, similar to airport site as a whole.</p> <ul style="list-style-type: none"> No development to ensure clear separation from city. Croydon Parish Council – land should be retained as green space.
<p>ii. Rely upon the policies of the Cambridge East Area Action Plan to determine any planning applications for development?</p> <p>Support: 0 Object: 0 Comment: 2</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Marshalls of Cambridge – no changes have occurred since adoption of CEAAP to warrant reconsideration. Guidance and requirements of CEAAP are recent and remain relevant and accord with NPPF.
<p>iii. Include a new policy for the site in the Local Plan allocating the land for a housing-led development?</p> <p>Support: 6 Object: 0 Comment: 7</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Probably not appropriate to rely on CEAAP as it assumes whole area would be developed, therefore some facilities designed to support this site could be accommodated on airfield site. Almost certain to come forward before 2031 - need to take proactive approach. Fen Ditton Parish Council – possibly ok. Further work is needed on SCDC approach to options.
<p>Please provide any comments.</p> <p>Support: 1 Object: 0 Comment: 5</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Delete Cambridge Airport from the Plan – falsehood it will make any contribution. Support north of Newmarket Road if transport can be addressed. Cambridge City Council – whilst land within SCDC, given the functional relationship with the city, the Council wishes to work together on long-term future of this site. <p>COMMENTS:</p> <ul style="list-style-type: none"> Cambridge Past, Present and Future – obvious site for development provided public transport along Newmarket Road can be improved. Green corridor opposite Teversham should be retained as Green Belt. Comberton Parish Council - not qualified to comment. If it is concluded it can be delivered it should continue to be included, if not delete in favour of deliverable sites and could be reintroduced in next plan review.
<p>QUESTION 110: What do you think are the key principles for the development of Cambridge Northern Fringe East?</p>	
<p>i. Do you agree with our vision for the area?</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Support provided traveller site is protected. Conservators of River Cam – support.

<p>Support: 21 Object: 1 Comment: 6</p>	<ul style="list-style-type: none"> • Fen Ditton Parish Council support subject to further work on the site and issues affecting Fen Ditton. • Ensure enough railway land remains for future expansion of rail services (space for sidings for passenger and freight). Build guided bus interchange to allow reconversion to rail and integration with rail tracks. Think long term. • Oakington and Westwick Parish Council – perhaps, but it should avoid any existing residential allocations. • New station will make it a key development site – need comprehensive Masterplan, agreed by two Councils - for employment-led development with commuting links through station and guided bus to Northstowe and Waterbeach. • Exciting development. • Needs to be developed to high density but care taken to protect amenity of current residents. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Valuable brownfield site which links with last remnants of open space in NE of city. Cannot be developed without negative ecological impacts (LNR). Requires linear development to link to guided bus and disconnected from Science Park. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Cambridgeshire County Council – Minerals and Waste Plan allocations and designations will influence vision, type and location of development. • New station would reduce car transport needs to and from Science Park and other employment, but would not want more jobs as pressure on housing already too high.
<p>ii. Have we identified the right key principles for development?</p> <p>Support: 7 Object: 2 Comment: 8</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Should be very high density and high rise commercial and retail as it is a major interchange. Guided Busway interchange to allow connection for villages along route. • Fen Ditton Parish Council support subject to further work on the site and issues affecting Fen Ditton. • Conservators of River Cam – need to ensure connectivity to A14 without direct access across railway. Foul water provision essential. Could include marina and associated boat yard. • Should be largely / exclusively for employment purposes. Avoid more houses for London commuters. • Milton Parish Council – must include local access into Fen Road from Cowley Road. Support river crossing alongside railway bridge for

	<p>cyclists and pedestrians only.</p> <ul style="list-style-type: none"> • Employment-led consistent with known constraints (WWTW). Correctly identifies and encourages transport interchange – enhances sustainability and access to key employment. Compatible with Waterbeach, which will utilise rail and bus connectivity. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Flexibility is needed to respond to market conditions at time of delivery – propose mixed use rather than employment-led. • CamToo Project – new station will need flood alleviation where crosses River Cam flood plain. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Major expansion opportunity and transport hub. May include tall buildings and would like housing, not just jobs. • Chisholm Trail should be integral part of plans.
<p>iii. What sites should be included in the boundary of the area?</p> <p>Support: 0 Object: 0 Comment: 7</p>	<p>COMMENTS:</p> <ul style="list-style-type: none"> • Anglian Water (Late Rep) – presumably the boundary is constrained by district boundary – need consistent approach by both councils. • Include sewage works, railway sidings, all land as far as Fen Road, Cowley Road P&R, Science Park Phase 1 redevelopment. • Cambridge City Council – disappointing that SCDC reps to City Local Plan that view already taken on sites to include. Joint Employment Land Review update suggests broader area, including science park. Continue to work together. • Anglia Water could redevelop WWTW to reduce emissions and possibly take up less room. • Fen Road Steering Group – propose a revised CNFE area which includes Fen Road area (FRA) and requirement for second road link out of eastern part of FRA with restraint on development until built.
<p>Please provide any comments.</p> <p>Support: 1 Object: 0 Comment: 5</p>	<p>COMMENTS:</p> <ul style="list-style-type: none"> • Anglian Water (Late Rep) – important that policy recognises significance of WWTW and that its ability to operate is not prejudiced by development. Needs to be upgraded, relocation not viable. Odour impacts need assessing before land uses decided. • Cambridge Past, Present and Future – Urge comprehensive review of land use, including land east of railway, both sides of Fen Road. Station opens up new options for redevelopment. Prioritise employment around station, not housing for London commuters. Car parking should be underground or multi-storey. Three local authorities should work closely together on

	<p>detailed analysis and options for future use.</p> <ul style="list-style-type: none"> • Old Chesterton Residents Association – Absence of masterplan only a series of generalised principles. Need detailed analysis of land use, transport etc. to form basis of further joint consultation by three local authorities. Station should meet highest design standards. Include road access to Chesterton Fen Road and minimise impact on existing residents. • Suffolk County Council – note new station. Keen to see improvements to rail in region and supports proposals to improve services serving Suffolk.
<p>QUESTION 111: What should the Papworth Hospital site be used for when the hospital relocates to Addenbrooke's?</p>	
<p>i. 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?</p> <p>Support: 9 Object: 0 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Another healthcare use or business with medical associations seems appropriate. New use(s) must be compatible with the character of the village. • Rural residents should continue to have access to medical facilities, should not be relocating all hospitals to cities. • It is imperative that an out of town site is kept for public healthcare use. Relocating everything to Addenbrooke's is a bad move for transport and congestion, and health – a rural location is more conducive to the healing process. • Papworth Everard Parish Council – relocation of the hospital will create a significant loss of employment and therefore a new major employer, preferably in healthcare, will be needed. If the employment use is lost, creating a sustainable future for Papworth Everard will be a major challenge. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Papworth Hospital NHS Foundation Trust – does not consider the current LDF policy to be deliverable. Modern healthcare facilities of any significant scale are unlikely to be attracted to the site due to its comparative isolation and constraints, which are key drivers why the existing hospital is relocating. Some of the existing structures on the site as heritage assets and therefore they are highly unlikely due to their scale and nature of construction to be adaptable for modern healthcare uses.
<p>ii. Employment uses that would be compatible with</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support site being used for employment uses

<p>adjoining residential?</p> <p>Support: 3 Object: 0 Comment: 1</p>	<p>compatible with adjoining residential developments.</p> <ul style="list-style-type: none"> Support use of site for employment as the housing development already taking place will drown what is left of the village. There are some buildings on the site that have to be preserved and there are not enough green spaces or services in the village to cope with its expansion. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> Papworth Hospital NHS Foundation Trust – believes that major employment uses are not likely to find the site attractive due to its shape, various constraints, the need to preserve or enhance the setting of various heritage assets and the Conservation Area, and the proximity of existing residential properties. These constraints make the site unsatisfactory for modern, major employment uses of any scale.
<p>iii. Housing led development including mixed uses?</p> <p>Support: 4 Object: 1 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Support use of the site for housing led development including mixed uses. It falls within an existing settlement with amenities, facilities and infrastructure that could accommodate such a development. Papworth Hospital NHS Foundation Trust – in the recent SHLAA the site performs well as a housing site as its within a larger village and is previously developed land. Residential use has the potential to adapt flexibly to the constraints (e.g. levels, mature trees, access and heritage assets) and also to deliver a sustainable and active use for parts of the site which may be designated as open space. Other uses that could be included as part of the scheme are: residential and non-residential institutions, community and leisure uses, hotel or small employment uses – where these would be compatible with the character of the village and existing adjacent land uses. This would help deliver a viable, diverse and vital legacy to the village. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> Do not use this medical site for housing. Papworth Everard Parish Council – against the idea of predominantly residential development on this site.
<p>Please provide any comments.</p> <p>Support: 0 Object: 0 Comment: 6</p>	<p>COMMENTS:</p> <ul style="list-style-type: none"> The expressed order of priorities is the correct one. Natural England - the site lies adjacent to Papworth Wood SSSI and therefore any development could have an adverse impact on the special interest features of this nationally important woodland.

	<p>Development could result in increased access to the woodland which would be damaging and therefore any proposals will need to be subject to a detailed assessment to identify impacts and mitigation requirements. [LATE REP]</p> <ul style="list-style-type: none"> • Papworth Hospital NHS Foundation Trust – supportive of the need for the Local Plan to include a policy which helps to facilitate the re-use of the site. It would be undesirable for the site to stand empty; however any solution must be a sustainable one in economic, environmental and community terms. Therefore wish to engage with the Council to ensure the delivery of a viable and timely alternative use for the site. • Near an already congested road network – any development may require additional lanes approaching the Caxton Gibbet roundabout and traffic lights would be needed for peak traffic times.
<p>QUESTION 112: How can we best invigorate Papworth Everard?</p>	
<p>i. Should the Local Plan include a specific policy to seek mixed use development with community uses, employment and housing development?</p> <p>Support: 7 Object: 0 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Yes, the Local Plan should include a specific policy. • Support – the village is almost completely run by the Varrier Jones Trust and therefore it would be nice to have more areas for community use either controlled by the Parish Council or by the local community. The surgery, local shops and other services (including the bus service) need to be expanded to cope with the expansion already taking place. • This is the better policy despite a prejudice against too much government regulation. • Papworth Everard Parish Council – strongly support this option.
<p>ii. Should we not include a policy and deal with individual site proposals on their merits?</p> <p>Support: 2 Object: 0 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Yes, no policy is needed. • All site proposals should be dealt with on their merits – with all the recent developments there must now be adequate housing in the village, what is needed is jobs for the residents.
<p>Please provide any comments.</p> <p>Support: 0 Object: 0 Comment: 1</p>	<p>COMMENTS:</p> <ul style="list-style-type: none"> • Papworth Everard Parish Council - existing redevelopment of facilities on the eastern side of Ermine Street is inadequate for the long term needs of the expanded village and mixed use will be essential to achieve a balanced outcome. The importance of providing new employment cannot be over-estimated and it will also be necessary to provide additional community facilities beyond

	those offered by the village hall.
QUESTION 113: What approach should the Local Plan take to the Fen Drayton Land Settlement Association area?	
<p>i. Continue to support the redevelopment of existing buildings on the former Fen Drayton LSA site to support on-site experimental or other forms of sustainable living?</p> <p>ii. How do you think the former Fen Drayton LSA should evolve?</p> <p>Support: 30 Object: 0 Comment: 16</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Strongly support the redevelopment of existing buildings, although such strict 'experimental' living criteria is unnecessary and relaxing the criteria should be considered. • Support the redevelopment of this land and this scheme as it gives people the opportunity to build environmentally friendly dwellings that will have less impact on the surroundings and environment than the bigger multi house developments built elsewhere. • Support the scheme and the SPD but feel that it should be looked at again as stakeholders are confused by ambiguous and contradictory statements, especially in light of recent planning decisions. • Limited redevelopment which advances the concept and implementation of sustainable living within a rural context should continue to be supported. The challenges of implementing the SPD should be examined to ensure that unnecessary barriers are not created. • Support the continuation of the policy - the SPD was subject to extensive consultation and the situation has not changed. • The Issues & Options Report has highlighted importance of providing housing for local people – the policy for Fen Drayton would meet some of this need. Support the policy as it allows first time buyers the opportunity to remain in the village. • The SPD is extremely thorough and well thought out, with sound principles, however although applaud requirement for Code for Sustainable Homes Level 6, levels 4 or 5 might be more attainable for local residents. • Character of the area should be retained – every opportunity should be given for agricultural use, but where this is not possible then the principles of sustainability should be applied in encouraging redevelopment for zero carbon homes. • Support the continuation of the policy, but as the SPD is proving difficult to implement maybe the criteria on siting of buildings could be relaxed. • The SPD should be retained but need better clarity concerning planning requirements, joint working to enable development, reinvigoration of SPD through dialogue and inclusion of social housing.

	<ul style="list-style-type: none"> • The idea of restricting development to the footprint of former agricultural buildings is excellent as it allows limited development which will have minimal impact on the character of the area. However, the sustainability criteria make development extremely difficult and expensive. • Owners are extremely interested in developing relevant buildings, however as there is difficulty in gaining planning permission, other owners are waiting for this to be resolved before submitting their proposals. The process for gaining planning permission should be made quicker and easier for applicants. • The village should be allowed to have some development to sustain the local community. Land could provide opportunities for small 'cottage industry' projects – which should be encouraged as could provide benefits for the community, including local employment. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Development should be subject to building regulations and sustainability standards applied to other planning applications – not applying the same criteria may be considered discriminatory. • Just because the site is outside the village framework should not mean it can automatically be considered as open countryside. Fen Drayton Former LSA estate is already developed to some degree.
<p>Please provide any comments.</p> <p>Support: 0 Object: 0 Comment: 6</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • The policy area should be regularised to include the whole of Daintree's Farm including its outbuildings, fields and ditch. • Fen Drayton could be used as a test site for how to sympathetically allow some development which enhances a small local community without damaging its character. <p>COMMENTS:</p> <ul style="list-style-type: none"> • The planning committee are making it far more difficult than is necessary to implement and the planners have moved the goal posts in certain areas. We were once optimistic, now we are discouraged. • Middle Level Commissioners – it is understood that any concerns regarding the adverse impacts from this proposal have been alleviated, however caution should be taken if this becomes an allocated site. • Policy SP/11 alone will not solve the problem of the untidy nature of the former LSA estate – limited additional development should be allowed to mitigate this problem, as the appearance of the

	<p>LSA estate does not reflect well on the rest of the village.</p> <ul style="list-style-type: none"> • Take this opportunity to re-engage with stakeholders to ensure successful implementation of the policy – insufficient time has been allowed for the policy to be implemented. • Some merit in comments made by Great Abington Parish Council on flexibility of land use on the former LSA estate adjoining their village. Inconsistent approach with the Great Abington Former LSA Estate, where more flexible proposals have been subject to consultation.
<p>QUESTION 114: Great Abington Former Land Settlement Association Estate</p>	
<p>Do you consider that if the Local Plan retains limits on the scale of extensions to existing dwellings or the size of replacement dwellings in the countryside, a different approach should be taken in the former Great Abington LSA area to provide greater flexibility?</p> <p>Support: 5 Object: 1 Comment: 10</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Already huge mix of housing, so appropriate to allow further extension and larger properties given the land area. • Support the parish council’s proposal - extensions and replacement dwellings should be allowed up to the largest existing dwelling, but additional dwellings should only be allowed in exceptional circumstances due to the limited road network. • Being neither countryside nor within the village framework, the LSA area should have a separate policy. • Flexibility is appropriate but only in allowing extensions, improvements or replacements. New dwellings would create more traffic and destroy the rural feel that gives the area its special character. • Should be treated as a special case – dwellings should be allowed to be developed on large plots as this would not change the look and feel of the estate. An emphasis should be placed on sustainable / green construction. • Needs to be a special policy for this area to ensure consistency in future decision making and to provide greater certainty for local residents. • The few dwellings that are unsuitable could be replaced by substantial dwellings on their existing plots, but increases in the number of dwellings should be resisted to preserve the character of the area. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Great Abington Parish Council would like: <ul style="list-style-type: none"> ▪ the former LSA estate to remain outside the village framework; ▪ reasonable developments to be permitted as long as they would not result in adverse impact on the unique character and appearance of the

	<p>area or on residential amenity;</p> <ul style="list-style-type: none"> ▪ no development that would result in a substantial increase in traffic or need significant road improvements; ▪ extensions to be allowed provided that the total building floor area does not exceed 250 sqm; ▪ replacements to be allowed provided that the new building does not exceed the floor area of the existing dwelling or 250 sqm (whichever is larger); ▪ each of the existing 62 original dwellings to be allowed to convert one existing outbuilding to a dwelling, provided that the total floor area of the new building does not exceed 150 sqm; and ▪ new and replacement dwellings to be set back from the roads, at least as far as the original but not significantly further back, and all new buildings to be in keeping with the original housing stock. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Suggest as an alternative, a new project to develop the whole of the LSA area into an ecologically sustainable housing site (e.g. fully insulated houses, photovoltaic panels, small wind turbines, drainage via reed beds). • Needs to have a specific plan drawn up by residents and the parish council, with the help of the Council.
QUESTION 115: Linton Special Policy Area	
<p>Should the Local Plan continue to restrict residential development south of the A1307 at Linton?</p> <p>Support: 9 Object: 3 Comment: 3</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Poor access and adjacent to a busy area. • Further development would add to the significant congestion and access problems on A1307. View supported by Great Abington and Little Abington Parish Councils. • Residential development would cause increased congestion from additional vehicles accessing the A1307 and increased use of the pelican crossing. • A1307 has poor safety record. • Policy remains relevant as community cohesion is important. A1307 is not conducive to safe and convenient for crossing pedestrians. Development to the south of the A1307 would not visually relate well to the main settlement of Linton. • St Edmundsbury Borough Council – significant residential development south of A1307, away from the village’s main services and facilities, could have further detrimental impact on A1307 and congestion. • Suffolk County Council – support if the retention of the policy assists with promotion of road safety.

	<p>Would welcome reference to transport issues in the wider area, and improving safety and reducing congestion on A1307.</p> <p>OBJECTIONS:</p> <ul style="list-style-type: none"> Residential development should be allowed south of the A1307 – to think that people will walk to use facilities the other side of the road is naïve. <p>COMMENTS:</p> <ul style="list-style-type: none"> Should be decided by local Parish Council.
<p>QUESTION 115: The Imperial War Museum site at Duxford Airfield</p>	
<p>Should the Local Plan maintain the approach to development at the Imperial War Museum at Duxford, that it must be associated with the continued use of the site as a museum of aviation and modern conflict?</p> <p>Support: 28 Object: 2 Comment: 3</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Internationally important museum, major tourist attraction and significant historical asset - should be preserved and supported. Existing approach appears to be working – don't change it. Much of the site is a Conservation Area and the Imperial War Museum (IWM) should respect the airfield as a relic in itself. Flying should be limited to aircraft movements directly related to the museum - large amounts of noise on a few days where there are Air Displays can be accepted. Maintain the approach, remembering it is also an operational civil airfield which brings significant income and employment to the museum. Any development at the IWM should be strictly associated with the museum of aviation and modern conflict. No other uses should be considered. Consider impact on local communities from any extra activities. Comberton, Croydon, Fowlmere, Foxton, Great Abington, Ickleton, Litlington, Little Abington, Oakington and Westwick, Over, Steeple Morden and Whaddon Parish Councils support. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> Imperial War Museum - proposes a more flexible policy to ensure the long term financial viability of the site and make good use of assets by allowing a broader use of the site for Imperial War Museum specific activities, third party uses, ancillary uses and other appropriate uses to maximise income and create sustainability. Current policies DP/3 and TR/6 are an appropriate level of control relating to impacts on the local amenity and character. A revised policy is included. <p>COMMENTS:</p> <ul style="list-style-type: none"> Cannot see what development would be

	appropriate nearby given the frequent, popular air displays.
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QUESTIONNAIRE: LOCAL SERVICES / QUALITY OF LIFE / FURTHER COMMENTS	
QUESTION NO.	SUMMARY OF REPRESENTATIONS
QUESTION 8: Local Services	
Comment: 647 (267 Comberton Petitioners)	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • New villages would enable facilities to be provided – protecting existing facilities. • The main focus of major new development should be another new town / village where suitable services, facilities and infrastructure can be planned from the start. • If new housing is spread across villages, this will pose less of an issue than if whole new towns or villages are built. • Development on brown field sites can be done in a carbon neutral or carbon-negative manner. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Don't create more pressure on existing services. • Don't expand the villages – they are already stretched. • No infrastructure – no new homes. • Continual small developments / infill overloads the local schools. <p>COMMENTS:</p> <p><u>New Developments</u></p> <ul style="list-style-type: none"> • Significant new development should be restricted to brown field sites with timely phased supply of the services and infrastructure required. • Ensure / enforce the development of appropriate infrastructure alongside the building of housing / at the start of building – don't allow long delays. • Ensure that new roads, railway track, bus services, libraries and schools are built before new homes are built. • Ensure full provision of buses and trains, medical services, schools, sewerage and water management, libraries as functional education and leisure community services. • Any development needs doctors, dentist, good bus service, local library – not big supermarkets. • If new houses have to be built – water and sewage services are paramount as we are up to capacity if not oversubscribed at the moment. • Secure 106 agreements and make facilities part of the plans from the start. • Require developers to actually provide the facilities they promise when they are bidding for the

	<p>contracts.</p> <ul style="list-style-type: none"> • New development should not be allowed which degrades existing services and infrastructure. <p><u>Existing Services / Facilities</u></p> <ul style="list-style-type: none"> • SCDC should encourage retention and improvement of current services, supporting the needs all generations – planning decisions should protect and enhance local services and facilities. • Reduce demand on existing services so they can fulfil their intended functions. • Do not develop where existing services are already overstretched. • Stop any more out-of-town supermarkets. • Providing support (advice / finance) to encourage local enterprise is key to maintaining effective rural villages. • Broadband is a must. • Local schools must be preferable to travelling. • Bring in mobile services as soon as possible to make sure there is local provision. • Ensure that local service facilities are adequate for the needs of increase populate at Northstowe, Cambourne and Waterbeach. • Ensure that all substantial schemes include playing facilities, including play areas for young children, a library, a surgery and if possible some shops including a general store. • Balance facility provision with building expansion – infrastructure should develop in proportion to the need. • Allow more industrial estates to reduce dependence on Cambridge. • More accommodation should be provided for older people and not just first time buyers. <p><u>Transport Services</u></p> <ul style="list-style-type: none"> • Provide safe biking and walking routes to encourage everyone to walk and bike to school, to work, to see friends etc. • Improve public transport, create more buses and make them affordable / subsidise them. • Discourage car use. • Good transport links to rural hubs must be a priority. • Ensure that services, if not in a village, are sufficiently near and can be accessed by elderly. • Aim for people to be able to access work, shops, services by walking, cycling or public transport. • Encourage food shops around transport hubs like stations, guided bus stops and park and ride.
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	<ul style="list-style-type: none"> • Improve local roads to accommodate additional traffic. • Increase cycle paths between the villages and Cambridge – these need to be segregated from the road. • Don't expand beyond what roads, schools and transport links can sustain. • Upgrade the A14. • Build rapid transit lone from Waterbeach to Cambourne via Cambridge similar to guided busway or other tram or train system. <p><u>Recreation & Open Space Facilities</u></p> <ul style="list-style-type: none"> • Create more natural open spaces. • Provide more exercise facilities e.g. swimming pool (in Fulbourn). • Improve playground facilities. • Green open space and trees are necessary in all villages. <p><u>Consultation on Services / Facilities</u></p> <ul style="list-style-type: none"> • Listen to the Parish Council and local residents – each community will differ. • Support local community led initiatives. • Put residents first and build an infrastructure with future capacity and not the other way around playing catch-up. • Consult schools and GP's before any development. <p><u>Parish Specific</u></p> <ul style="list-style-type: none"> • Comberton has a doctor's surgery which is already stretched, a dentist no longer accepting new patients, an eroded bus service, no gas and sewage system which already has difficulty in coping. • Upper Cambourne was allowed to go ahead after the bus link scheme was turned down with no alternative plan in place – leaves Upper Cambourne without a bus link. • In Thriplow we have a good range of services – school, pub, shop, church and village hall. • In Sawston there is plenty of green space, space in schools, the doctors and the commercial centre to cope with extra residents from infilling. • Learn lessons from Bar Hill and Cambourne – demand that builders supply the community facilities prior to building houses. • Create more services and facilities in Longstanton – more and more houses are being built but there are hardly any local services.
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	<ul style="list-style-type: none"> • Linton generally has good facilities when compared to other villages around Linton. • Girton is under pressure – schools, doctors etc. Most urgent – improvement of traffic on A14.
QUESTION 9: Quality of Life	
Comment: 675	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • All efforts should be made to keep off the green belt and target brown-field sites. • A balance between the local beauty, countryside and proximity to Cambridge make the area appealing for future development. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Do not keep adding development to villages – protect them and the green belt. • Cambridge itself has already become overcrowded – puts people off living and working in the area – cease development on green field sites. • Overdevelopment has already caused enormous traffic problems. • More development will eventually turn Cambridgeshire into a place no-one wants. • No new town at Waterbeach – impact on quality of life for Waterbeach residents. • Excessive development will significantly reduce quality of life. • Too much noise - peace is shattered by M11 traffic. <p>COMMENTS:</p> <p><u>New Developments</u></p> <ul style="list-style-type: none"> • Retain the Green Belt. • Ensure development does not have a negative impact on people's lifestyle e.g. increased congestion or over-use of existing infrastructure / facilities. • Build in capability for a more sustainable future as part of any new development. • Give thought to the overall 'look' of Cambridge. • Any new developments should be at a scale that can be accommodated by the existing local community and facilities, with green belt and open spaces protected as much as possible. • Build sufficient affordable homes for future generations. • Build only on brown field sites. • Help grow the economy by creating more jobs. • Employment opportunities. • Restrict the height of new development.

Village Character

- Avoid urban sprawl that could destroy the character of the landscape and villages that surround Cambridge City and of Cambridgeshire itself.
- Preserve the historic rural heritage of our villages and countryside.
- Keep villages small enough that social networks, clubs, friendships can prosper.
- Good architecture and design – sympathetic design and reasonable housing ‘plot’ sizes.
- Keep village unique, not over-developing.
- Low density population.
- Retain the mix of dwellings.
- Limit development to infill only.
- Community cohesion.
- Preserve the green character of villages.
- Keep villages as villages; don’t turn them into huge housing estates.
- The uniqueness and visual quality, the importance of green lungs into the city, wildlife corridors, village green spaces, leisure pursuits on the river are essential.
- The Quarter to Six Quadrant (QT SQ) document clearly describes important factors.
- Greater emphasis on building community spirit.
- Serious consideration should be given to the opinion of the local community.
- Low pollution levels.
- Protect agricultural land and keep it producing food.
- Self-supporting and sustainable communities.

Village Services / Facilities

- Social facilities.
- Improve infrastructure with any further growth.
- Do not overload existing infrastructure.
- Shops and services within walking or cycling distance.
- Small shops, bakers, butcher, dentist, doctor, pub, pharmacy, schools, library, garage, church.
- A sense of community is important – large developments and commuting are destroying it.
- Conservation.
- Education.
- Allotments.
- Woodland.
- Faster broadband – to attract businesses and enable households to make full use of online services.

	<p><u>Recreation & Open Space</u></p> <ul style="list-style-type: none"> • Space for people and wildlife to explore on foot, bike or horse. • Keep green spaces and room for gardens. • Introduce leisure parks, areas for walking, swimming pools. • Paths and bridleways, wild flowers and natural world give balance to urban living. • Do not allow trees and hedges to be removed simply for convenience, they are important for wildlife. • Open undeveloped countryside with a good balance of agriculture for food production. <p><u>Transport</u></p> <ul style="list-style-type: none"> • Good transport links. • Cycling made easier / safer. • More speed limits and more cycle tracks are needed. • Avoid congestion – the road network is too congested, consideration must be given to improving this vital infrastructure. • Ease of access to Cambridge. • Traffic calming in villages. • Upgrade A14. <p><u>Parish Specific</u></p> <ul style="list-style-type: none"> • Shelford feels like a suburb of Cambridge. • If Sawston & Great Shelford continues to expand, the rural / village quality will be lost forever.
<p>QUESTION 10: Further Comments</p>	
<p>Comment: 525</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Creating new housing developments on brown field sites accessible to the location of jobs – requires access to good transport links, ability to provide modern, high quality infrastructure – built from scratch so that they are sustainable. • Retain the village envelope / framework system with local control over possible variations. • Support the principal of conservation areas and listed building status of important buildings and townscapes. • Develop along the guided busway. • Derelict building could be refurbished for housing. • If development is required it should be limited to existing or new towns. • Accessible good quality housing that is suitable for

	<p>older people should be incorporated – both specialist housing and mainstream.</p> <ul style="list-style-type: none"> • We must continue to grow our local economy. • We need affordable homes in our villages. • Get Northstowe up and running fast – instead of other developments. • Get on with another new town and village, with better section 106 agreement. • Put affordable homes in new villages. <p><u>Parish Specific</u></p> <ul style="list-style-type: none"> • Adopted proposals for Great Wilbraham (#045 (2010)) is about right and should proceed as is. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • You keep expanding housing estates but do not include facilities for young children, teenagers, swimming pools, clubs, leisure amenities, coffee, soft drinks, clubs etc. • No planned development should be considered for villages – natural development will always occur. • We are in danger of destroying the best parts of this country while other parts remain depressed and desolated. • South Cambridgeshire now has very busy roads – more building and more jobs will overload the routes = stress. • Do not build on sports fields (after such a successful Olympic year – we need to expand these and their usage). • Cambridgeshire cannot take must more housing and retain its character – don't spoil it. • Building new houses will reduce the 'attractiveness of the environment' and the 'quality of life'. • The 'thriving economy' will turn South Cambridgeshire into basically a large London suburb'. • Great concern that the need to planning is led by the developer and not future demand – Grosvenor's development of Trumpington Meadows and their desire to build Cambridge sports village. • We do not have enough facilities to cope with additional population. • Opposed to the proposed football stadium in Trumpington Meadows. • Opposed to development either side of the A603 between Barton and Newnham. • By building in this area you will only attract commuters to and from London. • Do not destroy the villages and make them satellite
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	<p>towns to Cambridge.</p> <ul style="list-style-type: none"> • Why does Cambridgeshire always take more than its share of additional housing – move jobs / housing elsewhere to retain our local surroundings. • Relaxation of planning laws should not mean we lose our heritage in trying to put housing in so many new areas. • No new development unless it is of quality carbon neutral energy self-sufficient housing at density that preserves the human scale of Cambridge and the villages around is matched by services and infrastructure. • Do not relax the group status of existing villages. • Do no relax rules on the Green Belt. • Do not build on agricultural land. <p><u>Parish Specific</u></p> <ul style="list-style-type: none"> • Options 8 & 9 in Sawston – loss of Green Belt, access, effect on adjacent roads, increased traffic, effect on schools, medical provision and increase in congestion at village centre. • Talk of Cambridge City building a stadium in Sawston – this is preposterous. • Flooding issues make the proposals at Bassingbourn unsuitable. • Opposed to building in the Rouses, Bassingbourn and feel the other 2 site option shave far too many houses suggested for the size of the village. • Concentrate on getting the mistakes made in Cambourne put right – any increase in housing will cause such a pressure on the existing and promised facilities. • Further development at Cambourne is not appropriate due to the extra strain / lack of capacity in the existing school and medical services. • All three Comberton sites have varied flooding issues. • None of the proposed development sites for Bassingbourn show access routes which is a primary requirement. • Developments in Bassingbourn must be delayed until the future of the army base is made known. • Keep Coton small, it is why people have chosen to live here. <p>COMMENTS:</p> <p><u>General</u></p> <ul style="list-style-type: none"> • Retain the Green Belt whenever possible and avoid urban sprawl that could destroy the character of the villages surrounding Cambridge. • We need productive agricultural land.
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	<ul style="list-style-type: none"> • Lack of stopping sites or permanent sites for traveller families in South Cambridgeshire – their accommodation needs should be considered and planned for. • Whatever plans are set out they should always be subject to continuous assessment and adjusted as needs be. • Main comments are about water and fear of the low river flows in summer and the effect on biodiversity and amenity and other aspects of buildings e.g. flooding. These effects are exaggerated by climate change. • There is no retirement village in South Cambridgeshire – why not? • Cooperate better with Cambridge City. • Jobs should be located near housing infrastructure. • People need appropriate opportunities for entertainment and social contact without getting into a car. <p><u>Consultation</u></p> <ul style="list-style-type: none"> • Ensure consultation with local communities takes place – consider views of village residents. • Will comments be listened to and taken into account or simply ignored? • Engage communities much more fully before settling on what level of development is appropriate and any changes to existing village planning status. <p><u>New Developments</u></p> <ul style="list-style-type: none"> • Be cautious about over overly optimistic growth forecasts – growth forecasts always seem to be heavily over-estimated and need to be treated with caution to avoid planning blight. • Any developments should be for the benefit of the whole of South Cambridgeshire and not detrimental to individual villages in terms of traffic congestion or overloaded infrastructure. • More community building initiatives. • Open recreation areas, meeting and religious facilities from early on in new developments. • Need to make sure new towns attract employment to them. • Any development should seek to produce sustainable solutions for the entire community being served – and seek to avoid negative impacts on existing residents. • Development should be made in the most sustainable way, employing high quality environmental construction, access to public transport, close to employment.
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	<ul style="list-style-type: none"> • How about building more homes near the railway line to the east of Cambridge to Newmarket? • Consider factors such as water supplies, flood risks and effect of run off from new developments on existing villages. <p><u>District / Village Character</u></p> <ul style="list-style-type: none"> • Preserve the historic rural heritage of the South Cambridgeshire villages and countryside. • Stand up to government if the “high quality of life” in South Cambridgeshire is threatened. • Consider constraining growth. • Retain the Green Belt. • Preserve the QTSQ. • Essential to preserve the ‘special’ character of the area and Cambridge itself. • Don’t be ‘bullied’ by developers – keep our villages. • Change policy to allow solar panels in conservation areas and listed buildings, given tight architectural control. • Very careful planning and design is necessary. • All responses are dependent upon there being adequate infrastructure in place ideally just before undertaking the plans, if not before then completed in parallel. • Throughout development due consideration should be given to possible archaeological sites and features. <p><u>Recreation & Open Space</u></p> <ul style="list-style-type: none"> • We need more countryside access for recreation and general wellbeing. • More country parks and countryside access. • Existing footpath network is very poor – negotiate with farmers for more paths. <p><u>Transport</u></p> <ul style="list-style-type: none"> • Increase the Trumpington and Babraham Road Park and ride car parks. • Reduce traffic chaos. • Develop local train stations from villages into town and main station, consider a metro. • Promote school bus service. • Extend the bus service for commuters. • Development of Haverhill has a direct effect on the A1307 – developers should contribute towards the cost of making the road safer – South Cambridgeshire and St. Edmondsbury should make this clear in their respective local plans. • Public opinion is vital, Councillors are not always
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	<p>the best people to decide.</p> <ul style="list-style-type: none"> • If future housing development takes place, the transport infrastructure really needs reviewing. • There is no integrated transport system in the area and the provision of bus services to many villages is poor. • Where public transport is available then the cost is an issue. • Sort out the A14 / M11. • Build a new road (dual A-road) from Huntingdon across to Newmarket and leave the A14 above except for new junction at Bar Hill. <p><u>Parish Specific</u></p> <ul style="list-style-type: none"> • The developments proposed at Comberton would contravene Policy SF/8 – Lordsbridge Restricted Area. • Preserve the current village status of Comberton – Group Village. • Comberton and other villages may need to expand and may need a change in village status. • Create a centre of excellence in Waterbeach in a leisure park setting where rehabilitation of all kinds can be given. • The airfield (Oakington Barracks) needs to be put to some use, but why build such a large town that will intrude on Longstanton and Oakington.
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Sustainability Appraisal Scoping Report	
QUESTION NO.	SUMMARY OF REPS
<p>Support: 1 Object: 5 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Natural England: Habitats Regulations Assessment - Satisfied with the conclusion of the initial assessment which suggests no significant effects are likely as a result of the issues and options identified, alone or in combination with other plans. • Natural England: Welcome acknowledgement that the Council will need to continue to work with stakeholders, Anglian Water, Cambridge Water, and the Environment Agency, to ensure options selected can be appropriately served by water and waste water infrastructure. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Should have scored contaminated land as neutral rather than positive, reflecting the precautionary principle; • sites that have been identified as 'not likely to be contaminated' should have a 'neutral' score whereas sites that may have contaminated land, should have a 'minor negative' score; • The Climate Change Sustainability Objective Decision Making Criterion does not take the energy saved through not burning fossil fuels by providing development in a sustainable location close to services and employment; • Does not sufficiently reflect benefits of an edge of Cambridge location for walking and cycling, doesn't reflect that short journeys more likely to be undertaken on foot and cycle than long journeys. • Scoping report needs to more fully consider impact of fossil fuels on climate change, linked to climate change objectives • Concerned land on edge of Cambridge has not been directly compared with lesser options. • effect of minimising car journeys is not fully reflected in the Sustainability Objective which requires minimising or mitigating against sources of pollution. • Access to employment test, by assessing access to sites of 2000 jobs, does not adequately highlight benefits of a Cambridge location. • Does not do enough to test access on foot e.g. walking to Cambridge. • No acknowledgement urban extension could bring forward an integrated transport system. • Would not acknowledge site specific benefit of

	<p>delivering a transport hub.</p> <ul style="list-style-type: none"> • Cycling indicator should be adjusted, so 2km or less achieves highest score, and journeys over 10km get a lower score. Should also consider distance to a local centre. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Natural England: Clarify how protection of public rights of way has been considered. • RSPB: The impact on designated sites (Breckland SPA and Ouse Washes SPA), even if it is not within the District Council area, needs to be a key consideration during the planning of new developments. The impact of an increased population within the plan area on the Breckland SPA features: stone curlew, nightjar and woodlark. the impact of new developments on water quality around the Ouse Washes.
Initial Sustainability Appraisal Report	
QUESTION NO.	SUMMARY OF REPS
<p>Support:6 Object: 6 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Natural England: We believe the methodology, assessment and recommendations in the report generally meet the requirements of the SEA Regulations in assessing the effects of the Plan on environmental, social and economic objectives. The SA objectives being considered seem appropriate. • Agree within the conclusions about the outcome of not delivering sufficient housing. • Support for rejection of Great Shelford sites. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Concerned it does not draw out most sustainable options on the edge of Cambridge; • Does not allow for the highly sustainable sites such as Cambridge Southern Expansion to be differentiated from lesser sites on several counts. • Need to consider sustainability implications of non-green belt release, including direct comparison with new settlement options; • Conclusions regarding Broad location 1 (Barton road) do not reflect potential positive impacts of development that are acknowledged in Cambridge City Council Initial Sustainability Appraisal; • Appraisal of Old Coal Yard Oakington incorrect. • Site 27 Cottenham Sawmills should be scored higher on a number of criteria; • Site 110 West of Birdlines, Manor Farm Comberton should be scored as red due to flooding; • Site 52 Cambridge Road Waterbeach, should be

	scored as neutral for pollution, rather than minus.
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CHAPTER 1: Introduction	
QUESTION NO.	SUMMARY OF REPS
QUESTION / PARAGRAPH	
Paragraph 1.1 – 1.15 Support: 2 Object: 0 Comment: 2	ARGUMENTS IN SUPPORT: <ul style="list-style-type: none"> Joint plan/joined up plans between the Councils is vital and welcomed OBJECTIONS: <ul style="list-style-type: none"> COMMENTS: <ul style="list-style-type: none">
CHAPTER 2: Joint Working and Duty to Co-operate	
QUESTION NO.	SUMMARY OF REPS
QUESTION / PARAGRAPH	
Paragraph: 2.1 Support: 4 Object: 0 Comment: 1	ARGUMENTS IN SUPPORT: <ul style="list-style-type: none"> Fenland District Council welcomes the joint working between Cambridge City Council and South Cambridgeshire District Council East Cambridgeshire District Council welcomes the joint working between Cambridge City Council and South Cambridgeshire District Council General support for joint working OBJECTIONS: <ul style="list-style-type: none"> COMMENTS: <ul style="list-style-type: none"> Concern about lack of integration with Uttlesford DC as a neighbouring District The interests of one Council should not override the interests of another
Paragraph: 2.2 Support: 1 Object: 2 Comment: 0	ARGUMENTS IN SUPPORT: <ul style="list-style-type: none"> One basic support OBJECTIONS: <ul style="list-style-type: none"> Grosvenor: Duty to cooperate isn't just agreeing to "work together", the NPPF is explicit in the need to deliver homes and jobs for the whole area and for this to be planned positively Cambridge has not been viewed in a holistic enough way in the City and SCDC plans. COMMENTS: <ul style="list-style-type: none">
Paragraph 2.3 Support: 0 Object: 0 Comment: 2	ARGUMENTS IN SUPPORT: OBJECTIONS: <ul style="list-style-type: none"> COMMENTS: <ul style="list-style-type: none"> Plans need to say the same thing where possible
Paragraph 2.4 Support: 0 Object: 1	ARGUMENTS IN SUPPORT: OBJECTIONS: <ul style="list-style-type: none"> The plans should treat Cambridge as a single entity COMMENTS:

<p>Comment: 1</p>	
<p>Paragraph 2.5</p> <p>Support: 0 Object: 1 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Sellwood Planning (Hinxton Land LTD): Cambridge City and South Cambs have discharged their legal duty to cooperate in plan making. Whilst joint structures and joint working arrangements do exist, the two Councils are clearly not approaching the planning of their areas in a manner, which ignores administrative boundaries. <p>COMMENTS:</p>
<p>Paragraph 2.6</p> <p>Support: 1 Object: 1 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Should be a joint plan. <p>COMMENTS:</p>
<p>Paragraph 2.7</p> <p>Support: 0 Object: 0 Comment: 3</p>	<p>ARGUMENTS IN SUPPORT:</p> <p>OBJECTIONS:</p> <p>COMMENTS:</p> <ul style="list-style-type: none"> • Outcome of traffic modelling and potential A14 improvements are key aspects for both City and SCDC plans. • Not having the transport modelling makes it very difficult to comment fully on sites.
<p>Paragraph 2.9</p> <p>Support: 1 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Welcome the decision to co-ordinate timetables more fully. <p>OBJECTIONS:</p> <p>COMMENTS:</p>

CHAPTER 3: THE CURRENT DEVELOPMENT STRATEGY	
QUESTION NO.	SUMMARY OF REPS
QUESTION / PARAGRAPH	
Paragraph 3.1 Support:1 Object: 4 Comment: 1	ARGUMENTS IN SUPPORT: <ul style="list-style-type: none"> • Fenland District Council - welcomes the recognition that Cambridge has a high demand for housing. OBJECTIONS: <ul style="list-style-type: none"> • Cambridge should not develop as a shopping centre or as a dormitory for London. • Rapid growth is not a measure of success. • More growth will bring more congestion. • Growth will not bring prosperity for most residents. COMMENTS: <ul style="list-style-type: none"> • Growth is inevitable and welcome but should be more broadly based.
Paragraph 3.2 Support:0 Object: 2 Comment: 2	ARGUMENTS IN SUPPORT: <ul style="list-style-type: none"> • The Councils must plan for substantial growth to be compliant with Government policy. • Constrain growth at Cambridge and in the County to benefit other areas of the country that need it more. COMMENTS: <ul style="list-style-type: none"> • The phrase 'high-quality' is meaningless and must be defined each time it is used. • Release more land from the Green belt in South Cambridgeshire to allow the economy to grow.
Paragraph 3.3 Support:1 Object: 1 Comment: 1	ARGUMENTS IN SUPPORT: <ul style="list-style-type: none"> • Support the business parks most of which are well designed. OBJECTIONS: <ul style="list-style-type: none"> • New homes are needed close to the business parks to comply with the NPPF. COMMENTS: <ul style="list-style-type: none"> • There should be a greater Cambridge political authority.
Paragraph 3.4 Support:0 Object: 2 Comment: 0	ARGUMENTS IN SUPPORT: <ul style="list-style-type: none"> • The Councils must not revert to a dispersal strategy. If they do their plans will be unsound with regard to NPPF paragraph 37. • The Councils must stick to a Cambridge focussed strategy. COMMENTS: <ul style="list-style-type: none"> • There should be a greater Cambridge political authority.
Paragraph 3.6 Support:2 Object: 0 Comment: 0	ARGUMENTS IN SUPPORT: <ul style="list-style-type: none"> • East Cambs District Council - Welcome recognition of the development sequence set out in paragraph 3.6 of the Part 1 document (e.g. within Cambridge, on the edge of Cambridge, at Northstowe, and in the market towns and better

	<p>served villages in South Cambridgeshire), and agree with the Inspectors conclusions that it remains the most sustainable strategy for the two District to 2016 and beyond (as set out in paragraph 6.9).</p> <ul style="list-style-type: none"> • Fenland District Council - Agree with the 'sequential approach' identified at 3.6, namely that development be located within Cambridge, then edge of Cambridge, then Northstowe, then better served market towns. <p>OBJECTIONS: COMMENTS:</p>
<p>Paragraph 3.8</p> <p>Support:0 Object: 3 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT: OBJECTIONS:</p> <ul style="list-style-type: none"> • The figures in the Housing Supply Table are out of date. • The strategy should concentrate on sites where infrastructure already exists to speed up delivery. • Northstowe should be included in the table. <p>COMMENTS:</p>
<p>Paragraph 3.9</p> <p>Support:0 Object: 2 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT: OBJECTIONS:</p> <ul style="list-style-type: none"> • The 2003 strategy was developed in more positive economic times and must not dictate current strategy development. • More land must be allocated for housing to address housing needs and make up for the loss of Cambridge East. <p>COMMENTS:</p>
<p>Paragraph 3.10</p> <p>Support:0 Object: 3 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT: OBJECTIONS:</p> <ul style="list-style-type: none"> • A further review of the Green Belt is necessary to identify more capacity to address affordability and climate change issues. • A lower growth percentage is better than the higher percentage planned for in the past. <p>COMMENTS:</p>
<p>Paragraph 3.11</p> <p>Support:0 Object: 3 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT: OBJECTIONS:</p> <ul style="list-style-type: none"> • The figures in the Housing Supply Table are out of date. • The housing supply figures include sites which are unlikely to be delivered. • Cambridge should plan for dense development in and one the edge of the city supported by infrastructure and public transport. A dispersal strategy is contrary to NPPF principles. <p>COMMENTS:</p>
<p>Paragraph 3.12</p> <p>Support:0 Object: 1 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT: OBJECTIONS:</p> <ul style="list-style-type: none"> • To reduce car commuting improve public transport and cycling facilities. <p>COMMENTS:</p>
<p>Paragraph 3.14</p>	<p>ARGUMENTS IN SUPPORT:</p>

<p>Support:1 Object: 2 Comment: 1</p>	<ul style="list-style-type: none"> • Support. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • The CDS actually identifies congestion issues with all growth strategies. Hence future growth should aim to make best use of existing infrastructure in places close to jobs such as on the south-western side of Cambridge. • A Cambridge centred growth strategy allows simpler transport solutions. Emphasis must be placed on rail and cycle solutions. <p>COMMENTS:</p> <ul style="list-style-type: none"> • The Cambridge Green Belt must go to allow economic growth, and new housing and transport. Lack of a transport strategy in the plan is a major weakness.
<p>Paragraph 3.15</p> <p>Support:0 Object: 2 Comment: 2</p>	<p>ARGUMENTS IN SUPPORT:</p> <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • The CDS advocated a Cambridge first strategy. To do otherwise would make the Local plans unsound with regard to the NPPF paragraph 37. • Further Cambridge growth is not sustainable. Move jobs and housing to the market towns. Housing growth in Cambridge serves London commuters not Cambridge workers. <p>COMMENTS:</p> <ul style="list-style-type: none"> • The CDS methodology and findings were not agreed by all stakeholders • The plan must not constrain market choices and the market wants to build at Cambridge.
<p>Paragraph 3.16</p> <p>Support:0 Object: 2 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • References to a "rolling forward of the current development strategy" are incorrect, the actual regional housing targets were much higher (950 per year and not 700 per year). • The Council plans must emphasise housing growth over job growth in Cambridge to correct the current imbalance between the two which leads to commuting across the Green Belt. <p>COMMENTS:</p>
<p>Paragraph 3.17</p> <p>Support:1 Object: 3 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Agree this is a key issue. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • The case for a Cambridge focussed growth strategy has not changed. A dispersal strategy would be contrary to the NPPF paragraph 37. • There is no justification for a Green Belt review. The emphasis should be on one or more new settlements. • Growth beyond that already planned for will be harmful to the success of Cambridge as a high-tech innovation centre as its small size allows better interaction and more trust. Disperse low tech growth away from Cambridge.

	<p>COMMENTS:</p> <ul style="list-style-type: none"> • A unitary Greater Cambridge Authority is needed.
<p>Paragraph 3.18</p> <p>Support: 1 Object: 1 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support need for reviews. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • The case for a Cambridge focussed growth strategy has not changed. A dispersal strategy would be contrary to the NPPF paragraph 37. <p>COMMENTS:</p>

CHAPTER 4: SUSTAINABLE DEVELOPMENT	
QUESTION NO.	SUMMARY OF REPS
QUESTION / PARAGRAPH	
Paragraph 4.1 Support:1 Object: 3 Comment: 0	ARGUMENTS IN SUPPORT: <ul style="list-style-type: none"> Support efforts to protect and enhance our natural, built and historic environment, and support conservation of resources. OBJECTIONS: <ul style="list-style-type: none"> It is not possible to assess the environmental role of the 'Three Strands of Sustainability' without an indication of the transport options available for the various Site Options. Moving to a Low Carbon Economy represents one third of the Sustainability Assessment and without taking transport into consideration at this stage, the outcome will be fundamentally flawed. Using sustainable in the context of growth is not possible in the medium or long term, and may not be possible in the short term. Planning needs to recognise this, and take steps to reduce the demand for growth, otherwise there will be uncontrolled collapse. Having three strands which all have equal weight is nonsense. The strands should be prioritised with economic considerations first followed by social and environmental last. COMMENTS:.
Paragraph 4.1 3 rd bullet Support:3 Object: 0 Comment: 1	ARGUMENTS IN SUPPORT: <ul style="list-style-type: none"> Move Green Belt to the top of the list. Growth is not a pre-eminent good. Strongly support "mitigating and adapting to climate change including moving to a low carbon economy". Meeting these challenges is critical to our future. OBJECTIONS: COMMENTS: <ul style="list-style-type: none"> Plan should include a strategy for improving access to the Green Belt. .
Paragraph 4.3 Support:1 Object: 4 Comment: 6	ARGUMENTS IN SUPPORT: <ul style="list-style-type: none"> Support. OBJECTIONS: <ul style="list-style-type: none"> There are exceptional circumstances for reviewing the Inner Green Belt boundary given the issues set out under paragraph 4.4, such as the strength and national significance of the local economy along with the acute levels of housing need. Paragraph 84 of the NPPF enables LPAs to consider the issues in reviewing Green Belt boundaries in the interests of sustainable development as required by the NPPF. Does not correctly reflect the approach to Green Belts in the NPPF. The NPPF requires that green

	<p>belt boundaries should be capable of enduring beyond the plan period (para. 83). There is no assessment in the consultation document of needs beyond 2031. Indeed, para. 4.4 makes it clear that the strategy only looks to 2031.</p> <ul style="list-style-type: none"> • What exceptional circumstances justify loss of Green Belt? • The Green Belt should be replaced by areas of restraint limited to no more than 15% of the current area most of which is nondescript farmland. It constrains economic activity and growth. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Cambridgeshire County Council - An identified need for additional adult social care services exists to the south of Cambridge. • The Green Belt has been eroded and needs strong protection in future. • A Green Belt review is needed including at Cottenham if the alternative is pushing development to less sustainable locations. • What are exceptional circumstances? No to any more loss of Green Belt. • Public access to the Green Belt is critical. • Document does not show that exceptional circumstances exist.
<p>Paragraph 4.4</p> <p>Support:0 Object: 2 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • The strength and national significance of the local economy along with the acute levels of housing need within the Districts represent exceptional circumstances which warrant further release of land from the Green Belt on the edge of Cambridge. Detailed assessments have demonstrated that the special characteristics of historic Cambridge can be safeguarded by sensitively planned development.. • Challenge the assumption that new jobs, and hence the new homes, must be in the immediate Cambridge area.. <p>COMMENTS:</p>
<p>Paragraph 4.4 1st bullet</p> <p>Support:1 Object: 0 Comment: 2</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Emphasise the importance of protecting the special characteristics of Cambridge. <p>OBJECTIONS:</p> <p>COMMENTS:</p> <ul style="list-style-type: none"> • The way to sustain a growing economy in the Cambridge sub-region is to provide a public transport system that links Cambridge with journeys with reliable times less than 30 minutes to towns like Huntingdon, Haverhill etc. The mode is not important, but reliability is so either dedicated routes or bus lanes would be needed. • This is the priority on which everything else can

	be based and afforded.
Paragraph 4.4 2 nd bullet Support:0 Object: 0 Comment: 1	ARGUMENTS IN SUPPORT: OBJECTIONS: COMMENTS: <ul style="list-style-type: none"> This is the second priority unless Cambridge is to be the sole preserve of the rich and affluent.
Paragraph 4.4 3 rd bullet Support:1 Object: 0 Comment: 3	ARGUMENTS IN SUPPORT: <ul style="list-style-type: none"> Preserving the greenbelt (or enlarging it) is not at odds with having a competitive economy. The solution is not just endlessly building houses. At some point we have to say, this is the size of city we want. OBJECTIONS: COMMENTS: <ul style="list-style-type: none"> Development can enhance the rural setting of Cambridge. The environmental strand should be last and is of lesser importance. As worthy this may be but irrelevant if people do not have the jobs and housing to live their lives & aspire to a better life. The Green Belt is a planning construct. Much of the Green Belt would actually benefit from some sympathetic development.

CHAPTER 5: DEVELOPMENT NEEDS IN CAMBRIDGE AND SOUTH CAMBRIDGESHIRE	
QUESTION NO.	SUMMARY OF REPS
QUESTION / PARAGRAPH	
Paragraph 5.1 Support:3 Object: 3 Comment: 0	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> The Community needs it. Fenland District Council - FDC agrees with the statement that "if the jobs come [to Cambridge] without new homes, there will be longer commuting and more congestion on our roads". With this statement in mind, it will be essential that the two districts of Cambridge and South Cambridgeshire prepare plans which, collectively, meet their objectively assessed need for housing, with such housing met in locations in accordance with your identified sequential approach. Where, following the outcome of the sequential approach, housing is directed to market towns, it will be essential that appropriate infrastructure and opportunities for job growth are identified, delivered and monitored carefully. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> The infrastructure is not set up for additional housing and the local amenities are overstretched. The Councils' evidence base is still being formalised with no up-to-date assessment of housing needs and requirements and other needs yet to be finalised and released to inform the current consultation. This is not an appropriate basis for strategic planning and does not conform to the NPPF. Until such needs have been objectively assessed and identified, the Council cannot identify the most appropriate strategy. Accordingly, the Plans do not currently conform to paragraphs 14, 47, 158 and 159 of the NPPF and are unsound. As up to date data has not been published on economic and demographic needs it is only possible to comment on principles. The current Cambridge centred strategy remains a valid approach if the local economy is to be supported, affordability issues are to be tackled and the strategy is to address the implications of climate change. It is also critical that these local plans address the shortfall at Cambridge created by the decision by Marshall not relocate before 2031 <p>.COMMENTS:</p>
Paragraph 5.2 Support:2 Object: 4	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> The Community needs it. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> The transport system cannot cope at the moment

<p>Comment: 1</p>	<p>even without more growth. Journey times by car are too long. When it rains cycle use declines and the roads clog up.</p> <ul style="list-style-type: none"> • A sustainable development strategy has homes provided in "locations accessible to new jobs". If the LPAs do not follow this principle and jobs and homes are not located close to Cambridge the plans would be contrary to paragraph 37 of the NPPF and therefore unsound. Paragraph 37 states: Planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities. • Reject need for growth if this involves attracting migrants to the area. Provide homes and jobs only for local people to protect the environment. • Growth is likely to reduce quality of life for future residents. Challenge the idea that new jobs must be within Cambridge. Modern technology and communication reduce the need for institutions/companies to be within the city. South Cambs moved its administration to Cambourne. Why does the County Council need its administrative base in Cambridge? This applies also to stockbrokers, insurance companies, banks and other offices. Both Universities and Addenbrooke's campus could consider devolution of some departments to areas beyond the city. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Ickleton Parish Council - Growth on the scale planned may inevitably undermine the quality of life. Management of traffic needs to be prioritised, as there is no justification in assuming that car-based commuting to jobs will reduce overall. The roads are struggling to cope at present.
<p>Paragraph 5.3</p> <p>Support:1 Object: 3 Comment: 3</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • The Community needs it. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • The UK is entering a period of lower growth and is a mature OECD economy. It and the Cambridge area should shift from a growth model to an enhanced quality of life model. More green space, tackle congestion, more bike paths, more public facilities. Not more houses and more people. • From a transport perspective, new settlements at Waterbeach and Bourne Airfield are less sustainable than new development located within, or on the edge of, Cambridge and will lead to increased car travel and congestion. The LPAs must employ a strategy which conforms with paragraph 30 of the NPPF by supporting patterns of development which facilitate the use of sustainable modes of transport. The viability and

	<p>deliverability of the new settlement growth strategy are uncertain so would be found unsound.</p> <ul style="list-style-type: none"> • Wish to see specific recognition that even if one member of a household is able to find employment close to the home, others may well not and may have to commute to work/school etc. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Investment in public transport, cycleways and pedestrian safety is essential if reduction in car usage is planned. Not necessarily linked to closeness to jobs (eg guided bus/cycle commuters from St Ives into Cambridge). • Is there data to back up assumptions about where people want to live and are likely to want to work?. • Agree with the need for homes to be close to work but question the anti-car policy. People are entitled to use their car in the absence of cheap & timely public transport. Cycling is not a serious option for many people. Regardless of the current congestion levels given the growth we will have to manage we will have to build both increased roadspace and transport infrastructure. Emissions will be irrelevant when new technology becomes established in modern vehicles.
<p>Paragraph 5.4</p> <p>Support: 1 Object: 2 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • This Community needs it <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Disagree that the LEFM is a more reliable basis than the EEFM on which to determine future development needs. The LEFM is based on population projections which are out of date and inconsistent with the 2011 Census which demonstrates higher population growth in the past driven by in-migration. This is therefore an inappropriate basis for long-term strategic planning. The higher figures within the EEFM would be a better basis for planning moving forward so that housing delivery is not seen as a potential barrier to economic growth.. • Although the LEFM may be economic-led, the issues facing the Councils do not just relate to future job growth. There is an existing chronic shortage of affordable and market homes, which fuels increases in housing and land values, making the area more unaffordable. The EEFM and the higher forecasts in the LEFM represent the opportunity to respond positive to the opportunities for growth and to proactively drive and support sustainable economic development. It is clear from the approach at other local plan examinations that a capacity-led approach to development does not accord with the NPPF. <p>COMMENTS:</p>
<p>Paragraph 5.4 1st bullet</p>	<p>ARGUMENTS IN SUPPORT:</p>

<p>Support:1 Object: 0 Comment: 1</p>	<ul style="list-style-type: none"> The Community needs it. <p>OBJECTIONS:</p> <p>COMMENTS:</p> <ul style="list-style-type: none"> Let's hope the choice of forecasting model is correct. If it is not then a catastrophic error of judgement will have been made.
<p>Paragraph 5.4 2nd bullet</p> <p>Support:0 Object: 1 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <p>OBJECTIONS:</p> <ul style="list-style-type: none"> This will spoil the Green Belt. <p>COMMENTS:</p>
<p>Paragraph 5.5</p> <p>Support:0 Object: 3 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <p>OBJECTIONS:</p> <ul style="list-style-type: none"> Records concern that outcome of the previous consultation on these points is not available. Many homes contain two working adults. Why then are more new homes in Cambridge planned than new jobs anticipated for all but the medium option? The same is true for the low option in S. Cambs, although not for the medium or high. "Low", "medium" and "high" growth scenarios fall short of "economic-led" growth scenario identified by Edge Analytics. To ignore these forecasts would be contrary to NPPF, which confirms Government's commitment to ensuring planning system does everything it can to support sustainable economic growth. To boost significantly the supply of housing, local planning authorities are advised to use evidence base to ensure local plan meets full, objectively assessed needs for market and affordable housing. Recent Local Plan Inspector's Reports have required local planning authorities to review housing analysis against Government's household projections. Dacorum Inspector's Preliminary Findings warned that because local authority did not use full objectively assessed housing needs as starting point, significant risk the Core Strategy would be found unsound. <p>COMMENTS:</p> <ul style="list-style-type: none"> Cambridgeshire County Council - The County Council is pleased to see that the medium option job targets have been retained across both plans. These may still be challenging in the short term given the national growth rates published for the next 5 years but need to be retained to reflect a positive and supportive attitude to employment growth (at least longer term) in the Cambridge Area.
<p>Paragraph 5.6</p> <p>Support:0 Object: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <p>OBJECTIONS:</p> <ul style="list-style-type: none"> The Council's evidence base is still being formulated and key parts of the evidence base such as an up-to-date assessment of housing

Comment: 1

needs and other requirements have yet to be finalised to inform the current consultation. This approach does not conform to guidance within paragraphs 14, 47, 158 and 159 of the NPPF. The development strategy must first objectively assess housing, employment and other needs and develop the most sustainable development strategy to meet those needs. The Council's suggested Development Strategy does not do this. Consequently the plans are unsound.

COMMENTS:

- For the medium growth housing delivery of 21,500, over the period to 2031 (18 years), that works out at ~1194 houses that would need to be delivered across South Cambridgeshire per year.

CHAPTER 6: CONTINUING A SUSTAINABLE DEVELOPMENT STRATEGY	
QUESTION NO.	SUMMARY OF REPS
QUESTION / PARAGRAPH	
Paragraph 6.1 Support:2 Object: 1 Comment: 1	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Development will offer exceptional opportunities for a generation of children. Cambridge is a key area for the 21st Century and needs infrastructure to match. The relevant council should treat this plan as an exception, a chance to evolve rather than to stand still. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> The Local Plan to 2031 must continue with a sustainable development strategy on the edge of Cambridge. The loss of 12,000 dwellings in Cambridge East is no excuse to change the strategy and move to a dispersal development strategy. Other equally sustainable land is available on the edge of Cambridge. <p>COMMENTS:</p> <ul style="list-style-type: none"> This sustainable development strategy needs to describe how to support "mitigating and adapting to climate change including moving to a low carbon economy", as described under "an environmental role" in 4.1. This would be by including requirements for high energy-efficiency in all new buildings and retro-fit (or replacement) of inefficient old properties. And also supporting sustainable, local communities, where the need for frequent or distant travel is reduced and low-carbon travel options are supported.
Paragraph 6.2 Support:0 Object: 2 Comment: 0	<p>ARGUMENTS IN SUPPORT:</p> <p>OBJECTIONS:</p> <ul style="list-style-type: none"> The strategy contained in the adopted Local Plans remains the most sustainable strategy being founded on a robust and credible evidence base, rooted in the principles of sustainable development and having been through a Plan process. Any strategy dispersing major development away from Cambridge would be unsustainable and therefore unsound. If the LPAs revert to a strategy of more dispersed growth away from Cambridge the plans are likely to be found unsound as they would be contrary to paragraph 37 of the NPPF which seeks to secure a balance of land uses to minimise journey lengths. Not needed on the Green Belt. <p>COMMENTS:</p>
Paragraph 6.3 Support:0	<p>ARGUMENTS IN SUPPORT:</p> <p>OBJECTIONS:</p> <ul style="list-style-type: none"> You should have used this opportunity to report

<p>Object: 1 Comment: 0</p>	<p>back on the 'voting' (findings) of the summer consultation. What level of support was there for each of these questions..</p> <p>COMMENTS:</p>
<p>Paragraph 6.3 Bullet 1</p> <p>Support:0 Object: 3 Comment: 2</p>	<p>ARGUMENTS IN SUPPORT:</p> <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • The city is big enough. It's too crowded. We need green space we can enjoy. • Traffic issues. Overloaded infrastructure. Loss of countryside. Overdevelopment • There should be no more development than already committed on the edge of Cambridge. The full impact cannot be assessed until existing schemes are completed. These projects need a generation to mature and learn from mistakes. • Develop land on the edge of Cambridge whenever & wherever needed to sustain economic growth & prosperity. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Our road system cannot cope with the increased traffic new housing developments are creating. And our countryside needs to be protected. No more mass housing developments around Cambridge.
<p>Paragraph 6.3 Bullet 2</p> <p>Support:2 Object: 8 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Yes, if it is needed to support the wider needs of our community. The Green Belt is simply a planning construct to inhibit growth and drive up property values for the fortunate few. It is not 'sacred ground' and if we need the land then it should be used in the interests of the many not the few. The interests of the many start first with the economy, jobs and housing.. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Land should only be released from the Green Belt if it can be demonstrated unequivocally that the benefits will outweigh the negative consequences for the City as a whole. • No, to avoid creating ugly urban sprawl. • The Cambridge Green Belt is precious in defining the boundary of the built-up area and in protecting the surrounding villages and countryside from becoming part of a larger 'Greater Cambridge' conurbation. The Green Belt should be preserved and if further housing development is necessary, it should be concentrated in new settlements away from Cambridge with proper investment in these new communities and their public transport links to the City. • The Green Belt is there for a reason and eroding it will spoil our beautiful city and surrounding villages. • Cambridge is a world famous historic City and the Green Belt should be regarded as a major

	<p>component of its character and its full retention underpin any growth policy.</p> <ul style="list-style-type: none"> The Green Belt is needed to define the edges of the city, particularly as there is already much housing being built in this area and the new traffic already generated will be very heavy. <p>COMMENTS:</p> <ul style="list-style-type: none"> Not without massive public transport investment.
<p>Paragraph 6.3 .Bullet 3</p> <p>Support:2 Object: 3 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> All the proposals are viable and acceptable. Let the market decide which start first dependent upon economic considerations. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> Do not build on village Green Belt land. Stapleford would be spoilt. <p>COMMENTS:</p>
<p>Paragraph 6.3 Bullet 4</p> <p>Support:0 Object: 0 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <p>OBJECTIONS:</p> <p>COMMENTS:</p> <ul style="list-style-type: none"> At some point the Marshalls airport site will have to be addressed and a way forward found. The sooner this starts the better.
<p>Paragraph 6.4</p> <p>Support:0 Object: 2 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <p>OBJECTIONS:</p> <ul style="list-style-type: none"> The Councils' current strategy is starting to deliver homes in places where people want to live in or close to Cambridge with good access to its services and facilities. The new settlements will result in more commuting and car journeys, increasing congestion and carbon emissions. Cambridge also has an acute shortage of affordable homes and these need to be built close to Cambridge. No. Do not crowd Villages. It will make Stapleford outside schools dangerous. Do not build on Green Belt land. <p>COMMENTS:</p>
<p>Paragraph 6.5</p> <p>Support:0 Object: 2 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <p>OBJECTIONS:</p> <ul style="list-style-type: none"> Do not spoil Stapleford by packing in more houses, where the extra traffic will be a threat to the life of the primary school children. <p>COMMENTS:</p>
<p>Paragraph 6.6</p> <p>Support:0 Object: 1 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <p>OBJECTIONS:</p> <ul style="list-style-type: none"> Do not build on Green Belt land. <p>COMMENTS:</p>
<p>Paragraph 6.7 Bullet 1</p> <p>Support:1 Object: 4 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Agreed. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> The Green Belt should be protected to prevent the gradual creep of Cambridge into the surrounding

	<p>countryside, particularly in the areas identified as being of 'medium to very high in terms of importance to the setting of the City and to Green Belt purposes' in the Council's own 2012 Appraisal of the Inner Green Belt..</p> <ul style="list-style-type: none"> • It is unfair that Cambridge will have to lose its Green Belt to accommodate growth in Cambridgeshire. • Object to any more erosion of the Green Belt in principle. In addition, the infrastructure of the town and outlying villages just cannot take it. Traffic. <p>COMMENTS:</p>
<p>Paragraph 6.7 Bullet 2</p> <p>Support:4 Object: 1 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • This option would be preferable to pushing the City's urban edge further out into the Green Belt. 'Satellite' developments, if given appropriate facilities, can become genuine communities with their own identity. • The development of more self-contained new settlements outside the City, with good facilities and transport links, is preferable to allowing Cambridge to extend piecemeal into its Green Belt. This will be better for both Cambridge and the inhabitants of the new developments, who will be part of a smaller-scale community rather than living in one of the outer suburbs of an ever-extending Cambridge. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • If settlements are to be developed then there is no requirement to fully rely on transport to Cambridge for the provision of jobs. Why not put jobs within the settlements in line with the comments in 6.11? <p>COMMENTS:</p> <ul style="list-style-type: none"> • This is better than loss of Green Belt if done sensitively and with infrastructure provided.
<p>Paragraph 6.7 Bullet 3</p> <p>Support:1 Object: 2 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Not on the Green Belt • Village bus services are being cut. Why not develop jobs in the villages? <p>COMMENTS:</p> <ul style="list-style-type: none"> • A limited amount of sustainable development might be appropriate, if it did not adversely affect the character of the villages and may support local jobs and shops.
<p>Paragraph 6.7 Bullet 4</p> <p>Support:0 Object: 0 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <p>OBJECTIONS:</p> <p>COMMENTS:</p> <ul style="list-style-type: none"> • Provided that this is not an excuse for not prioritising.
<p>Paragraph 6.8</p>	<p>ARGUMENTS IN SUPPORT:</p> <p>OBJECTIONS:</p>

<p>Support:0 Object: 1 Comment: 0</p>	<ul style="list-style-type: none"> Neither Authority has given due regard to our detailed submissions to Issues and Options 1 Consultations. The Councils have ignored our evidence that there is an appropriate sustainable location on the edge of Cambridge to accommodate housing and employment growth which would not impact detrimentally on the historic setting of the City by means of exemplar landscape-led masterplanning. CEG's approach to releasing appropriate sustainable land from the Green Belt at Broad Location 7 follows guidance in paragraph 84 of the NPPF and the LPAs must follow this approach too. <p>COMMENTS:</p>
<p>Paragraph 6.9</p> <p>Support:1 Object: 1 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> East Cambs District Council - Welcome recognition of the development sequence set out in paragraph 3.6 of the Part 1 document (e.g. within Cambridge, on the edge of Cambridge, at Northstowe, and in the market towns and better served villages in South Cambridgeshire), and agree with the Inspectors conclusions that it remains the most sustainable strategy for the two District to 2016 and beyond (as set out in paragraph 6.9). <p>OBJECTIONS:</p> <ul style="list-style-type: none"> Welcome the acknowledgement that Independent Inspectors confirmed that the adopted LDFs provided the most sustainable development strategy for the districts to 2016 and "beyond". The Councils should not to pursue an unsustainable development strategy by reverting back to the dispersal of development away from Cambridge as this would lead to the two Local Plans being found unsound being contrary to paragraph 37 of the NPPF. <p>COMMENTS:</p>
<p>Paragraph 6.10</p> <p>Support:0 Object: 1 Comment: 4</p>	<p>ARGUMENTS IN SUPPORT:</p> <p>OBJECTIONS:</p> <ul style="list-style-type: none"> Give priority to sites with existing or new rail stations. Give priority to sites which can help to regenerate the public transport network in the surrounding area, especially where it is relatively poor. Ensure that all major developments have public transport 7 days a week including both weekday and Sunday evenings and guarantee the future of such services. Use car-free developments as a strategy to make the public transport network more viable while giving new options to people who want to opt out of the car-dependent society. <p>COMMENTS:</p> <ul style="list-style-type: none"> East Cambs District Council - We note the contents of the 'Sustainable Development

	<p>Strategy Review' (referred to in paragraph 6.10 of Part 1) - background document to the review of the two Local Plans (produced by the Joint Strategic Planning Unit). East Cambridgeshire contains a number of Market Towns, but we were not consulted on the Strategy Review or asked to feed into its production. Market Towns differ considerably in their ability to support sustainable growth (as referred to in Joint Statement 2010). The scale of housing growth needs to be linked to the ability of each Market Town to generate employment growth, and self-containment. The distance from Cambridge (where many jobs are located) and the quality of public transport links are also key factors to consider, when looking at the sustainability of individual Market Towns, or the sustainability of individual larger villages. The Sustainable Development Strategy Review does not pick up on significant changes in transport connectivity which have taken place in Cambridgeshire since the Structure Plan and the current District Plans were produced - such as the guided busway or planned improvements to the Science Park station. The Sustainable Development Strategy Review categorises all new settlements together. Potential options vary widely in their sustainability. For example, Northstowe's location linked to the guided busway has strong benefits which may not be replicated for other options.</p> <ul style="list-style-type: none"> • Providing public transport, no matter how good it is, will not prevent people from getting in a car if there's no reason not to. • The report highlights that the most sustainable sites for development are on the fringe of Cambridge, and yet most of these sites have been ruled out for a (misplaced) fear of ruining the aesthetic appeal of the setting of the city. • There are a number of major sites surrounding Cambridge that could well be better suited. At some stage soon they will come back into the reckoning given the loss of the airport site. Northstowe, Waterbeach & Bourne will buy some time for Cambridge but that is all.
<p>Paragraph 6.11</p> <p>Support:2 Object: 2 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support: The three central themes are supported. However, one important fixed variable which is acknowledged in paragraph 6.12 is that sufficient employment land already has planning permission to accommodate growth to 2031. A significant proportion of this is located to the South of Cambridge at the wider Addenbrookes complex and at the Genome Campus / Babraham Hall / Granta Park cluster. As a consequence, the new

	<p>development strategy should investigate new settlement options to the south of Cambridge, and close to the railway corridor, that can better balance the growth of new jobs and houses.</p> <ul style="list-style-type: none"> As well as "good public transport", include support for other low-carbon travel, such as walking, cycling and electric vehicles. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> Agree that the strategy must not return to unsustainable patterns of development as detailed in the first bullet point under paragraph 6.11. Both Councils must employ and deliver the most sustainable strategy for new development in this Plan period to 2031 and beyond, which is within and on the edge of Cambridge. There is too much new housing development being planned for SCDC too far from Cambridge. If the LPAs pursue a growth strategy away from the Cambridge the plan would be contrary to paragraphs 18, 30 and 37 of the NPPF and would be found unsound. Do not build on Green Belt land in Stapleford. <p>COMMENTS:</p> <ul style="list-style-type: none"> Good public roads are needed as well.
<p>Paragraph 6.11 1st Bullet</p> <p>Support:2 Object: 1 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Support the comment on scale, just because a development can be densely built on does not mean that it should be, housing targets or not. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> In the absence of a proper integrated transport plan or any money to build infrastructure prior to development this is nonsense. <p>COMMENTS:</p> <ul style="list-style-type: none"> Development needs to be sensitive to the needs of local residents, and to provide some benefit to the community.
<p>Paragraph 6.11 2nd Bullet</p> <p>Support:1 Object: 1 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> If an area is congested already, it should not be built on densely, for fear of worsening an already bad situation (for example Newmarket Road). <p>OBJECTIONS:</p> <ul style="list-style-type: none"> Focus on the economic case and broad planning issues and then let the market do its job. If a community can't sustain itself so be it. <p>COMMENTS:</p> <ul style="list-style-type: none"> Development should not proceed without the infrastructure being in place or legally secured.
<p>Paragraph 6.11 3rd bullet</p> <p>Support:0 Object: 1 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <p>OBJECTIONS:</p> <ul style="list-style-type: none"> Do not build on Green Belt. <p>COMMENTS:</p> <ul style="list-style-type: none"> This is a matter for the market not the planning authority unless you have money available to influence them.

<p>Paragraph 6.12</p> <p>Support:0 Object: 2 Comment: 2</p>	<p>ARGUMENTS IN SUPPORT:</p> <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • What are the deliverable transport options? • If overcapacity in employment development is anticipated, surely this implies a lesser need for housing also, with the fortunate consequence that it will then be less difficult to achieve the important objectives of maintaining the special character of Cambridge and quality of life for its residents. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Where is the land for this employment growth? • Character and quality of life are important for everyone in this area not just Cambridge residents.
<p>Paragraph 6.13</p> <p>Support:0 Object: 1 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Do not build on Green Belt land in Stapleford. <p>COMMENTS:</p>
<p>Paragraph 6.14</p> <p>Support:0 Object: 1 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • For many households, choice of home location is a compromise because the adults work in different places and the children's schools are another factor. Good public transport and road links are therefore essential. <p>COMMENTS:</p> <ul style="list-style-type: none"> • East Cambs District Council - All local authorities will need to have regard to the development sequence, which is reiterated in the Joint Spatial Planning Statement (July 2012) agreed by the Cambridgeshire authorities. This applies to new growth proposed in each Local Plan - not just outstanding commitments and allocations from previous Plans.
<p>Paragraph 6.15</p> <p>Support:0 Object: 3 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • All of the figures listed within paragraphs 6.15-6.18 in relation to their existing housing supply are out of date and need to be updated in order to reflect the current position in terms of housing supply as detailed within the Council's latest Annual Monitoring Reports of December 2012. The potential capacity of the SHLAA sites within Cambridge City also needs to be updated to reflect the sites now being consulted on. • Do not build on Green Belt land. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Remove private off-street parking in central Cambridge. This would lead to a reduction in traffic trying to drive into the central areas particularly at peak times) and release land for development of residential accommodation and commercial or academic use. A good contribution

	to making Cambridge more sustainable.
<p>Paragraph 6.16</p> <p>Support:0 Object: 2 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <p>OBJECTIONS:</p> <ul style="list-style-type: none"> The figures listed within paragraphs 6.15-6.18 in relation to their existing housing supply are out of date and need to be updated in order to reflect the current position in terms of housing supply as detailed within the Council's latest Annual Monitoring Reports of December 2012. The potential capacity of the SHLAA sites within Cambridge City also needs to be updated to reflect the sites now being consulted on. Emphasise the need for family homes with adequate outdoor space, car and cycle parking. We are concerned at the number of developments currently approved with inadequate allowance for car parking, on the basis that the occupants will use other means to get to work. Many people who do, also use their cars for leisure, and the lack of on-site parking increases parking congestion on existing streets. <p>COMMENTS:</p> <ul style="list-style-type: none"> The addition of 6000 new homes to the existing city is arguably a more realistic goal.
<p>Paragraph 6.17</p> <p>Support:0 Object: 3 Comment: 4</p>	<p>ARGUMENTS IN SUPPORT:</p> <p>OBJECTIONS:</p> <ul style="list-style-type: none"> Housing figures are out of date. A dispersal strategy must be avoided if the plans are to be consistent with the NPPF. No more Green Belt development until current allocations are completed and effect assessed. Move the jobs away from Cambridge for example to Waterbeach. <p>COMMENTS:</p> <ul style="list-style-type: none"> Unfortunately local people have long been priced out of Cambridge as housing has been sold/rented to London commuters as it has been seen as a 'cheaper' alternative to the capital (this has caused prices to skyrocket). Whilst affordable housing is being proposed some priority for it needs to be given to those on lower wages e.g. public service/ sector workers. If not then existing traffic issues will remain unchanged. Public transport is currently an unattractive option as unreliable and expensive. Better roads are needed and more room for cars to reflect the reality of peoples lives.
<p>Paragraph 6.18</p> <p>Support:1 Object: 8 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Yes, build on the Green Belt. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> Housing figures are out of date. Only 1,360 additional dwellings are currently identified as part of new allocations on the edge of Cambridge over the 20-year plan period. The

	<p>implication is that significant development over the Plan period will be directed to New Settlements in addition to Northstowe. The two Local Plans must employ a growth strategy which is not only sustainable but seeks to allocate land where people want to live. Allocating land on the Cambridge fringe would meet the requirements of paragraph 158 of the NPPF.</p> <ul style="list-style-type: none"> • There are alternatives to building in the Green Belt. Keep it as it is. • There are no exceptional reasons to justify development in the Green belt and the yield is too low to justify the impact. • The road system will not be able to cope. <p>COMMENTS:</p>
<p>Paragraph 6.19</p> <p>Support: 1 Object: 2 Comment: 6</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Constraints upon the size of Northstowe now depend upon the ability of the city centre and arterial approaches to absorb more buses. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • In conjunction with the developments planned, allocated, or possible within and on the edge of the city, this gives a total of over 25,000 new homes, half as much again as the current size of Cambridge. The city cannot support such an expansion without tearing up the medieval historic core. The city centre is already overcrowded from the point of view of buses, delivery lorries and pedestrians. The document gives no indication that any of these issues have been taken into account. • The paragraph states that 7,500 dwellings are anticipated to be delivered at Northstowe by 2031. Our evidence is that only 4,500 dwellings are likely to be delivered by 2031 given the long lead-in times for new settlement delivery and the timing of upgrade works to the A14. There will therefore continue to be a serious shortfall of housing delivery in the plan period as there has been in the current plan period. <p>COMMENTS:</p> <ul style="list-style-type: none"> • A rail system would have been better than the guided bus. • The guided bus could form the core of an improved transport network. • While Northstowe is served by the guided busway, there are currently no services on Sunday evenings. Permission for development there should be linked with rectification of this anomaly. Also, while there are links to Cambridge, St Ives and Huntingdon, the last is slow; and we also need to plan for links in other directions to take workers, shoppers etc. both to and from the surrounding villages. No development should be

	<p>allowed which commits the public sector to heavy costs in upgrading the A14.</p> <ul style="list-style-type: none"> • The point about buses getting trapped in City traffic neatly highlights just how seriously the City needs serious disincentives to inbound car travel down major congested routes such as Histon and Newmarket Road. • Rejected SHLAA site 274 in South Cambs is being promoted to north of Guided Busway adjacent to Northstowe. • Build more roads.
<p>Paragraph 6.20</p> <p>Support:5 Object: 5 Comment: 3</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Waterbeach should be a priority area for redevelopment, a huge amount of land and houses already there; good local schools already set up to serve a larger population. • Yes, but money is needed for transport infrastructure. • Support a new town at Waterbeach. This would deliver the infrastructure and road system necessary and thereby cause less disruption than a smaller development which would not have the road support and would place a burden on the A10 and the B1047. Delivering 4,500 houses in the plan period would address both the acute and long term housing needs. The sustainable transport solutions required would help to cut existing car commuting journeys for residents already in the area. • Support the development of Waterbeach, Northstowe and Bourn Airfield as sustainable communities with employment opportunities and schools. • Ickleton Parish Council - It is essential to locate new settlements where they will give rise to as little London bound commuting as possible. Building in smaller villages would not deliver sufficient housing without destroying those communities and overloading local road networks. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Question the extent to which any significant development could be delivered at Waterbeach given the significant levels of infrastructure and other site specific constraints. Waterbeach and Bourn Airfield are less sustainable locations than the edge of Cambridge. Relying on significant housing at these New Settlements will undermine the deliverability and flexibility of the Plan and result in the shortfall in housing delivery continuing and the plans would not meet the full, objectively assessed needs for market and affordable housing as required by paragraphs 14, 47, 158 and 159 of the NPPF. Consequently the plans would be unsound.

	<ul style="list-style-type: none"> • Waterbeach Parish Council - The transport infrastructure is already under strain. Flooding is a potential risk. We therefore seek assurances that, rather than referring to the option of a new town in terms that imply a fait accompli, all matters relating to a possible development at Waterbeach Barracks are considered in depth and reported in a responsible and open manner. • Major development on the Waterbeach Barracks Site is undesirable. Some of the reasons are as follows: 1. Road links are inadequate, with congestion on the A10 already unacceptable and bound to increase following planned developments around Ely. 2. Potential contribution of rail to the transport links is greatly exaggerated and would cost a very large amount. 3. The suggestion that development at Waterbeach could contribute 4,500 dwellings by the end of the plan period is hugely over-optimistic. • The responses submitted on behalf of Hinxton Land in September 2012 exposed the flaws in the Sustainability Appraisal that led to Hanley Grange new settlement being dismissed as an option. Hinxton Land is concerned that it has received no substantive response to the earlier objection. As a consequence, Hanley Grange should be reinstated as a new settlement option. • Concentrating new developments in two places, i.e. Bourne & Waterbeach means that the disruption would continue for a long time, be greater risk for developers and require more infrastructures. Smaller developments within villages and infills would deliver housing sooner. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Waterbeach is rail served so quite suitable. Bourn Airfield could also be rail served if the route of the east-west rail link was chosen appropriately, and in any case could help to support the Cambourne Hub idea. • The issues raised here are equally applicable to sites distant or even close to the city when it comes to buses getting trapped in city traffic. In-bound commuting becomes a major problem at the edge of the city where the traffic collects. The biggest contributor to the journey time delay is getting into and through central Cambridge. • Swavesey Parish Council - Strong concern raised over proposed development at Bourn relating to surface and foul water drainage. With the amount of additional foul water drainage now coming through Swavesey Parish from Cambourne (and to come from Northstowe) increasing flood risk for Swavesey
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	<p>Parish, serious consideration must be given to what would be planned for drainage for any development in the Bourn area. There is no sewage treatment plant at Cambourne (or Northstowe), perhaps one should be considered for further development in the Bourn & Cambourne area?</p> <ul style="list-style-type: none"> •
<p>Paragraph 6.21</p> <p>Support:1 Object: 5 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Agreed. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Stapleford will be spoilt if Green Belt built on, village will be changed forever, roads too busy and children's lives at risk outside primary schools. • There may be scope in developing in the larger villages but not without a full assessment of existing services and infrastructure and plans for how growth in population will be supported by investment in infrastructure. It is not sustainable to overload rural villages without consideration of the effect on the existing the population. • Regarding Melbourn the school is full to capacity, the roads - especially New Road, Orchard Road and the High Street are already congested and consequently are often unsafe. The village framework is there for a reason. It sets out the advised size of Melbourn and protects greenbelt land. The village was never built to support so many people - and the cracks will start to show if we push facilities too far. • Great care should be taken before building in villages surrounding Cambridge: many already do not have sufficient infrastructure to cope, and building outside Cambridge encourages commuting, with increasing traffic problems, as public transport is not good. <p>COMMENTS:</p> <ul style="list-style-type: none"> • The Strategic Housing Land Availability Assessment call for sites, sites put forward, and the resulting assessment, gives a good basis for the realistic delivery of housing.
<p>Paragraph 6.22</p> <p>Support:1 Object: 2 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Only if Green Belts are permanent can they fulfil their function of separating town from surrounding villages, preventing urban sprawl. If each planning cycle justifies nibbles from the Green Belt, it will in time disappear. This is a danger between Histon/Impington (and Girton) and Cambridge. If expansion is driven by employment, then when the capacity of a town is reached, employment needs to be developed elsewhere, perhaps at some distance. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • On the basis that the Cambridge Urban Fringe is

	<p>the most sustainable location for new development, aligned with the exceptional circumstances in seeking to meet the acute housing shortage, we agree with the need to review the site options. The Local plans must employ a growth strategy which is not only sustainable but to allocate land where people want to live, so developers can build there. Allocating land on the Cambridge fringe would meet the requirements of paragraph 158 of the NPPF which requires that LPAs take account of market signals in preparing their strategies</p> <ul style="list-style-type: none">• Do not build on village Green Belt. <p>COMMENTS:</p>
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CHAPTER 7: GREEN BELT	
QUESTION NO.	SUMMARY OF REPS
QUESTION / PARAGRAPH	
Paragraph 7.1 Support:8 Object: 3 Comment: 3	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • The green belt area as defined on the west side of the city where the city centre is close to open countryside is particularly important and should be preserved in its entirety. • Protect all of the Green Belt permanently. • Cambridge does not sprawl, keep it that way. • Case for green belt is stronger now than when introduced. Green Belt to the West and south west is an especially valuable amenity for the City and University. • The Green Belt protects and maintains the setting and compact character of Cambridge. The green lungs of surrounding fields and meadows that link into the suburbs and central Cambridge are a primary aspect of the City's heritage and attractiveness as a place to live. Urban sprawl would erode its identity and its relationship to villages. • Maintain the compact nature of the City and preserve the surrounding countryside. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Cambridge needs homes. Around 3,000 per year. We will have to use the Green Belt. • Development in GB1 and GB2 will defeat the purpose of the Green Belt on the South side of Cambridge. The same applies to all the proposed developments around Cambridge. There is plenty of land in the surrounding villages where development is needed to house people as opposed to creating economic activity. Improve the transport links to the villages. • The green belt in many areas is far from a beautiful vision of rural England. Exactly who does the green belt benefit these days? Most of it is privately owned, intensively farmed agricultural land which is certainly of benefit to food production, but of little other direct use to the majority of residents. <p>COMMENTS:</p> <ul style="list-style-type: none"> • East Cambs District Council - It would be helpful to include that part of the Green Belt within East Cambridgeshire in the document. • There are areas around Cambridge trapped between the City, the Airport and the surrounding roads (M11 and A14) and these areas could be developed. Whereas the areas out towards Fulbourn should be kept to maintain Fulbourn as a village in it's own right.

<p>Paragraph 7.2</p> <p>Support:7 Object: 1 Comment: 2</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Support, keep the Green Belt which is important for the character and heritage of the city. The Green Belt has a mixture of benefits. Productive farmland, City setting in a flat landscape, open vistas, darkness, biodiversity, and the green lungs of the city. The Green Belt is used by many people in the areas for family exercise, keeping fit, cycling and walking. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> Development within the Green Belt could significantly enhance the setting of Cambridge - all of the existing green spaces (parks and commons) that we cherish so dearly were once outside of town. <p>COMMENTS:</p> <ul style="list-style-type: none"> It's the colleges and the open areas like Parkers Piece, Jesus Green and others that are the character of the city, not the Green Belt. Times change, needs change and Cambridge has to change and if that means the Green Belt has to go then so be it.
<p>Paragraph 7.3</p> <p>Support:3 Object: 1 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Keep the Green Belt open and permanent. Keep a green barrier between Cambridge and the villages. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> We can build into the Green Belt and still maintain an attractive place for most to live, work, commute & play. Relatively compact yes, small no. <p>COMMENTS:</p> <ul style="list-style-type: none"> To avoid the need to build multi-storey flats, which would ruin the city, expansion out to the major roads north and south must be considered.
<p>Paragraph 7.4</p> <p>Support:6 Object: 3 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Support these goals. Essential to maintain the quality of the place which is important to the higher education and high-tech sectors. One further function is to promote compact developments where facilities are within walking distance, so a network of public transport routes can be devised which covers all communities. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> It was agreed through the last review of the green belt that the only national purpose relevant to the Cambridge Green Belt was that relating to preserving the setting and special character of historic towns. That purpose needs to be made clear. It also appears, from paragraph 2.2 of the Inner Green Belt Study 2012 that the assessment has applied all five national criteria as opposed to just the criterion which is specific to the Cambridge Green Belt. Para. 2.2 of the appraisal also

	<p>appears to introduce new purposes rather than assessing land against the agreed purposes</p> <ul style="list-style-type: none"> • Policy is out of date and not fit for the times. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Our road system cannot cope with the increased traffic new housing developments are creating. And our countryside needs to be protected. No more mass housing developments around Cambridge. • Fails to mention public access to Green Belt land.
<p>Paragraph 7.4 Bullet 1</p> <p>Support:2 Object: 1 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support the check list of purposes and would add agricultural and food producing purpose and preservation of darkness and quiet. • Keeping Cambridge a compact city by preventing urban sprawl is crucial to protecting the character and ambience of the city that makes Cambridge so special. We don't want to end up as a large sub-urban metropolis with a sanitised historic centre. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Nobody is arguing for unrestricted urban sprawl but economic growth and must not be restrained due to out of date planning policies and thinking. <p>COMMENTS:</p>
<p>Paragraph 7.4 .Bullet 2</p> <p>Support:0 Object: 1 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • What towns?. Necklace villages do not all need to be protected.. <p>COMMENTS:</p>
<p>Paragraph 7.4 Bullet 3</p> <p>Support:1 Object: 1 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • The City and South Cambridgeshire should do more to promote the management of Green Belt as an asset to the people of the area through enhanced public access, recreation opportunities, and wildlife conservation. The Green Belt is currently seen solely as a means of restricting development rather than as a public benefit. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Why? It is not as if Cambridge is framed by the Malvern Hills or the Wrekin. Cambridge is surrounded by largely agricultural land farmed and managed on an industrial scale. Apart from the river corridor, the Gogs and the buffer zones between nearby villages it is nothing special. <p>COMMENTS:.</p>
<p>Paragraph 7.4 Bullet 4</p> <p>Support:2 Object: 0 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Cambridge is a city with a world-class reputation. Protecting the setting of the city through the Green Belt is fundamental to maintaining the city's global status and special character. <p>OBJECTIONS:</p> <p>COMMENTS:</p> <ul style="list-style-type: none"> • The setting and character should be respected

	but not at the expense of people having work and a decent place to live.
Paragraph 7.4 Bullet 5 Support:2 Object: 1 Comment: 1	ARGUMENTS IN SUPPORT: <ul style="list-style-type: none"> • Support where such sites exist. • Cambridge still has some brown field sites which can be developed. In addition sites which could be sustainable in the villages such as the ex-army site in Waterbeach need to be developed before Cambridge's Green Belt. OBJECTIONS: <ul style="list-style-type: none"> • There is too little of such land in Cambridge to make a difference. COMMENTS: <ul style="list-style-type: none"> • There are few such sites in Cambridge.
Paragraph 7.5 Support:5 Object: 0 Comment: 2	ARGUMENTS IN SUPPORT: <ul style="list-style-type: none"> • Support these purposes, particularly to the west of Cambridge. • Adding more urban sprawl will dilute identity and amenity of the City and villages. OBJECTIONS: COMMENTS: <ul style="list-style-type: none"> • We must expand but in a controlled way - the green belt only muddies the way forward.
Paragraph 7.5 Bullet 1 Support:5 Object: 3 Comment: 0	ARGUMENTS IN SUPPORT: <ul style="list-style-type: none"> • Support and especially with regard to the west of the historic core. • Cambridge must avoid becoming a sprawling mass of housing and congested roads OBJECTIONS: <ul style="list-style-type: none"> • Better facilities for cycling and walking are needed. • The strangulation of the city by the Green Belt has and will contribute to the overdevelopment of the city centre which will bring about the destruction of the very character that is trying to preserve • The centre has nothing to do with the Green Belt... COMMENTS:
Paragraph 7.5 Bullet 2 Support:3 Object: 1 Comment: 1	ARGUMENTS IN SUPPORT: <ul style="list-style-type: none"> • Support and especially with regard to the west of the historic core. OBJECTIONS: <ul style="list-style-type: none"> • Not at the expense of homes, jobs and a nice place to live. COMMENTS: <ul style="list-style-type: none"> • The current rural setting of Trumpington and Grantchester is already threatened by planned developments and any further development would contribute negatively to their appeal and significantly change the character of the area.
Paragraph 7.5 Bullet 3 Support:2 Object: 0 Comment: 1	ARGUMENTS IN SUPPORT: <ul style="list-style-type: none"> • Support. OBJECTIONS: COMMENTS: <ul style="list-style-type: none"> • This is a real issue and if we can avoid altering

	<p>the character of the necklace villages for the worse we should try. However I suspect that at some stage some communities are going to be subsumed into Greater Cambridge.</p>
<p>Paragraph 7.6</p> <p>Support:1 Object: 5 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Each plan must consider if exceptional circumstances exist. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> These are not exceptional circumstances. Does not correctly reflect the approach to Green Belts in the NPPF. The NPPF requires that green belt boundaries should be capable of enduring beyond the plan period (para. 83). There is no assessment in the consultation document of needs beyond 2031. Indeed, para. 4.4 makes it clear that the strategy only looks to 2031. Land and buildings in need of regeneration should be developed before loss of Green Belt land. There are appropriate sites for development outside the Green Belt such as at Waterbeach. So no exceptional circumstances exist. <p>COMMENTS:</p>
<p>Paragraph 7.7</p> <p>Support:0 Object: 0 Comment: 2</p>	<p>ARGUMENTS IN SUPPORT:</p> <p>OBJECTIONS:</p> <p>COMMENTS:</p> <ul style="list-style-type: none"> Do not ignore these studies and give in to developers. Question the value of these studies.
<p>Paragraph 7.8</p> <p>Support:1 Object: 0 Comment: 2</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> All the fringe sites look fine.. <p>OBJECTIONS:</p> <p>COMMENTS:</p> <ul style="list-style-type: none"> Development north and south of the A14 and M11 would take away any need for any development on Cambridge's Green Belt and especially near Fulbourn..
<p>Paragraph 7.9</p> <p>Support:1 Object: 3 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Agree with this analysis. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> This is a missed opportunity. The City and the County own two significant pieces of land and the 15 metre contour helps mitigate any "point of view" concerns. The case for Green Belt retention is weak. The land is not visible from Trumpington Road. Quality development and open space would be just as good. Some of this land could easily be developed for homes and the location is excellent. <p>COMMENTS:</p>
<p>Paragraph 7.10</p> <p>Support:1</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Economic growth is the key driver for change. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> There are exceptional circumstances for reviewing

<p>Object: 5 Comment: 3</p>	<p>the inner Green Belt Boundary given the levels of housing need in Cambridge and South Cambridgeshire. The NPPF requires local planning authorities to promote sustainable patterns of development.</p> <ul style="list-style-type: none"> Does not correctly reflect the approach to Green Belts in the NPPF. The NPPF requires that green belt boundaries should be capable of enduring beyond the plan period (para. 83). There is no assessment in the consultation document of needs beyond 2031. Indeed, para. 4.4 makes it clear that the strategy only looks to 2031. The NPPF (paragraphs 89 and 90) make it clear that development in the Green Belt is appropriate only in very special circumstances. The City and South Cambridgeshire have failed to make a case to demonstrate such 'very special circumstances'. Indeed, their justification for selecting the six Green Belt sites is that their release for development would not detract from the overall purpose of the Green Belt because of their low quality. The NPPF makes no differentiation on the grounds of Green Belt quality so this justification is irrelevant. <p>COMMENTS:</p> <ul style="list-style-type: none"> Review the Green Belt near Cottenham to avoid development in less sustainable locations. If suggesting that increasing Cambridge's housing stock by 50% is not 'exceptional' I cannot think what is. One investor postponing an approved scheme, albeit a major development, should not necessitate a review if the underpinning development strategy had appropriate contingency plans in place.
<p>Paragraph 7.11</p> <p>Support:0 Object: 1 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <p>OBJECTIONS:</p> <ul style="list-style-type: none"> Broad location 10 appears to overlie one of the green corridors marked on the map (page 23) in Chapter 3 of Issues & Options Report (June 2012). <p>COMMENTS:</p>
<p>Paragraph 7.12</p> <p>Support:0 Object: 2 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <p>OBJECTIONS:</p> <ul style="list-style-type: none"> Councils have not taken account of submissions at the previous consultation which concluded that further land can be removed from the Green Belt at Broad Location 7 without detriment to the historic setting of Cambridge. Our submissions identified that the assessment of the worth to Green Belt function within the 2002 Green Belt Review was based on the highest value attributed to any part of the area being considered. Areas within Broad Location 7 assessed as being of

	<p>higher sensitivity in relation to the historic character and setting of Cambridge therefore skewed the results for the whole site.</p> <ul style="list-style-type: none"> Any further Green Belt release will cause significant harm. <p>COMMENTS:</p>
<p>Paragraph 7.13</p> <p>Support:0 Object: 7 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <p>OBJECTIONS:</p> <ul style="list-style-type: none"> It is considered that the residential properties and their curtilages along the southern side of Huntingdon Road should be released from the Cambridge Green Belt. As a result of the North West Cambridge and NIAB development sites, the remaining area of Green Belt no longer performs the functions of Green Belt as identified in the NPPF and the boundary should be amended to take account of this. The 2012 study is flawed and cannot be relied on. Joint study terms of reference based on Cambridge City Council's 2002 Study to which SCDC objected strongly. SCDC Cambridge Green Belt Study 2002 came to different conclusions about significance of land East of Airport Way and contribution to achievement of aims of Green Belt and findings were predicated on presumption that 'exceptional circumstances' had arisen which justified the release of land at Cambridge Airport from Green Belt. Did not find that Cambridge Airport did not make contribution to aims of Green Belt. Cambridge Airport should not be developed. Challenge the finding of the 2012 study regarding Zone 3: this large area of land has been designated as being an Area of Lower Importance in respect of its significance to the Green Belt and to the setting of Cambridge. It is our opinion that this typical fen edge landscape also forms a distinct edge to the City and should not be considered for Green Belt release. Fulbourn Parish Council – Consider that the 2012 Green Belt Study gives insufficient weight to the Green Belt purpose of preventing coalescence of the surrounding necklace villages. FPCI therefore asks that this Study be reviewed and proper weighing given to the importance of the Green Belt to separate Fulbourn and Teversham from each other and the City within a rural setting. The study was not drawn to the attention of the public at the exhibition held in Fulbourn and therefore the public consultation for this stage of the Local Plan was incomplete. It was agreed through the last review of the green belt that the only national purpose relevant to the Cambridge Green Belt was that relating to

	<p>preserving the setting and special character of historic towns. It also appears, from paragraph 2.2 of the Inner Green Belt Study 2012 that the assessment has applied all five national criteria as opposed to just the criterion which is specific to the Cambridge Green Belt. Para. 2.2 of the appraisal also appears to introduce new purposes rather assessing land against the agreed purposes.</p> <ul style="list-style-type: none"> The methodology for the 2012 Inner Green Belt Review is fundamentally flawed and could be open to challenge. It is essentially little more than a qualitative opinion of the landscape quality that lacks any objective or scientific method and does not include agricultural land value, wildlife potential etc. <p>COMMENTS:</p>
<p>Paragraph 7.14</p> <p>Support:1 Object: 1 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Agreed. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> The three reasons for the increased value of the surrounding rural land to Green Belt purposes are very general in nature and do not allow for consideration of individual sites. The importance of sites (in Green Belt terms) needs to be taken into account on the merits of each individually. It is our contention that the majority of Broad Location 7 has no visual connection to the City core. However, there are opportunities for development to be designed so as to preserve and enhance the foreground in views that are important to the setting of the City <p>COMMENTS:</p> <ul style="list-style-type: none"> City creep must be stopped at some point..
<p>Paragraph 7.14 Bullet 2</p> <p>Support:0 Object: 0 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <p>OBJECTIONS:</p> <p>COMMENTS:</p> <ul style="list-style-type: none"> The southern edge of Cambridge around Addenbrooke's is an area that could surely only benefit from development given the existing dreadful views from the A10 and A1307?
<p>Paragraph 7.14 Bullet 3</p> <p>Support:1 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> The Green Belt should not be eaten into further for house building.. <p>OBJECTIONS:</p> <p>COMMENTS:</p>
<p>Paragraph 7.15</p> <p>Support:3 Object: 3 Comment: 2</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Support particularly to the west of Cambridge. Support this analysis. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> The extent of land within Broad Location 7 facilitating views towards the historic skyline of Cambridge is limited to a small elevated part of a field to the southeast of the area. Areas which

	<p>have level views where there is a mixed foreground to the city edge may be able to accommodate change more easily. This generalisation doesn't take into account Green Belt coalescence and urban sprawl. It's an over-simplification to consider whether areas are perceived from higher land or level views as an indicator of sensitivity in relation to the setting of Cambridge and Green Belt purposes.</p> <ul style="list-style-type: none"> • Development does not always cause harm. • Disagree with the considerations. <p>COMMENTS:</p> <ul style="list-style-type: none"> • While 'views' are important - they are only one small factor in consideration of any Green Belt development. • Sometimes views of the core are blocked by trees. Could any development around the South where the land is most elevated do any harm to the terrible existing view across to Addenbrooke's?
<p>Paragraph 7.16</p> <p>Support:0 Object: 3 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Unless and until there is an objective assessment of housing need then the assessment of whether it is appropriate to release Green Belt land and the extent of such release cannot be undertaken. It is acknowledged that there are some areas within the Inner Green Belt at Cambridge South East that play a role in protecting the setting and special character of Cambridge. These factors have been considered for individual land parcels across the site and there are areas of lesser importance to the setting and character that are included within the Green Belt. • Disagree that there is a strong link between the intensively farmed land that constitutes much of the Green Belt and historic buildings and green spaces inside Cambridge. <p>COMMENTS:</p>
<p>Paragraph 7.17</p> <p>Support:3 Object: 5 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Important analysis. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • It is agreed that there is a need to ensure that the Green Belt is retained in some locations, in order to ensure the continued protection of the setting of Cambridge. But there is the potential for Broad Location 7 to be developed in such a manner as to protect the openness and setting of the City in important views from elevated viewpoints to the south and southeast of the City, including providing increased public access to viewpoints. • Do not agree that there needs to be a minimum distance between a view point and development. What is important is the landform between, the

	<p>landscape structure, how any development would be viewed in the context of the existing city and other development (such as major infrastructure).</p> <ul style="list-style-type: none"> Public access can best be assured through development. Views from the motorway and major roads should carry little weight. <p>COMMENTS:</p> <ul style="list-style-type: none"> The view south from the A14 towards Cambridge is unattractive. This must not happen elsewhere around the city.
<p>Paragraph 7.18</p> <p>Support: 1 Object: 3 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> The review has been thorough and is definitive. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> Housing need cannot be satisfied even if the whole Green Belt were to be developed such is the attraction of Cambridge. The 2012 Inner Green Belt Boundary Study does not assess all the sites at a similar scale, leading to potential for results to be skewed. By grouping large areas of land together there is potential for smaller parcels of a higher sensitivity to skew the findings for wider areas and provide a flawed representation of the contribution made by smaller parcels of land to Green Belt. This approach has been followed through by the Technical Assessments of Sites on the Edge of Cambridge. The detailed consideration against Green Belt purposes has been misinterpreted within the technical assessments of sites. Basing the selection of the six Green Belt sites on such a flawed qualitative exercise as the 2012 Review means that these sites must be regarded as suspect. Before such selection can be made, a comprehensive quantitative review using a recognised and approved methodology must be undertaken. This exercise is anyway invalid as the NPPF does not differentiate between areas of high and low Green Belt quality for development purposes. <p>COMMENTS:</p>
<p>Paragraph 7.19</p> <p>Support: 9 Object: 4 Comment: 2</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> All of the possible Green Belt sites considered for release serve some Green Belt function for Cambridge and they should all be retained. Given that there are other non-Green Belt options (such as new settlements) no 'exceptional circumstances' exist (para 83 of the NPPF). Ickleton Parish Council - Support the analysis. If every time the Local Plan is reviewed more land is taken out of the Green Belt, what's the point in having the designation - it becomes meaningless. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> The assertions within this paragraph are sweeping

	<p>and do not take into consideration site-specific factors at a local, detailed level. Not all of the land within the Inner Green Belt is necessarily fundamentally important to the purposes of Green Belt designation. The majority of Broad Location 7 makes a limited contribution to the purposes of Green Belt designation.</p> <ul style="list-style-type: none"> • The Green Belt review has approached the issue from the perspective of how development on the edge of Cambridge affects its setting. It appears to consider that the setting of the City is of greater importance than the implications of Climate Change. There remain opportunities for development on the edge of Cambridge without fundamentally affecting its setting. The Green Belt study does not consider the impact that development away from the City has on its form as a compact city or its setting. Review also fails to consider the effect on the historic city of car-borne commuting into Cambridge. • The City Council appears to have an impossible conundrum, on the one hand an admission that fringe development is the best route forward, but on the other a desire to maintain the status quo. • This is simply a subjective and prejudiced conclusion of little merit. Since when has the 'setting' of a town taken precedence over the needs of its residents? Since when has the town been focussed on its historic core - perhaps a few centuries ago. Doubt if taking some more Green Belt would change anything fundamentally. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Return Cambridge Airport to the Green Belt. Development north of Newmarket Road will form a finger of development. • No further incursions into the Green Belt in future should be permitted now that the tipping point has been reached even in 'Exceptional circumstances'.
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CHAPTER 8: A SUSTAINABLE DEVELOPMENT STRATEGY FOR CAMBRIDGE AND SOUTH CAMBRIDGESHIRE

QUESTION NO.	SUMMARY OF REPS
QUESTION 1 / Paragraph	
Paragraph 8.1 Support:0 Object: 0 Comment: 1	ARGUMENTS IN SUPPORT: OBJECTIONS: COMMENTS: <ul style="list-style-type: none"> We support the objective to avoid such "significant" harm, and regret that none of the questions in this consultation address the degree to which respondents support, or disagree with the assessment that development of these sites would not, result in "significant" harm to the GB.
Paragraph 8.2 Support:0 Object: 5 Comment: 1	ARGUMENTS IN SUPPORT: OBJECTIONS: <ul style="list-style-type: none"> Object to any further loss of Green Belt as GB objectives are still valid and any development will worsen traffic. The Authorities are concerned that that further development on the edge of Cambridge would imbalance sustainability and work against a compact historic City and attractive setting. In reality, this would not be the case; by use of exemplar masterplanning, using a landscape approach, the attractive setting of Cambridge can be retained and enhanced. An example of an area with high levels of employment commitments is the Addenbrooke's / south of Cambridge high tech / bio tech cluster. The current development options do nothing to provide new housing in this area of a suitable size to balance the growth of jobs and workforce. A sustainable solution would be a new settlement. Papworth Everard Parish Council - This aim will support sustainable settlements of all sizes with mixed use development combining residential with employment development in a number of locations to provide the opportunity to live and work within the same community, to reduce the need for travel, congestion, carbon emissions and environmental impacts. The assertion that there is an outstanding demand for high quality employment sites is at variance with the statement (at 6.12) that planning permission already exists for more employment development than is forecast by 2031. Congestion adversely affects the economy and quality of life. The logical conclusion should be to reduce the planned developments. Dispute the necessity for new employment and housing to be on the edge of Cambridge. COMMENTS: <ul style="list-style-type: none"> Is there a link between local living and local jobs?

	<p>Are we building homes/jobs at a 1:1 ratio only for many of them to be bought by out-commuters and investors?</p>
<p>Paragraph 8.3</p> <p>Support:0 Object: 2 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • . This paragraph is unclear. Further, there is no evidence that allocating further larger sites on the edge of Cambridge would significantly harm the purposes of the Green Belt. • Object to any allocation that would harm the purposes of the Green Belt. We are not clear about the meaning of: "new housing would have to be delivered at the lower stages in the sequence". <p>COMMENTS:</p> <ul style="list-style-type: none"> • This seems already to have been ruled out for the sole purpose of maintaining the setting of the city?
<p>Paragraph 8.4</p> <p>Support:1 Object: 3 Comment: 8</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • The Transport Strategy should have been available alongside this consultation. Its lack makes it harder to comment on the spatial strategy and proposed development sites. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Any strategy to disperse growth away from Cambridge will make it harder to mitigate transport impacts and provide the necessary infrastructure. Such a strategy would be contrary to the NPPF and unsound. • Challenge whether effective, realistic and affordable measures to mitigate impacts of development exist? • There is a lack of a strategy for delivering reliable, affordable infrastructure links between centres of employment and new proposed residential developments. New housing should be placed along existing transport corridors <p>COMMENTS:</p> <ul style="list-style-type: none"> • Properly planned infrastructure to support greater cycle use must be prioritised. • Rail can contribute to a transport strategy. Land could be reserved for a halt at Fulbourn on the Ida Darwin site. • Bus services are too expensive and inconvenient. • Ickleton Parish Council – The roads cannot cope with what we have now in terms of traffic generation. 'Build them now and address the problems later' does not seem particularly sustainable. Current policy implies a sticking plaster approach that is far from satisfactory. • The Transport Strategy should have been available as part of the consultation. Cycle Lanes from Central to West Cambridge are at full capacity and inadequate. • "Enhance accessibility" and "promote sustainable modes of transport" are mutually exclusive if

	<p>accessibility refers to private car use.</p> <ul style="list-style-type: none"> Urge that the needs of all transport users including car drivers are recognised and not just the cycling lobby. Growth rates in excess of 10% without building some new roads and widening others plus junction improvements will be needed at some point.
<p>Paragraph 8.5</p> <p>Support:1 Object: 3 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Support analysis. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> The approach of abandoning the consideration of larger Green Belt land releases on the edge of Cambridge is flawed as this is the most sustainable growth strategy. The meaning of the second sentence is obscure. Start planning now because the loss of the airport site is critical and the both Northstowe & Waterbeach developments may yet be delayed further. <p>COMMENTS:</p> <ul style="list-style-type: none"> Housing targets must be lowered.
<p>Paragraph 8.6</p> <p>Support:0 Object: 1 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <p>OBJECTIONS:</p> <ul style="list-style-type: none"> The guided busway is not shown running south from the city centre to Trumpington. This is a critical omission given the importance of locating development close to transport infrastructure. <p>COMMENTS:</p> <ul style="list-style-type: none"> Propose the QTSQ area as a Major Green Infrastructure Target Area as part of the sustainable development strategy for the area.
<p>Question 1</p> <p>Where do you think the appropriate balance lies between protecting land on the edge of Cambridge that is of high significance to Green Belt purposes and delivering development away from Cambridge in new settlements and at better served villages?</p> <p>Support:8 Object: 50 Comment: 237</p>	<p>ARGUMENTS IN SUPPORT: (number of similar comments in brackets)</p> <ul style="list-style-type: none"> All development should be beyond the city boundary. (2). Develop brownfield land in Cambridge and elsewhere and not Green Belt land. (1) Support development in the Green Belt. (2) <p>OBJECTIONS:</p> <ul style="list-style-type: none"> Use all brownfield sites before any Green Belt or greenfield site to protect food production and avoid flood risk. (4) No development in the Green Belt (7), develop in new settlements and villages (4). Do not develop Worts Causeway (2), or at Stapleford (2) This question proceeds on a flawed basis that all Green Belt land on the edge of Cambridge is of high significance. SCDC should not have to meet the deficit in Cambridge housing need. A critical comparison between new settlements and urban extensions in terms of sustainability has not been carried out. Neither is there a proper analysis of the extent to which new settlements can be

	<p>delivered in the plan period. Massive up-front infrastructure costs will come at the loss of affordable housing. Both Councils have failed to meet objectively assessed housing need. (1</p> <ul style="list-style-type: none"> • Develop more housing in Cambridge. Relying on provision in new settlements will worsen the shortage of affordable housing in Cambridge. (1 • Develop land at Fen Road for Traveller pitches. (1 • Develop new settlements like Waterbeach. (2 • Papworth Everard Parish Council – Object to housing only development in Papworth. (1 • Allow large garden redevelopment on the edge of the Green Belt. (1 <p>COMMENTS:</p> <ul style="list-style-type: none"> • <u>Concentrate development in new settlements and better served villages.</u> This will reduce commuting and relieve congestion in Cambridge. Transport links should be improved to allow commuting. Some parts of the County may benefit from more development. (37) • <u>Concentrate development in new settlements with appropriate infrastructure.</u> Village infrastructure cannot cope with more development. (36) • Expand Northstowe. (1) • <u>Concentrate all development in Cambridge.</u> Movement by bicycle is practical in Cambridge and the roads cannot cope with more cars and buses. University are freeing up central land. (8) • <u>Concentrate development in urban extensions to Cambridge</u> in the interests of sustainable development, economic growth, good access to jobs and services, and access by public transport and by bicycle. Whilst protecting the most important areas of Green Belt such as Grantchester Meadows (16). Develop south of Addenbrooke's between Shelford and Granhams Road (1). • <u>Concentrate development in the better served villages (15),</u> villages on the busway are particularly suitable (1), develop at Green Belt villages (1). • <u>Protect the Green Belt from development.</u> It has recently been reviewed and releasing land in every plan would make the policy to protect it meaningless. Land is available elsewhere. It provides the setting for Cambridge, maintains its scale, protects the necklace villages and protects wildlife. (77) • Allow some small scale development in the Green Belt. (2) • To provide adequate housing, Cambridge must increase development in the Green Belt beyond the 680 housing units proposed. 46.5 % of the housing proposed to 2031 is located in new
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	<p>settlements in South CAMBS, making Cambridge's housing and economic development hostage to external political and fiscal forces. Housing development of CC 921, 926, 927 & parts of SC232 in Broad Location 1 would add over 4,000 housing units to 2031, while development of CC 904 and SC 294, 295 and parts of 105 in Broad Location 5 could add an additional 1,500 plus units to 2031 (1).</p> <ul style="list-style-type: none"> • Some parts of GB3 and GB4 could be developed if done sensitively (land west of Trumpington Road and Trumpington Meadows). (1) • Allow development on Madingley Road and affordable housing at Barton, Grantchester and Madingley. (1) • Remove land from the Green Belt to relocate Marshall North Works to enable existing site to be developed for residential. (1) • Develop at the edge of Cambridge, in new settlements and sustainable villages. (7) • The Welcome Trust would support additional housing south of Cambridge to provide greater choice. (1) • No growth should be allowed as there are insufficient water resources. (1) • Villages such as Barrington should take more low cost/first time buyers homes and social housing. (1) • Move jobs to the north of England and similar areas. Protect land for food production. (2) • Only build on brownfield land wherever it is. (2) • Barton Parish Council – Protect the Quarter to Six Quadrant. Develop brownfield land away from this area and the city. (1) • Dry Drayton Parish Council – Protect the Green Belt. (1) • Haslingfield Parish Council, Harlton Parish Council, Foxton Parish Council – Protect the Green Belt, develop new settlements. (3) • Grantchester Parish Council – Protect the Green Belt, develop new settlements. (1) • Ickleton Parish Council – Develop at new settlements and the better served villages. (1) • Milton Parish Council – Protect the Green Belt, avoid develop near Milton including Waterbeach, and avoid overloading the A14 corridor. (1) • Sawston Parish Council – Employment growth is concentrated in Cambridge so most growth should be in urban extensions to Cambridge. (1) • Shepreth Parish Council – Protect the Green Belt, direct any development north and east of the city. (1) • Stapleford Parish Council – Protect the Green Belt and especially to the south of the City. (1)
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	<ul style="list-style-type: none"> • Teversham Parish Council – Protect the Green Belt. Develop only within existing framework boundaries and the city urban area. Return Cambridge Airport to the Green Belt. (1) • Waterbeach Parish Council - Although the Green Belt is important, it should not be prioritised above the needs of the surrounding countryside. Development to the north of Cambridge is not viable or sustainable as the infrastructure is severely stretched. The infrastructure south of Cambridge would seem more able to support sustainable development. (1) • Cambridgeshire County Council - In order for the development strategy to be sustainable known infrastructure shortfalls need to be addressed, including a Household Recycling Centre to serve Cambridge South. (1) <ul style="list-style-type: none"> • Better traffic management is needed. (1) • Review the Green Belt at Cottenham. This may avoid pushing development to less sustainable areas. (1) • Only develop brownfield land (6) and not the Green Belt at Fen Ditton (1). • No to Green Belt development at Stapleford (traffic, danger to children). (2) • The A14 and A10 cannot cope with more traffic. (1) • Protect farmland, (1), areas of high environmental and biological value (1). • No village development. (2)
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Chapter 9: Site Options

Para Number: 9.1		
Total representations: 3		
Object: 3	Support: 0	Comment: 0
KEY ISSUES ARISING FROM CONSULTATION		
Objections	<ul style="list-style-type: none"> Erosion of the Green Belt will impact on countryside Technical assessment did not take into account submissions to previous consultation or benefits Broad Location 7 could provide with new employment land and self sustaining services and facilities 	

Para Number: 9.2		
Total representations: 3		
Object: 3	Support: 0	Comment: 0
KEY ISSUES ARISING FROM CONSULTATION		
Objections	<ul style="list-style-type: none"> Impact on setting of City Loss of Green Belt Criteria used in Council proforma are landscape issues and not relevant to purposes of Green Belt; and assessment doesn't take into account the Commercial Estates Group masterplan It is not clear how Level 1 and Level 2 conclusions were arrived at 	

Para Number: 9.3		
Total representations: 1		
Object: 1	Support: 0	Comment: 0
KEY ISSUES ARISING FROM CONSULTATION		
Objections	<ul style="list-style-type: none"> Unclear how assessment scores have been aggregated e.g. Green Belt 11 factors into one. 	

Para Number: 9.4		
Total representations: 3		
Object: 3	Support: 0	Comment: 0
KEY ISSUES ARISING FROM CONSULTATION		
Objections	<ul style="list-style-type: none"> Loss of Green Belt and precedent it creates Traffic issues Babraham Road Guided busway not shown on map 2 	

Question 2:		
Total representations: 181		
Object: 95	Support: 14	Comment: 72
KEY ISSUES ARISING FROM CONSULTATION		
Objections	<ul style="list-style-type: none"> Views from Gogs and Beechwoods harmed by GB1 and GB2 but do not object to GB3, GB4 	

	<p>and GB5</p> <ul style="list-style-type: none"> • Objections to sites GB1, GB2, and GB3 on ecology grounds and impact on achieving Strategic Green Infrastructure Strategy. See below against these sites. • Will erode attractive countryside leading to Gogs which form important part of setting of City • Object to GB1 GB2 and GB5 loss of precious landscape Robert MacFarlane's "Wild Places" • Object to GB1-GB2 as will lead to sprawl and worsen congestion, including parking issues. No objection to GB3-4. Mixed views on GB5 sprawl, visual impact. No objection GB6 • Relieved GB6 smaller than Broad Location10 but too close to Histon Road. Object to use of Green Belt but if justifiable others are least bad options • Protect Green Belt presumption its available destroys its purpose. Oppose GB6 • Oppose GB1 and GB2 as will increase urbanisation of this entrance to City adding to pressure on services and congestion in southern fringe. • No "special circumstances" have been put forward to warrant building houses in the Green Belt. They reserve judgement on GB4 and GB5 and would like the Councils to make the case that they do constitute "special circumstances" for providing more employment. • Site GB6 has significant environmental issues. The technical assessment offers no mitigation of red scores. • Concern at approach to resist Green Belt releases in absence of objectively assessed needs and GL Hearn submission in relation to Q1 which suggests more housing is needed than that currently proposed by the Councils • NIAB 3/Darwin Green 3 boundary is incorrect see plan attached to rep 22639 • Barton Road Land Owners Group-Green Belt boundary that would result from these sites would not deliver the long-term clearly defined boundary required in the NPPF. Boundaries do not follow the guidance and will not deliver the quantum of development needed to deliver sustainable development. • Additional development at GB1 and GB2 and R15 Glebe Farm exacerbates an unsustainable situation in relation to waste management which
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	<p>is a strategic priority in the NPPF</p> <ul style="list-style-type: none"> • Opposes all site options. GB3 and GB4 have access issues • No further growth of any significance can be accommodated on edge of City. SCDC will have to take the burden and Bourn Airfield represents best option in terms of balance jobs and homes. • Oppose any development in Green Belt at Stapleford • Use smaller sites in villages. Its up to parish councils to come up with sites • Netherhall Farm could become an educational resource (urban farm) • Impact on bee population • Green Belt must be protected to prevent urban sprawl towards and compromising the character of necklace villages • Loss of Green Belt creates a precedent • Area around Gogs has great historical interest and natural beauty and should be protected. • Impact on quality of life if use Green Belt • There is identifiable harm to Green Belt purposes by all sites put forward • The NPPF provides for Green Belt boundaries to be changed only in exceptional circumstances • Housing and economy don't require exceptional circumstances. 95% of City's 14,000 projected housing need met by consents allocations and SHLAA sites • Not worth going into Green Belt for such a small number of sites • Ecological impacts on rare species who thrive on existing enclosed farmland, reduced resistance to pests and impact on UK agricultural policy • Density will preclude providing amenities on site causing residents to jump into cars • Other good alternatives exist to meet targets including infill in villages, opportunity at Bourn Airfield, Northstowe, Cambourne, Waterbeach and on other sites on southern fringe.
<p>Support</p>	<ul style="list-style-type: none"> • Support for housing provided avoids the AQMA area and use latter for employment. • Commercial Estates Group support GB1, GB2, GB3, GB4 and GB5 but consider a larger area within Broad Location 7 could be considered. • Will help meet demand for affordable homes • Small size and location will have negligible

	<p>impact on Green Belt and will help meet housing needs</p> <ul style="list-style-type: none"> • Sites are accessible by public transport and bicycle • Support GB1-GB3 for residential and GB4, GB5, and GB6 for employment • Sites are close to employment and services • Add to outside boundary of Green Belt to compensate
<p>Comment</p>	<ul style="list-style-type: none"> • Impact on setting of BLI's on GB1; GB1 should be developed before GB2 is commenced. Plan for appropriate treatment of eastern boundary. GB3 and GB4 are modest and align with technology park. Treat southern boundary carefully. GB5 impacts on Green Belt and Fulbourn Hospital Conservation Area. GB6 won't harm setting of Cambridge and can allow for robust landscape corridor. CS1 Abbey Stadium preferred option on grounds of not damaging the integrity of the Green Belt. Are cautious about Green Belt removal but at least work undertaken has identified those sites having least impact on Green Belt and setting • Green Belt release is not sequentially preferred to Denny St Francis proposal. All cause harm particularly GB6 • Welcome fact that some of plans to develop on green belt have been dropped. • Concerned over impact of GB1-GB5 on local nature reserves and sprawl damaging setting of City. GB3-GB5 of most concern because of dangers to cyclists and pedestrians and traffic congestion on busy narrow roads. • Keep GB3-GB5 for employment. GB6 not suited to housing • Emphasis should be on new settlements rather than edge of Cambridge • recognise need for practical housing strategy. Congestion on southern approach routes needs tackling. • Given concentration of over 30 villages feeding onto the B1049 and A1307 Milton Rd and Madingley Rd P&R sites are not accessible to these villages • All sites lend themselves to expansion. A14 and M11 provide barrier to future expansion • Sites will not deliver quantum of development needed

Question 3:		
Total representations: 57		
Object: 14	Support: 31	Comment: 12
KEY ISSUES ARISING FROM CONSULTATION		
Objections	<ul style="list-style-type: none"> Rejects the Council's assessment of Grange Farm site in the light of the need to address objectively assessed needs, the scale and character of the site having regard to its sustainable location on the edge of Cambridge. The College's vision is to develop the eastern part of the site and provide significant open space to the west. They therefore do not accept there would be any impact on coalescence. Dominant features in this area include the West Cambridge Site, which has changed the character of the area and forms an abrupt edge. There are two green corridors into west Cambridge but this northern one is bounded by modern development on the West Cambridge site. Vehicular access could be gained from Clerk Maxwell Road. Council is pre-empting the results of technical studies of air quality near the M11. Barton Road Land Owners Group - believe land north and south of Barton Rd should be released for development in accordance with principles in the concept Master Plan. A strategy of dispersal is unsustainable. The scale of affordable housing need and the need to support the economy justify releasing more land on the edge of Cambridge to support the University and Colleges and research institutions in a sustainable location. Evidence to reject the sites was not robust. A number of supporting technical documents supported reps at Issues and Options Stage which have informed the production of a concept Master Plan to provide 1500 dwellings a small science park, local centre, a school, relocated sports pitches for colleges, green infrastructure and access roads. There are process issues in the timing of decisions to reject sites while the quantum of development has not been finalised which is procedurally unsound. GL Hearn's Housing Requirements Study for BRLOG concludes an objectively assessed housing requirement would require 43,800-46,000 homes 2011-2031. 19,000 in Cambridge and 25,300 in SCDC. Experience with Rushcliffe Core Strategy and elsewhere highlights 	

	<p>importance of an up to date SHMA in identifying housing need. The need for a long-term supply of land was highlighted in examination of Dacorum's Core Strategy. The Structure Plan Green Belt releases were only meant to provide land to 2016. Sites shouldn't have been assessed before the quantum of land needed is identified. If Cambridge East does not come forward in the plan period alternative locations should be considered. The Green Belt is tightly drawn and doesn't allow for any safeguarded land to meet longer-term needs. The approach taken is not justified in line with PAS guidance. In relation to a credible evidence base, consideration of reasonable alternatives, and how they perform. The evidence used to reject the site is not robust, and the proposed strategy is not justified and is likely to be found unsound unless early and material changes are made. The decision to reject the site also not legally compliant on basis that reps made to Issues and Options One have been ignored (Regulation 18(3) of 2012 Regs) given they promoted a reasonable alternative.</p> <ul style="list-style-type: none"> • Commercial Estates Group-The summary assessment of BL7 is flawed as it did not take into account the detailed submissions to a previous consultation in particular the scope for the development to provide self-sustaining services. No overarching SA has been undertaken to look at the implications of the current development strategy before considering any departure. The assessment of impact against the Air Safeguarding Zone is flawed in that it represents a consultation zone with airport authorities. The site has been classified as not having access to high quality public transport even though it is close to the park and ride and has poor cycle access. The assessment of Green Belt in Chapter 7 is skewed in significance of the contribution BL7 makes to green belt purposes. • Cambridge South Consortium-The consultation document is not sound as it is not based on objectively assessed needs, the draft plan is not justified –fundamental background technical work has not been carried out. The draft plan is not the most appropriate strategy-there has been no strategic assessment of development on the edge of Cambridge. Joint working has
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	<p>not addressed cross boundary delivery of housing and employment. The draft plan is not consistent with national policy. BL5 has been incorrectly assessed as a housing site despite reps to both council's as part of Issues and Options One for an employment led scheme comprising a 45ha science park and 1,250 homes. This would have led to a better scoring of the site. The green belt and SA assessment included criteria such as views green corridors and soft green edges, which are not relevant to SA, and has resulted in double counting. They have commented further in the Green Belt Critique and Critique of Interim SA. The allocation for and employment led mixed use scheme will have a number of benefits. City can be expanded in a sustainable way, access to good public transport, employment, rail station, Addenbrooke's. It would not harm the Green Belt. It would create jobs and benefit the economy, provide 1250 homes including 500 affordable homes to meet ongoing needs beyond 2021. Provide a new focus of R&D development to the south related to a new sustainable community. Would meet all NPPF sustainability objectives.</p> <ul style="list-style-type: none"> • MCA Developments Ltd-have no objection to a new Community Stadium at Bourne Airfield provided it is commercially viable in its own right and is not used as catalyst for a large scale housing allocation on an unsustainable site. • Carter Jonas (4412) and the Quy Estate (2918)- Object to the rejection of BL9. It is an appropriate location is suitable viable and deliverable. The Council has underestimated the opportunity provided by the Science Park Station and Chisholm Trail. Inner Green Belt Review has not taken into account that this development will keep a green wedge between the development and the A14. Development by Marshall north of Newmarket Rd will fall short of anticipated delivery. It would redress the growth imbalance between SW Cambridge and NE Cambridge.
<p>Support</p>	<ul style="list-style-type: none"> • Strongly support for rejection of BL1, BL2, BL3, BL4 and BL5 in the light of their Quarter To Six Quadrant vision document. • Trumpington Residents Association-Supports the Council's conclusions on the remaining sites in the Green Belt around Trumpington. They

	<p>offer additional reasons supporting the rejection of BL3-BL6</p> <ul style="list-style-type: none"> • Cambridge Past Present and Future-Supports the rejections proposed in each Broad Location and acknowledges the great importance attached to them by the Councils. They do not however regard the Green Belt as sacrosanct and there may be special reasons to allow exceptions such as maintaining a balanced portfolio of sites to retain and attract a knowledge-based firms. This could constitute a very special circumstance. • Southacre Latham Rd and Chaucer Road Residents Association-support the rejections of sites in BL1 BL3 and BL4 and BL5. Sites are used by the community. Around Trumpington sites are visible from the M11 and impact on the identity of Trumpington as a village. • A further 7 Parish Council's supported the Council's reasons for rejection of edge of City Green Belt sites • Boyer Planning-RLW/DIO support rejection of other possible Green Belt sites in Appendix 4 • Cllr Anthony Orgee and Cllr Gail Kenney-Supports the rejection of all sites in Appendix 4 because of their impact on Green Belt and for the other reasons given. • Hinxton Land Ltd-Councils are correct to dismiss all sites listed • Welcome rejection of BL1 sites due to loss of playing fields and open fields, BL3 sites due to loss of Lakes congestion and playing fields, and BL4 and BL5 due to setting of City • Strongly support rejection of BL1 and BL2 in light of importance of these locations • Need to retain Green Belt around Girton • Endorse reasons for rejection but criteria applied in subjective way and could equally be used to reject GB1 and GB2 • Support rejections in BL3-5 • City has rightly rejected sites that would aggravate flooding issues. Use of playing fields must be stopped there is not enough open space to replace them. • Support rejection of BL1 which would damage setting of the University city as well as views. • Strongly support the rejection of Site 911 in BL7. • Support all rejections there are no exceptional
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	circumstances
Comment	<ul style="list-style-type: none"> • English Heritage-Sites in BL1 and BL2 and BL3 are all very sensitive and important to the setting of the historic core of the City. The historic skyline is clearly visible from the western approaches. The inner boundary should be regarded as permanent • English Heritage-BL4 is important for reasons set out in our objections to the Community Stadium. The current Green Belt Boundary was reviewed when Trumpington Meadows was allocated. At the time it was widely agreed to buffer the new edge away from the motorway • English Heritage- BL5 The new Addenbrooke's access road forms a logical boundary in this location as accepted by the Inspector at the Waste Recycling Facility Inquiry. Would lead to coalescence with Gt Shelford and Stapleford and harm the character of both villages. • English Heritage-BL6 and BL7. The proposed allocations GB1-5 provide only modest erosion into the Green Belt in this vicinity. Larger scale incursions would be harmful to the purpose of Green Belt. • English Heritage-BL9 in spite of its close proximity Fen Ditton retains a distinct identity with clear and discernible character of a small Cambridgeshire village. Allocation of any of the sites would harm the setting of many heritage assets within it. • Support rejection of Barton Road sites which would have adverse impact on very sensitive Green Belt • Would encourage re-assessment as it is more sustainable to develop close to City • Bottom line is we will be back here discussing these sites again within 10 years and some will have to go green especially if the airport site is locked out.

Site Number: GB1	
Total representations: 292	
Object: 250	Support: 25
	Comment: 17
KEY ISSUES ARISING FROM CONSULTATION	
Objections GB1 (number of similar comments in brackets)	Green Belt <ul style="list-style-type: none"> • Loss of Green belt /creates precedent (10) • If Green Belt is used it can never be replaced (2) • Cumulative impact of loss this and other green

	<p>belt land represents a 30% loss (1)</p> <ul style="list-style-type: none"> • It will cause fundamental harm/impact upon the green belt (77) • Unjustified breach of Green Belt policy (5) • There is a wrongful assertion that GB1 and 2 are of low environmental value. The NPPF doesn't discriminate in this way.(1) • NPPF Para 83 provides for Green Belt boundary changes only in "exceptional circumstances" The Council has not presented a compelling case as to why this constitutes exceptional circumstances (10) • Needs of economy don't require exceptional circumstances (1) • Contravenes stated purpose of Green Belt as defined in NPPF in failing to check unrestricted sprawl, safeguarding the countryside from urban encroachment, which would further contribute to the destruction of the special character of an historic town. (2) • Area was not allowed to be developed in 2002 LDA Green Belt Boundary Study (1) • Reasons for designating it Green Belt have not changed (3) • Further attempts to move green belt boundaries will be subject to legal challenge (1) • This area must be the highest value Green Belt and is vital for keeping Cambridge attractive and compact. (4) • Object to development in green belt but site has minimal impact and good access to local services (1) • This is arguably the best landscape in the City (3) • It is the landscape which makes City attractive not its housing estates (1) • Will run risk of unrestricted sprawl extending/encroaching upon open countryside beyond this site toward the Gogs (45) • Area forms important visual and physical buffer between urban edge and higher ground (71) • Soft green edge works and should not be compromised (34) • The development of these forelands will destroy the iconic status of area (1) • Represents an unspoilt gateway to open countryside even a small number of dwellings will change this ambience (1) • Land at base of Gogs is visually important and
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	<p>contributes to setting of City when viewed from south (1)</p> <ul style="list-style-type: none"> • As you come over the hill the City appears and is largely unspoilt (1) • The Gogs are the only hilly feature in an otherwise singularly flat landscape (1) • Impact on views of Beech Woods (6) • Impact on views from and to the Gogs (8 + 1) • Paths provide safe access to Beech Woods and the highest public space in Cambridge (1) • Impact on views across Cambridge (11) • Visual impact will differ vastly from what is there now (2) • Impact on setting of Cambridge (7) • Development of Green Belt will lead to coalescence of villages which would lose their identify (3) • The integrity of necklace villages should be preserved at all costs and they should not be subsumed into the City (1) • Will destroy City's historic compact scale (1) • Green belt must remain for physical, emotional, mental and spiritual health as well as environmental reasons (6) • Building in the green belt will harm the attractiveness of Cambridge and thereby hamper economic growth (5) • Sir William Wort gifted this land in perpetuity in 1709 so that Cambridge scholars could be coaxed into the countryside and enjoy the view (1) • Green Belt should be more valuable and protected as population of our small city densifies (2) • Impact of other housing on outskirts of Cambridge has yet to be evaluated (1) • The Council's 2012 Green Belt Review comments at para 3.4 "that where the city is viewed from higher ground or generally has open aspects...it cannot accommodate change easily" This is a clear instance of a view from higher ground. • The area is important for passive recreation <p>Natural Environment Biodiversity</p> <ul style="list-style-type: none"> • Will have unacceptable adverse impact on the local ecological network including SSSI's, County and City Wildlife sites and will compromise the ability to achieve the Gog
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Magogs Strategic Green Infrastructure Scheme. The Council's Assessment has underplayed impacts on natural environment and biodiversity in particular. They take issue with the assessment scores for GB1 re the scope for mitigation of impacts upon Netherhall Farm Meadow (County Wildlife site). To assume mitigation might be possible is arrogant. Reassessing GB1 could result in scores changing from amber to red in which case site should not be developed. They also question the Council's score on impact on an SSSI. This should not be green as traffic levels on LimeKiln Hill are already damaging the SSSI. Any increase would pose a real threat.

Pollution

- Will create air, noise, and light pollution (9)
- Addenbrooke's incinerator requires open areas nearby (1)
- This Green Belt Land is a valuable part of the City's heritage visually and also with wildlife sheltered from noise and light pollution. Any partial development would have a knock-on effect on the northern part of the GB1 site. (1)

Loss Agricultural Land

- Would destroy productive arable land (21)
- Permission for conversion of barns on site to dwellings granted in 2012 subject to surrounding land remaining open and of agricultural appearance (1)

Traffic Issues

- Transport infrastructure in this area cannot cope with additional development
- Doesn't feel it is possible to assess these sites options without a set of traffic options (which could be met within budget limits) alongside an assessment of the impact on the local network (1)

Infrastructure

- Lack of local amenities and social infrastructure including schools and doctors surgeries;
- flooding risk on lower land (1)

Alternative locations

- Consider Marshalls land instead (2)

	<ul style="list-style-type: none"> • Consider Waterbeach or Northstowe instead (7) • With all other sites in City and at Marshalls no need to further urbanisation. Need more balance (1) • Expand selected villages and new settlements instead (37) • In view of Northstowe going ahead the balance is against building on any Green Belt land around Cambridge (1) • Focus on other brownfield sites instead (11)
Support GB1 (number of similar comments in brackets)	<ul style="list-style-type: none"> • Fills a natural corner that lends itself to the purpose (1) • Provides a reasonable choice provided it doesn't spread nearer the Beechwoods (1) • Sites are suitable for residential development agree with arguments in favour (1) • Site appears to be well connected (1) • More homes are needed close to Addenbrooke's (1) • Proximity to Park and Ride, Addenbrooke's, and Guided Bus and Science Parks. (3) • Visually satisfactory (1) • Limited green belt development in established settlement may be appropriate (1) • Site accessible by public transport and bicycle and close to employment and services. Preferable to village locations where it adds to commuting/pollution/congestion/environmental impact (1) • Support on basis green belt setting is not compromised (2) • Development here would be beneficial (1) • Support as not as congested as area as Fulbourn Road (1) • Large developments should be kept close to Cambridge City (1) • Site could be extended to Junction of Worts Causeway and Lime Kiln Road (2) • Support as it would only extend existing built up areas (1) • Proximity to centres of employment, good public transport, schools and facilities thereby putting minimum strain on road congestion (1)
Comment	<ul style="list-style-type: none"> • Favour Worts Causeway sites because they wouldn't fundamentally change the nature of that part of the Cambridge boundary, visually or functionally (1) • Development here seems practical and has

	<p>minimal impact (1)</p> <ul style="list-style-type: none"> • English Heritage- The curved alignment of Beaumont Road will ensure that to some extent this allocation will give the appearance of 'rounding off' the city edge, though the eastern boundary might then have taken a more northeast-southwest alignment up to the track that forms the western boundary of the large field, whereas the current north-south alignment appears better suited to justifying the allocation of site GB2. We note the site includes locally listed farm buildings and while these might be retained, their setting is likely to be compromised by the allocation. It will therefore be necessary to consider whether or not there is sufficient wider public benefit to be derived from this allocation to justify the harm. The eastern boundary would need careful treatment to form an appropriate junction between the city and the Green Belt.
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Site Number: GB2		
Total representations: 284		
Object: 240	Support: 26	Comment: 18
KEY ISSUES ARISING FROM CONSULTATION		
Objections GB2	<p>Green Belt</p> <ul style="list-style-type: none"> • Loss of Green belt /creates precedent (43) • Cumulative impact of loss this and other green belt land represents a 30% loss (1) • It will cause fundamental harm/impact upon the green belt (73) • Serious impact on Green Belt but less than GB1 since land is flat (1) • Unjustified breach of Green Belt policy (6) • There is a wrongful assertion that GB1 and 2 are of low environmental value. The NPPF doesn't discriminate in this way.(3) • NPPF Para 83 provides for Green Belt boundary changes only in "exceptional circumstances" The Council has not presented a compelling case as to why this constitutes exceptional circumstances (9) • Building in the green belt will harm the attractiveness of Cambridge and thereby hamper economic growth (4) • Contravenes stated purpose of Green Belt as defined in NPPF in failing to check unrestricted sprawl, safeguarding the countryside from 	

	<p>urban encroachment, which would further contribute to the destruction of the special character of an historic town. (8)</p> <ul style="list-style-type: none"> • Area was not allowed to be developed in 2002 LDA Green Belt Boundary Study (1) • Reasons for designating it Green Belt have not changed (5) • Object to green belt development but if absolutely required this site has minimal impact and good access to local services and employment. (1) • Scores for green belt significance questionable in 2012 document as they relate to two halves of same field (1) • Keep Green Belt for future generations to enjoy (1) • Green belt has prevented ribbon development (2) • This is arguably the best landscape in the City (1) • Will run risk of unrestricted sprawl extending/encroaching upon open countryside beyond this site toward the Gogs (40) • Support the rejection of Site 911 Cambridge SE but same criteria apply to GB1 and GB2 (1) • Area forms important visual and physical buffer between urban edge and higher ground (67) • Soft green edge works and should not be compromised (33) • The development of these forelands will destroy the iconic status of area (1) • Represents an unspoilt gateway to open countryside even a small number of dwellings will change this ambience (2) • Land at base of Gogs is visually important and contributes to setting of City when viewed from south (1) • As you come over the hill the City appears and is largely unspoilt 1) • The Gogs are the only hilly feature in an otherwise singularly flat landscape (1) • Impact on views of Beech Woods (1) • Impact on views from Gogs (5) • Impact on views of Gogs (4) • New developments will be visible all way into Cambridge from south (1) • Development of Green Belt will lead to coalescence of villages which would lose their identify (4)
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	<ul style="list-style-type: none"> • The integrity of necklace villages should be preserved at all costs and they should not be subsumed into the City. (1) • Green belt must remain for physical, emotional, mental and spiritual health as well as environmental reasons (2) • Sir William Wort gifted this land in perpetuity in 1709 so that Cambridge scholars of Emmanuel College could be coaxed into the countryside and enjoy the view (1) • Green Belt should be more valuable and protected as population of our small city densifies (1) • Impact of other housing on outskirts of Cambridge has yet to be evaluated (1) • Land off Long Road should never have been taken out of the Green Belt (1) • Green Belt should never be reviewed? (3) • The Council's 2012 Green Belt Review comments at para 3.4 "that where the city is viewed from higher ground or generally has open aspects...it cannot accommodate change easily" This is a clear instance of a view from higher ground. (2) <p>Natural Environment Biodiversity</p> <ul style="list-style-type: none"> • Will have unacceptable adverse impact on the local ecological network including SSSI's, County and City Wildlife sites and will compromise the ability to achieve the Gog Magogs Strategic Green Infrastructure Scheme. The Council's Assessment has underplayed impacts on natural environment and biodiversity in particular. Reassessing GB2 could result in scores changing from amber to red in which case site should not be developed. They also question the Council's score on impact on an SSSI. This should not be green as traffic levels on LimeKiln Hill are already damaging the SSSI. Any increase would pose a real threat. Some of the scores against Green Belt on GB2 also underplay impacts and may be categorised red or amber. Cumulative scores may end up being changed amber to red. (66) <p>Pollution</p> <ul style="list-style-type: none"> • Will create air, noise, and light pollution (9)
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	<p>Loss Agricultural Land</p> <ul style="list-style-type: none"> • Would destroy productive arable land (18) <p>A number of attractive permissive footpath links are threatened by the proposed development along with impacts on biodiversity and the loss of safe attractive off road routes to Beech Woods and the Park & Ride.</p> <p>Traffic Issues</p> <ul style="list-style-type: none"> • Transport infrastructure in this area cannot cope with further development <p>Infrastructure</p> <ul style="list-style-type: none"> • Lack of local amenities and social infrastructure including schools and doctors surgeries; <p>Alternative Locations</p> <ul style="list-style-type: none"> • Consider Marshalls land instead (2) • Consider Waterbeach or Northstowe instead (10) • Expand selected villages and new settlements instead (33) • Focus on other brownfield sites instead (12) <p>Other Reasons</p> <ul style="list-style-type: none"> • There is a GHQ Line Anti tank trench running across the GB1 and GB2 sites which presents contaminated land issues and cultural heritage /archaeological issues and historic monument of national and regional importance requiring a risk evaluation under the Environmental Protection Act 1990 (1) • Area is important for passive recreation (50)
<p>Support GB2 (number of similar comments in brackets)</p>	<ul style="list-style-type: none"> • Fills a natural corner that lends itself to the purpose (1) • Provides a reasonable choice provided it doesn't spread nearer the Beechwoods (1) • Sites are suitable for residential development agree with arguments in favour (1) • Most sites look suitable for housing (1) • Proximity to Park and Ride, Addenbrooke's, guided bus, Science Parks, and rail station to be built at Long Road (1) • Visually satisfactory (1) • Limited green belt development in established settlement may be appropriate (1) • Site accessible by public transport and bicycle and close to employment and services.

	<p>Preferable to village locations where it adds to commuting/pollution/congestion/environmental impact (1)</p> <ul style="list-style-type: none"> • Support on basis green belt setting is not compromised (2) • Development here would be beneficial but Cambridge still needs infrastructure to overcome congestion (1) • Support as not as congested as area as Fulbourn Road (1) • Support as it would only extend existing built up areas (1) • Proximity to centres of employment, good public transport, schools and facilities thereby putting minimum strain on road congestion (1) • Support if site includes significant green space to moderate impact of Addenbrooke's from the Gogs (1) • Support but traffic along Babraham Rd needs to be addressed first (1) • Support development of site which is logical extension to Cambridge with minimal impact on green belt. It is a sustainable location. Site is available and can be developed independently or as part of larger phased scheme. It is unconstrained by infrastructure capacity and is unlikely to have contamination issues. Background evidence supports its development and is endorsed by the County Council. Offers potential for provision of affordable housing.
<p>Comments GB2</p>	<ul style="list-style-type: none"> • Favour Worts Causeway sites because they wouldn't fundamentally change the nature of that part of the Cambridge boundary, visually or functionally (1) • Development here seems practical and has minimal impact (1) • English Heritage- The curved alignment of Beaumont Road will ensure that to some extent this allocation will give the appearance of 'rounding off' the city edge, though the eastern boundary might then have taken a more northeast-southwest alignment up to the track that forms the western boundary of the large field, whereas the current north-south alignment appears better suited to justifying the allocation of site GB2. We note the site includes locally listed farm buildings and while these might be retained, their setting is likely to be compromised by the allocation. It will

	<p>therefore be necessary to consider whether or not there is sufficient wider public benefit to be derived from this allocation to justify the harm. The eastern boundary would need careful treatment to form an appropriate junction between the city and the Green Belt.</p> <ul style="list-style-type: none"> English Heritage-Not logical to develop on its own but justified if developed in conjunction with GB1. Recommend GB1 is developed first. The eastern boundary would need careful treatment to form an appropriate junction between the City and the Green Belt.
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Site Number: GB3		
Total representations: 115		
Object: 74	Support: 24	Comment: 17
KEY ISSUES ARISING FROM CONSULTATION		
Objections GB3	<ul style="list-style-type: none"> Loss of views of fields and peace and quiet Negative visual impact on views of Lime Kiln Hill It is an encroachment on the Green Belt Proposal doesn't check unrestricted sprawl nor does it assist in safeguarding countryside from encroachment Contributes to coalescence Cambridge and Fulbourn Object as development should be located in new settlements and better served villages Object to development in Green Belt but if absolutely required this site is near employment and has good access to City NPPF Para 83 provides for Green Belt boundary changes only in "exceptional circumstances" The Council has not presented a compelling case as to why this constitutes exceptional circumstances (1) Will encourage ribbon development along Fulbourn Rd (1) Adverse impact on Green Belt due to its location on rising ground (37) Adverse impact on Green Belt due to its location on rising ground. Proximity to and pressure upon Chalk Pits Nature reserve compromising its value as a nature reserve by increasing its isolation from wider countryside. The access to the development goes through existing housing areas and contributes to increased vehicular and pedestrian movements at the busy Robin Hood junction. 	

	<ul style="list-style-type: none"> • Will have unacceptable adverse impact on the local ecological network including SSSI's, County and City Wildlife sites and will compromise the ability to achieve the Gog Magogs Strategic Green Infrastructure Scheme. The Council's Assessment has underplayed impacts on natural environment and biodiversity in particular. Reassessing Site GB3 could result in the score changing from amber to red in which case they should not be developed • Site lies close to nationally and locally designated sites Cherry Hinton Chalk Pit SSSI, Limekiln Hill Local Nature Reserve. Natural England would only be satisfied with these sites being allocated if they result in no adverse effect on these sites through uncontrolled access, fly tipping, fires etc. • Concerns over transport implications of the proposal – area already heavily congested. • At bursting point on services and infrastructure (3) • Lack of school places (1) • Impact on health facilities (1) • Adds to flood risk on lower ground (2) • Loss of arable land (6)
<p>Support GB3 (number of similar comments in brackets)</p>	<ul style="list-style-type: none"> • This would do not change the beauty of the area (1) • Good choice as close to Cherry Hinton with its facilities and transport links although Chalk Pits and Nature Reserve must be protected (1) • Support provided shared use cycle path can be converted to proper cycle lanes on both sides of Fulbourn Road (1) • Support employment or housing but address traffic issues prior to development (1) • Beneficial development but Cambridge still needs infrastructure to overcome congestion (1) • Support provided setting not compromised (2) • General support of option (5) • Support as only extending built up area slightly (1) • Support as large developments should be kept close to Cambridge (2) • Support this site as is accessible by public transport and bicycle. And is close to employment and services. This is preferable to village locations which add to commuting and

	<p>congestion (2)</p> <ul style="list-style-type: none"> • Support as there are good local employment, schools and shopping facilities (2) • Creates minimum strain on roads (1) • Minimal problems/ limited green belt development in established settlement may be appropriate (2) • Support as small developments and benefit housing (1) • Some of this land may provide opportunity for ARM to meet its growth requirements in the City, which could involve it doubling of its floorspace from 150,000sqft to 300,000sq ft over the next 10 years through a series of phased developments. Given its expansion requirement and its desire to remain in Cambridge it is therefore supportive of the allocation • Support development of this site as GB3 and GB4 are infill sites screened from the road by tall buildings on Peterhouse Technology Park and the rising ground to the south. Development should be recessed into the hillside to reduce visual impact further. Site GB3 should not be promoted for industrial development due to its proximity to residential development.
<p>Comment</p>	<p>Green Belt</p> <ul style="list-style-type: none"> • This site seems to cause low impact (2) • Best option is Fulbourn road site and NIAB site (1) • Fulbourn Rd with local employment preferable (1) • Most sites look suitable for housing (1) • Support Fulbourn Road (1) • Support for employment use as discrete and aligns with Peterhouse Technology Park. Proposers should offset balancing green belt provision elsewhere. • Would not materially effect the village of Fulbourn • Do not object to employment on this site as aligns with Peterhouse Technology Park and would be discrete. • English Heritage - These sites are relatively modest allocations where the boundary of the southern edge of the city would be aligned with the Peterhouse Technology Park. English Heritage does not object and would wish to see

	careful treatment of the southern boundary to form an appropriate boundary with the green belt.
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Site Number: GB4		
Total representations:		
Object: 28	Support: 25	Comment: 49
KEY ISSUES ARISING FROM CONSULTATION		
Objections	<p>Green Belt</p> <ul style="list-style-type: none"> • “Special circumstances” case for a green belt release has not been made (1) • Will lead to creep up the hill and is unwelcome (1) • Proposal doesn’t check unrestricted sprawl nor does it assist in safeguarding countryside from encroachment (1) • Contributes to coalescence Cambridge and Fulbourn (2) • Object as development should be located in new settlements and better served villages (1) • Green belt must remain for physical, emotional, mental and spiritual health as well as environmental reasons (2) • Visual impact misrepresented in document (2) • It will cause fundamental harm/impact upon the green belt (5) • Loss of Green belt /creates precedent (6) • If green belt is used it can never be replaced (2) • Object to development in Green Belt but if absolutely required this site is near employment and has good access to city/minimal impact (2) • Development will be an eyesore and should be recessed into the hill side to reduce visual impact further (1) • Will be visible from higher ground to the south (1) • Object to all green belt sites they should be left for future generations to enjoy (1) <p>Natural Environment Biodiversity</p> <ul style="list-style-type: none"> • Will ruin natural beauty of area (1) • Loss of wildlife habitats and biodiversity (1) • Puts pressure on Chalk Pits. Wildlife needs corridors to move between habitats should include a buffer zone between reserves and this site (3) • Adverse impact on Chalk Pits Nature Reserve 	

	<p>SSSI (2)</p> <p>Active and Passive Local Recreation/Leisure</p> <ul style="list-style-type: none"> • Have long campaigned for a safe off road footpath link from Fulbourn Road south to the Roman Road. Lime Kiln Hill is dangerous for walkers and lacks a footpath for most of its length. Improved rights of way could be provided as part of this development to provide safe access to the wider countryside. <p>Traffic Issues</p> <ul style="list-style-type: none"> • Transport infrastructure in the area cannot cope with additional development. <p>Infrastructure</p> <ul style="list-style-type: none"> • At bursting point on services and infrastructure (2) • Infrastructure (1) • Lack of school places (1) • Impact on health facilities (1) • Adds to flood risk on lower ground (2) <p>Loss Agricultural Land</p> <ul style="list-style-type: none"> • Loss of arable land (5)
<p>Support (number of similar comments in brackets)</p>	<ul style="list-style-type: none"> • Good choice as close to Cherry Hinton with its facilities and transport links although Chalk Pits and Nature Reserve must be protected (1) • Support provided shared use cycle path can be converted to proper cycle lanes on both sides of Fulbourn Road (1) • Beneficial development but Cambridge still needs infrastructure to overcome congestion (1) • Support provided setting not compromised (2) • General support of option (9) • Limited green belt development in established settlement may be appropriate (1) • Represents a natural extension of the Technology Park (1) • Support as only extending built up area slightly (1) • Support as large developments should be kept close to Cambridge (2) • Support this site as is accessible by public transport and bicycle. And is close to employment and services. This is preferable to village locations which add to commuting and

	<p>congestion (1)</p> <ul style="list-style-type: none"> • Support as there are good local employment, schools and shopping facilities (2) • Creates minimum strain on roads (1) • Minimal problems/ limited green belt development in established settlement may be appropriate (1) • Some of this land may provide opportunity for ARM to meet its growth requirements in the City, which could involve it doubling of its floorspace from 150,000sqft to 300,000sq ft over the next 10 years through a series of phased developments. Given its expansion requirement and its desire to remain in Cambridge it is therefore supportive of the allocation • Support development of this site as GB3 and GB4 are infill sites screened from the road by tall buildings on Peterhouse Technology Park and the rising ground to the south. Development should be recessed into the hillside to reduce visual impact further. • Support development of this site from an economic perspective as it forms a logical extension to the existing Peterhouse Technology Park and provide quality employment development for high tech uses • Supports the development as it represents a discrete extension to the mini science and technology park and will provide employment for local people, provide synergy with existing businesses, and contribute to business generally in the Cherry Hinton local centre
<p>Comments</p>	<p>Alternative Locations</p> <ul style="list-style-type: none"> • Most jobs opportunities in north of the City. Focus instead on Histon Girton Milton Waterbeach Cottenham (1) • A limited expansion may be acceptable if careful attention is given to height massing & materials (inc colour) the site can be seen from higher ground to the south. Any development must safeguard the amenity of adjoining housing to the north, be no more than 2 storeys and incorporate a green roof to minimise visual impact from the higher ground and respond to environmental considerations (32). • Any development must safeguard the amenity of adjoining housing to the north , be no more than 2 storeys and incorporate a green roof to

	minimise visual impact from the higher ground and respond to environmental considerations (1)
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CHAPTER 9: SITE OPTIONS	
QUESTION NO.	SUMMARY OF REPS
QUESTION / Paragraph	
<p>Site Option GB5 : Fulbourn Road East</p> <p>District: SCDC Area: 6.92ha Use: Employment development</p> <p>Support: 19 Object: 77 Comment: 14</p>	<p>ARGUMENTS IN SUPPORT: (number of similar comments in brackets)</p> <ul style="list-style-type: none"> • Support if well designed as a small development adjacent to the urban area. (14) • Cambridgeshire County Council - Support the proposed employment use for this site from an economic development perspective. It forms a logical extension to the existing Peterhouse Technology Park and presents the opportunity to provide additional quality employment development for high tech related uses. (1) • Support because accessible by public transport and bicycle, close to services so preferable to development in villages which would contribute to more commuting, traffic congestion, pollution, environmental impact. (1) <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Development of Site GB5 would be an unsympathetic "ribbon" development of commercial premises on rising ground, which would be contrary to the fundamental Green Belt purposes and functions bringing a "finger" of urban sprawl out into the Green Belt countryside. The development effectively further reduces the separation between Cambridge and Fulbourn. The development would be highly visible from the high ground to the south - the roofs of the existing Technology Park are already prominent when viewed from Shelford Road. (46) • The Parish Plan is opposed to changes to the Green Belt around the village to retain the environment and ambiance of Fulbourn. (1) • This is green belt land. Building here will impact on wildlife and farmland, and people's pleasure in the countryside. It will add to existing heavy traffic on Fulbourn Road. This would put increased pressure on schools, and Addenbrooke's and the Rosie. (3) • It would increase traffic at peak times (cars

	<p>already queue along Fulbourn Road, concerned about safety and environmental impact). It may be 'easily accessible' by bike but not safely plus currently Fulbourn Road serviced by one bus route only. (6)</p> <ul style="list-style-type: none"> • There is no need for this development, which would adversely affect the Green Belt setting of Cambridge as there is an acknowledged surplus of allocated employment land in South Cambridgeshire. (2) • Development of the full site would harm the character and appearance of the nearby Conservation Area. Strongly recommend that the site does not extend to the east of Yarrow Road and that the southern boundary gets further consideration to ensure development is not built on the crest of the hill that rises to the south of the Fulbourn Road. (1) • Site could be developed but only up to the roundabout. (1) • Sites GB3, GB4 and GB5 lie close to nationally and locally designated sites including; Cherry Hinton Chalk Pit SSSI, Limekiln Hill, LNR and Netherhall Farm Meadow CWS. NE would only be satisfied with these sites being allocated if it can be demonstrated that development will not have an adverse effect. (1) • Any development close to Cambridge will put pressure on the City Centre and local infrastructure. (1) • It is possible that a case can be made that these sites meeting the requirement for 'very special circumstances' but the argument to support the release of Green Belt has not yet been made. Until a strong case is made, such as the extension of ARM, then both sites should be opposed on principle as they are in the Green Belt. (1) • Object to loss of Green Belt land. (9) • Loss of agricultural land. (1) • Loss of view south when driving down Yarrow Road (1), visible from Fulbourn Road (1). • Site is too big, if it were half the size it could be supported. (1) • Object as there is no assessment of traffic impacts. (1) • Move employment growth to other parts of the UK that need it more. (2)
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	<p>COMMENTS:</p> <ul style="list-style-type: none"> • This option seems practical with minimal impact. (2) • Woodland screening will be required, consideration should be given to the provision of public open space, which the area is deficient in. Regarding transport, the current narrow shared use pavement on the Fulbourn Road needs to be converted such that both sides of Fulbourn Road have proper on-road, cycle lanes, which continue around Gazelle Way. Cycle provision also needs looking at on routes into the City and into Cherry Hinton village centre to encourage residents or employees to not use cars. This bit of the Fulbourn Road is not on a bus route. (1) • Low fluvial risk. Groundwater beneath site is valuable resource needing protecting and improving. Site investigations and risk assessments needed. Infiltration drainage potential. (1) • Do not object to this site. Although development is Green Belt land it aligns with the adjacent Peterhouse Technology Park site. Part of the proposed site might be considered suitable for employment development consistent with the adjacent existing employment areas provided that the boundaries of the site are widely buffered and wooded or otherwise screened to merge with the adjacent rural landscape. (2) • Low impact development. (1)
<p>Site Option GB6: Land to south of the A14 and west of Cambridge Road (NIAB 3)</p> <p>Support:24 Object: 177 Comment: 24</p>	<p>ARGUMENTS IN SUPPORT: (number of similar comments in brackets)</p> <ul style="list-style-type: none"> • Whichever site is chosen will not make traffic situation any better, but support NIAB3 as less housing built on that side of town than Fulbourn / Worts Causeway sites. • Ideal site with access from Histon and Huntingdon Roads - should include a link road to both. • Support all sites so long as well considered and do not detract from setting of Cambridge. What do they offer in compensation for loss of Green Belt? • Option seems practical with minimal impact. (2) • Support as only extending existing built up

	<p>areas. (3) / Limited Green Belt development. (1)</p> <ul style="list-style-type: none"> • Large developments should be kept nearer to Cambridge (within A14/M11 corridor). (2) • <u>Accessible</u> by public transport and cycle, close to employment and services – preferable to new houses in villages which contribute to commuting, congestion, pollution, environmental impact. (1) Access to Park & Ride, guided bus and Addenbrooke’s Hospital and Science Parks as employers. (1) Proximity to centres of employment, good public transport schools and facilities. Thereby putting minimum strain on road congestion. (1) • Most of the sites look suitable for housing. • Most suitable site – current development in area, proximity to A14, could also be considered for Community Stadium. • Would lessen traffic travelling into Cambridge. • Road network better with access to A14. • Since most jobs in north of city, further development in the north seems logical. • Best place for community stadium – road access and transport easily improved – good use of site. Moe pylons if an issue. Restrict housing to high density and away from A14. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • No further housing, nor a proposed Community Stadium, should be built on land adjacent to existing NIAB development sites 1 and 2. (143) • <u>Protect Green Belt</u> - Object to all sites that encroach onto Green Belt land. (4) No Green Belt unless exceptional circumstances (2) Green Belt can never be replaced. (3) Better alternatives. (1) • <u>Air Quality</u> – How does encouraging families to live in areas of poor air quality tally sustainability and environmental agendas? (1) Green Belt needed to protect air quality. (1) Development within AQMA caused by high exhaust emissions is unacceptable - remain green space to assist with carbon absorption to aid improved air quality. (1) No sense to develop site if issue for living and working there. (2) • Not suitable for residential – too close to A14
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	<p>– not fair or healthy for future residents. (2) / commercial would encourage long distance commuting. (1)</p> <ul style="list-style-type: none"> • <u>Coalescence</u> - Loss of separation with Histon & Impington – turn into suburb of Cambridge. (3) Create coalescence – loss of remaining small, but important gap and increase urbanisation along Histon Road due to Orchard Park. (1) Impact on Girton and surrounding villages to become part of Cambridge. (1) • Infrastructure needed may be unaffordable and/or delayed. • No to NIAB 3 - area cannot cope with more. (4) Overcrowding of residential area (1) • Health issues with pylons. (2) • This side of city will experience greatest impact of development already envisaged. Further development will be straw that breaks camels back. 'Community stadium' would threaten amenities of residence close by. • On NIAB 3 infrastructure, the effect on Girton would be too deleterious for the Parish Council to approve it. • Object to residential – could be considered for improvement for open space purposes. • 1. Green Belt - threat of coalescence. 2. Much of site in Air Quality Management area, and unsuitable. 3. Likely to require noise barriers from A14 - unacceptable visual impact. 4. No demand for employment development - unlikely to be mixed use development. • Only remaining open land separating City and Impington – don't want to lose identity, be seen as extension to Cambridge. Community Stadium will generate traffic from north through Histon and Impington adding to existing traffic issues. • <u>Impact on Roads</u> - Commercial development off Madingley Road greatly added to congestion and increased journey times because of new traffic. (1) Strain on roads into Cambridge and Histon's High Street, already congested. (1) Increase traffic into Cambridge – already nearing breaking point. (1) Exacerbate traffic problems. (3) • <u>Drainage</u> - How can be confident that SUDS will work for NIAB 1, 2 and 3? Orchard Park required £7 million surface water attenuation
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	<p>scheme - underground strata is identical. Unless addressed, ground water will saturate award drain and Beck Brook catchments with serious threats to properties and businesses in Histon, Westwick, Rampton and Cottenham. Surface water flow in northwest direction towards Westwick. Ditches already overflow, during heavy rains.</p> <ul style="list-style-type: none"> • Impact on species identified in SA - retain and enhance biodiversity. NPPF – allocate sites with least environmental or amenity value & consider benefits of best agricultural land. • Not suitable for housing due to poor air quality and noise problems. • Support for industrial but not residential due to AQMA. • Loss of agricultural land and Green Belt. (2) • Impact on Green Belt purposes – coalescence. 2. Air quality issues. 3. Visual impact. 4. Public transport overcrowded and unreliable. 5. Histon Road unsafe for cycling & congested (even before NIAB 1&2). 6. Overdevelopment. 7. New community facilities required. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Near motorway and Park & Ride. • <u>A14 capacity</u> - needs upgrading. (1) Worry about adding to the overload on A14, especially if Cottenham developed. (1) • <u>Object in principle, but if absolutely necessary, NIAB3 least worse</u> (3). Area nearest A14 should be restricted to non-domestic development / leave southern part for amenity space for residents of NIAB developments - allows access close to A14 and not add to traffic congestion on Histon Road. • Not supportive of employment development given its relative isolation from other employment areas. Support some residential development linked to 'NIAB' 1&2. • Do not replicate mistakes of Orchard Park. (2) Looks scrappy, unfinished, poor streetscapes, bad cycle permeability, being completely cut off from Cambridge by hostile King's Hedges Road. (1) • NIAB 3 site close to Hauxton is seeing huge development already with Great Kneigton and
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	<p>site next to Waitrose. More development will cause serious traffic problems - queuing at dangerous levels on M11 during morning rush hour.</p> <ul style="list-style-type: none">• While A14 will ensure no real harm to setting of Cambridge, important northern boundary of site kept sufficiently distant from A14 to allow landscape corridor and avoid repeat of poor relationship between Orchard Park and A14.• Groundwater beneath site important base-flow to local watercourses and for local abstractions - need to be maintained and protected. Potential for contamination needs investigating. Potential to use infiltration drainage. Pollution prevention measures are likely for any employment use.• Area near junction 31 of A14 may be suitable but concern that Histon Road and Huntingdon Road are becoming far too busy.• Housing on NIAB site is appalling and too crowded – presumably NIAB3 would be similar.
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CHAPTER 10 – SUB-REGIONAL SPORTING, CULTURAL AND COMMUNITY FACILITIES	
Question No.	SUMMARY OF REPS
COMMUNITY STADIUM	
<p>Paras 10.1 to 10.6 (Introduction – community stadium issues)</p> <p>Support:106 Object:9 Comment:15</p>	<ul style="list-style-type: none"> • Widespread support for concept of community stadium with community sport facilities; • Long overdue, much needed facility for all the community, especially young people; • Should be a sports village, with education and training facilities; • Would help to promote active lifestyles and a sense of community; • There is a shortage of all-weather pitches for the community, and Cambridge needs a bigger indoor sports hall – the proposed facility is to be welcomed; • Must make sure there are benefits for all, not just a stadium for Cambridge Utd – the facility must be available to the local community throughout the week; • Current problems of running local sports clubs because of high rentals for premises – a proper community venue would solve this; • Concerns about traffic impact if located south of Trumpington Meadows (when combined with traffic generated by residential development); • Ideal location would have rail access as well as road access to minimise local traffic impact; • Minority views opposing a new stadium for Cambridge Utd – better to invest in existing stadium, rather than build a new one; • No need for a new stadium for Cambridge Utd – would prefer smaller scale local facilities spread around the city and villages, rather than one centralised venue; • Alternative view in favour of a new stadium for Cambridge Utd – the club should be the anchor tenant, and it might help them to regain Football League status; • Cambridge Utd existing Abbey Stadium is out of date and incapable of viable improvement; • Not enough evidence to show if there is or will be sufficient demand to make a facility viable.
<p>Paras 10.7 & 10.8 (Principles for a Community Stadium)</p> <p>Support:58 Object:5 Comment:2</p>	<ul style="list-style-type: none"> • Widespread support for the principles for a community stadium identified in the Issues & Options document; • Any new facility must meet the needs of Cambridge Utd, as the only club capable of being the anchor tenant; • Alternative views expressed - the more clubs whose needs are met, the better; there should be no more than two main users, otherwise the playing pitch will not cope; • There should be a sequential approach to site selection; • Full support for the principle that the stadium must be available for community use; • Not convinced that the need for a community stadium has been proven, therefore it is premature to identify principles or consider a green belt location;

	<ul style="list-style-type: none"> Any site chosen should be capable of expansion of both buildings and practice/playing areas in the longer term.
<p>Q4. Do you think there is a need for a community stadium serving the sub-region?</p> <p>Support:384 Object:70 Comment:131</p>	<ul style="list-style-type: none"> Yes (65% of responses); No (19%); Not in the Green Belt (7%); Should be investment spread across a number of local sports facilities/community centres rather than one multi-purpose stadium (3%); Would be 'desirable' but cannot be considered as a 'need' (1%); Undecided/not enough evidence/public money or S106 funds should not be used for Cambridge Utd/other comments (5%); If built, should provide for variety of sports – hockey, lead climbing wall, ice rink, athletics, cycle track, gym, swimming pool all mentioned.
<p>Q5. Do you agree with the principles identified for the vision for a community stadium?</p> <p>Support:331 Object:33 Comment:25</p>	<ul style="list-style-type: none"> Yes (78% of responses); No outright (5%); Partial agreement or other comment (17%): Other points made: <ul style="list-style-type: none"> Additional principle – must have good strategic road access Additional principle – must have sustainable transport links Additional principle – must not have any substantial adverse effect on the local community where it is based Additional principle – must avoid adverse environmental impact Additional principle – must maximise its return on investment for long term viability Additional principle – must not be in the Green Belt Additional principle – must be sited away from housing There is no necessity for a stadium to be combined with sports facilities for local residents The term 'community stadium' misrepresents what is being proposed as it would be a sub-regional venue rather than a facility for the community The principles could make specific reference to other sporting needs, such as a lead climbing wall
<p>Q6. If a suitable site cannot be found elsewhere, do you think the need is sufficient to provide exceptional circumstances for a review of the Green Belt to accommodate a community stadium?</p>	<p>Support</p> <ul style="list-style-type: none"> Need to plan for such a facility; Need for Stadium and associated sports facilities outweigh Green Belt; Can consider landscape impacts in design; Depend on the site; Sites outside the Green Belt have considerable disadvantages compared to the Green Belt options; Cambridge is the right location for Cambridge United; The site for a site in Cambridge has gone on for 30 years with no success; Can address shortfalls in sports provision;

Support:303
Object:62
Comment:23

- Opportunity to benefit future generations;
- Social and economic benefits provide exceptional case;
- Have to consider the needs of the City;
- Its time the Council supported professional sport;
- More important than houses or shopping facilities;
- Alternative options such as new settlements are not appropriate;
- Most new stadium sites are on edge of Cities where accessible by road. Would keep traffic out of City;
- Only support if other options are not available;
- **Cambridge Regional College** – benefits of location near CRC should not be underestimated;
- **Cambourne Parish Council** - a Community Stadium as it should be in or on the edge of Cambridge
- **Sport England** – Could be justified if there is a lack of suitable sites outside Green Belt. Important that area big enough to encourage participation. Possible sites in built up area not big enough;

Object

- No exceptional circumstances;
- No specific need has been identified;
- Other options existing outside the Green Belt;
- Facilities could be dispersed rather than concentrated into one area;
- Already concluded no exceptional circumstances for housing. Community stadium would be more detrimental;
- It would open up the area for more housing;
- Would reduce area of open land around the City;
- Would not offer sustainable transport access;
- Support a stadium in the Green Belt, but opposed to building homes;
- **Grantchester Parish Council, Hauxton Parish Council, Shepreth Parish Council** – No exceptional circumstances.
- **Harlton parish Council** – no need identified, goes against Council's own findings.

Comments

- Depends on the benefits of the site e.g. access to public transport;
- If develop in the Green Belt, would need to compensate with accessible green spaces;
- Large amount of open land available in the area, not reasonable to restrict development if needed;
- Re-labelling a commercial stadium development as a 'Community Stadium' should not change the fundamental planning decision;
- Need a public interest vehicle to make the case for public subsidy, and manage the pooling of CIL and other receipts. Site needs to be low value and large

	<p>enough for economies of scale, and accessible. Should look again at alternatives.</p> <ul style="list-style-type: none"> • Cambridgeshire County Council - Need to balance benefits with impact on Green Belt;
<p>Paras 10.9 to 10.13 (Potential Community Stadium Site Options)</p> <p>Support:24 Object:23 Comment:12</p>	<p>Arguments in support: (number of similar reps)</p> <ul style="list-style-type: none"> • Support the site option at Trumpington. Good access and well located. (12) • Support the Cowley Road site as outside the Green Belt and will have good public transport. (2) • Support CS4 the NIAB3 site. (1) • All the sites are suitable, let the club decide. (1) • A community stadium is supported. It will have community and health benefits. (1) • Support provision in a new settlement. (1) <p>Objections:</p> <ul style="list-style-type: none"> • Map 3 does not show guided busway running to Trumpington (1) • The Trumpington site will cause traffic problems to the safe operation of the M11/A10 junction. (3) • No exceptional circumstance to justify loss of Green Belt, city already has a number of stadiums in or nearby. City sites preferred. (6) • This is an exceptional circumstance justifying loss of Green Belt. There is no space available that is not in the Green belt. (3) • Redevelop the existing Cambridge United site. (3) • None of the sites are suitable. (1) • The Milton site is not suitable as outside the city. (1) • The landowners and promoters are not prepared to make land available at NIAB3 (1) • Reject sites distant from Cambridge. These would cause traffic problems and lack community benefits. (8) <p>Comments:</p> <ul style="list-style-type: none"> • Important for the football club and Cambridge. (1) • No need for a new stadium, as the current one is never full. (1) • The Abbey site is poorly located with poor access. Cowley Road is way too small even for just a stadium. Newmarket Road would be viable but landowners want to use the site for housing. (1) • Can a stadium and community sports facilities be provided on different sites? Abbey Stadium - possible, proximity of existing community sports. Cowley - possible - with later development of some of the sewage works site. North of Newmarket Road - no - better for housing. (1) • Abbey site is too small. (1) • Reject sites that are distant from Cambridge. (2)
<p>Q7. Which if any of the following site options for a community</p>	<p>Arguments in support: (number of similar reps)</p> <ul style="list-style-type: none"> • Support site CS5 at Trumpington. It has good access, will provide community and health benefits, has sufficient space and is viable. (219)

stadium do you support or object to, and why?

Support: 238

Object: 27

Comment: 54

(some counted as supports)

- Cambridgeshire County Council support site CS5 at Trumpington. The site could also provide a Household Waste Recycling Centre. (1)
- Support site CS1 at Abbey Stadium as close to fans and existing facilities at the Abbey Sports complex. (13)
- Support site CS2 Cowley Road. Brownfield and will have excellent public transport. (7)
- Support site CS3 North of Newmarket Road. (9)
- Support CS4 NIAB3. (1)
- Support CS6 Union Place. (1)
- Support all the sites. (2)
- Support sites to the north of the City. (1)
- Support provision on brownfield land or in a new settlement. (2)
- Avoid a village location. (1)
- The promoters of a new settlement at Waterbeach state that they could consider inclusion of land within the site masterplanning to accommodate a community stadium, assuming the need is established. (1)
- Sites CS1 and CS2 are suited to the residential development which the City needs. CS3 is the most suitable. CS4 and CS6 may be too small. CS5 might be suitable but you cannot rely on the existing Guided Busway, or CS7 which would need better links to the A14. CS8 and CS8 are too remote for suitable use by the wider community. (1)

Objections:

- No justification for any loss of Green Belt. No exceptional circumstances. (9)
- Object to site CS5, loss of Green Belt and traffic and congestion concerns. Park and Ride already gets full. Loss of farmland. Previously rejected site. (12)
- Traffic and congestion concerns. (2)
- Object to CS4 at NIAB3. Landowners and promoters will not make land available. Loss of Green Belt, poor transport links. (2)
- Object to site CS1 due to loss of allotments. (2)
- Hanley Grange new settlement site should have been considered as a stadium site. (1)
- Reject all the sites. (7)
- Object to all sites distant from the fan base in Cambridge. Transport problems. (4)

Comments:

- Support CS2 at Cowley Road or CS7 Northstowe. (2)
- Support brownfield options first then a new settlement option. No to the Green belt options. (3)
- Support Sites CS1 and 8. Object to sites CS 2, 3, 4, 5, 6 and 8. (5)
- Any site needs to be by a park and ride site for access and parking reasons. (1)
- Consider the Spicers site. (1)

	<ul style="list-style-type: none"> • Any site needs to be in or close to Cambridge. (1) • Support CS7 Northstowe and CS8 Waterbeach. (2) • Natural England comment that Site CS1 (object) would require mitigation measures to ensure negative impacts on these protected areas are avoided. Site CS2 and 3 are supported as it is sustainable and does not impact on the natural environment. Site CS4 (Object) would lead to the loss of farmland and farmland species. CS5 (Object) would lead to loss of wildlife habitat. CS7 (Object) Natural England continues to engage with interested parties on this site. (1) • Locate in a business area not a residential one. (1) • Any stadium at Waterbeach will require an assessment of impacts on Wicken Fen and the long term Wicken Vision. (1) • No need exists for Community Stadium. (3)
<p>Site Option CS1 : The Abbey Stadium and Adjoining Allotment Land, Newmarket Road, Cambridge</p> <p>Support:25 Object: 52 Comment: 16</p>	<p>ARGUMENTS IN SUPPORT: (number of similar comments in brackets)</p> <ul style="list-style-type: none"> • As long as it's outside the green belt. (2) • Should be at the heart of the population as it is intended to serve. (6) • This is a practical site being an extension of the current stadium. (6) • Provided there is alternative allotment arrangements it's straight forward. (4) • More infrastructures for cyclists and pedestrians. • Proximity to town centre is a plus. (4) • Easy to reach by public transport and roads. (5) • Existing facilities need to be redeveloped and the actual need defined before encroaching on green belt land. • Most feasible option. (2) • Encroachment on allotment land to the south should be kept to a minimum. • Provide a more frequent bus service and better park and ride options: longer opening hours. • Traditional and recognised area for sport. • The only thing wrong is the wishes to build houses on it. • Give allotment holders free rental for 5 years. • This site is preferable. (2) • Caldecote Parish Council: This has to be the most practical site being an extension of the current stadium. If all it takes is to move allotments then this seems very straightforward. • Cherry Hinton Road and Rathmore Road residents Association: Ensure CUFC stay at Abbey and this is by far the best use of existing space. Hope a bit more infrastructure, for cycle and pedestrians can be provided and also a halt on the existing railway. Provide alternative allotments for Coldhams Common South. • West Anglian Orienteering Club: Closet to centre. Already in use. Allotments can be relocated. Possibly the cheapest option.

OBJECTIONS:

- Bad traffic links already on Newmarket Road, will only increase and cause gridlock. (15)
- Access will be difficult.
- Vital green and meeting space.
- Not big enough to help anyone but football.
- Site not big enough for serious development. (8)
- Loss of existing allotments unacceptable. (9)
- Allotment sites are a community/social good which belong to people living close to them. (4)
- Allotments have been worked on over years to concrete over them is mad, allotment holders unlikely to want to start again on an unworked site further away.
- Allotments are contributing towards exercise and healthy food production. (3)
- This land should be used to extend the allotment sites.
- Allotments are protected under the Council 2006 Local plan as of environmental and recreational importance.
- I do not understand how allotment land can be considered available for development; I thought allotment land was protected by law. (2)
- Allotments are a necessity now and into the future. There is already a waiting list of hundreds in Cambridge. (3)
- Loss of wildlife habitat. (2)
- Generate noise and air pollution.
- Radically reduce green space.
- Loss of allotments accessible by foot or bicycle. (3)
- A lot of time and money has been put into developing allotments, impossible to reclaim work. (2)
- Loss of common land.
- In favour of Trumpington Meadows. (2)
- Better to use the site for housing/mixed-use. (2)
- Stadium could be built in conjunction with the University around on of the numerous college sports fields.
- Poor location, facility would be better on the outer edges of the city.
- Green space is declining rapidly and needs to be protected.
- Not as accessible as other options.
- Unclear how the proposed additional sports facilities would be funded and no evidence of long term financial sustainability.
- Unclear if landowners of the allotments are prepared to make the land available for development. (2)
- Detrimental effect on community from construction works. (3)
- Abbey Pool and the stadium could be further developed to increase utilisation without spreading onto the allotment area.
- Security risk to local residents and properties deriving from free access to back of houses.
- Public sector provision cannot be justified to provide finance for a project of this nature. The project would be

	<p>financially unsound and become a burden on the local tax payers.</p> <ul style="list-style-type: none"> • Allotments should be excluded from any land use for a community stadium, removing a local outdoors activity for a sub-regional facility would be inappropriate as would relocation of allotments. • 'Community allotments' are better than 'community stadium'. • Site next to park and ride seems more appropriate. • Outdated site with limited community uses. • Whitehall Allotment Society: Object because this is allotment land, allotments reduce carbon footprint and are a social activity for the community and families, haven for wildlife and educational for children. Access to the site would be bad. • CPRE: Object because it would be too small an area. • Group of Residents on Elfeda Road: Loss of existing allotments, significant increase in traffic on Newmarket road, detrimental effects on our community for the construction works. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Traditional location for sports. • Access and transport links need to be thought out. • Not enough room or parking. • Abbey Stadium is not the best place for development and adds to traffic problems of the area. • With current problems at the club site I would suggest elsewhere, it is hard to get to and hard to park at. • Develop existing, established stadium that does not require further brown or green field site development for this purpose. • The right of way for the residential houses north of CS1 site must be taken into account in any future developments. • A further station could be built at Barnwell junction. • Allotments only benefit a small proportion of the community. • Could Abbey stadium be re-vamped to meet future needs of CUFU without the rest of the public sports facilities envisaged in the 'community stadium'? • Community stadium should be at the current site, this would cause least disruption, not effect green belt and be close to the core fan base which has been built up for years in that area. • Anlian Water: Overall rating: Green. • The I&O Working Group of Windsor Road Residents' Association: Most of us support if an alternative site for allotments is provided and a need for the stadium is demonstrated. If there is any inter-dependency between Grosvenor's support for community stadium construction and their wish to develop the Abbey Stadium site for housing, this should play no part in the choice of site for a
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	<p>Community Stadium.</p> <ul style="list-style-type: none"> • Cambridge City Council: Should land to the south, the allotment gardens, be included in the development area we would have an expectation that suitable alternative land be made available for alternative allotments in the area. Release of the allotment gardens would be subject to ensuring that land is not covenanted in any way that would preclude its proposed use. In addition we would like to ensure that green space designation of the pitch remains. • English Heritage: The Abbey Stadium and adjoining allotment land, Newmarket Road is the preferred option. • Environment Agency: Site low risk from fluvial flooding but foul and surface water drainage strategy required. Site underlain partly by Chalk Formation means ground water beneath is a valuable resource. Technical assessment for site acknowledges potential for contamination due to current and historical land use. Aware of former pits on site that may have been in-filled. Need site investigations prior to submission of applicants. Recommend preliminary investigations undertaken to ensure allocation of site is appropriate. Potential to use infiltration drainage on site; however geology of site may mean useable infiltration rates are not achievable. Constraints on location and design of any such features depending on contamination found, if any, and depth to groundwater. More pollution prevention measures are likely to be required for any employment or car parking uses on this site. • Harlton Parish Council: HPC does not support any of the sites except CS1 which includes the existing stadium. • Save our Green Spaces (SOS): The two football grounds are sizeable open spaces but not green ones and SOS would like to stress that their development should include provision of open space rather than just cosmetic tree planting. It is also important to avoid appropriating green space when seeking replacements for these two sports facilities. SOS would like to see the council ensure that the residential developments of a significant size provide and enhance green spaces in their area.
<p>Site Option CS2 : Cowley Road Cambridge (former Park and Ride and Golf Driving Range)</p> <p>Support:25 Object: 32 Comment: 17</p>	<p>ARGUMENTS IN SUPPORT: (number of similar comments in brackets)</p> <ul style="list-style-type: none"> • Best option. • Stadium could be built in conjunction with the University around one of the numerous sports fields. • Access would need to be improved and sewage works improved. • Existing facilities need to be redeveloped and the actual need defined before encroaching on green belt land. • Obvious place to put a stadium, the new station is there, guided bus, A14 and park and ride therefore it makes sense providing there is enough space. (2) • Support as it is a brown field site. • Good transport links (easy access by public transport) (7) • Doesn't interfere with the green belt.

- If community stadium is required best place for it to be sited would be Cowley Road where it is already an industrial site and is next to car parking and the rail way station.
- No better site can be found in Cambridge therefore Cambridge City council would need to reconsider its plans for this site to decide whether it really wanted CUFC to continue as a football club within the city. (2)
- If this facility is really needed this would be an excellent place to put it.
- **CPRE:** It is within the city boundary and has good transport links which are enhanced by the proposed new Chesterton rail station. This is the only site CPRE support.
- **Cherry Hinton and Rathmore Road Residents Association:** Support for community facility but not including CUFC as it would crowd out other user.
- **Caldecote Parish Council:** Good transport, inside the city. Make the most effective use of the area for the stadium. Easy acquisition etc.
- **Rampton Parish Council:** Best option of those presented.
- **The I&O Working Group of Windsor Road Residents Association:** Support is given if the need is demonstrated however limited size may be a problem. Community stadium would provide employment opportunities. It must be within the City Councils power to make this land available.

OBJECTIONS:

- Site doesn't seem large enough to accommodate a sporting village. (8)
- Site better suited for housing.
- Traffic congestion.
- Access to the site is poor.
- Putting the site in congested part of the city and on the wrong side of the river for Cambridge United traditional catchment area.
- Too near sewage works.
- Poor transport link.
- High value land needs careful thought for development once station is up and running.
- Densely populated area and no real infrastructure existing.
- Golf driving range is a leisure facility we do not want to lose. (2)
- Existing landowner has clearly stated this site is not available for development as a community stadium therefore this is not a reasonable option. (2)
- Lack of land available for delivering outdoor sports facilities.
- This site has the potential to become and major employment centre for North Cambridge especially considering the proximity to the station. Using it for a stadium would represent an appalling wasted opportunity. (3)

- This is a business/industrial area of the city. There would be little residential development in the immediate vicinity and therefore little likelihood of developing a community spirit which would be required to make this a success.
- Public sector provision cannot be justified to provide or finance any project of this nature.
- Unclear how this would be funded and no long term financial sustainability.
- Unlikely to integrate with existing communities, this is likely to seriously hinder its ability to function as a community stadium.
- Large influxes of people visiting the stadium would add to traffic and parking issues in an already congested part of the city.
- Poorly located and would need to be part of a more comprehensive approach to the planning of this part of the city than is currently envisaged. Station development will make this whole area a target for more lucrative uses. Public transport to city generally poor as priority is given to needs of commuters, with buses by-passing Cambridge residents.
- **Cambridge City Council:** The property services department of the city council support current plans for a high density, mixed use employment led development at Northern Fringe East. The city council owns land in this area and would expect to make its land available to contribute to a realisation of this vision. The council would expect to work closely with other landowners and stakeholders to deliver a high quality development and supports the various principles for development set out in the issues and options dated June 2012.
- **Harlton Parish Council:** HPC totally oppose all the sites in the green belt, both on a basis of objection to green belt development and also because of public transportation and access problems. HPC research has determined that the vast majority of the support comes from the northern part of the city; Support from the southern part is extremely small. Considerable transport issues with any site south of the city.
- **Indigo Planning Ltd:** The site is not suitable for the proposed facility and better alternatives are available. Site has limited access and detachment from residential development making the site unsuitable. The land owner has stated that this site is not available for the proposed use. The site has significant constraints and the proposal would cause adverse impacts, so should therefore be discounted as a community stadium.

COMMENTS:

- Cowley Road is the best option as it has transport links and is close to the city and surrounding areas. (2)
- Better to use brown sites first.
- The Chesterton new site is the only suitable site and would be more convenient for supporters.

	<ul style="list-style-type: none"> • If there has to be a stadium, the old park and ride site would result in the least environmental impact. • Current access of a single lane would be problematic. • Restricted size could impact on the vision of the project and reduce advantages from inclusion of provisions for multiple sports and other amenities. • Cowley Road has benefits given the nature of the site and accessibility from both the city and A14. • Best option is for Cambridge United to stay at the Abbey Stadium as this is their long established home with potential to develop other sporting facilities if required in the future, if another site is required then Cowley Road would be the obvious choice due to transport links. • Cowley Road is not up to this level of traffic. • Stadium should be within easy reach of those living in the city. This site is suitable. • The stadium would need to be in a relatively central place such as Cowley Road. • Anglian Water: Wastewater treatment works assessment: Green. Foul sewerage network capacity assessment: Green. Surface water network capacity assessment: Red. Overall rating: Green. • English Heritage: No objection to this site being used for the community stadium. • RAON: This would appear to move the stadium site closer to what is effectively the Cambridge ring-road, which may be preferable to the current Abbey Road site, though without a detailed traffic plan, allowing for the likely changes to pedestrian, cycle, train, and car usage, then the question is quite pointless at this point as no real consideration of possible impact can be given. • West Anglian Orienteering Club: Too small, no potential. • Environment Agency: Adjacent first public drain. Site at low risk from fluvial flooding but foul and surface water drainage strategy required. Site underlain by superficial river terrace deposits underlain by Gault formation. Groundwater beneath site important as base-flow into local watercourses and for local abstractions needs maintaining. 16 known groundwater abstraction with 1km: 15 deregulated abstractions up to 650m southeast for general farming and domestic use; and one for spray irrigation 690m northeast. Drains adjacent to site flow in River Cam. Technical assessment for site acknowledges potential for contamination due to adjacent land use. Expect use as a bus depot to be potentially contaminative. Need site investigations prior to the submission of applications. Recommend preliminary investigations undertaken to reduce allocation on delivery risks. Potential to use infiltration drainage on site; more pollution prevention measures are likely for any employment or car parking uses on this site.
<p>Site Option CS3 : North of Newmarket Road,</p>	<p>ARGUMENTS IN SUPPORT: (number of similar comments in brackets)</p> <ul style="list-style-type: none"> • This is the best choice as it is not too small or too far away

Cambridge East

Support:17

Object: 23

Comment: 15

from the city centre. (4)

- Park and ride service should help transport people efficiently from the city centre, especially on match days. (2)
- Easy to be reached by public transport and roads. (2)
- Not on green belt land. (2)
- Stadium could be built in conjunction with the University around one of the numerous college sports fields.
- Existing facilities need to be redeveloped and the actual need defined before encroaching on green belt land.
- Good size and infrastructure with A14. (2)
- Close to existing football stadium so local fan base can be maintained.
- The pros for this area seem to outweigh the cons.
- It will keep traffic away from Cambridge.
- **The I&O Working Group of Windsor Road Residents' Association:** Support if need is demonstrated. We agree with the "pros" but do not know the strength of the final "con".

OBJECTIONS:

- If this land is to be built on, it would be far better for housing, Marshalls are actively pursuing this. (6)
- Land here is not available which means there is no realistic prospect of the stadium being located here. (5)
- The landowner doesn't want this land to be used for this sort of facility and size limitations, support would be given for this area if the airport moved away.
- Land should be returned to green belt, lovely green space that should be preserved. Area around it is residential and is not suitable for accommodating fans on match days and could disrupt residents. (2)
- Infrastructure for this site to be viable would need to be improved.
- Any new site should be away from the A14.
- Public sector provision cannot be justified to provide or finance any project of this nature. This project would become financially unsound and a burden to the local council taxpayers.
- There are no amenities in the area to accommodate loads of fans before and after matches, for example pubs and restaurants.
- Stadium lighting could be a problem for aircraft.
- Public transport access is not good.
- Development of the site for a community stadium would further increase the shortfall in housing and affordable housing delivery.
- Unclear how the proposed stadium would be funded and no evidence of the long term financial sustainability.
- **Harlton Parish Council:** HPC totally oppose all sites in the green belt area because on green belt development and also because of public transportation and access problems. HPC research has determined that the vast

majority of support comes from the northern part of the city. Support from the southern part is very small, thus there would be considerable transport issues with any site in the south of the city.

- **CPRE:** We object as Marshalls are actively pursuing development for the site for housing.
- **Caldecote Parish Council:** This appears to be far better used for dwelling development, without disrupting existing communities.
- **Marshall Group of Companies:** Need is very questionable. Housing is a much more important priority. Marshalls will not make its land available for community stadium. Necessary size and height of a stadium and associated floodlighting will be incompatible with the safe operation of the runway and associated electronic equipment.

COMMENTS:

- Good place but no public transport.
- Might as well stay where it is.
- Good transport links with park and ride and A14 nearby and soon the new rail station, however Marshalls are putting in a planning application for residential therefore I think this site will become unavailable.
- Park and ride would have to be given a new location which could be close enough to proposed stadium; Newmarket road would have to be upgraded as it is already very congested.
- As long as full set of other facilities as well as stadium, it is within the traditional catchment area for Cambridge United.
- Newmarket Road and Trumpington area have traffic black spots and this will get worse whether the stadium is built or not.
- Advantages in terms of location with Cambridge United's area of core support. However it seems a non-started if the land is not available.
- Marshalls have indicated this land is not available for use, this says enough.
- Footpath and cycle route must be retained.
- **Anglian Water:** Wastewater Treatment Assessment: Amber. Foul Sewerage Network Capacity Assessment: Green. Surface Water Network Capacity Assessment: Red. Overall Rating: Amber. May require additional treatment capacity to serve development.
- **English Heritage:** This is a large site allocation which abuts the green belt and while English Heritage would not object in principle to the community stadium being sited within this overall area, we do not believe it would be appropriate for the stadium to be located near the green belt edge. A structure of this size incorporating floodlights would adversely impact on the green belt.
- **RAON:** This would move the stadium closer to what is effectively the Cambridge ring road which could be preferable to the Abbey Road Site. Without a detailed

	<p>traffic plan, allowing for the likely changes to pedestrian, cycle, train and car usage, then the question is quite pointless at this point and no real consideration of possible impact can be given.</p> <ul style="list-style-type: none"> • Environment Agency: Site low risk from fluvial flooding but Foul and Surface Water Drainage Strategy required. South site underlain by super river terrace deposits. North site underlain by Chalk Formation. Groundwater beneath is a valuable resource. 3 groundwater abstractions for domestic supplies within 350m. Field drains in north of site. Technical assessment for site acknowledges potential for contamination. OS plans suggest several works on site and former railway on N boundary considered potentially contaminative. Need site investigations prior to submission of applications. Recommend preliminary investigations are undertaken to ensure that the allocation of the site is appropriate. Potential to use infiltration drainage on this site; Constraints on the location and design of any such features depending on contamination found and depth to groundwater. More pollution prevention measures are likely to be required for any employment or car parking use on this site.
<p>Site Option CS4 : Land south of the A14 and west of Cambridge Road (NIAB 3)</p> <p>Support:8 Object: 190 Comment: 14</p>	<p>ARGUMENTS IN SUPPORT: (number of similar comments in brackets)</p> <ul style="list-style-type: none"> • Good transport links from the A14 and guided bus route but difficult to reach from other parts of Cambridge without driving. (2) • Good sized site with little impact on local communities. • Consideration would have to be given to parking provision and improving public transport links to the site. • Existing facilities need to be redeveloped and the actual need defined before encroaching on green belt land. This may be a remote option for a way forward if the need is actually defined. • Good site, easy to be reached by public transport and roads. • Keeps traffic away from Cambridge. (2) <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • No further housing or a community stadium should be built on this land. (142) • The roads into Cambridge are already congested, a residential neighbourhood is not an appropriate place for fans to celebrate or console themselves, • Road pollution from A14 would be hard to reduce. • Infrastructure to this site would need to be improved, also not close enough to Cambridge. • Histon and Impington would be gridlocked and destroyed. • Any new site should be away from A14. • Public sector provision cannot be justified to provide or finance any project of this nature. Project would be financially unsound and become a burden on local council taxpayers.

	<ul style="list-style-type: none"> • This already dense new development will have important repercussions on local traffic. The additional traffic/parking from visitors to a sports stadium threatens to overload the system. In addition noise and light pollution from the stadium will negatively affect local resident's lives. • Too far away from the traditional catchment area. • Increased traffic. (2) • Too small got proposed range of facilities. (3) • Lack of accessible public transport. (3) • Unclear how proposed stadium would be funded and no evidence of long term financial sustainability. • Outside broad development envelope and lacks the ability to be designed into new development. • Concerns about air quality. (2) • Separation of Histon and Cambridge must be preserved. (3) • Poor location. • The best solution for Cambridge football ground would be within Cambridge not outside the present boundary. • Stadium could be built in conjunction with the university around one of the numerous college sports fields. • Not suitable for the stadium, would be better used for housing. • The site is off-centre and the part of the guided bus way passing near it is very unlikely to give access to the new station. The existing road layout is too close to the A14 and would create severe match day congestion. (3) • Housing and industry should not be mixed up. • Distance from city centre, access and traffic congestion. (2) • Leave green belt as use another option. (10) • Caldecote Parish Council: On green belt. • Castle Residents and other Citizens of Cambridge: This side of the city will experience the greatest impact of development already envisaged. The 'community stadium' would bring threat to the amenities of resident living close by. • Harlton Parish Council: Oppose sites on green belt because its green belt, public transport and access problems. Research has determined that the majority of the support comes from the northern part of the city, support from the southern side is small and therefore considerable transport issues with any site in the south of the city. • Girton Parish Council: Concerns about air quality. • Storey's Way Residents Association: Aware of issues and options consultation, our view is that no further housing, nor a proposed Community Stadium should be built on this land. • Histon and Impington Parish Councils: Potential site conflict with the existing Histon football club. Not only is there an issue of competition for spectators and therefore impact on business of HFC but also the thought must be
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given to the potential for simultaneous home games and therefore higher volumes of traffic and for this reason alone should be rejected. There is no provision for parking and this is green belt land.

- The I&O Working Group of Windsor Road Residents Association: Site is on the edge of Cambridge and only accessible by road. Transport issues surrounding this site cannot be easily resolved. It is on green belt land and the air quality will be worsened from traffic. Site size and shape are unsuitable.
- Histon and Impington Village Action Group: This is the only part of land separating Cambridge from Histon and Impington. Residents do not want the village to lose its identity or be seen as an extension of Cambridge. If the stadium was placed here this would add to traffic through the villages.
- Richmond Road Residents Association: Concerns about additional traffic generated and the impact on the local road systems and adjacent facilities. Would prefer modest residential and light industrial use as proposed elsewhere.

COMMENTS:

- Cowley Road would be the most suitable site as it is close to the A14 for road connections and near the railway line.
- Not the best option.
- This land is more suitable for a stadium than housing or employment.
- This is the best site because of the excellent road infrastructure and guided bus route.
- This site makes sense given the transport links.
- Great for A14 links but will create more traffic as there is no other public transport than the guided bus.
- Too close to Histon Stadium.
- If there were a Histon road option as access from further afield is better via the motorway and surrounding roads.
- What about the impact on Histon FC.
- Anglian Water: Wastewater Treatment Works Assessment: Green. Foul Sewerage Network Capacity Assessment: Green. Surface Water Network Capacity Assessment: Red. Overall Rating: Green.
- English Heritage: Would not object in principle to the location of a community stadium on this site.
- RAON: This would move the stadium closer to the Cambridge ring road which may be preferable to the current Abbey road site though without a detailed traffic plan, allowing the likely changes to pedestrian, cycle, train and car usage the question is pointless as no real consideration of possible impact can be given.
- Environment Agency: surface and Foul Water should follow the drainage strategy which is currently being finalised. Site underlain by superficial river terrace deposits underlain by Gault Formation. Groundwater beneath site is important as base-flow in to local watercourses and for local abstractions. 16 known groundwater abstraction

	<p>within 1km: 15 deregulated abstractions up to 650m southeast for general farming and domestic use; and one for spray irrigation 690m northeast. Drains and streams across and adjacent to site which flow in to tributaries of Cottenham Lode. Technical assessment acknowledges potential for contamination. Need site investigations prior to submission of applications. Recommend preliminary investigations undertaken to ensure allocation of site is appropriate. Potential to use infiltration drainage on site; more pollution prevention measures likely for employment use on site.</p>
<p>Site Option CS5 : Land south of Trumpington Meadows, Hauxton Road Cambridge</p> <p>Support:87 Object: 93 Comment: 20</p> <p>In addition, petition with 140 signatories opposing the site.</p>	<p>ARGUMENTS IN SUPPORT: (number of similar comments in brackets)</p> <p>Support location due to transport / access / location (44)</p> <ul style="list-style-type: none"> • Transport links are good and it would also avoid adding to congestion in the city centre. • Would incur the least overall vehicle-miles driven by users of the stadium. • (Orwell Parish Council) Of the sites suggested we feel Trumpington with the P&R car park, the Guided bus route, and its proximity to the M11 is the best alternative. • Must be accompanied by a major upgrade to the local infrastructure. At the very minimum: A new junction on the M11 specifically for the stadium, widening of the A1309 into Trumpington, sheltered walkway from the Park and Ride to the Stadium, additional Park and Ride buses when a major event is taking place, a stadium car park for 500 cars. <p>Advantages to the community / New Facilities (15)</p> <ul style="list-style-type: none"> • Development would bring significant community and sporting benefits. The development also presents the opportunity for much needed new homes. • Should provide beneficial facilities to the wide community of all ages and abilities. • A good site for a sports development area which Cambridge is in need of • Near enough to Cambridge to support existing clubs with improved facilities. As Cambridge is central in the East will open up opportunities to host important sporting events. <p>Loss of Green Belt justified/will be minimal/ can retain some green space (11)</p> <ul style="list-style-type: none"> • This is the best of the options in terms of both its size and its location adjacent to the City, thus justifying a review of the Green Belt. • As this piece of land is sandwiched between the park and ride car park, a major A-road and the M11 motorway it is clearly not an area of outstanding beauty or pleasant countryside that needs protecting. There would still be plenty of green space over the other side of the M11

dividing Trumpington and Hauxton and the proposals offer more useful, pleasant open space than is currently provided.

Viability (1)

- Deliverable and available immediately. Wide range of stakeholder support, including Cambridge United FC, Cambs FA and Cambridge City Hockey Club.

OBJECTIONS:

Traffic Issues – congestion, safety, parking (50)

- A10 through Hauxton and Harston overloaded with heavy lorry and other vehicles, and cannot support increase in traffic, unacceptable levels of traffic congestion.
- Reported that the Highways Agency is of the opinion that the A14/M11 is at capacity. The Trumpington Park & Ride is already full on Saturdays. People will park in Trumpington and Grantchester villages, damaging these local environments, increasing congestion and raising accident risk. Heavy foot traffic across the Meadows is unacceptable.
- Harlton PC research has determined that the vast majority of the support comes from the northern part of the city. Support from the southern part is extremely small. Thus there would be considerable transport issues with any site in the south of the city.
- Ickleton Parish Council agrees with the Councils' initial assessment of the site. It is unsuitable because it would be accessed predominantly by car.
- Whilst motor access sounds easy, parking appears restricted and the traffic impact of the new housing developments, particularly at Trumpington Meadows & Glebe Farm has yet to be seen in reality.

Green Belt (49)

- (Shepreth, Ickleton, Caldecote, Harlton Parish Councils, Cllrs Orgee and Kenney) It continues to fulfil Green Belt functions, and there are no special circumstances justifying its removal from it.

Inadequate Infrastructure (public transport) (19)

- There is already great pressure on facilities and particularly on transport. The provision of an 8000 seat stadium is foolhardy, particularly when there is no proven case for it anyway.
- The proposed site is quite some distance from the P&R facility and will cause huge transport problems. The guided busway to Trumpington is a single deck bus - to quote this as a good means of transporting fans from the other side of Cambridge or the railway station, is naive and misleading.

- Transport links and parking for this site are poor and will have an adverse impact on the adjacent sites and Trumpington itself.
- Trumpington Park and Ride is often full - especially Saturday afternoons
- Site is too far away from guided Bus and Park and Ride, let alone Railway Station.

Visual impact/ harm to City gateway (17)

- (English Heritage) A Stadium here would have a very serious adverse effect on the approach into Cambridge from the south, and English Heritage would oppose it. Following the development of Trumpington Meadows, this site now forms an extremely important role in buffering Cambridge from the M11.
- Positioning will degrade the setting of both the gateway and the housing.
- Being one of the main entries to the City, it will severely affect one's first impression of Cambridge.
- Any further development north of the M11 would negate the effort of creating a sharp edge to the current development.
- It would make this approach to Cambridge less rural and less attractive
- View from A10 towards Trumpington Church is valued. Views ruined if stadium with floodlight towers, associated buildings and a raft of additional housing up to the M11.

Landscape, biodiversity issues (12)

- Would reduce the important new riverside open space, which promises to become a valuable extension to the much-loved Grantchester Meadows. We fear that building on this land would damage to the area around Byron's Pool, an area rich in biodiversity and history and includes the Cam, fish pools and a fish pass created by Cambridge City Council
- Occupying land already identified for the new Country Park.

Community Do Not Support / Will Not Benefit Community (11)

- The local community has rejected the proposals which they say is evidenced by 900 signatures on petitions submitted to Cambridge City Council's Local Plan Issues & Options consultation held in summer 2012. They support the Trumpington Residents' Association's opposition to the inclusion of this site in the list of potential community stadium sites.
- Note one of the above petitions has been submitted as a late representation to the Issues & Options 2: Part 1 Joint Consultation.
- Provision of "health, leisure and educational facilities" is in

	<p>direct competition with the provision of such new facilities at Trumpington Meadows Primary School and longer-term Clay Farm community centre, and the proposed secondary school in Long Road could affect the viability of all these facilities.</p> <ul style="list-style-type: none"> • Inappropriate in a local area which would gain limited benefit from the development <p>400+ homes (11)</p> <ul style="list-style-type: none"> • The extra 400+ houses would over-develop the site. • Development also appears conditional on the construction of over 400 properties more than currently approved. These will have adverse impacts on all local facilities - traffic, schools etc. <p>Better Alternatives (9)</p> <ul style="list-style-type: none"> • (Shepreth Parish Council) Would be better located at Waterbeach / Bourn airfield • Better to improve present stadium • I&O 2 itself states Abbey Road is adequate for CUFC needs. • Build on brownfield • Consider Cowley Road or Near Park and Ride Newmarket Road and Waterbeach. <p>Unviable (1)</p> <ul style="list-style-type: none"> • Current attendance figures at all 3 local football clubs prove conclusively that any such project would be financially unsound and become a burden on the local council taxpayers. <p>COMMENTS:</p> <p>Comment</p> <p>Favour location due to transport / access (6)</p> <ul style="list-style-type: none"> • (Orwell Parish Council) Of the sites suggested we feel Trumpington with the P&R car park, the Guided bus route, and its proximity to the M11 is the best alternative. <p>Transport/ traffic concerns (3)</p> <ul style="list-style-type: none"> • Without a detailed traffic plan, allowing for the likely changes to pedestrian, cycle, train, and car usage, then the question is quite pointless at this point as no real consideration of possible impact can be given. <p>Drainage/ Water Resource/ Contamination (1)</p> <ul style="list-style-type: none"> • (Environment Agency) Foul & Surface Water Drainage Strategy required. Strategy needs to comply with previously agreed greenfield runoff rates. Groundwater
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	<p>beneath site is valuable resource Potential for contamination related to former occupants, Need site investigations to ensure allocation of site is appropriate.</p>
<p>Site Option CS6: Land between Milton and Impington, north of A14 (Union Place)</p> <p>Support: 11 Object: 46 Comment: 10</p>	<p>Arguments in support: (number of similar reps)</p> <ul style="list-style-type: none"> • Good access/ potential for good access (3) • Provision of new facilities/ amenities (2) <p>Objections:</p> <ul style="list-style-type: none"> • Poor access/ transport issues/ too far from city/ isolated (23) • Green Belt – threat to principle of preventing coalescence of communities within it, and with Cambridge City and no special circumstances (22) • No justification/ need for conference/ hotel/ concert hall/ changes to or new Park and Ride (5) • Impact on traveller site north of the A14 (3) • Undeliverable/ unviable (3) • Conflict with Policy CS26 Minerals and Waste Development Plan (2) • Impact on colony of common toad (2) • Impact on and conflict with Histon Football Club (2) <p>Comments:</p> <ul style="list-style-type: none"> • Possible restrictions on development due to permitted landfill site to north (1) • Accessibility (2) • Air quality issues (1)
<p>Site Option CS7: Northstowe</p> <p>Support: 11 Object: 37 Comment: 16</p>	<p>Arguments in support: (number of similar reps)</p> <ul style="list-style-type: none"> • Accessibility/ good public transport/ cycle access (4) • Not green belt (3) • Employment potential (2) • Provision of community facilities (2) <p>Objections:</p> <ul style="list-style-type: none"> • Location: Too far from city/ poor access/ loss of identity and support/football club want Cambridge location/ not a community hub for Cambridge (31) • Endorsed DFD NAAP contains no provision for stadium/ conflict with other planning proposals/ better used for housing (4) • Unviable (3) • Too long before could be developed (3) <p>Comments:</p> <ul style="list-style-type: none"> • Too far from city (5) • Community facilities for new town (2) • Location: do sports clubs wish to locate/ relocate outside Cambridge (2)
<p>Site Option CS8: Waterbeach New Town Option</p>	<p>Arguments in support: (number of similar reps)</p> <ul style="list-style-type: none"> • Accessible: Close to railway, motorway and Park and Ride (4)

<p>Support: 13 Object: 34 Comment: 13</p>	<ul style="list-style-type: none"> • Not in green belt (2) • Could be integrated into plans from outset (2) <p>Objections:</p> <ul style="list-style-type: none"> • Location: Too far from city/ poor access/ loss of identity and support/football club want Cambridge location/ not a community hub for Cambridge (27) • Will take too long to develop (4) • Unviable (2) • Loss of land for housing (2) • Impact on Denny Abbey and its setting (1) <p>Comments:</p> <ul style="list-style-type: none"> • Unsuitable location so far from Cambridge (4)
<p>Site Option CS9: Bourn Airfield New Village Option</p> <p>Support:7 Object: 43 Comment: 10</p>	<p>ARGUMENTS IN SUPPORT: (number of similar comments in brackets)</p> <ul style="list-style-type: none"> • Good option as it is a brownfield site. (2) • If the (current) football stadium is used for housing, a replacement should be located away from the city (1) • If need is established, this is the preferred site (2) • Has good road access (1) • Keeps traffic away from Cambridge (2) • Should not be built in the Green Belt (2) <p>What the Parish Councils and Developers say :</p> <ul style="list-style-type: none"> • Oakington & Westwick Parish Council: If need is established, this is the preferred site. • Has good road access • Shepreth Parish Council: If need is established, this or Waterbeach are the preferred sites. • Should not be in the Green Belt (2) <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Site too far to outside of Cambridge (32) • Poor Public Transport links/non car access (and therefore would cause congestion) (17) • Site more suited to housing (1) • The Taylor Family & Countryside properties are not prepared to release the airfield for this use (1) • Site not suitable for any large development due to its proximity with Cambourn (1) • Will create a corridor between Cambridge and Cambourn (1) • Preserve the history and current use of the site (3) • Agree with the 'cons' as listed in the consultation document (1) • Unlikely to act as a hub for the wider Cambridge/South Cambs community (1) • Cambridge United unlikely to find this a suitable location (3) • Poor accessibility identified by the assessments of this site (1) • Unclear whether the land budget is sufficient to allow for a

	<p>community stadium. It is likely that the community stadium would either displace existing community infrastructure being planned for residential land (1)</p> <ul style="list-style-type: none"> • No evidence as to the long term financial sustainability of the operational model (1) • No proposals exist currently, so not clear how any stadium here would act as a community hub (1) • No justification, either in terms of need or site suitability to locate new community stadium at Bourn Airfield (1) • Object to all sites (3) • Any project would be financially unsound due to attendance figures of all 3 main sports teams in Cambridge (1) <p>What the Parish Councils and Developers say (in more detail):</p> <ul style="list-style-type: none"> • Grosvenor/Wrenbridge: Cambridge is sequentially preferable • Unlikely to act as a hub for the wider Cambridge/South Cambs community • Cambridge United unlikely to find this a suitable location • Poor accessibility identified by the assessments of this site • Unclear whether the land budget is sufficient to allow for a community stadium. It is likely that the community stadium would either displace existing community infrastructure being planned for residential land • No evidence as to the long term financial sustainability of the operational model • No proposals exist currently, so not clear how any stadium here would act as a community hub • The Taylor Family & Countryside Properties (UK): No justification, either in terms of need or site suitability to locate new community stadium at Bourn Airfield • Cambridge United FC does not wish to move outside of Cambridge • The Taylor Family & Countryside properties are not prepared to release the airfield for this use • Bourn Parish Council: Too far out of Cambridge and poor public transport links • Caldecote Parish Council: Too far away from city, poor travel options, would overload A428 and surrounding network • Cambourn Parish Council: Unlikely to meet principles of policy so is not viable. • Would not be able to provide or support infrastructure for site of this scale in a sustainable way • Transport and access to development would be a major concern • Harlton Parish Council: Poor public transport access <p>COMMENTS:</p> <ul style="list-style-type: none"> • Will any locally significant sports club wish to locate/relocate to such a facility in this location? • How does this (and other) locations relate to Cambridge
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	<p>United's fanbase?</p> <ul style="list-style-type: none"> • Difficult to comment without a more detailed Transport Assessment which would give likely impacts/changes to pedestrian, cycle, bus, train and car usage • Are is better for road links than some other options, but public transport less good • Dry Drayton Parish Council: Views given previously related to the site as a housing proposal and not for its use as a Community Stadium. • These centred on traffic impacts. • No specific view on this proposal for the stadium, but note that it would be 10km from the city and with poor non-car access. • Anglian Water: The foul drainage constraints for these sites are currently being considered and options explored in liaison with the Environment Agency and the consultants acting on behalf of the landowners • Environment Agency: Give detailed comments on the drainage and flood risk of the site: • Surface water drainage will need to be controlled appropriately to achieve Water Framework Directive 'good ecological potential • It is likely that surface water will need attenuating to a natural greenfield run-off rate in a catchment that reacts unnaturally quickly to run-off. This will require a strategy for the site, and possibly involve works off-site, which the Environment Agency would seek to help enable wherever possible. • There is strong potential for this to link into a much enhanced green infrastructure network which would need addressing before the master planning stage. • Foul water drainage could be a significant issue. • Working with partners to assess issues • A surface and foul water drainage strategy should cover all phases of development, including construction phases, to prevent flood risk and pollution of the water environment. • the groundwater beneath the site is a valuable resource that needs to be maintained and its good Water Framework Directive status protected. • There is potential for contamination due to current and historical land use. Suitable non-intrusive and intrusive site investigations will be required prior to the submission of any future planning applications. To help offset delivery risks, we recommend that preliminary investigations are undertaken to ensure that the allocation of the site for this scale of development is appropriate. • There is the potential to use infiltration drainage on this site; however the geology beneath the site may mean that useable infiltration rates are not easily or viably achievable. • More pollution prevention measures are likely to be required for any employment or car parking uses on this site
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	<ul style="list-style-type: none"> • English Heritage: No objections in terms of heritage impacts, although it is noted that the site is remote from the city
ICE RINK AND CONCERT HALL	
<p>10.14-10.17</p> <p>Support:39 Object: 3 Comment: 8</p>	<p>Ice rink</p> <ul style="list-style-type: none"> • Very strong support for the idea of an ice rink. • The success of the temporary ice rink on Parkers Piece shows that there is strong demand • An ice rink would promote active lifestyles • Cambridge needs more sports facilities <p>Concert hall</p> <ul style="list-style-type: none"> • Few representations made regarding the arts facility proposal • There is a need for a multi-purpose arts facility housed in an iconic building <p>Location and transport</p> <ul style="list-style-type: none"> • The ice rink proposal should be integrated into community stadium proposals / don't integrate this proposal with the community stadium proposal- spread out the proposals in different areas. • West Cambridge is close to other sporting facilities and is accessible from the city centre and main roads • The site will need parking and to be accessible by bicycle from the city centre, and should be near a park and ride • The Trumpington community stadium site would be better used for an arts centre. An arts centre in Trumpington would be used across the day and evening, whereas a community stadium would cause surges of traffic at times of events. • Ice rinks have heaviest use in the evenings. <p>Framework for considering proposals</p> <ul style="list-style-type: none"> • Need has already been proven. Requiring further evidence will delay to this proposal / Evidence to show the need should be provided. • Evidence should be shown that the proposal is deliverable and viable. • Allocation of a specific site will progress this proposal more quickly. • Add a requirement that the facilities should be financially self-sustaining.
<p>Q8a. Rather than identifying specific sites, should the Local Plans include a general policy to assist the consideration of</p>	<p>Arguments in support:</p> <ul style="list-style-type: none"> • Support for including a general policy (30 respondents) • Support from Cambourne PC but split two uses into two separate policies. Need to consider how they impact on existing facilities in area. • Support from Oakington and Westwick PC • Only support if not in Green Belt

<p>any proposals for sub regional facilities such as ice rinks and concert halls, should they come forward?</p> <p>Support: 32 Object:12 Comment:14</p>	<ul style="list-style-type: none"> • Must be commercially viable • Most prove there is a need for these uses • Cambridge Past, Present and Future – important to take an opportunity to make Cambridge a more interesting place to live especially for young people. • Perhaps the University could provide land at its proposed West Cambridge development? • If Clifton Road site is development could be ideal location (Rustat Neighbourhood Assoc) • Cambridge Leisure and Ice Centre – support especially if it helps to identify suitable land. • Responsibility of planners to identify site – Trumpington Road? <p>Objections</p> <ul style="list-style-type: none"> • Definitely opposed especially in this time of financial constraints (8 respondents) • Objection from Harlton PC • Hauxton PC want evidence of need for these facilities and how they would impact on viability of existing facilities. • Must be clear business case for these (3 Respondents) • Opposed if this delays Community Sports Project. (5 respondents) <p>Comments</p> <ul style="list-style-type: none"> • Cambridge Cangaroos Trampoline Club would like to have purpose built trampoline centre in area – need to consider where. – Northstowe? Trumpington Fields? • Sport England – need for ice rink supported through Cambridgeshire Horizon sub-regional sports facility strategy 2006. Need to update this strategy to assess need for indoor sports facilities. • Would need to plan carefully such venues so they fit into city and are not an eyesore. • Should identify specific sites • Need firm commitment otherwise it will never happen
<p>Q8b. Are the right principles identified? If not, what should be included?</p> <p>Support: 28 Object: 4 Comment: 15</p>	<p>Arguments in support:</p> <ul style="list-style-type: none"> • Support policy principles (18 respondents) • Need separate policies • Haslingfield PC, Harlton PC, Oakington PC support • Support but not in Green Belt (5 respondents) • Support but need good local management of facilities to make them viable • Should also consider a mixed use and other associated needs that may benefit from juxtaposition. • Design key to acceptability • Need to maximise use of public transport but recognise that public likely to use cars and so provide car parking for them (6 respondents) • Cambourne PC supports but suggested others be added - <p>1. Increased participation in cultural and recreational</p>

	<p>activities;</p> <ol style="list-style-type: none">2. Reflect the key requirements and priorities of the sub-region's new and existing communities;3. Be financially sustainable. <p>Objections</p> <ul style="list-style-type: none">• Wrong principles Concert Hall is good because can be used for other uses but ice rink only for ice based ones.• Too general – need strong objectives. Important to include cross cutting environmental sustainability considerations <p>Comments</p> <ul style="list-style-type: none">• Is there a need? Viable? (5 respondents)• Cambridge Leisure and Ice Centre disagrees with principles for ice rink and suggest similar principles to those used for community stadium. Suggest University money to fund facility• Users of new facilities should be able to use car to access facility• Should encourage use of buses to access facilities and train station• Cambridge Past Present and Future – provision of these facilities should not be at expense of prime sites for employment• Should be in city centre (3 respondents)
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Appendix 2, 3 & 4: Rejected Sites

QUESTION NO.	SUMMARY OF REPS
QUESTION / PARAGRAPH	
<p>General for all sites</p> <p>Support: 0 Object: 0 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <p>OBJECTIONS:</p> <p>COMMENTS:</p> <ul style="list-style-type: none"> Concerned that the technical spec for flood risk and water level management is far too low.
<p>Broad Location 1: Land to N&S of Barton Road:</p> <p>Support: 0 Object: 0 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <p>OBJECTIONS:</p> <p>COMMENTS:</p> <ul style="list-style-type: none"> College playing fields not open enough for public
<p>CC928 Land West of Trumpington Road</p> <p>Support: 1 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> This site plays a strong role in supporting the character of the city and maintaining the Green Belt <p>OBJECTIONS:</p> <p>COMMENTS:</p> <ul style="list-style-type: none">
<p>CC911 Cambridge South East-Land south Fulbourn Road r/o Peterhouse Technology Park extending south & west of Beechwood on Worts Causeway, land west of Babraham P&R</p> <p>Support: 0 Object: 1 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <p>OBJECTIONS:</p> <ul style="list-style-type: none"> Bidwells (CEG Group): The summary assessment of Broad Location 7 is flawed. With reference to the site's relationship to the Airport Public Safety and Safeguarding Zone, the Issues and Options 2 Report incorrectly interprets the safeguarding chart. The "Cambridge Airport Air Safeguarding Zones Heights for Referral" chart indicates areas where proposed development must be referred and does not represent an area where development is not permissible. The technical assessment does not take account of the content of CEG's detailed submissions to the previous consultation and did not look at what Broad Location 7 provided in terms of self-sustaining services and facilities. <p>COMMENTS:</p> <ul style="list-style-type: none">
<p>SC284 Land South of Worts Causeway, Cambridge</p> <p>Support: 1 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Building on this land would lose a lot of what is good about the area. <p>OBJECTIONS:</p> <p>COMMENTS:</p>

<p>CC929 Worts Causeway South</p> <p>Support: 4 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> The setting of Cambridge within its Green Belt is part of what makes it special. Don't lose it. Building on here will be a loss of amenity. Transport infrastructure in the area is not good enough to support development. <p>OBJECTIONS:</p> <p>COMMENTS:</p>
<p>CC930 Worts Causeway North</p> <p>Support: 4 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> The setting of Cambridge within its Green Belt is part of what makes it special. Don't lose it. Building on here will be a loss of amenity. Transport infrastructure in the area is not good enough to support development. <p>OBJECTIONS:</p> <p>COMMENTS:</p> <ul style="list-style-type: none">
<p>SC036 Land East of Horningsea Road, Fen Ditton</p> <p>Support: 0 Object: 1 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <p>OBJECTIONS:</p> <ul style="list-style-type: none"> Despite the site being rejected, the transport score was 'green' – this is astounding given the congestion in the area <p>COMMENTS:</p> <ul style="list-style-type: none">
<p>SC060 Land South of Shepherds Close, Fen Ditton</p> <p>Support: 0 Object: 0 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <p>OBJECTIONS:</p> <p>COMMENTS:</p> <ul style="list-style-type: none"> The transport score was 'green' – this is astounding given the congestion in the area <ul style="list-style-type: none">
<p>SC160 Land at Fen Ditton (East of Ditton Lane)</p> <p>Support: 0 Object: 0 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <p>OBJECTIONS:</p> <p>COMMENTS:</p> <ul style="list-style-type: none"> The transport score was 'green' – this is astounding given the congestion in the area
<p>SC254 Land between 12 and 28 Horningsea Road, Fen Ditton</p> <p>Support: 1 * Object: 0 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Development here would impact on village character and cause transport problems onto Horningsea Road <p>OBJECTIONS:</p> <p>COMMENTS:</p> <ul style="list-style-type: none"> The transport score was 'green' – this is astounding given the congestion in the area

<p>BL1 SC232 Land North and South of Barton Road</p> <p>Support: 3 Object: 0 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Very sensitive area • Historic skyline of Cambridge clearly visible from here • No spare traffic capacity • Must preserve Green Belt <p>OBJECTIONS:</p> <p>COMMENTS:</p> <ul style="list-style-type: none"> •
<p>BL1 SC299 Land North of Barton Road</p> <p>Support: 3 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Very sensitive area • Historic skyline of Cambridge clearly visible from here • Must preserve Green Belt • Flash flood risk in this area <p>OBJECTIONS:</p> <p>COMMENTS:</p> <ul style="list-style-type: none"> •
<p>BL1 SC921 Land North of Barton Road</p> <p>Support: 4 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Very sensitive area • Historic skyline of Cambridge clearly visible from here • Must preserve Green Belt • Flash flood risk in this area <p>OBJECTIONS:</p> <p>COMMENTS:</p> <ul style="list-style-type: none"> •
<p>BL1 CC916 Grange Farm</p> <p>Support: 3 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Very sensitive area • Historic skyline of Cambridge clearly visible from here • Must preserve Green Belt • Flash flood risk in this area <p>OBJECTIONS:</p> <p>COMMENTS:</p> <ul style="list-style-type: none"> •
<p>BL1 CC926 Barton Road North 1</p> <p>Support: 3 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Would increase volume of traffic • Must preserve Green Belt • Flash flood risk in this area <p>OBJECTIONS:</p> <p>COMMENTS:</p> <ul style="list-style-type: none"> •
<p>BL1 CC927 Barton Road North 2</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Would increase volume of traffic • Must preserve Green Belt

<p>Support: 3 Object: 0 Comment: 0</p>	<ul style="list-style-type: none"> Flash flood risk in this area <p>OBJECTIONS: COMMENTS:</p> <ul style="list-style-type: none">
<p>BL2 CC895 Downing Playing Field Grantchester Road</p> <p>Support: 2 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Very sensitive area Historic skyline of Cambridge clearly visible from here Must preserve Green Belt Must preserve the River Cam Corridor Access Issues Part of site in flood plain <p>OBJECTIONS:</p> <ul style="list-style-type: none"> COMMENTS:
<p>BL2 CC896 Pembroke Playing Field Grantchester Road</p> <p>Support: 2 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Very sensitive area Historic skyline of Cambridge clearly visible from here Must preserve Green Belt Must preserve the River Cam Corridor Access Issues Part of site in flood plain <p>OBJECTIONS: COMMENTS:</p> <ul style="list-style-type: none">
<p>BL2 CC897 St Catherine's Playing Field Grantchester Road</p> <p>Support: 2 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Very sensitive area Historic skyline of Cambridge clearly visible from here Must preserve Green Belt Must preserve the River Cam Corridor Access Issues Part of site in flood plain <p>OBJECTIONS: COMMENTS:</p> <ul style="list-style-type: none">
<p>BL2 CC901 Wests Renault Grantchester Road</p> <p>Support: 2 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Very sensitive area Historic skyline of Cambridge clearly visible from here Must preserve Green Belt <p>OBJECTIONS: COMMENTS:</p> <ul style="list-style-type: none">
<p>BL3 CC924 Land West of Trumpington Road</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> This site is an important part of the river valley

<p>Support: 4 Object: 0 Comment: 0</p>	<p>corridor and should be protected</p> <ul style="list-style-type: none"> • Very sensitive area • Historic skyline of Cambridge clearly visible from here • Must preserve Green Belt <p>OBJECTIONS: COMMENTS:</p>
<p>BL3 CC928 Trumpington Road West (amended)</p> <p>Support: 4 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • This site is an important part of the river valley corridor and should be protected • Very sensitive area • Historic skyline of Cambridge clearly visible from here • Must preserve Green Belt <p>OBJECTIONS: COMMENTS:</p>
<p>BL4 SC68 Land West of Hauxton Road, Trumpington</p> <p>Support: 3 Object: 0 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Arguably the most important gateway into Cambridge, and should be preserved • Building here would conflict with the urban edge of city, as agreed when Trumpington Meadows was built • Would 'go back' on previously agreed urban edge, which was agreed by the Councils as needing to be protected • Need to keep the buffer between the city and the M11 <p>OBJECTIONS: COMMENTS:</p>
<p>BL4 SC69 Land West of Hauxton Road, Trumpington</p> <p>Support: 3 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Arguably the most important gateway into Cambridge, and should be preserved • Building here would conflict with the urban edge of city, as agreed when Trumpington Meadows was built • Would 'go back' on previously agreed urban edge, which was agreed by the Councils as needing to be protected • Need to keep the buffer between the city and the M11 <p>OBJECTIONS: COMMENTS:</p>
<p>BL4 914A Land West of Hauxton Road, Trumpington</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Arguably the most important gateway into Cambridge, and should be preserved • Building here would conflict with the urban edge

<p>Support: 3 Object: 0 Comment: 0</p>	<p>of city, as agreed when Trumpington Meadows was built</p> <ul style="list-style-type: none"> • Would 'go back' on previously agreed urban edge, which was agreed by the Councils as needing to be protected • Need to keep the buffer between the city and the M11 <p>OBJECTIONS: COMMENTS:</p>
<p>BL4 914B Land West of Hauxton Road, Trumpington</p> <p>Support: 3 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Arguably the most important gateway into Cambridge, and should be preserved • Building here would conflict with the urban edge of city, as agreed when Trumpington Meadows was built • Would 'go back' on previously agreed urban edge, which was agreed by the Councils as needing to be protected • Need to keep the buffer between the city and the M11 <p>OBJECTIONS: COMMENTS:</p>
<p>BL5 CC878 Land East of Hauxton Road,</p> <p>Support: 5 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Arguably the most important gateway into Cambridge, and should be preserved • Building here would conflict with the urban edge of city, as agreed when Trumpington Meadows was built • Would 'go back' on previously agreed urban edge, which was agreed by the Councils as needing to be protected • Need to keep the buffer between the city and the M11 <p>OBJECTIONS: COMMENTS:</p>
<p>BL4 SC105 Land to the South of Addenbrooke's Road, Cambridge</p> <p>Support: 4 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Building here would have destroyed the separation between Cambridge and Shelford • Building here would damage the southern fringe and would basically include Stapleford within the Southern Fringe • As agreed by the inspector at EiP, the Access Road makes a logical boundary for Cambridge <p>OBJECTIONS: COMMENTS:</p>

<p>BL5 CC904 Land East of Hauxton Road</p> <p>Support: 3 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Building here would have destroyed the separation between Cambridge and Shelford • Building here would damage the southern fringe and would basically include Stapleford within the Southern Fringe • As agreed by the inspector at EiP, the Access Road makes a logical boundary for Cambridge <p>OBJECTIONS:</p> <p>COMMENTS:</p>
<p>BL5 SC294 Land East of Hauxton Road, North of Westfield Road</p> <p>Support: 1 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Building here would have destroyed the separation between Cambridge and Stapleford/Shelford • As agreed by the inspector at EiP, the Access Road makes a logical boundary for Cambridge <p>OBJECTIONS:</p> <p>COMMENTS:</p>
<p>BL5 SC295 Land East of Hauxton Road, South of Stonehill Road</p> <p>Support: 1 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Building here would have destroyed the separation between Cambridge and Stapleford/Shelford • As agreed by the inspector at EiP, the Access Road makes a logical boundary for Cambridge <p>OBJECTIONS:</p> <p>COMMENTS:</p>
<p>BL6 CC925 Land South of Addenbrookes and Southwest of Babraham Road</p> <p>Support: 4 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Further harm to the Green Belt not supported • Impact upon visual attraction of the Gateway to Cambridge <p>OBJECTIONS:</p> <p>COMMENTS:</p>
<p>BL7 CC911 Cambridge South East – Land South of Fulbourn Road r/o Peterhouse Technology Park Extending South & West of Beechwood on Worts Causeway, Land West of Babraham Road P&R</p> <p>Support: 4 Object: 2 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Further erosion of the Green Belt not supported • Would overwhelm the existing community <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Bidwells (CEG Group): • The summary assessment of Broad Location 7 is flawed • With reference to the site's relationship to the Airport Public Safety and Safeguarding Zone, the Issues and Options 2 Report incorrectly interprets the safeguarding chart. The "Cambridge Airport Air Safeguarding Zones Heights for Referral" chart indicates areas where proposed development must be

	<p>referred and does not represent an area where development is not permissible.</p> <ul style="list-style-type: none"> The technical assessment does not take account of the content of CEG's detailed submissions to the previous consultation and did not look at what Broad Location 7 provided in terms of self-sustaining services and facilities. <p>COMMENTS:</p>
<p>BL7 SC111 (part) Land South of Cambridge Road, Fulbourn</p> <p>Support: 2 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Further erosion of the Green Belt not supported <p>OBJECTIONS:</p> <p>COMMENTS:</p>
<p>BL7 SC283 (part) Land South of Cambridge Road, Fulbourn</p> <p>Support: 1 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Further erosion of the Green Belt not supported <p>OBJECTIONS:</p> <p>COMMENTS:</p>
<p>BL7 SC284 (part) Land South Worts Causeway</p> <p>Support: 2 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Further erosion of the Green Belt not supported <p>OBJECTIONS:</p> <p>COMMENTS:</p>
<p>BL8 SC296 Land East of Gazelle Way</p> <p>Support: 1 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> In spite of its close proximity to Cambridge the village of Fen Ditton retains a distinct identity, with a clear and discernable character of a small Cambridgeshire village. Allocation of any of the sites proposed around the village would seriously erode this identity, and harm the setting of the many heritage assets within it. <p>OBJECTIONS:</p> <p>COMMENTS:</p>
<p>BL9 SC060 Land South of Shepherds Close</p> <p>Support: 1 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> In spite of its close proximity to Cambridge the village of Fen Ditton retains a distinct identity, with a clear and discernable character of a small Cambridgeshire village. Allocation of any of the sites proposed around the village would seriously erode this identity, and harm the setting of the many heritage assets within it. <p>OBJECTIONS:</p>

<p>BL9 SC159 Land at Fen Ditton (West of Ditton Lane)</p> <p>Support: 1 Object: 0 Comment: 0</p>	<p>COMMENTS:</p> <p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> In spite of its close proximity to Cambridge the village of Fen Ditton retains a distinct identity, with a clear and discernable character of a small Cambridgeshire village. Allocation of any of the sites proposed around the village would seriously erode this identity, and harm the setting of the many heritage assets within it. <p>OBJECTIONS:</p> <p>COMMENTS:</p>
<p>BL9 SC161 High Street, Fen Ditton</p> <p>Support: 1 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> In spite of its close proximity to Cambridge the village of Fen Ditton retains a distinct identity, with a clear and discernable character of a small Cambridgeshire village. Allocation of any of the sites proposed around the village would seriously erode this identity, and harm the setting of the many heritage assets within it. <p>OBJECTIONS:</p> <p>COMMENTS:</p>
<p>BL9 SC254 Land Between 12-28 Horningsea Road, Fen Ditton</p> <p>Support: 2 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> In spite of its close proximity to Cambridge the village of Fen Ditton retains a distinct identity, with a clear and discernable character of a small Cambridgeshire village. Allocation of any of the sites proposed around the village would seriously erode this identity, and harm the setting of the many heritage assets within it. <p>OBJECTIONS:</p> <p>COMMENTS:</p>

CHAPTER 1: INTRODUCTION

QUESTION NO.	SUMMARY OF REPS
Have Your Say	
<p>Have Your Say (general Comments)</p> <p>Support: 1 Object: 2 Comment: 125</p> <p>(128 representations)</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Lack of affordable housing due to shortage of house building recently. Young people currently struggle to find affordable housing, buying and renting. Although loss of green fields is regrettable it's necessary. The village has grown over the years and for people to do nothing about it is selfish. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Object to the stadium being built as there will be possible problems with supporters on our streets. • Process is over complex. Consider using brown fields more. Last year's options pushed down the pile. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Cycle path Hauxton A10 to Cambridge very poor. Design of 2 into 1 for new hospital road very poor. • A10 improvement and Northstowe will remove the need to build extensively elsewhere. • Website is a nightmare. • Current lack of facilities has not been taken into account. • Traffic needs to be considered, could Cottenham bypass be extended direct to the A14? • Transport should be higher on the agenda. • Motor vehicles should not be the prime consideration, provide safe facilities for pedestrians and cyclists. • We are one of the driest parts of the country so will we have enough water. • Watch were we build because area prone to flooding. • A map showing the locations of the sites mentioned being included in the survey would have been helpful. • Must be employment opportunities to match development. • Online system is far too complex. • Need to ensure all present residents are catered for before bringing in new people. Duty to protect city and surrounding area from becoming crammed with building and standing up to demands that allow that. • More notice should be taken of Parish Council and District Council. • Congestion charge might be a good idea.

	<ul style="list-style-type: none"> • Thin Internal walls in housing cause problems. • Interests of one council, in particular the City Council does not override the interests of the others. • Waterbeach has recently had developments of 100 houses and various small infill sites therefore it is unfair to consider more developments. • Provision of a heritage centre and appropriate compensation for Longstanton and Oakington for the imposition of Northstowe. • Population shift. Jobs should be created where people live; Yorkshire and Scotland, not the other way around. • The 'wing' was not part of the consultation so go back to phase one on this. Improve infrastructure before developing. • Anglia Ruskin University: University looking to deliver purpose-built residential accommodation for students in locations which enable access to Milton and the city centre. University considers that locations on northern side of Cambridge and/or southern side of Milton would be well-placed to take advantage of excellent cycle network and public transport connections (including guided bus). Sites in this area could also support delivery of student accommodation related to CRC. Sites on northern fringe, land south of Cambridge Road, Milton and north of A14 would be well located to provide such accommodation. • Cambridgeshire County Council: Issues are economic development, education, library service, public health, rights of way and transport. • Barton Parish Council: Barton Parish Council joins with Coton, Grantchester and Madingley in wishing to preserve and enhance the Quarter to Six Quadrant as a very significant part of Cambridge's "rural lungs". • Environment Agency: Detailed comments on water policy issues for local plan. • Foxton Parish Council: We found the questionnaire confusing because the answer form seems to bear little resemblance to the document. • Campaign for Real Ale: Councils policy should ensure that pubs are protected even when they are not the last one in the community. Policy currently does not protect pubs from changes that don't require planning permission or protects pubs from demolition when they are not listed building or in conservation areas. Planning policies should address the need for community facilities, including pubs in new developments. • Cottenham Environment Audit Group and the Fen Edge Footpath Group: We have identified
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	<p>specific proposals for linking footpaths routes which would greatly benefit the scope for countryside access around the village and which could be realised at an early stage to help mitigate loss of green fields and countryside amenity. These proposed links are; Path connecting Tennison Manor and Les King Wood, Path along Lovers' Walk connecting Archie's Bridge/Archie's Way and Rampton Woods and Foot/cycle path on Beach Road connecting to Hay Lane and Landbeach paths.</p> <ul style="list-style-type: none"> • Dry Drayton Parish Council: Initially we said the most effective way of reflecting local aspirations may be to encourage parish councils to develop neighbourhood plans, where possible based upon earlier village plans. However, we noted not all parish councils will have resources or expertise to take a neighbourhood plan to formal referendum. Pleased the district council has 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. Proposing further informal consultation in village. • Essex County Council: Wish to ensure that we are included in any further consultation database information and welcome formal and informal discussions as the district continues to develop the plan. Happy to undertake discussions that investigate implications concerning cross boundary issues both generally and within specific provisions of Duty to Cooperate. County Council want to bring attention to the issues regarding climate change adaption, renewable energy and low carbon, flood risk including surface water. • Hertfordshire County Council: Where residential development is proposed in village/rural service centres in close proximity to Royston the older children may look to Royston middle and upper schools to provide education. Depending on conformation of housing numbers, tenure and phasing HCC may require contributions from CIL or planning obligations to mitigate the additional impact on the Royston schools. • Highways Agency: I understand a joint transport modelling exercise is underway with County Council and neighbouring planning authorities to develop evidence base to test local plan scenarios. This would appear to be the most effective way forward and will ultimately inform our views on emerging proposals. • Histon and Impington Village Action Group: Problems concerning traffic lights at the Green and
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	<p>the dangerous roads. B1049 expected to take a huge amount of traffic. Urge planners to encourage County Council to develop a traffic management plan to identify issues and make creative ways for people to get around the village by bicycle or foot.</p> <ul style="list-style-type: none"> • Little Wilbraham and Six Mile Bottom Parish Council: At the Jan 2013 meeting Little Wilbraham and Six Mile Bottom agreed the villages could benefit from having a small number of new build family houses. Currently we understand there are no plans for new housing in either village. • Middle Level Commissioners: No comments as issues and options appear to be outside the catchment. • North Hertfordshire District Council: No further comments at this part of consultation. • Suffolk County Council: Important implication of growth is assessed. Traffic impacts mitigated and public transport measures and highway improvements. <p><u>Consultation</u></p> <ul style="list-style-type: none"> • Minimal at best. • No consultation that I am aware of and if we have been given it there was not enough notice. • Badly advertised. • Should have been given 6 weeks of consultation. • Histon and Impington Village Action Group: Consultation process flawed. Doesn't engage people in active discussion about their vision for community. <p><u>Development (general comments)</u></p> <ul style="list-style-type: none"> • Pressure to over develop is overwhelming, focus on the poor road network and facilities for current residents. • Future developments should focus on brown-field sites on a new town. Rural character of our village should be preserved. • Support small extensions to existing developments not turning villages into towns. • Stop filling the countryside with housing. • Cambridge is already overdeveloped, ruining a beautiful city. • Development should be throughout UK not just in East Anglia. • How will Cambridge City Centre cope with traffic/facilities? New development must include basic facilities such as banks, medical services, workplaces and transport. • Concentrate on large developments. • All agreed housing should be as carbon-neutral as possible and have solar panels.
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	<ul style="list-style-type: none"> • Horrified by the quality of designs and layout of the streets in the new development in Trumpington Meadows. • In this economic climate it seems unwise to plan large developments, we should learn from recent events in Spain where unchecked development resulted with millions of unoccupied homes contributing to the financial crisis in that country. • Need to know what level of growth is necessary. • Would be better to increase housing south of the city because sixth form education is better. Less of a commute for students. • Development is inevitable but quality and density currently accepted is appalling. • Keep new houses to a minimum. • Enhance cycle ways. <p><u>Green Belt</u></p> <ul style="list-style-type: none"> • Parish Councils should be flexible about building on green belt. • Important green belt areas are retained, separating villages from the city centre. • Develop within boundaries and focus on refurbishing old properties first. • No need for encroachment on green belt. • Greatest of care must be given to any development on green sites. • Once woodland has been developed it cannot be replaced. • It is important to keep as much green belt as possible as farmland and still produce our basic needs of food from beef and dairy cows, sheep and poultry. Would be a shame to lose this means of food production. • Protect green land and lakes. <p><u>Village Development</u></p> <ul style="list-style-type: none"> • Controlled village development, only build what is needed/required. • Do not follow urban herd, protect character of South Cambridgeshire. • Village democracy is essential, listen to the majority of the local people. • Protect the character of rural village, place more housing in towns where the infrastructure is in place. • Development forgets that current villages do not have infrastructure or the money to improve capacity to cope with flooding. Need new villages. • Village cannot take more traffic/congestion. • Bus services from village should be improved so the elderly do not feel isolated. • Two of the nearest villages to Cambridge;
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	<p>Grantchester and Barton have taken no affordable housing development for the last 20 years. Other parish councils have provided for their young people.</p> <ul style="list-style-type: none">• Cottenham Village has had 2 large developments recently, leave it to evolve naturally.
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CHAPTER 2: HOUSING	
QUESTION NO.	SUMMARY OF REPS
QUESTION 1A: Which of the site options do you support or object to and why?	
<p>H1: Land at Cambourne Business Park</p> <p>Support: 19 Object: 20 Comment: 18</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Already allocated for development, is within a village that is growing, is near services and facilities, has access to roads (including A428), includes modern infrastructure, and is not on green belt land. • Support as otherwise you won't meet the 5 year targets. • The land is unused, so use it! • Caldecote Parish Council: natural expansion to existing development and there are sufficient facilities to accommodate new residents. • Campaign to Protect Rural England: no objection as the site has been allocated for many years without being developed for employment uses. • Development Securities (represented by Carter Jonas): Cambourne provides high level of services and facilities and the site is a short walk from a frequent bus service, no significant townscape, biodiversity or heritage constraints, vacant so available now, and infrastructure in place for business park. • Cambourne is a new settlement so sensible site for development, provided that local services are expanded to meet the extra demand. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Bourn Parish Council: should be preserved for local employment (office or light industrial use) given lack of facilities in Cambourne. • Cambourne Parish Council: site is needed for employment opportunities, is detached from the rest of Cambourne and so would be difficult to integrate it with existing residential areas, there is not sufficient surplus infrastructure, existing transport problems, and the access road would be unsuitable. • Cambridge Past, Present and Future: should be retained for business use as delivering sustainability means providing jobs in Cambourne for residents to walk or cycle to. After a slow start, business take up is accelerating, so to use this for housing is short-sighted. • Cambourne need not be extended any more than it is – there are other villages that should be looked at that may be suitable for development and which

	<p>have not been entirely exhausted of their development potential.</p> <ul style="list-style-type: none"> • Land was designated for employment and building housing on this land would simply confirm that the original plan is not sustainable and the original dream has failed. Make it attractive for businesses to come and they will come – we must reverse the commute into Cambridge. • Harcourt Developments & Martin Grant Homes (represented by Savills): should be retained for employment use as replacing employment with housing will not assist in increasing the sustainability of Cambourne, instead it will merely increase out commuting. Need a comprehensive long term vision for Cambourne that achieves sustainability. • Should be retained for employment uses as Cambourne needs more local employment not housing – Cambourne is already large enough, original 3000 houses has already been exceeded, infrastructure has not kept up with continual expansion so cannot support any further housing, site would not integrate well, access road is not considered suitable as was considered unsuitable for access to secondary school, need more employment to reduce commuting into Cambridge, ratio of jobs to residents would be worsened if site used for additional housing, and character of the business park would be adversely affected by introduction of housing. • No further development should take place at Cambourne until the A428 is duelled. More housing will cause unnecessary congestion. • RLW Estates & Defence Infrastructure Organisation (represented by Boyer Planning): object on the basis of loss of employment potential and consequent sustainability concerns. • Cambourne appears to be a soft target for planners as it is still a work in progress – should not result in it becoming a victim of further expansion simply because more established villages are able to repel development. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Anglian Water: sewage treatment works may require capacity enhancement. Infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. • Existing building in progress so more care needed to ensure that areas are not overcrowded. • Surely increased economic and population growth will mean that this land will finally be used for employment purposes.
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	<ul style="list-style-type: none"> Whaddon Parish Council: further development at Cambourne will increase traffic on the A1198 and create further road noise for the residents of Whaddon – consideration needs to be given to the impacts on other established communities.
<p>H2: Former Bishops Hardware Store, Station Road, Histon</p> <p>Support: 30 Object: 5 Comment: 14</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Good use of brownfield site within the village, ideal commute to City, improves townscape of the area, and near to local services and facilities, science park, guided bus. Support as otherwise you won't meet the 5 year targets. Support as the land needs to be developed and makes sense to use it rather than Green Belt, but concerned about school places as any new development will put pressure on already oversubscribed schools in Histon. Cambridge Past, Present and Future: should be considered as part of the larger station development proposed as PC1 but if this is not taken forward, then this site should proceed on its own but with the lower end of the housing range proposed. Campaign to Protect Rural England: support use of this brownfield site. Small site that could be absorbed by the village and not have a great impact on present village life – 10 dwellings would not be too intrusive. Histon & Impington Parish Council: supports redevelopment of this site within the regeneration proposals (PC1). Mitre Property Development (represented by Januarys): support the site being considered as 'more sustainable site with development potential' as site is currently a wasted opportunity in need of remediation and improvement. Do not believe there are any 'cons' with promoting this site for housing development. Oakington & Westwick Parish Council: support as it is a very good use of this land. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> Object as development of this site for residential will limit the scope of the parish council plan and put further pressure on community resources such as schools. More suitable for business regeneration to compliment possible redevelopment of the station site – more local employment is needed around this commercial and transport hub. Will increase traffic congestion making it more difficult to commute into Cambridge and will destroy unique character of village.

	<p>COMMENTS:</p> <ul style="list-style-type: none"> • Anglian Water: capacity available to serve the proposed growth. • Feel Histon is already quite packed. • Support mixed use development (as proposed by Parish Council) but not just housing. Development should include small businesses, start-up businesses, retail units and possibly a hotel. • Natural England: although support the reuse of underused or vacant sites in principle, development should only take place on sites that have low environmental and biological value. • Should have a maximum of 6 houses.
<p>H3: Land at Dales Manor Business Park, Sawston</p> <p>Support: 39 Object: 21 Comment: 22</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Reuse of brownfield land within the village so more suitable and less damaging than sites in the Green Belt. Replacement of unused warehouse units and does not result in loss of farmland. Benefit from redevelopment – tidy up an ugly part of the village. • Support the development of this site but it may conflict with the possible Cambridge City FC development. • Support as otherwise you won't meet the 5 year targets. Need more housing. • Support but serious consideration must be given to the mixing of residential and industrial traffic, the increased traffic flows along Babraham Road and from the proposed Cambridge City football stadium, and increased demand on already overstretched facilities in Sawston. • Support but road access is an issue – need to give due regard to traffic on Babraham Road. Will make Babraham Road very busy and without a number of zebra crossing would cut off those living to the north. • Sawston is a good and logical place to expand – good facilities and schools, close to main employment areas, and fairly good connections to village centre. New development will give jobs and possibly retail. • Campaign to Protect Rural England: support as reuse of brownfield site. • Support although fair distance from village amenities and need to consider mix of housing. • Village needs and influx of new residents to ensure continuing prosperity – so brownfield sites should be reused. • Infrastructure is key: support provided that existing infrastructure can cope and there is no adverse effect on the existing residents. • Least worst option but will still create extra traffic and water resource and displacement problems.

	<ul style="list-style-type: none"> • New homes will sit well within the area proposed and vastly improve a run-down industrial area. • Ideal for building as most road infrastructure in place (close to main road) and has good access onto Babraham Road allowing traffic to leave without passing through Sawston village. • Ok but all traffic will come down Babraham Road to leave the village or go through Babraham. • Will bridge the gap between Sawston and Babraham and the new cycle path may get used more with new houses and investment in the Babraham science parks coming soon. • Sawston Parish Council: more suitable as brownfield, proposed access through Wakelin Avenue would be unsuitable, need a separate link to Babraham Road, technical constraints such as foul sewer capacity should be investigated, need to consider cumulative effect on traffic generation from possible stadium and housing, need to ensure stadium would not result in undue noise and disturbance to nearby residential areas, should not exceed 100 dwellings, and should consider providing live-work units and industrial starter units. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Aspec Precision Engineering: if Grove Road is used as the access to the site, there would be issues with HGV traffic to the industrial uses. The low water pressure would need to be improved. • Access is the main constraint – Wakelin Avenue would be unable to cope with increase traffic so may need a separate link to Babraham Road. • Loss of employment land that would be better kept for employment uses to create jobs for new residents. Need a greater range of appropriate employment opportunities in the village. Currently main employment area – less local jobs. • Sawston cannot sustain any more houses (already overpopulated) – infrastructure could not cope, the site will not generate any more footfall to High Street shops. • Would create too much traffic, road networks are poor, and would create hazardous traffic conditions (especially traffic onto Babraham Road which has been an issue for a number of years). • Mixing industrial and residential uses is not a good idea – noise and heavy road traffic. May also effect the existing businesses in terms of crime, footfall and traffic. • Cambridge Past, Present and Future: should be retained for employment use as a contribution to the local economy. • Where will the Cambridge City football stadium go?
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	<p>Proposal for new Cambridge City stadium here (not mentioned in this plan).</p> <ul style="list-style-type: none"> • Would severely compromise current standard of living, privacy and property values. • Will create additional traffic through Shelfords and Stapleford. • Will increase traffic congestion making it more difficult to commute into Cambridge and will destroy unique character of village. • Seems Melbourn and Sawston are once again taking a large number of houses, and whilst we need this housing the facilities in these two villages are going to be swamped. Other villages should take more of the pressure. • Uttlesford District Council: concerned about proposals for development south of Cambridge, especially in Sawston area due to potential impact on the road network in the north of Uttlesford and particular around M11 (junction 9) where there is already congestion. • Don't see how you can build new homes when there isn't the money to upgrade existing properties to an approved government standard – draught proofing, cavity wall insulation. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Anglian Water: capacity available to serve proposed growth. • Sawston can perhaps cope with a small development such as this. • Development of all sites in Sawston (520 homes) would swamp all available facilities in the village, exacerbate existing under provision further and the cost of providing new facilities could be prohibitive. • Two site options on Dales Manor Business Park should be considered as one. • Any proposals would need to take account of cumulative impacts of traffic generation from new housing and proposal for Cambridge City football stadium. Also need to ensure noise / disturbance from stadium would not impact on nearby residential areas. • Consider including small convenience store, industrial starter units and / or live-work units on part of the site. • Capacity of foul sewer may be constraint. • Number of houses assigned to Babraham side of the village is excessive. • Need to consider traffic, parking, efficient drainage (especially flooding from additional hard surfaced areas) and provision of facilities in advance of development of site and in consultation with residents.
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	<ul style="list-style-type: none"> • More care needed not to overcrowd these areas – is Sawston getting too big? • Will impose less on Green Belt but must improve parking at playing field, laybys for houses on Babraham Road, and restrict turning into Sunderland Avenue and along the link road. • Natural England: although support the re-use of underused or vacant sites in principle, development should only take place on sites that have low environmental and biological value. • Some of this site should be housing, but also support use of some of this site for Cambridge City football stadium providing the village with much needed sports facilities. • Until infrastructure guarantees available from responsible organisations, it is impossible to make realistic comments on possible development sites.
<p>H4: Land north of White Field Way, Sawston</p> <p>Support: 31 Object: 56 Comment: 13</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Good access to Sawston and no impact on the village. • Support as otherwise you won't meet the 5 year targets. Need more housing. • Although this is on flood plain, access to the main road and village centre is better than other possible sites. • Support as long as the copse is protected and preserved (only one of three woodland walks in Sawston with open access) and also the row of trees across the site. • Sawston has a wide range of facilities and infrastructure to support growth. Close to main employment areas. Access is not a problem (most road infrastructure in place), has good transport links, immediate access to the bypass that would not generate much increase of traffic in the village. • Logical place to expand and good site for housing – noise would not be a problem as existing residents nearer to roads and railway, existing woodland screens site from nearby properties which could be extended, close to main employment areas. • Support although fair distance from village amenities and need to consider mix of housing. • Support provided that existing infrastructure can cope and there is no adverse effect on the existing residents. • Least worst option but will still create extra traffic and water resource and displacement problems. • Spicers (represented by Bidwells): site is available, viable and deliverable. Willing to work with SCDC and Parish Council to provide a development which will benefit the local community. • New development will give jobs and possibly retail.

	<p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Designated Green Belt. • Unfair that requirements for providing housing for City's workforce ignores Sawston's Green Belt. • Site assessment is flawed – site is part of the flood plain and will undoubtedly result in flooding problems if developed. • Development of all sites in Sawston (520 homes) would swamp all available facilities in the village, exacerbate existing under provision further and the cost of providing new facilities could be prohibitive. • Access and traffic problems – Whitefield Way is a private road with insufficient capacity, New Road and Mill Lane are not able to take additional traffic, will create extra pressure on Mill Lane / A1301 junction which has poor accident record, High Street will become congested, adjacent to busy and dangerous road junction, increased traffic noise, parking problems, use of road for construction vehicles would be dangerous and unreasonable, and residents would be subject to obnoxious fumes from increased traffic. • On rising land – would intrude into open countryside and create more urban approach to the village. • Greenfield site - loss of productive agricultural land and disruption to wildlife habitats provided by adjoining wood. • Poorly related to village centre – will encourage more cars on the High Street with already inadequate parking and would encourage London commuters due to easy access to Whittlesford station – development proposals should focus on meeting local housing needs and encouraging local businesses. • Cambridge Past, Present and Future: not a sensible site for housing as will fill in the green space between the village and the bypass, is isolated from the rest of the village, and land to south is subject to flooding that will be made worse by development of this site. • Campaign to Protect Rural England: loss of Green Belt. • Water provision to the site appears expensive and speculative and sewage disposal is at capacity and funding uncertain. • Infrastructure unable to cope – health centre is at maximum capacity, new school places will be needed, population is at saturation point, parking facilities are inadequate, no gas service. Need to consider utilities. • Disruption from new build would be detrimental to wellbeing of existing residents.
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	<ul style="list-style-type: none"> • Access via a new road west of the tree line will ruin the use of this field for farming and will prevent the use of these trees from mitigating development in the Green Belt. • Harlton and Haslingfield Parish Councils: loss of Green Belt. • Important green space bisected by protected woodland – don't ruin our village. • Local area is being overdeveloped and housing being provided is small and overpriced – this will adversely affect the value of homes. • Do not agree with comments that there would be 'limited impact on landscape setting' and that development 'would preserve green foreground to Sawston'. Site is on rising land so prominent. • Any development must be in keeping with Whitefield Way – bungalows. New development will impact standard of living – privacy and light at nearby bungalows. • No jobs so why more houses – no companies employing in the village and Spicers has reduced its business. • 'Buffer zone' between bypass and urban edge – development of this site would set a precedent that would lead to 'flood gate' of building along western edge of village with negative impacts for Sawston and the surrounding villages. • Will create additional traffic through Shelfords and Stapleford. • Power lines across the proposed site. • Sawston is becoming an unattractive place to live – devaluing properties. • Sawston Parish Council: White Field Way is a private road with insufficient capacity to act as access for additional dwellings, New Road and Mill Lane are not able to take additional traffic, Highways Authority objected to planning application for starter business units on land adjacent to Spicers due to safety at this junction, Green Belt, rising land so development would intrude into the countryside and create urban approach to village, loss of agricultural land, and located on a chalk aquifer. • Will increase traffic congestion making it more difficult to commute into Cambridge and will destroy unique character of village. • Will become a commuter village as employment opportunities are in Cambridge not Sawston. • Predominantly chalk – if the site is developed, where will the water go? Protected groundwater area. • Seems Melbourn and Sawston are once again taking a large number of houses, and whilst we
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	<p>need this housing the facilities in these two villages are going to be swamped. Other villages should take more of the pressure.</p> <ul style="list-style-type: none"> • ‘Would preserve green foreground to Sawston if no built development adjoining the A1301’ but if this site were developed there may be subsequent proposals to develop adjoining land. • Don’t see how you can build new homes when there isn’t the money to upgrade existing properties to an approved government standard – draught proofing, cavity wall insulation. • Uttlesford District Council: concerned about proposals for development south of Cambridge, especially in Sawston area due to potential impact on the road network in the north of Uttlesford and particular around M11 (junction 9) where there is already congestion. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Anglian Water: capacity available to serve the proposed growth but sewers crossing the site. • Cambridgeshire County Council: access should be provided off Mill Lane rather than A1307. The capacity and safety of the Mill Lane / A1307 junction should be looked at as part of any transport assessment of the site. • English Heritage: concerned that there is no justification for removal of land from the Green Belt. Development of this site would set a precedent for Sawston to expand out to the bypass which would be detrimental to the relationship between the village and bypass. • Village needs an influx of new residents to ensure continuing prosperity. • Will impose less on Green Belt but must improve parking at playing field, laybys for houses on Babraham Road, and restrict turning into Sunderland Avenue and along the link road. • Natural England: site is in the Green Belt.
<p>H5: Former Marley Tiles Site, Dales Manor Business Park, Sawston</p> <p>Support: 41 Object: 19 Comment: 21</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Reuse of brownfield land within the village so more suitable than sites in the Green Belt. Benefit from redevelopment. • Support the development of this site but it may conflict with the possible Cambridge City FC development. • Support as otherwise you won’t meet the 5 year targets. Need more housing. • Campaign to Protect Rural England: support as reuse of brownfield site. • Support but road access is an issue – need to give due regard to traffic on Babraham Road. Will make Babraham Road very busy and without a number

	<p>of zebra crossing would cut off those living to the north.</p> <ul style="list-style-type: none"> • Sawston is a logical place to expand as wide range of facilities, infrastructure and schools, and is close to main employment areas. New development will give jobs and possibly retail. • Support although fair distance from village amenities and need to consider mix of housing. • Village needs and influx of new residents to ensure continuing prosperity – so brownfield sites should be reused. • Infrastructure is key: support provided that existing infrastructure can cope and there is no adverse effect on the existing residents. • Worthy of further investigation as although not close to village centre, proposal does include potential for employment uses which would replace some of jobs lost. • Least worst option but will still create extra traffic and water resource and displacement problems. • New homes will sit well within the area proposed and vastly improve a run-down industrial area. • Good for housing but also for the Cambridge City football ground which will give the village extra sports facilities. • Support provided that only Dales Manor Business Park is chosen for housing development in Sawston – this would increase the population by at least 500 people and this is as much as the infrastructure could support. • Ideal for building as most road infrastructure in place and has good access onto Babraham Road allowing traffic to leave without causing extra congestion in the village centre. • Sawston Parish Council: more suitable as brownfield, proposed access through Wakelin Avenue would be unsuitable, need a separate link to Babraham Road, technical constraints such as foul sewer capacity should be investigated, need to consider cumulative effect on traffic generation from possible stadium and housing, need to ensure stadium would not result in undue noise and disturbance to nearby residential areas, should not exceed 100 dwellings, and should consider providing live-work units and industrial starter units. • Ok but all traffic will come down Babraham Road to leave the village or go through Babraham. • Will bridge the gap between Sawston and Babraham and the new cycle path may get used more with new houses and investment in the Babraham science parks coming soon. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Aspec Precision Engineering: if Grove Road is
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	<p>used as the access to the site, there would be issues with HGV traffic to the industrial uses. The low water pressure would need to be improved.</p> <ul style="list-style-type: none"> • Access is the main constraint – Wakelin Avenue would be unable to cope with increase traffic so may need a separate link to Babraham Road. • Loss of employment land that would be better kept for employment uses to create jobs for new residents. Need a greater range of appropriate employment opportunities in the village. May also affect the existing businesses in terms of crime, footfall and traffic. • Sawston cannot sustain any more houses – such a large development that would increase the housing stock by 10% is not required, maximum of 100 homes on H3 and H5, infrastructure could not cope, already overpopulated. • Serious consideration must be given to increased traffic flows along Babraham Road as well as additional traffic generated by proposed football stadium. • Cambridge Past, Present and Future: should be retained for employment use as a contribution to the local economy. • Concerns about traffic – would create too much traffic on an already busy road (Babraham Road), road networks are poor, development would create hazardous traffic conditions, Wakelin Avenue is unsuitable for access. • Where will the Cambridge City football stadium go? • Implications of contaminated land for new residents. • Will impact on amenity of neighbouring residential areas – overlooking so existing privacy would be compromised. • Will create additional traffic through Shelfords and Stapleford. • Seems Melbourn and Sawston are once again taking a large number of houses, and whilst we need this housing the facilities in these two villages are going to be swamped. Other villages should take more of the pressure. • Don't see how you can build new homes when there isn't the money to upgrade existing properties to an approved government standard – draught proofing, cavity wall insulation. • Providing homes for commuters working elsewhere. • Uttlesford District Council: concerned about proposals for development south of Cambridge, especially in Sawston area due to potential impact on the road network in the north of Uttlesford and particular around M11 (junction 9) where there is already congestion.
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	<p>COMMENTS:</p> <ul style="list-style-type: none"> • Anglian Water: Sewers crossing the site. Infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. • Development of all sites in Sawston (520 homes) would swamp all available facilities in the village, exacerbate existing under provision further and the cost of providing new facilities could be prohibitive. • Two site options on Dales Manor Business Park should be considered as one. • Capacity of foul sewer may be constraint. • Any proposals would need to take account of cumulative impacts of traffic generation from new housing and proposal for Cambridge City football stadium. Also need to ensure noise / disturbance from stadium would not impact on nearby residential areas. • Consider including small convenience store, industrial starter units and / or live-work units on part of the site. • Number of houses assigned to Babraham side of the village is excessive. • Need to consider traffic, parking, efficient drainage (especially flooding from additional hard surfaced areas) and provision of facilities in advance of development of site and in consultation with residents. • More care needed not to overcrowd these areas. • Will impose less on Green Belt but must improve parking at playing field, laybys for houses on Babraham Road, and restrict turning into Sunderland Avenue and along the link road. • Natural England: although support the re-use of underused or vacant sites in principle, development should only take place on sites that have low environmental and biological value. • Until infrastructure guarantees available from responsible organisations, it is impossible to make realistic comments on possible development sites. • Endurance Estates & Salmon Harvester (represented by Savills): sustainable opportunity delivering housing and jobs on previously developed land. Comments on cons – loss of employment: existing low density employment uses will be replaced with higher density B1 uses that will provide a greater number of jobs; distance from services and facilities – small element of retail proposed within the development.
<p>H6: Land north of Babraham Road, Sawston</p> <p>Support: 28 Object: 39</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support this option else you won't meet your 5 year targets. • Logical place to expand. • Sawston - good facilities and schools.

Comment: 17

- Good access to village.
- Good option because no loss of employment land.
- Low impact and close to main employment areas (Science Parks etc).
- Will support more services and maybe jobs which is good.
- Least worse of the options in Sawston but implications for traffic and school capacities.
- Support but concerns at access to site – need zebra crossings.
- Would tidy up ugly part of Sawston and bridge the gap between Sawston and Babraham. Could get increased use of new cycle path to Babraham.

OBJECTIONS:

- Village needs an influx of new residents to help ensure its continuing prosperity but not this option.
- Uttlesford District Council concerned at development proposals south of Cambridge and especially all housing options in Sawston – impact on wider road network- impact on already congested M11.
- Loss of Green Belt land. Prefer brownfield land.
- Does not meet very special circumstances NPPF says is needed to take land out of green belt.
- Sawston, Haslingfield and Harlton Parish Councils object to loss of Green Belt.
- RLW Estates and Defence Infrastructure Organisation object to release of green belt land.
- Village will merge with Cambridge.
- Sets a precedent for more release of green belt.
- Increased traffic congestion and make more difficult to commute into Cambridge – already gridlocked at peak times.
- More development will ruin unique character of village.
- Loss of agricultural land.
- Development on protected groundwater area.
- Sawston Parish Council – Development would result in loss of agricultural land and chalk aquifer.
- Land in Babraham parish – need change of boundary. Keeps separation between the villages.
- Why build new when no money to upgrade old properties?
- Detrimental impact on local amenity provision - schools and doctors near capacity.
- Impact on safety of residents due to increased vehicular traffic. Babraham Rd already busy. Local road infrastructure cannot cope. Car parking in village a problem.
- Need to take into account impact of Cambridge City Club football stadium – increased traffic – need transport Masterplan.

	<ul style="list-style-type: none"> • Object to Sawston sites due to additional traffic through Shelfords and Stapleford. • Detrimental impact on village character and views of village from south. • Overdevelopment. • Water pressure - Aspec Precision Engineering Ltd mention problems of low water pressure. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Natural England notes that situated at distance from any local service centre and facilities which will increase dependence on use of the private car. • Anglian Water - capacity available to serve the proposed growth. • Concern at number of houses allocated to site and all others in Sawston – will swamp village. • Why Sawston and Melbourn and not other villages like Foxton, Orwell or Harston? • Concern that local village services will not meet demand – already over stretched. • This site could be part used and in conjunction with sites 158 and 278 to east of Sawston, could provide a coherent edge to village.
<p>H7: Land to east of New Road, Melbourn</p> <p>Support: 69 Object: 688 Comment: 71</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Melbourn has good services and facilities and should welcome further limited development, particularly low cost affordable housing, shared ownership / key worker housing, housing for the next generation of local residents, 1-2 bed homes, and bungalows. Not enough affordable housing in Melbourn – huge waiting list. Need more houses available to rent. People need homes and no reason why Melbourn should not welcome them. • BUT must consider impacts on services, facilities and infrastructure – resources should be made available to anticipate demands. • Support as otherwise you won't meet the 5 year targets. • Logical progression from existing housing on New Road, high ground so not affected by flooding, within walking distance of local amenities, and good access routes. • Hope that new development would bring more services and facilities to the village. No objection to housing if it is guaranteed that infrastructure will be improved to cope with the expanded population. May provide job opportunities. Benefit to existing businesses and local shops – need a coffee shop, village hall – could these be incorporated?. Would provide more evidence of a case for better library provision. Will help pay for the village hub. • People need houses and the local economy will benefit BUT houses need to be built with sensible layouts, sufficient access and services.

	<ul style="list-style-type: none"> • Melbourn is one of the best villages for additional development – good access to sustainable transport (bus and train) for residents to get to jobs in Cambridge, Royston or London. Cycle route to Addenbrooke's. • Endurance Estates (represented by Bidwells): no technical reason why this site cannot be successfully developed for new housing, can provide much needed homes in a sustainable village, and can help to deliver community benefits. • Foxton Parish Council: Melbourn is a larger village and can sustain development which will be of benefit to its facilities. • Locations chosen seem well placed in the village – within easy reach of the village centre. More houses will not be noticed – people need to live somewhere. Area has been subject to consideration for change of use for some time – once close to proposed route for by-pass. • This development is our fair share of the required homes and not resulting in loss of open space that is benefitting the village – not in centre or a playing field. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Proposed size of development is not sustainable in Melbourn – limited train and bus services, too few shops, amenities and employment opportunities, and will put strain on / overwhelm infrastructure, services (e.g. schools and doctors), and general utilities that are already at capacity. • Primary school cannot accommodate existing needs – some children already attend Meldreth Primary School. Current inadequate mains drainage. Low water pressure due to recent nearby developments. No solution for Foxton crossing so longer queues. Inadequate facilities and recreation areas for young people and children. County Council unable to solve drainage problems as do not have financial resources to relay the High Street system – will take legal action if development takes place. • Building on green belt land is unforgivable – sacrosanct and must be preserved. Green Belt is there for a reason and not just to be moved as and when you please. • Concerns about traffic and roads - will create extra traffic on already inadequate roads (in village centre and by school), congestion and more through traffic, noise pollution and emissions, will be detrimental to safety, will create parking problems, speeding is already a problem, village will become a rat run, need a new link road between A10 and New Road, distance from local
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	<p>services will increase in traffic into the village, junction of A505 / New Road is an accident hotspot, concerned about construction traffic having to use road by primary school, part of Bramley avenue is unadopted and ransom strip by East Farm, a new road through the development from Russet Way / Bramley Avenue to New Road would create a new rat run, and cycling links would need to be upgraded.</p> <ul style="list-style-type: none"> • Increase in village population by significant percentage changing entire nature and character of the village. In danger of losing village identity – Melbourn is a village not a city. Will become a dormitory. • Already have drainage and flooding problems (particularly when heavy rain), putting open land under concrete is likely to increase these rather than alleviate this. On a downward slope and therefore at risk of flooding. • Detrimently affect quality of life of existing residents and unacceptable impact to residents living on village boundary – noise, disturbance, overshadowing, loss of light, and loss of open aspect. Will affect house prices. Size and length of time to complete development would cause unacceptable levels of noise, dirt and traffic. • Will not help community cohesion as will create a separate community. Risk of increased crime. Village already has antisocial issues. • Large scale developments should be limited to larger well served communities closer to Cambridge. Lots of new building already in Royston, Cambridge, Trumpington and Cambourne so why is this site needed? • More housing is needed in the country but not in this area – need more Government encouragement to move to areas further north where there is more space and need for job creation. • Adverse effect on village setting and major impact on the landscape. Imposing projection of development on sloping land. Views of the development would be extensive. Existing properties are hidden by crest of hill. • Other more suitable brownfield sites e.g. old Bassingbourn Barracks, Mettle Hill. • Do not need new houses. Number of proposed houses exceeds village needs. Increase in population will make the village overcrowded. Demographic projections show the population has decreased, but already dense infilling that is increasing housing stock. • Houses on the market are not selling so adding more houses will make it more difficult to sell. • Existing high density houses have no off road
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	<p>parking causing congestion on site side roads which would be used for access to H7 and H8.</p> <ul style="list-style-type: none"> • Unacceptable loss of farmland (needed for food production given forecasted food shortages) and countryside outside the village framework. Area of natural beauty and wildlife area - habitats for flora and fauna. Almost all orchards in Melbourn have been built on - big effect on wildlife. Destruction of habitats used by bats is illegal. • Environmental and quality of life considerations are being disregarded in favour of developers greed – another example of uncontrolled urban sprawl that will lead to destruction of rural South Cambridgeshire. • Once building starts it won't stop – will end up building all the way to A505. What is the point of a village framework boundary? • Main problem is location – make the village longer not wider. The suggested housing is on the wrong side of the village – site between old and new A10 would be better. Sufficient other housing sites being developed in Melbourn e.g. Victoria Way extension, old police station. Development should be spread around the village and not concentrated in one estate. • Access to site is likely to prove difficult. • Loss of habitat for many birds. Several significant trees on site - orchard. • Notice should be given to the Village Plan (subject to comprehensive consultation) which showed huge resident opposition to new development outside of the village boundary and identifies current problems in Melbourn. • Campaign to Protect Rural England: object as greenfield site outside of the village framework. • Should build on brownfield sites first. Development replacing previous buildings is ok. • Setting of old orchard should be given significant weight. • Creation of urban mass. Too many houses in too small a space. No confidence that site will be well designed – very little flair has been designed into new developments, usually crammed. • Scale of development is unsustainable and environmentally damaging. • For proposal to go ahead will need community support, which this does not have. Will have profound impact on community. Residents rightly fear impact on schools, health providers, shops, traffic etc – none of which have been addressed in the consultation documents. Village Plan makes clear the wishes of the community and this should be used in decision making. • Large water storage area below this site and
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	<p>exposed position means subject to strong winds.</p> <ul style="list-style-type: none"> • Why not make smaller villages like Shepreth and the Eversdens bigger to bring back their community? • Will increase traffic congestion making it more difficult to commute into Cambridge and will destroy unique character of village. • Seems Melbourn and Sawston are once again taking a large number of houses, and whilst we need this housing the facilities in these two villages are going to be swamped. Other villages should take more of the pressure. • Surely the Local Plan should take account of the existing Village plan? Current proposals seem to ignore this. Development of the scale proposed would need the support of local existing community to be successful. Concerned at lack of funding to meet aspirations of draft Transport Plan and therefore unlikelihood of any improvements away from Cambridge southern fringe. End of rural bus subsidies will increase isolation for residents in these communities. <p>COMMENTS:</p> <ul style="list-style-type: none"> • No indication is given to type of housing that will be built. Melbourn needs more housing but mainly starter homes, retirement homes or social housing, not 4+ bedroom homes with small gardens. Social housing provided needs to go to local residents not outsiders. • Better to build to 3-4 storeys than to build close together, must have adequate off road parking, open space and village style buildings (not ultra-modern) in variety of styles. Important new homes have rooms of a reasonable size and adequate floor space for family life. • Will need considerable investment in infrastructure and adequate infrastructure must be provided before new homes are occupied. Hoped that all support services will be increased to meet the needs of the increased village size – assessment of capacity of all services and facilities needs to be undertaken. • Anglian Water: sewage treatment works may require capacity enhancement. Infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required. • Off road parking and green space is essential to any new development. • Will a new primary school be built? • Elsewhere derelict houses have been renovated and sold or rented to young couples – could this be done in Melbourn? Need to use existing housing
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	<p>stock more effectively.</p> <ul style="list-style-type: none"> • Growth should be organic and at a sustainable pace. If it goes ahead it should be implemented incrementally over a number of years to allow time for the supporting infrastructure and services to be improved. • Need houses but not a development of this size, would support a much smaller scale development. Village cannot support all of H7 and H8, should be 100-120 homes max. • Financial cost of new infrastructure must be borne by the developer – there must be no increase in council tax for local residents to subsidise development costs. • Encourage bus company to provide route to include this development. • Decision should be made based on local opinion. • Melbourn Primary School: the school can accommodate 315 pupils and present numbers vary from 300-320 pupils. With other new developments already being built, school has very little spare capacity. Need to plan for school expansion (there is space on site) if any further developments. • Have service providers been consulted about this proposal? Doctors, school etc. • Natural England: site is a distance from any local services and facilities so will increase the dependence on use of cars. • Whaddon parish Council: additional housing in Melbourn is likely to lead to increased use of trains that are already busy at peak times. Assessment of transport options needed. • Melbourn Housing Development Awareness Campaign: over 500 responses from villagers – 8% comment, 8% support, 84% object. 9 responses from parish councillors – 1 support, 8 object.
<p>H8: Orchard and land at East Farm, Melbourn</p> <p>Support: 68 Object: 670 Comment: 69</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Melbourn has good services and facilities and should welcome further limited development, particularly low cost affordable housing, shared ownership / key worker housing, housing for the next generation of local residents, 1-2 bed homes, and bungalows. Not enough affordable housing in Melbourn – huge waiting list. Need more houses available to rent. People need homes and no reason why Melbourn should not welcome them. • BUT must consider impacts on services, facilities and infrastructure – resources should be made available to anticipate demands. • Support as otherwise you won't meet the 5 year targets. • Logical progression from existing housing. Cycle route to Addenbrooke's.

	<ul style="list-style-type: none"> • Hope that new development would bring more services and facilities to the village. No objection to housing if it is guaranteed that infrastructure will be improved to cope with the expanded population. May provide job opportunities. Benefit to existing businesses and local shops – need a coffee shop, village hall – could these be incorporated?. Would provide more evidence of a case for better library provision. Will help pay for the village hub. • People need houses and the local economy will benefit BUT houses need to be built with sensible layouts, sufficient access and services. • Foxton Parish Council: Melbourn is a larger village and can sustain development which will be of benefit to its facilities. • Locations chosen seem well placed in the village. More houses will not be noticed – people need to live somewhere. Area has been subject to consideration for change of use for some time – once close to proposed route for by-pass. • This development is our fair share of the required homes and not resulting in loss of open space that is benefitting the village – not in centre or a playing field. • Could be absorbed by the village. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Proposed size of development is not sustainable in Melbourn – limited train and bus services, too few shops, amenities and employment opportunities, and will put strain on / overwhelm infrastructure, services (e.g. schools and doctors), and general utilities that are already at capacity. • Primary school cannot accommodate existing needs – some children already attend Meldreth Primary School. Current inadequate mains drainage. No solution for Foxton crossing so longer queues. Inadequate facilities and recreation areas for young people and children. County Council unable to solve drainage problems as do not have financial resources to relay the High Street system – will take legal action if development takes place. • Building on green belt land is unforgivable – sacrosanct and must be preserved. Green Belt is there for a reason and not just to be moved as and when you please. • Concerns about traffic and roads - will create extra traffic on already inadequate roads (in village centre and by school), congestion and more through traffic, noise pollution and emissions, will be detrimental to safety, will create parking problems, speeding is already a problem, village will become a rat run, need a new link road between A10 and New Road, distance from local
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	<p>services will increase in traffic into the village, junction of A505 / New Road is an accident hotspot, concerned about construction traffic having to use road by primary school, part of Bramley avenue is unadopted and ransom strip by East Farm, and a new road through the development from Russet Way / Bramley Avenue to New Road would create a new rat run.</p> <ul style="list-style-type: none"> • Increase in village population by significant percentage changing entire nature and character of the village. In danger of losing village identity – Melbourn is a village not a city. Will become a dormitory. • Already have drainage and flooding problems (particularly when heavy rain), putting open land under concrete is likely to increase these rather than alleviate this. On a downward slope and therefore at risk of flooding. • Detrimentially affect quality of life of existing residents and unacceptable impact to residents living on village boundary – noise, disturbance, overshadowing, loss of light, and loss of open aspect. Will affect house prices. Size and length of time to complete development would cause unacceptable levels of noise, dirt and traffic. • Will not help community cohesion as will create a separate community. Risk of increased crime. Village already has antisocial issues. • Large scale developments should be limited to larger well served communities closer to Cambridge. Lots of new building already in Royston, Cambridge, Trumpington and Cambourne so why is this site needed? • More housing is needed in the country but not in this area – need more Government encouragement to move to areas further north where there is more space and need for job creation. • Adverse effect on village setting and major impact on the landscape. Imposing projection of development on sloping land. Views of the development would be extensive. • Other more suitable brownfield sites e.g. old Bassingbourn Barracks, Mettle Hill. • Number of proposed houses exceeds village needs. Increase in population will make the village overcrowded. Demographic projections show the population has decreased, but already dense infilling that is increasing housing stock. • Houses on the market are not selling so adding more houses will make it more difficult to sell. • Existing high density houses have no off road parking causing congestion on site side roads which would be used for access to H7 and H8. • Unacceptable loss of farmland (needed for food
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	<p>production given forecasted food shortages) and countryside outside the village framework. Area of natural beauty and wildlife area - habitats for flora and fauna.</p> <ul style="list-style-type: none"> • No development as orchards provide a vital environment for invertebrates and pollinators. Bat colony at East Farm - destruction of habitats used by bats is illegal. • Environmental and quality of life considerations are being disregarded in favour of developers greed – another example of uncontrolled urban sprawl that will lead to destruction of rural South Cambridgeshire. • Once building starts it won't stop – will end up building all the way to A505. What is the point of a village framework boundary? • Main problem is location – make the village longer not wider. The suggested housing is on the wrong side of the village – site between old and new A10 would be better. Sufficient other housing sites being developed in Melbourn e.g. Victoria Way extension, old police station. Development should be spread around the village and not concentrated in one estate. • Access to site is likely to prove difficult. • Loss of habitat for many birds. Several significant trees on site - orchard. • Notice should be given to the Village Plan (subject to comprehensive consultation) which showed huge resident opposition to new development outside of the village boundary and identifies current problems in Melbourn. • Campaign to Protect Rural England: object as greenfield site outside of the village framework. • Should build on brownfield sites first. Development replacing previous buildings is ok. • Setting of old orchard should be given significant weight. • Creation of urban mass. Too many houses in too small a space. No confidence that site will be well designed – very little flair has been designed into new developments, usually crammed. • Scale of development is unsustainable and environmentally damaging. • For proposal to go ahead will need community support, which this does not have. Will have profound impact on community. Residents rightly fear impact on schools, health providers, shops, traffic etc – none of which have been addressed in the consultation documents. Village Plan makes clear the wishes of the community and this should be used in decision making. • Large water storage area below this site and exposed position means subject to strong winds.
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	<ul style="list-style-type: none"> • Why not make smaller villages like Shepreth and the Eversdens bigger to bring back their community? • Seems Melbourn and Sawston are once again taking a large number of houses, and whilst we need this housing the facilities in these two villages are going to be swamped. Other villages should take more of the pressure. • Surely the Local Plan should take account of the existing Village plan? Current proposals seem to ignore this. Development of the scale proposed would need the support of local existing community to be successful. Concerned at lack of funding to meet aspirations of draft Transport Plan and therefore unlikelihood of any improvements away from Cambridge southern fringe. End of rural bus subsidies will increase isolation for residents in these communities. • Already rejected H8 for sound and logical reasons, inclusion of H7 does not resolve issues. • Wildlife Trust: objects as unacceptable negative impacts on wildlife through loss of an area of orchard. Should be retained and managed as a traditional orchard. <p>COMMENTS:</p> <ul style="list-style-type: none"> • No indication is given to type of housing that will be built. Melbourn needs more housing but mainly starter homes and social housing, not 4+ bedroom homes with small gardens. Social housing provided needs to go to local residents not outsiders. • Better to build to 3-4 storeys than to build close together, must have adequate off road parking, open space and village style buildings (not ultra-modern) in variety of styles. Important new homes have rooms of a reasonable size and adequate floor space for family life. • Will need considerable investment in infrastructure and adequate infrastructure must be provided before new homes are occupied. Hoped that all support services will be increased to meet the needs of the increased village size – assessment of capacity of all services and facilities needs to be undertaken. • Anglian Water: capacity available to serve proposed growth. • Off road parking and green space is essential to any new development. • Will a new primary school be built? • Elsewhere derelict houses have been renovated and sold or rented to young couples – could this be done in Melbourn? Need to use existing housing stock more effectively. • If it goes ahead it should be implemented
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	<p>incrementally over a number of years to allow time for the supporting infrastructure and services to be improved.</p> <ul style="list-style-type: none"> • Need houses but not a development of this size, would support a much smaller scale development. Village cannot support all of H7 and H8, should be 100-120 homes max. • Financial cost of new infrastructure must be borne by the developer – there must be no increase in council tax for local residents to subsidise development costs. • Decision should be made based on local opinion. • Melbourn Primary School: the school can accommodate 315 pupils and present numbers vary from 300-320 pupils. With other new developments already being built, school has very little spare capacity. Need to plan for school expansion (there is space on site) if any further developments. • Have service providers been consulted about this proposal? Doctors, school etc. • Natural England: site is a distance from any local services and facilities so will increase the dependence on use of cars. • Whaddon parish Council: additional housing in Melbourn is likely to lead to increased use of trains that are already busy at peak times. Assessment of transport options needed. • Melbourn Housing Development Awareness Campaign: over 500 responses from villagers – 8% comment, 8% support, 84% object. 9 responses from parish councillors – 1 support, 8 object. • English Heritage: would not directly impact on the historic built environment but is not well related to the built-up area if developed on its own, and would result in loss of one of the few remaining orchards in the area.
<p>H9: Land north of Bannold Road, Waterbeach</p> <p>Support: 14 Object: 44 Comment: 11</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support this option else you won't meet your 5 year targets. • Persimmon Homes support this option with additional land to west up to Cody Rd – 2.2ha. Site available and deliverable. • Support this small development because impact of loss of barracks on low businesses. Object to large scale of proposed development of barracks. • Small scale of development will not have great impact on village. • Low impact and close to main employment areas (Science Parks etc). • Ideal site for housing. Waterbeach has services and with barracks gone there is need for housing to support local businesses.

	<p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Will lose rural aspect that is part of historic character of village. Would remove green buffer between village and barracks. • Waterbeach Parish Council has extremely serious reservations about this option. Real risk of drainage and flooding. Proposed access is opposite doctors surgery which is already busy • Impact on wildlife. • Loss of agricultural land. • Influx of new people will undermine village identity. • Already accepted new development recently within village. Waterbeach should not have to take so much new housing to meet targets. • Do not want this option AND redevelopment of barracks site. • Too much low cost affordable housing. • Prefer gradual infill in village of housing with mixed style and sizes. • Increased traffic from development detrimental to road safety - Bannold Road and Way Lane (doctors surgery and primary school). • Traffic problems at junction of Cody Road, Bannold Road and Way Lane. • Bannold Rd serves as access for farmland with very large lorries transporting crops and tankers to Anglian Water treatment works. • Increased traffic congestion especially commuting into Cambridge at peak times. • Object unless A10 improved. • Waterbeach Railway station heavily overused. • Land is within Internal Drainage District and falls below 5m contour. • Poor drainage. Land has flooded in past. If new housing where will flood water drain to? • Treatments work in Bannold Drive at capacity. • 300 empty houses within barracks so new houses not needed. • Villages services near capacity e.g. schools. • Cottenham Village College would have to be expanded and then would be too big. • Follow guidance of 1993 Inspector who indicated these sites should not be included and land should keep its open rural character. • Outside village framework. • Better to develop barracks and leave this site as green lung. • Ashdale Land and Property Company object to this option because SHLAA site 142 better option. <p>COMMENTS:</p> <ul style="list-style-type: none"> • English Heritage thinks site should not be allocated at this stage until proposals for Waterbeach
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	<p>barracks are more clearly established - may be desirable to retain this open space between existing village and any new community established on the barracks site.</p> <ul style="list-style-type: none"> • If barracks are developed this site should be left as open space. • Anglian Water - Sewage Treatment Works may require capacity enhancement. Infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required. • Maximum of 90 to preserve 'village'. • National Trust - Housing at Waterbeach could contribute to improved access across River Cam into Wicken Vision area. A new bridge and footpath improvements would help ensure River does not form a barrier between the town and this area of strategic Green Infrastructure.
<p>H10: Land at Bennell Farm, West Street, Comberton</p> <p>Support: 15 Object: 102 Comment: 19</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • To meet 5 year land supply targets. • Can be well integrated with village, if well designed and not too large. • Proposal for overflow car park for Village College at busy times which will alleviate existing parking problems in residential streets at this end of village; • Site can be developed without adverse landscape impact and demonstrates that a low density solution to the redevelopment of this site can be achieved. • Well-served by supporting facilities and local bus services. • Near to village college. • Available, suitable, achievable and deliverable. • Site scores exceptionally well in the Council's Interim Sustainability Appraisal (2013). • On-site surface water drainage systems are achievable. • Drainage and sewer problems should not be made worse. • Would need to address landscape impacts; • It would appear to be a better option than the other sites identified in Comberton. • Would bring further employment to the village. • Meet needs for affordable housing. • Toft Parish Council – Supports some development, but currently too large. Need to demonstrate infrastructure able to cope. Conditional support as could help meet affordable housing needs of Toft residents. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Erosion of Green Belt. • Outside the existing Village Framework.

	<ul style="list-style-type: none"> • Grade 2/3 agricultural land. • Sewage infrastructure inadequate. Unable to cope with any more development Since provision of mains drainage in Comberton and Toft there have been countless problems with flooding from foul water manholes - into gardens in Barton Road and Swaynes Lane. In many areas of Comberton the sewage is "managed" by being taken away by large trucks because the piped infrastructure cannot cope. • Site frequently waterlogged due to the low lying nature of the site and the geology of the heavy soil type. • Increased risk of water flooding from Tit Brook into South Street. • Rainwater runoff, from the land to the North of H10, drains through Kentings and to the field to the south, which is prone to flooding. If development is successful the concreting over of this large area will increase the rainwater runoff. • Flooding often occurs along Barton Road, east of mini roundabout. • Excess waste water from Cambourne causes flooding downstream in Comberton and other places. • Poor public transport to/from areas of work and recreational activities at evenings/weekends. • There are no cycle paths to NW Cambridge. • Increased traffic, noise, and pollution. • The minor road (B1046) is already very busy at peak times and is also subject to a lot of rat running by heavy lorries, commercial vehicles and other traffic. • Traffic pressures on West Street, especially at morning / afternoon school times. Road too narrow and too many bikes / school children to be safe for increase in traffic. • Barton Road/West St. - narrow road. No off-street parking and small car park of local shop often overflowing - traffic jams. • The entry and exit roads to the village are already in a poor state and badly maintained • Increased traffic in Barton. • Comberton is Group Village. • No jobs in Comberton. Increased commuting. • Lack of shopping facilities / services. • No mains gas. • All objections to other option sites in Comberton, related to sustainability, ability of the village to absorb further significant developments and the lowland landscape are relevant here. • Comberton village is not suitable for housing development of this scale; this size of settlement
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	<p>should be restricted to brownfield sites with appropriate amenities and infrastructure.</p> <ul style="list-style-type: none"> • Medical centre at capacity. • Unfair and unreasonable that Toft could receive the benefits and Comberton carry the cost. • The Comberton/Toft parish boundary should be changed so that Comberton Village College and possibly Bennell Farm are inside Comberton. • Currently attractive pastoral land and adds greatly to the rural character of Comberton. • An impossible situation for Comberton financially- for infrastructure etc. • The proposed development is too large; it would damage the rural character and village atmosphere of Comberton. • Important to keep the village compact by preventing its gradual creep along the B1046 and the eventual merger with Toft. • Comberton is an historic village that has a linear plan-form, but this has been eroded through developments in depth. • Impact on biodiversity. • Applications for development on this site have been rejected and there must be compelling reasons before this policy is changed. • The area outside and around the Village College is already congested with traffic at peak times and often dangerous with problematic exit from the College itself. • Already have additional housing near The Valley. • Restricting development due to arbitrary appraisal of settlement's 'sustainability' tick box assessment of services criticised in report Living Working Countryside: Taylor Review of Rural Economy and Affordable Housing. • Sites in Toft preferable to no loss of Green Belt, being forced into consideration due to strategy approach of rejecting infill villages. • CPRE - Object to loss of Green Belt. • Comberton Parish Council – Significant majority of residents object to development in and adjacent to Comberton. Erosion of the Green Belt. Impact on already overloaded sewage system in Comberton. Poor public transport to/from areas of work and recreational activities at evenings/weekends. Lack of village (retail) facilities. Increased risk of water flooding from Tit Brook into South Street. Additional traffic through the village, mitigation through perhaps an enlarged Parish Boundary to permit both funding and local representation at Parish / District level. • Haslingfield Parish Council, Harlton Parish Council – Object to loss of Green Belt.
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	<p>COMMENTS:</p> <ul style="list-style-type: none"> • Anglian Water - Capacity available to serve the proposed growth. • English Heritage – village has historic linear character. Some limited housing fronting onto west street might be possible without harming local character. • Natural England – notes site in Green Belt. • Probably a good location as long as this is the only development. • Barton Parish Council – Need to ensure calming and reduction of traffic through Barton. Provision of cycleway in Comberton. • No objection on proviso that infrastructure is sorted out. • Site was suggested for affordable houses and car park for Village College - very beneficial to village and would be least painful of five sites proposed in Comberton. • Recent flooding in east of village e.g. Swaynes Lane is unacceptable. • Need to ensure calming and reduction of commuter traffic through Barton and provision of cycleway in Comberton. • The problem of it being in Toft parish should be resolved by moving the parish boundary westward to the edge of the Comberton built-up area. • Traffic calming measures near the Village College the position of the exit onto West Street would need careful consideration. • This site is preferable to the alternatives because; <ul style="list-style-type: none"> - well screened from West Street and on approach from Toft and adjacent the existing village college area, adjacent to the bus route in West Street and would not generate access traffic through existing housing. • May be acceptable if it provided for local Affordable Housing needs for the foreseeable future. • Should be decided by local opinion.
<p>Please provide any comments.</p> <p>Support: 4 Object: 9 Comment: 57</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support development in larger villages in district. • RLW Estates and Defence Infrastructure Organisation: recognise and support provision of additional development in rural settlements of district, at a scale commensurate with their local needs and other circumstances. Evidently there are constraints affecting each of the site options included in consultation document. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • None of these sites are needed. Covering ground in concrete. Sufficient small sites within villages to meet need.

	<ul style="list-style-type: none"> • Object to current villages, already being infilled and losing their individuality and identity, being further developed out of all proportion. • Objections to all sites in Sawston. • Objections to sites in Cambourne. • Shepreth Parish Council objects to all housing sites – new housing should be in north of district in new settlement. <p>COMMENTS:</p> <ul style="list-style-type: none"> • No objection to building on brownfield sites but greenfield is irreversible. • Brown field not Green Belt. • Prefer small infill sites. • I think any developments should be spread proportionally around the villages in South Cambs. • Due to housing need in area parishes should be prepared to accept housing developments where suitable sites exist but only where adequate infrastructure exists to accommodate increased housing. • Local people to decide. Not for developers to be asked to promote suitable sites. • Orwell Parish Council believes parish council should have first say on sites – process too biased towards developers and landowners. Infrastructure to be in place before development started. No building in flood plain. • Development should be concentrated in Cambridge not pushed out into villages – not sustainable. • Only small developments so they do not swamp existing communities. • Allow infill at small scale – self building will create character. • Object to lots of small sites because cumulative effect will impact on services – need long term planning. • Do not need new sites until Northstowe and Waterbeach completed. • All development will impact on traffic in Cambridge area. • New housing needs to be near to services in villages. • New houses not for local people - bought by speculators. • Infrastructure cannot cope with increased housing. • Foxton Parish Council do not support housing developments on business park land, as it will deduce the space available for expansion of local businesses. • No provision for elderly pensioners in housing schemes in Sawston – need retirement
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	<p>apartments.</p> <ul style="list-style-type: none"> • Priority to sites accessible by train for commuters to London. • No more developments in north unless A10 improved. • Should take into account Parish / Village Plans. • Expand Cambourne, infill at Histon and regenerate Waterbeach. • Trinity College (represented by Bidwells): maintain commitment to bringing forward site option 34 which is in single ownership, vacant, no loss of employment unlike other sites in Gamlingay, viable and deliverable.
<p>QUESTION 1B: Do you have any comments on sites rejected by the Council?</p>	
<p>Please provide any comments.</p> <p>Support: 2 Object: 22 Comment: 45</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support those where buildings already exist e.g. Histon, former bishops store. • Houses needed. • Support the concept of a mix of housing and work places, so transport needs are reduced. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Oppose any development in the Green Belt – these areas were designated as Green Belt to stop development on them! • Object to those proposals for building on farm land. • Failure to account for adequate, up-to-date and relevant evidence about the traveller pitch need and social and environmental characteristics and prospects of the area, as required by Paragraph 9 of the Planning Policy for Traveller Sites and Paragraph 158 of the NPPF. • Why are you not considering ‘brown field’ / conversions more i.e. the empty pub in Bassingbourn that could be converted into a number of homes!? • Object to any removal of Green Belt land, a greater vision is needed on the way forward for Cambridge as an alternative to destruction of Green Belt land. • Shepreth Parish Council can see no benefit in Meldreth Road site inside village framework (rep 55329) but could see considerable benefit in keeping land agricultural outside envelope. <p><u>SHLAA Sites</u></p> <ul style="list-style-type: none"> • Allocation of land east of Fen Road, Chesterton (SHLAA Site 094) is essential in helping to meet the existing backlog of Traveller Pitch Need. • Noted that some six criteria are advanced for the purpose of selecting additional housing site options

	<p>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 SHLAA cannot be used as a document to support or not support the inclusion of sites within the Local Plan.</p> <ul style="list-style-type: none"> • North Cambourne (SHLAA Site 265): objection to rejection of site, not reconsidered as part of the SHLAA update, or in relation to overall sustainability appraisal - did not assess North Cambourne on comparable basis with other sites, did not properly consider highways issues, nor correctly identify landscape capacity and potential mitigation. Allocation has several unique benefits over similar proposals; greater proximity to existing services; greater proximity for existing residents to new facilities; good interconnectivity with cycle and pedestrian links across A428; access to wider countryside north of A428; potential for Park and Ride; linear development to south of A428 avoided. • Land to rear of High Street, Cottenham (SHLAA Site 316): objection to rejection of site, disagree with site assessment – a well-designed scheme would enhance area, sustainable location. • Land at The Woodyard, Church Lane, Cottenham (SHLAA Site 269): objection to rejection of site, readily available and has necessary infrastructure, well located for extensive local amenities, careful design would avoid harm to setting, loss of storage and ancillary building would reduce commercial traffic. • Driftwood Farm, Swavesey (SHLAA Site 250): objection to rejection of site, more development should be directed towards larger villages such as Swavesey which are sustainable locations, within 1km of guided busway, limited development will help enhance setting of Conservation Area and nearby Scheduled Ancient Monument, could help facilitate provision of additional facilities within village. • Land north of Poorsfield Road, Waterbeach (SHLAA Site 142): objection to rejection of site, considered more sustainable than Site Option H9, suitable for 5-7 houses as derelict orchard adjoining existing residential development, can be accessed from existing residential development and would 'round-off' residential uses in this part of Waterbeach. • Land west of High Street, Fowlmere (SHLAA Site 107): objection to rejection of site, failure to account for adequate, up-to-date and relevant evidence about the economic, social and
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	<p>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.</p> <ul style="list-style-type: none"> • Land off St Neots, Hardwick (SHLAA Site 180): 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. • Land to the rear of 98-102 High Street, Harston (SHLAA Sites 226 & 289): 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. • Land at Kettle Close, Oakington (SHLAA Site 185): objection to rejection of site, clear advantages in changing the site from engineering to residential use. Notwithstanding the rejection of this site at the initial local plan stage, circumstances have fundamentally changed with the construction of the guided bus, improvement of the access into Cambridge, and facilities of the market town of St Ives. • Land north of New Road, Over (SHLAA Site 182): objection to rejection of 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. • Land adjacent to Petersfield Primary School, Orwell (SHLAA Site 020): 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. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Some larger villages should be developed especially where work places are also established. • Don't allow development in existing villages – infrastructure won't take it and rural feel will be destroyed.
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	<ul style="list-style-type: none"> • New housing sites would be better situated on the edges of Cambridge where most of the employment is. We shouldn't be encouraging more commuting. • Concentrate efforts towards building towns at Northstowe and Waterbeach and improving facilities at Cambourne. • Likely that no further housing growth can be accommodated within the city or on its edges, turning to new settlements as a solution to the, Bourn Airfield presents itself as the only new settlement location proposed that strikes the right delivery balance between meeting needs for new homes and jobs, and which also addresses environmental, infrastructure and quality of life factors. • Clarify the need for rural affordable homes. • All the prospective sites West of Hauxton Road have been rejected, as have the sites West of the Trumpington Road. This includes the site for the proposed Community Stadium, despite the fact that this is still included in the Joint Consultation on the City Edge Site Options (CS5). • Do not support the selection of Comberton for expansion due to its poor travel routes. • Do not support the SCDC strategy of targeting villages with a college because pupils can travel from neighbouring villages by existing buses, the proportion of houses with school age children is low and households make far more journeys for other reasons than for the school-run. • What happened to east and north proposals in Sawston – both were good options. • Cambourne was designated for this role years ago and it should be maximised – question whether any of these sites in villages are sustainable. • See no justification in granting additional planning permission to satisfy demands of speculative developers. • Great Eversden – obvious reasons for not allowing development: no school, sharp bends in High Street and Church Street, virtually no employment in village. • Cam Valley Forum & Countryside Restoration Trust: Concerns over Hauxton Site as ex-pesticide manufacturing plant – no building should start before the remediation process is complete. Plan houses only when sure there people to live in them - forecasts of jobs should not be over ambitious. Major concern is sustainability new housing - benefits of using sustainable building materials, creative and alternative energy creation, economic
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	<p>use of energy and water. Concerns for new developments near rivers and brooks. Waterbeach, Bourn and Melbourn expansion should be limited and constructed to protect rivers as well as providing public space for enjoyment. No building in flood plains.</p> <ul style="list-style-type: none"> • Countryside Restoration Trust: Support the use of mixed use development so that jobs, shops and houses are close to each other and a diversity of buildings is achieved. Some larger villages should be developed especially where work places are also established. These plans should link with sustainable transport. • Great Chesterford Parish Council: particularly are concerned at the in-filling developments proposed in Sawston, Shelford and Stapleford. Cumulative numbers of new dwellings go well into the hundreds, our village alone will also increase by 100 houses and we ask that housing developments in Uttlesford are also factored into a Traffic strategy. • Histon & Impington Village Action Group: want to see a community which evolves in a way that does not impact on quality of life of people. Services are already over-stretched and need investment in schools and healthcare, community facilities and traffic management, surface water and sewerage management and creation of safe pathways and cycle paths. cursory references to infrastructure in SHLAAs do not reflect true picture of Histon and Impington's current infrastructure capacity. • Natural England: majority of rejected sites were rejected due to a poor rating through the Sustainability Appraisal process and for negative impacts on natural environment. <p><u>SHLAA Sites</u></p> <ul style="list-style-type: none"> • Does not appear to be any positive collaboration between South Cambridgeshire and Cambridge City Council on areas such as Barrington Cement Works (SHLAA Site 169). Site is unused, would provide an opportunity for redevelopment with a railway line connection which can be re-established. • SHLAA Sites 241 & 269 Cottenham: supporting rejection, against development due to costly constraints and requirements on adjoining property and provision of drainage. • SHLAA Site 316 - Land to rear of High Street Cottenham: while CPC can appreciate exclusion from SCDC's Local Plan, this site would appear to be included in the Neighbourhood Development
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	<p>Plan Option 2 and to that extent, CPC's acceptance/rejection of this site is subject to the consultation response.</p> <ul style="list-style-type: none"> • SHLAA Site 092 - Land at Mangers Lane, Duxford: 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. • SHLAA Site 276 - Land at Paynes Meadow, Linton: allocate for residential development, Linton is suitable village as a Minor Rural Centre, SHLAA and SA identified no significant constraints, well-related to exiting development framework. <p><u>New Sites (Edge of Cambridge)</u></p> <ul style="list-style-type: none"> • Cambridge, Fen Road, Cambridge City Council Property & Building Services: Has made representation previously and wishes site to be considered – sustainable edge of Cambridge, opportunities for a co-ordinated housing development with the adjacent allocated housing site in Cambridge City Council area and new proposed Science Park station makes the site highly sustainable. <p><u>New Sites (Rural Centres)</u></p> <ul style="list-style-type: none"> • Fulbourn, Land to the rear of 12-18 Teversham Road: rural centre making it suitable for development, within development framework boundary, smaller site than rejected Fulbourn sites. • Impington, Land off Lone Tree Avenue: suitable for residential development, access off Lone Tree Avenue, outside of the flood plain, but within Green Belt. <p><u>New Sites (Minor Rural Centres)</u></p> <ul style="list-style-type: none"> • Gamlingay, The Cinques: 2 new sites, The Cinques somewhat disjointed, some consolidating development would benefit the hamlet. • Waterbeach, Land adjacent to Bannold Road: considered that all land north of Bannold Road (H9) together with land west up to Cody Road should be confirmed as proposed housing allocation, opportunity to master plan in association with neighbouring land. • Waterbeach, Bannold Road: Object that our Clients land was not included for consultation purposes; the site was not promoted by the landowner through the 'call for sites', it probably should have been and these representations seek to rectify that. The site represents a suitable location for development, and other sites within the
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vicinity of Bannold Road have been identified as potential development options.

New Sites (Group Villages)

- **Caldecote, Land to the rear of Highfields Road:** object that site was not included for consultation as a potential development option (also submitted during Issues & Options 1 rep 36683). The site represents the final parcel of land to be delivered as part of the previous village growth strategy.
- **Caldecote, Land at Highfields Caldecote:** development boundaries should be established around site, its proposed extension and adjoining two dwellings, should include sufficient land to east to provide an extension to the mobile home park (also submitted during Issues & Options 1 rep 36719).
- **Dry Drayton, Cotton's Field:** working alongside Parish Council to consider the benefits of allocating land for affordable housing.
- **Fen Ditton, High Ditch Road (part of SHLAA Site 061):** smaller site with different characteristics to previous larger submission, impact on Green Belt can be mitigated, existing buildings on site, natural infill.
- **Fowlmere, Land to the rear of Pipers Close:** previously submitted during Issues & Options 1 (rep 45412) with no evidence in SHLAA update of inclusion, consequently the Council has not fully complied with the Regulations. Site should be designated for housing to meet local needs, currently Green Belt, however it does not fulfil any of the objectives and functions of the Green Belt as set out in the NPPF.
- **Guilden Morden, South of 33 Dubbs Knoll Road:** small quantity of affordable housing, would reflect size and character of village, acceptable within the infrastructure capacity, enhance character and settlement distinctiveness of this part of Guilden Morden (also submitted during Issues & Options 1 rep 31808).
- **Steeple Morden, North of Bogs Gap Lane (part of SHLAA Site 209):** smaller site for 3 dwellings than previously submitted SHLAA Site 209.
- **Whittlesford, Land northwest of Church Lane:** should be considered for housing, including affordable housing and a care home, scheme would sit well on the site without detracting from or causing nuisance to nearby dwellings.

New Sites (Infill Villages)

- **Great Chishill:** 5 new sites, (1) Land south of Barley Road, west of the village - Would allow

	<p>some expansion and add to the grouping at the windmill area; (2) Land south of Barley Road on village's west edge -This would "round-off" the village; (3) Land east of May Street on village's south edge - This would "round-off" the edge of the village; (4) Land south of Hall Lane on village's east edge - Seems the logical place to allow expansion. (5) Land east of New Road on village's north edge -This site could be developed without detriment to the village.</p> <ul style="list-style-type: none"> • Landbeach, Land off Chapmans Close, Cambridgeshire County Council: within easy reach of A10 and A14 and Waterbeach Station, currently vacant greenfield, and available for residential development, including affordable local needs (plot A) and a small number of private market housing (Plot B). • Little Gransden, The Drift: planning permission for a bungalow previously turned down, building plans at other end of the street. • Shepreth, Land at Bexwell Farm: The site is currently developed, consisting of several farm buildings and a farm cottage. Replacing these buildings with a residential development would represent a growth adjoining the existing village settlement boundary and railway line. The site is not within the Green Belt or subject to any other strategic consideration that has potential to make the site unsuitable for development. • Shepreth, Meldreth Road, Cambridgeshire County Council: bordered by landscaping and railway line to west, agricultural land beyond. To south west, area received planning permission for 12 affordable houses and associated open space including BMX track. Beyond is existing scheme of 14 affordable units. Land currently vacant greenfield - opportunity for residential led mixed use development (medium density 30dph). Further phase of solely affordable housing would be inappropriate, logical rounding off. • Whaddon, west of Church Street, Cambridgeshire County Council: site benefits from mature boundary of vegetation, although in an Infill Village, within close proximity of services and facilities of nearby Group Villages and Minor Rural Centre, easy access onto A10 and M11, and train services towards London and Cambridge from nearby Meldreth station. Land currently vacant greenfield - opportunity for residential led mixed use development (medium density 30dph).
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APPENDIX 3: SCHEDULE OF REJECTED SITES	
QUESTION NO.	SUMMARY OF REPS
Site Assessments of Rejected Housing Sites	
SHLAA Site 306: Land west of 113 Cottenham Road, Histon Support: 0 Object: 1 Comment: 0	OBJECTIONS: <ul style="list-style-type: none"> Does not understand how on one hand this proposal is rejected, but then representation 47253, adjacent to this site is also a proposal for public open space. Also, this site was rejected on the basis of 'unsuitable access'. There is direct access from Cottenham Road.
SHLAA Site 318: Land to the east of Linton Support: 0 Object: 1 Comment: 0	OBJECTIONS: <ul style="list-style-type: none"> Site is not taken forward by the emerging Local Plan. The land promoters dispute the critique made within the Site Assessment Proforma. The main concern of the Council is expressed as landscape and historic setting impact. Accompanying this submission is a response setting out why those concerns are not well-founded. The achievability of the site is questioned by the proforma. Letters from the landowners are enclosed confirming 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.
SHLAA Site 321: Land at The Ridgeway, Papworth Everard Support: 0 Object: 1 Comment: 0	OBJECTIONS: <ul style="list-style-type: none"> Request that land at The Ridgeway in Papworth Everard is identified as a potential development option, with associated amendments to the development framework boundary. The site could provide approximately 215 dwellings with associated open space, outdoor recreation, and strategic landscaping. A substantial tree buffer would be provided to screen the site from the surrounding countryside. The current proposal is of a smaller scale than SHLAA Site 196. A Concept Master plan has been submitted with this representation to illustrate how the proposed development would relate to its surroundings. The Landscape & Visual Impact Appraisal concludes that development at the site would not materially impact on the character of the adjoining area.
SHLAA Site 327: Land west of A10, Milton Support: 0 Object: 0 Comment: 1	COMMENTS: <ul style="list-style-type: none"> Milton Parish Council: supports decision to reject this site.
SHLAA Site 330: Land adjacent to Whiteways, Ickleton Road, Great Chesterford	ARGUMENTS IN SUPPORT: <ul style="list-style-type: none"> The Ickleton Society: Support rejection of this site for the reasons given in the Sustainability Assessment. Good quality agricultural land should

Support: 2
Object: 1
Comment: 0

not be developed in priority to brownfield sites. It is below a raised section of the M11 and would suffer from traffic noise. Access to the site would be close to the level crossing, rail underpass, a bend in Ickleton Road and two M11 flyovers which obscure the view of Ickleton road on which traffic frequently reaches speeds of 60mph. It would increase traffic through Ickleton where rat running is already a major problem.

- **Ickleton Parish Council:** Support SCDC's rejection of this site. Their reasons for rejecting it are wholly sound. A residential development here would be completely severed from Great Chesterford village and would not be capable of integration with that community. There would also be an unacceptable level of car-based travel associated with this site, much of it impacting upon Ickleton, which is already struggling with the adverse effects of current levels of through traffic.

OBJECTIONS:

- **KMBC Planning:** Will help provide housing across the housing market area which spans the two authorities.
 - Is able to accommodate more than 10 dwellings.
 - Is in a sustainable location.
 - Does not affect any biodiversity, townscape or heritage assets.
 - Would be viable.
 - Could be delivered over the plan period.
 - Does not lead to loss of employment land.
 - Will not materially impact on the working of the transport network.
 - Is not in an AQMA and noise concerns could be mitigated.

Some of the sites considered acceptable by SCDC fail to meet some of these key criteria. In terms of duty to co-operate, SCDC have made no reference to co-operating with the bordering authority of Uttlesford District Council despite it being similar to South Cambridgeshire.

CHAPTER 3: EMPLOYMENT

QUESTION NO.	SUMMARY OF REPS
QUESTION 2A: Do you support or object to the site option?	
<p>E1: Former ThyssenKrup Plant, Bourn Airfield, Bourn</p> <p>Support: 12 Object: 8 Comment: 11</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none">• Site needs to be redeveloped regardless of whether Bourn Airfield is approved; the two should not have been linked in assessment. Redevelopment could support increased use of airfield;• Support, but what makes SCDC think business will go here rather than Cambourne?• Could serve Bourn airfield new settlement;• Bourn Parish Council - Needs to be preserved / redeveloped for industrial purposes;• Cambourne Parish Council - supports site as it is still in an area for employment and as such should not be used for housing. It will also provide employment for residents of Cambourne and surrounding villages.• Dry Drayton Parish Council - Do not object to the Site Option;• Haslingfield – support, even if new village is not pursued;• Oakington and Westwick Parish Council – Best use of a brownfield site;• Cambridgeshire County Council – support the opportunity to redevelop this site for higher quality/density employment uses but only if the airfield is selected for a new village development;• Natural England – Only if new village option is selected, otherwise isolated; <p>OBJECTIONS:</p> <ul style="list-style-type: none">• Too isolated unless part of a new settlement proposal;• Poor bicycle access;• Only a consideration with Bourn Airfield, Waterbeach new town a more sustainable option;• Caldecote Parish Council - Should not be considered unless appropriate research has been carried out and the need ascertained that such premises are in fact required in the area. <p>COMMENTS:</p> <ul style="list-style-type: none">• Support the re-development of the industrial site for employment - there are enough people living locally in Bourn, Caldecote, Hardwick and Cambourne to provide employees without its "distance" from Cambridge to be an issue. Do not support Bourn Airfield new village;

	<ul style="list-style-type: none"> • Should be used for employment, not for additional housing; • Plans should not use exaggerate predictions of new jobs in the area; • TKA site has long history of noise pollution and disturbance to residents of Caldecote due to nature of use. Better to have employment use changed, so no noisy activities can be carried out. However, limited transport links; • Specify the types of businesses allowed and encourage farmers/growers in the area e.g. market area to capitalise on the reputation of the bourn market for bringing trade to the area; • Whaddon Parish Council - Further expansion of the Cambourne/Bourn area will lead to increased traffic on the A1198. <p>Comments on Sites Rejected by the Council</p> <ul style="list-style-type: none"> • Agree that sites RE1 (land off London Road, Pampisford) and RE2 (Sawston Park, Pampisford) should be rejected for convenience goods retail. Would have negative impact on Sawston village centre; • Objection to rejection of RE2 - Council is reaching conclusions in relation to retail matters in the absence of an up-to-date, and objective assessment of needs for retail development and in the absence of a full understanding of the likely level of growth at Sawston and the District. • Milton Parish Council – Support rejection of sites at Milton. • New site: Request that an extension to Buckinghamway Business Park is allocated for employment development. Need new employment sites, particularly as some are proposed for housing. Further land should be identified in this location to meet the jobs target for the plan period to 2031; • New Site: Fisher's Lane in Orwell - a modest extension to Volac's existing site would provide additional jobs. • Promoting employment on rejected SHLAA site 274 (adjoining Northstowe site) – SHLAA appraisal not sufficient to reject site. Proposal for 1800 dwellings, and employment land that could deliver 5300 jobs, and bring Northstowe more in line with ecotowns aim of one job per dwelling. Could be delivered alongside main Northstowe site;
<p>Issue 3: Boundary of Established Employment Area at Granta Park</p>	
<p>QUESTION 3: Do you support or object to the revised boundary to the Granta Park Established</p>	<p>Support</p> <ul style="list-style-type: none"> • Logical update to the established employment area boundary to reflect the current built form and extant

<p>employment area boundary?</p> <p>Support: 6 Object: 3 Comment: 1</p>	<p>planning consents that existing on the site.</p> <ul style="list-style-type: none">• Development should be contingent on improved public transport and cycleway provision.• Successful Science Park, makes sense to enlarge it.• Cambridgeshire County Council – Support.• Little Abington Parish Council - supports this proposal if it reflects planning proposals that have already been formally agreed. <p>Object</p> <ul style="list-style-type: none">• Wellcome Trust - has outline planning permission for the final Phase 3 of the extension to the Genome Campus known as 'South Field'. Southern boundary of the Established Employment Area in the Countryside designation for the Genome Campus be amended• Site has never built a cycle route to Cambridge;• Natural England – Development of significant area of agricultural land; <p>Comment</p> <ul style="list-style-type: none">• English Heritage - Abington Hall is a Grade II* listed building and English Heritage is concerned that its setting must be adequately protected. There may be some scope for expansion of the employment land to the south of the hall but this will need careful masterplanning to ensure that the setting of the hall is not further eroded.
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CHAPTER 4: MIXED USE DEVELOPMENT

QUESTION NO. SUMMARY OF REPS

QUESTION 4: Do you Support or object to the proposal by Histon and Impington Parish Council for 'Station' in Histon and Impington?

Support: 74
Object: 13
Comment: 62

- Support**
- Considered response to identified need for this community;
 - We need to make Station area of Impington centre of our community providing amenities that can be enjoyed by residents and visitors alike;
 - Bring back character to the area;
 - Positive that included business premises and opportunity for employment within proposal;
 - Imbalance of services in village as most of amenities are in Histon, proposal would help to redress balance;
 - Should be a mixed development with residential and business use taking advantage of Guided Bus;
 - Must not threaten viability of existing shops;
 - Would like part of area retained as open space as community amenity, possibly used as regular farmers' market;
 - It has history as commercial land it also deserves revival. Cafe is a delusion but late night shop feasible;
 - More shops and restaurants would be useful;
 - Guided bus stop currently isolated after dark, should enhance use of the guided bus;
 - Would stimulate the economy, and invigorate the area;
 - Triangle of land to East of New Road and West of Bridge Road is well wooded and should be retained and designated as a public open space;
 - Enables use of brownfield site;
 - Support the Parish Council's idea to do something creative;
 - Need to include parking as not everyone will use guided bus;
 - Guided Busway provides good access, use should be maximised;
 - Good idea provided it will not harm residents of this quiet area;
 - SCDC and RIBA should organise a design competition to generate ideas;
 - **Cambridgeshire County Council** - Support this initiative by the Parish Council to encourage redevelopment of this area to improve its appearance and return some commercial uses to the area;
 - **Caldecote Parish Council; Foxton Parish Council, Oakington and Westwick Parish Council, Orwell Parish Council, Rampton**

Parish council, Shepreth Parish Council, Teversham Parish Council, Comberton Parish Council, Waterbeach Parish Council - Support;

- **Histon and Impington Parish Council** - Only negative comments arose from misunderstanding that whole of PC1 area was being proposed for development. Not the intention of the Parish Council which thought it useful to delineate the area that would be directly affected by the requested site specific policies on the three nominated sites within the PC1 area. Many adverse comments to proposal to replace warehouse employment site (ref H2) with residential development. Too valuable a keystone site within the gateway area to the settlement that to use for pure residential development was a shameful waste of site.

Object

- The former Bishops Site is suitable to support residential function only. There is real opportunity to deliver a residential scheme on the site in the short-term, a mixed use proposal would compromise the opportunity to deliver a meaningful residential solution, and potentially frustrate the opportunity to redevelop the site. The owners have evaluated mixed use potential for the site and concluded that there is no such option which lends itself at all suitable. The former Bishops site should therefore be removed from the mixed use zone;
- Infrastructure cannot cope e.g. schools, doctors.
- What about a car park for the guided bus?
- Most people are not at the stop long enough for new facilities there is already plenty of housing and employment nearby;
- Station house is of great character and I cannot see the need for such an ambitious proposal;
- Housing (max 10) acceptable. Rest will detract from 'village' atmosphere enough already in Vision park;
- There are too many places to eat competing with each other;
- Concern about loss of Green Belt and farmland around villages;
- The villages are already almost Cambridge.

Comment

- Local people should decide;
- Need more information on the scope of the project;
- Seems to suggest quite a large development;
- Not more housing;
- Consider impact on infrastructure;
- Need to consider traffic impact;
- The Bishops site is an eyesore and needs redevelopment;

	<ul style="list-style-type: none"> • Hope that local residents would be given the opportunity to have input into the design of the area; • Histon does not need to become a tourist attraction; • No objection provided the A14 is improved; • I agree that this area could do with 'tidying up' but with regard to it being a gateway, I have my doubts. And as for restaurants and cafes, just how many do you think this area could support. There is already a pub there; • Will it be economically viable? • What is really needed is a car park for users of the guided bus; • Not everyone can walk there - it is a very long way from the other end of the village; • Cannot see how the need for large parking spaces would be dealt with without spoiling the area; • Will only make small contribution to overall dwellings requirement; • Many villages have been involved in Community plans supported by ACRE. These plans should be incorporated into your big plan, ensuring that all aspects of sustainability (economic, resource use, biodiversity and social aspects) are integrated in the plan. • What about places that don't have anything such as Cambourne; • Girton Parish Council – Development around the guided bus felt to be more appropriate to a town rather than a village; • Natural England – No objection to the proposal
<p>QUESTION 5: Do you support or object to the developments proposed by Cottenham Parish Council ...and if so why?</p>	
<p>Support: 124 Object: 569 Comment: 503</p>	
<p>Questionnaire Question 1: Do you agree that the Plan for Cottenham should be based upon the need for a) Jobs, b) Affordable Housing, c) Shops and Offices?</p>	<p>a) Jobs (Yes: 41, No: 102)</p> <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Misguided to assume availability of new industrial units and offices will produce new businesses and jobs and those jobs will be filled by people living within walking or cycling distance. Already many units of varying sizes in local area sitting empty, some for considerable time, where they have additional benefit of better transport links, most notable Cambridge Research Park and Glenmore

	<p>Business Park on A10 north of Waterbeach.</p> <p>COMMENTS:</p> <ul style="list-style-type: none"> • Have you surveyed Broad Lane industrial site to establish what percentage of local people are employed? • Not primarily. No serious issue of unemployment in Cottenham. If Parish Council wants to improve employment prospects, its energies would be better spent on campaigning for improved public transport. • Live so close to Cambridge that employment issue are minimal. I wouldn't want to stay and work where I grew up. Most young people will go to city. <p>b) Affordable Housing (Yes: 87, No: 70)</p> <p>COMMENTS:</p> <ul style="list-style-type: none"> • Include some additional affordable housing, but find it hard to believe that local need is as outlined. Affordable housing should be built close to village amenities and public transport routes. • Need for affordable housing could be achieved with an additional 500 or so houses. • Only provide for village (Northstowe should provide for wider area) • How does it stay affordable? • What is meant by affordable? This is relative to local house prices, and still way beyond many young people. Should include social housing and part-ownership for young people. • All 3 schemes are too committed, e.g. option 1 - 500 homes with 40% - 200 affordable is excessive. <p>c) Shops and Offices (Yes: 47, No: 85)</p> <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • It's a village not a commercial centre. We don't want a town! <p>COMMENTS:</p> <ul style="list-style-type: none"> • Cottenahm particularly well served with variety of shops and services. • No – Tesco Bar Hill and Milton, few if any shops would survive and office premises usually stay vacant a long time. • Currently empty shop and office space in Cottenham.
<p>Questionnaire Question 2: Do you agree that the Plan should be looking to create a) a new village centre b) another industrial area?</p>	<p>a) Yes: 16, No: 164, Possibly: 4</p> <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Good co-op, butchers, green grocers and now an excellent community centre. Improve on existing area do not divide the village with one elsewhere.

- Village already has a centre which has developed historically and forms an intrinsic part of village's character, readily accessible to majority of residents. New centre would necessarily detract from this and possibly lead to its partial destruction.

COMMENTS:

- Need for new health centre but this should be accommodated within heart of existing village. One possibility might be for Durman Stearn to move to a new industrial site and their existing site be re-developed as health centre.

b) Yes: 19, No: 141, Possibly: 17

OBJECTIONS:

- No demonstrable need for the industrial area. Already vacant commercial premises in village and many more within local area.
- Current centre is excellent and well used, whilst industrial area, in contrast, feels run-down and in need of modernisation - but not necessarily expansion.
- Need to strengthen existing industrial estates - achieve quicker results and send signal that Cottenham keen to be promoted as business centre.
- Businesses are better located at present, interspersed within existing village. No guarantee that firms will move to new industrial area, and if they do, no guarantee they will be staffed by village residents.
- Create further employment sites but not another industrial estate per se. Currently maybe five industrial estates in village, small scale industries might be better integrated than one large estate, and certainly not one at wrong end of village which would potentially make traffic through village worse and require good number of villagers to drive to it.

COMMENTS:

- Need for small to mid-scale commercial units. Like idea for start-up units linked to education and training. Not in estate but spread through village like existing businesses. Large estate does not mean large numbers of employees so less job creation.
- Another industrial area is best located along Beach Road, enabling access to A10 without travelling through village.
- If new area is created would existing industrial sites be moved from Millfield and Broad Lane?
- 'Vision Park' experiment in Histon - few local jobs resulted, empty premises and some loss of village

<p>Questionnaire Question 3: Do you agree that a By-pass would be a satisfactory solution to the various traffic problems?</p> <p>Yes: 24, No: 149</p>	<p>community.</p> <p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • If we do not get a by-pass Cottenham traffic will become intolerable. Northstowe residents will cut through to A10 and new development around Waterbeach. Waterbeach residents will cut through to A14/M11, as doubt A14/M11 junction will be modified. <p>OBJECTIONS:</p> <p><u>Address source of problem</u></p> <ul style="list-style-type: none"> • Need cohesive traffic management plan for area as whole, focusing on A10 to reduce 'rat running'. Transport links should look wider/further to incorporate new developments. Invest in cycle ways and pedestrian routes. • A14 and A10 are in much need for upgrade. No monies for these routes, so no funds for a by-pass. Not needed or necessary. • A14 and A10 should be bypass for Histon & Impington, Cottenham and surrounding villages. Any road linking A14 through Northstowe, Cottenham, A10 to Waterbeach would act to reduce congestion on A14 to detriment of all local villages. (3) <p><u>Bypass doesn't address problem</u></p> <ul style="list-style-type: none"> • B1049 - Proposal will create more traffic problems for Histon at village green - already at breaking point and bottle necks at Histon and Haddenham cannot cope. (2) • Make traffic worse somewhere else, either in another village or in different part of our own village. Coupled with known effects on village centres elsewhere these are only really a solution to crippling traffic problems where no other issues will arise from loss of through traffic. • Option 2 is a by-pass through a village. Commuters won't stomach 6 roundabouts for long and will come through village. If they don't shops will close. • By-pass would not stop lorries going to Broad Lane. <p><u>Shifts focus of village</u></p> <ul style="list-style-type: none"> • Even if bypass was practical and desirable, proposal not only shifts focus of village away from historic centre, but divides proposed new housing development, with new park and recreation ground on opposite side of bypass to majority of village. <p><u>Alternatives</u></p> <ul style="list-style-type: none"> • No real traffic issues in Cottenham. • Improvement to High Street Cottenham to reduce speed and reduce through traffic (rat run) for A10 could easily be carried out. (2) • To solve traffic issues have village as a 20mph zone, not just Lambs Lane at school times.
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	<ul style="list-style-type: none"> • Better public transport, links to guided busway, (parking at Oakington or Histon stops) and cycle paths that connect into village would be better use of money to reduce traffic. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Current traffic problems are rooted in speed rather than quantity. Main speeding areas of my concern are the Rampton Road, Lambs Lane and 'CO-OP' corner of High Street. Entrance / exit of the CO-OP would benefit from signage and parking restrictions to aid viewing also. • Could only be funded by something like scale of growth proposed in option 3. Lead to disastrous increase in traffic both in Cottenham and neighbouring villages, and change village to town. • Improved enforcement of current car parking would help - especially round the CO-OP. Don't have very many lorries going through village - no problems on my bicycle. • Need to slow traffic and enforce no lorry route (lorries use B1049 instead of A10). • Busiest routes are Rampton Road/Twenty Pence Road/ Histon Road. By-pass needs to provide direct link from Rampton Road to Twenty Pence Road. Proposed route risks not being used by this traffic (including future Longstowe traffic). • Suggest by-pass coming off B1049 North of Cottenham to link A10 North of Waterbeach and improvements of A10 into Cambridge. Consider linking into new railway station at Chesterton.
<p>Questionnaire Question 4: Do you agree that the provision for perhaps as many as 4500 new houses is a price that should be paid to provide jobs, social housing and full amenity for the village?</p> <p>Yes: 10, No: 175</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Reluctantly Yes. Do not think an increase of only 1,500 will generate enough resources to improve infrastructure and amenities to a satisfactory level. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • For majority of villagers, these proposals would almost certainly lead to some loss of community, amenity and quality of life. This number of houses would ruin the village character and split the village in two. • Options 2 and 3 are ludicrous in their assumptions. • No evidence that more houses will create more business for shops or jobs. In fact over the last 20 years the reverse has happened. • Reality - people can, do and will work outside of village - no amount of development is going to rectify this fact. Increase in house numbers is likely to make matter worse rather than better. People want to work in Cambridge, not Cottenham. • Better to improve transport links by increasing cyclepath networks and providing faster commuting

	<p>bus into city to serve existing residents than build a larger village. Northstowe and large development proposed at Waterbeach are nearby and we should be aiming to take advantage of our proximity to these as well as to Cambridge.</p> <ul style="list-style-type: none"> • Increased risk of flooding and underground water drainage system to Cottenham cannot cope. • We submitted site 113 which could have been used 100% for affordable housing it adjoins site 260 & 003 and was declined because it was too large!! Now suddenly we want 4500 houses! <p>COMMENTS:</p> <ul style="list-style-type: none"> • 4500? The amount is very questionable. • Any expansion should be gradual and organic. • Existing infrastructure ok for current village population, though school already needs more capacity.
<p>Questionnaire Question 5: Which option do you support if any?</p> <p>Option A: Yes: 71, No 19 Option B: Yes: 19, No 42 Option C: Yes: 13, No 44 Option D: 66 (Limited development / infill: 55, other 11) Option E: Yes: 64, No 5</p>	<p>Option A</p> <p>COMMENTS:</p> <ul style="list-style-type: none"> • CPC support this option as alternative to SCDC SHLAA proposal. Critical to this option is expansion of primary school, provision of a fuel station and store. • Option 1 is about the ideal max growth for Cottenham. • If any I would pick option 1, minimal disruption to the village. • Primary school would need enlarging and increased traffic calming in the village. • Fields surrounding Mill Field and Long Drove frequently flood. • Sensible because it places most new housing in a location which gives access to guided bus and A14 without need to travel through village. • Areas west / south west of village preferable. Development to north should be disregarded. <p>Option B</p> <p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Given the duration of the plan to 2031, CPC continues to support its plan as illustrated by option 2. • 1,500 sounds a lot but will be over quite a long time span so a gradual increase should be manageable. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • To increase size of this village to that of Bar Hill is totally unnecessary with Northstowe, and possibly Waterbeach going ahead / under consideration. • No guarantees of a bypass or any other amenity being built by developers, plus creation of many new jobs in village is highly debateable.

- Scale of development proposed not necessary to restore the status of village to a Rural Centre.
- Significant loss of best agricultural land - most Grade 1 land.
- Detached from village.
- Significant negative impact on townscape character, intrusion into open countryside. Detrimental impact on Grade 1 church and Conservation Area.
- New 'village centre' could lead decline existing shops and services - adversely affect vibrancy and character of Conservation Area.
- Options 2 and 3 would see lane bisected by bypass and swamped by new housing estates, and valuable amenity lost. Lane couldn't cope with additional houses and vehicles. Increase in traffic would result in it no longer being viable or safe for walkers, joggers, cyclists and horse riders, many families with young children.

Option C

ARGUMENTS IN SUPPORT:

- Option C is best as it has a sensible by-pass. Better to have a bigger project over longer time than one that may not meet need and has to be extended.
- Village has grown but infrastructure not kept pace.

OBJECTIONS:

- Scale of development proposed not necessary to restore the status of village to a Rural Centre.
- Potential impact on air quality and by-pass would increase road traffic noise.
- Create largest Rural Centre, but only served by 'B' road and generate significant traffic through Histon and onto A14.
- Significant loss of best agricultural land - most Grade 1 land.
- Detached from village.
- Significant negative impact on townscape character, intrusion into open countryside. Detrimental impact on Grade 1 church and Conservation Area.
- New 'village centre' could lead decline existing shops and services - adversely affect vibrancy and character of Conservation Area.
- Options 2 and 3 would see lane bisected by bypass and swamped by new housing estates, and valuable amenity lost. Lane couldn't cope with additional houses and vehicles. Increase in traffic would result in it no longer being viable or safe for walkers, joggers, cyclists and horse riders, many families with young children.

COMMENTS:

- Producing an Ely sized town is contrary to any current planning policy / requirement.
- Would support if Cottenham becomes a town with the facilities that Ely has with a similar potential population.
- Would extend by-pass to Rampton Road as in some early maps.

Option D OTHER

COMMENTS:

- Full assessment of housing needs, mixed-use possibilities, schools provision, transport implications, sewerage capacity, electricity network, and other issues needed. Only then could further development be considered.
- Limited housing in keeping with current village character focusing on enhancing current village community. New properties should be interspersed.
- Development (small) should be south or south-west of village to avoid additional through traffic and not more than 50-100 houses.
- Some need for affordable housing - prioritised for those already in village / with immediate family in village and mainstream housing - limited to 350-400 homes maximum, dispersed throughout existing village rather than huge chunks of development which retail a village feel.
- SHLAA preferences offer an acceptable scale of growth.
- District council plan for up to 370 new homes is good.
- Consider housing on site-by-site basis, and integration with existing village / impact on character. Most appropriate locations are 2012 I&O consultation SHLAA sites 003, 123, 124, 129, 234, 260 and 263, site to north of Rampton Road (SHLAA site 128). Parish Council object to preferred SHLAA sites because Green Belt. New bypass through Green Belt would be far worse.
- Particularly object to houses at Rampton fields - would obliterate view from top of cycle track.
- Not Rampton site - huge implications on traffic issues on Rampton Road, better to adopt SCDC proposal to utilise land south of Oakington Road as more integral part of village and does not encroach on arable land, traffic would be able to access via Oakington and Histon Road.

Option E NONE

COMMENTS:

- SHLAA should only be considered at this stage, if

any!

- In their present form the Design Group is unable to support any of the proposals.
- With Northstowe and new town at Waterbeach local development at Cottenham should be limited until road and infrastructure of these developments is assured.
- Your plans have cut our property in half. There should have been consultation with us before you decided to obtain 3 acres of our land.

General Comments

ARGUMENTS IN SUPPORT:

- Appropriate and compatible with localism thinking, but perhaps same aims could be achieved with less upheaval, less expenditure, and in shorter time scale?
- Many young people are out of work - if apprenticeships could be a part of new employment opportunities this would be advantageous for young people in the community.

OBJECTIONS:

- Plan has not been backed-up with any feasibility studies to show it is viable or would deliver any benefits regarding jobs or affordable housing.
- Bypass proposal would have negative impact on natural environment, causing intrusion into open countryside and furthermore land is Grade 1.
- Proposals might work for inhabitants of Cottenham but disastrous for Histon and Impington. Even on low (unrealistic) estimates of extra commuter traffic this would swamp capacity of B1049, in particular traffic light crossing at the Green.
- Proposals 1 and 2 undermine existing work done in relation to village expansion at local primary school.
- Ecology of Cottenham is unique, muntjac, roe deer, grass snakes, lizards, green woodpecker and herons all seen in village.
- Strongly oppose "small" development of 50 houses down Church Lane in Option 1. Church Lane and Broad lane are currently only walking routes with access to countryside. Entrance of Church lane would not allow a 2 lane road. Current site of wood yard only partially used and majority is established woodland.
- Do not understand why land on Rampton Road (excluded by the Council) is included in all proposals. In third proposal land on Oakington Road is suddenly excluded and Rampton Road still included even though it is out on a limb.

COMMENTS:

- Very disappointed the Parish Council decided to reject the S.Cambs proposals before consulting residents of the village.
- Independent facilitator needed to lead workshops to decide whether Neighbourhood Plan is wanted. If so, how that should be arrived at. Workshop to identify what, where and when development should take place plus design issues.
- Serious concerns over implications for historic built environment and legibility of original linear plan-form of the village.
- Second Primary School will be divisive.
- Public Transport - Why no mention of this in Plan aims? Current service is not sustainable and perpetuates congestion. Need an 'outer ring' that connects to other villages and bus routes.
- Support amendments to Green Belt boundary to south east of village, would allow new development closer to village centre than proposed by Parish Council.
- Area to north, adjacent to existing industrial estate is isolated from existing village leading to poor integration of new and existing services. Area to east is potentially isolated because likelihood of sufficient connections being available into existing village. On Rampton Road preferred site of Parish Council sits on side of ridge and very visible on approach from Rampton, notwithstanding Les King wood planted just to west.
- Concerns about proposal to include large isolated plot of agricultural land to north-east of village Unless can be linked into rest of development and form an integral part, it should be excluded.
- Need to consider links with neighbouring villages - new off road cycle routes to Waterbeach, station, Roman Road, Science Park and Business Park.
- Need buffer zones to protect existing byways, tracks, bridleways and 'off-road' cycle routes [such as Long Drove and Church Lane]; and significant improvement of footpath network to provide linking and new routes.
- Given the location of several existing riding establishments and livery yards north of the village my suggestion would be for the creation of circular bridleway route, to north of village. Provide additional routes for walkers as well as new facilities for horse-riders and cyclists.
- Cottenham Lode floods - money from any financial gain should be allocated to old west drainage board to improve The Lodes capacity, Bar Hill, Northstowe - all this drains to Cottenham.

CHAPTER 5: VILLAGE FRAMEWORKS	
QUESTION NO.	SUMMARY OF REPS
QUESTION 6: Which of the potential amendments to village frameworks do you support or object to and why?	
VF1 Caldecote – Eastern edge of Caldecote Support:3 Object: 0 Comment: 0	ARGUMENTS IN SUPPORT: <ul style="list-style-type: none"> • Caldecote Parish Council - Simple tidying up of village border. • Makes it clearer. • Current boundary very ragged / unusual in way follows individual buildings – require straightening. OBJECTIONS: <ul style="list-style-type: none"> • COMMENTS: <ul style="list-style-type: none"> •
VF2 Chittering Support: 1 Object: 3 Comment: 2	ARGUMENTS IN SUPPORT: <ul style="list-style-type: none"> • OBJECTIONS: <ul style="list-style-type: none"> • Discontent with the framework for Chittering. • Waterbeach Parish Council – recommend framework removed and return to previous status. COMMENTS: <ul style="list-style-type: none"> • Propose small extension to allow a house to be built for ill relative in social housing in Waterbeach. • Boundary does not allow room for infill – suggest a bit more land is included to allow the odd plot to be developed. • Framework neither benefits nor protects village. Proposed by Parish Council to allow some housing. Include land adjacent to A10 and along School Lane / Chittering Drove. • Applaud proposal, but extend along School Lane to give uniformity on north and south sides.
VF3 Comberton – Comberton Village College Support: 44 Object: 16 Comment: 5	ARGUMENTS IN SUPPORT: <ul style="list-style-type: none"> • Makes sense to allow school to develop within village framework / ensures college part of village. • Already in village - unlikely to have detrimental impact on character of village or rural landscape. • Makes sense to have CVC within our parish boundary. CVC already part of village. • Appropriate correction of anomalies. • Simply ‘tidying up’ but should not be license for CVC or any further development in Green Belt. • Ensures consistency of approach for college buildings. • Small, sensible developments. • Comberton has facilities and schools – large scale development inappropriate for small villages. • Good pedestrian access to schools, village centre and shops etc.

	<p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Loss of Green Belt – should be maintained. • Green Belt does not need to be changed – protects character of village. Irrevocable loss of green space. • Communication between authorities, including Anglian Water needed – sewerage problems. • Object to expanding framework – must remain a village and maintain rural character. • Change will open door to changing category of village from Group to Minor Rural Centre and herald substantial development that can't sustain. • Lack of essential infrastructure, loss rural aspect, already additional housing, inadequate roads. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Whether buildings in or out of Green Belt irrelevant as they are in situ and unlikely to be demolished. • Comberton Parish Council – makes sense to adjust framework between Toft and Comberton so areas remote from Toft are included in Comberton to allow local people affected to have greater say. Boundary Commission will need to allow. • Comberton / Toft boundary needs to be resolved before development permitted – finance going to Toft unacceptable. • Object as map does not represent the current structure of this village. • No objection so long as kept at that. • Moving CVC into framework sensible – if Bennell Farm site developed, include in Comberton not Toft parish.
<p>VF4 Guilden Morden – High Street</p> <p>Support: 0 Object: 1 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Guilden Morden Parish Council objects as no clear rationale has been provided. <p>COMMENTS:</p> <ul style="list-style-type: none"> •
<p>VF5 Meldreth – Land at 97a North End</p> <p>Support: 1 Object: 0 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Meldreth Parish Council approves inclusion of entire building which currently bisects boundary but not any of land associated with the property. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • <p>COMMENTS:</p> <ul style="list-style-type: none"> • No objection.
<p>VF6 Sawston – London Road, Pampisford</p> <p>Support: 21 Object: 54 Comment: 6</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • If this can be done it would make planning issue much easier. • Makes sense as historically regarded as part of Sawston / most people regard it as Sawston. • Feels part of Sawston. All for generating jobs in Sawston.

	<ul style="list-style-type: none"> • Makes sense, then Pampisford is all on one side of road, not so confusing to visitors. • Support as long as no detrimental impact on local business – will they be relocated? Good location for houses though. • Given easy access to bypass / A505, should remain industrial estate, providing employment. • Ideal for building as most road infrastructure in place. • Physically linked to Sawston, meets Council's approach to identifying village frameworks, would not undermine ST/7, strengthens Council's objective of providing certainty to local communities and developers to development in villages. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • If effected, Rural Centre rather than Infill policies apply, but only apply to housing not employment (current use). Loss of employment to housing not supported. • Not supported by either parish council. Long history of separate development. Why single out this area? What is justification for Sawston Parish Council exercising power over Pampisford land? • Would create anomaly in planning and tensions between parishes. No merit to proposal – both parishes can comment on equal footing on planning applications. Loss separate identities. • No justification – nonsense if Pampisford had no influence on development in their village. Removes certainty about approaches to village development. • Seems change is to allow future housing development. • Area integral to Pampisford's nature and history. • Development would create an imbalance between residential / commercial, swamp Pampisford's community, adverse impact on village shops. • Incremental inclusion of additional land at western end of Brewery Road. • No explanation of why it is included, or advantages there are for inclusion that cannot be delivered under present arrangements. • Transfers authority to another council for whom I have not voted. • No benefits to changing – will not be considered for redevelopment. • If leads to more housing – infrastructure inadequate, road network poor, no capacity in schools, health centre and parking. • Sets dangerous precedent for further changes. • Pampisford has always been mix houses, farms, shops, light industry – changes ignore history –
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	<p>own heritage, thriving community - separate.</p> <ul style="list-style-type: none"> • Against covering up more dwindling green spaces, possibility of water displacement causing flooding or lack of water during droughts. • Fragmentation of Pampisford. • Pampisford Parish Council – strongly objects to change that mean parish representations to planning issues would made by Sawston Parish Council. Lead to change to parish boundary. Separate communities. • Potentially removes more industrial sites reducing local employment, increasing traffic, making more commuter estate. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Road and transport infrastructure does not support further development in this area.
<p>VF7 Toft – Land at 46 High Street</p> <p>Support: 2 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Will tidy up area and remove an anomaly. • Support Comberton / Toft as village college in Toft – new development also in the grey area between the two villages. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • <p>COMMENTS:</p> <ul style="list-style-type: none"> •
<p>VF8 Toft – Land at Old Farm Business Centre</p> <p>Support:2 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Adjacent to existing boundary and some buildings straddle boundary. Area needs tidying up and change ensures consistency in line with VF3. • Support Comberton / Toft as village college in Toft – new development also in the grey area between the two villages. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • <p>COMMENTS:</p> <ul style="list-style-type: none"> •
<p>Please provide comments</p> <p>Support: 8 Object: 7 Comment: 66</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support principle however it should not promote loss of Green Belt land. • Support these options otherwise such villages with few amenities will die. • Broadly support, provided roads are able to support traffic volume. • I see no reason not to support Parish Council proposals. • Support all if majority of local population in respective and neighbouring parishes agree. • Papworth St Agnes Parish Council – unaffected by proposals and support existing framework. • Support so each settlement can grow proportionately to its current size allowing it to evolve naturally. <p>OBJECTIONS:</p>

	<ul style="list-style-type: none"> • Village frameworks should stay as they are. Will lose character and individuality. • Villages need to look within existing boundaries. Once moved, leaves open for future widening. • If land is Green Belt, grazing or recreational, I would object to any changes. • Object to Bennell Farm, West Street, Comberton. • No – these must remain Group Villages, especially Comberton, to allow limited infill. • No change – Grantchester Parish Plan – no more houses in Grantchester, safeguard character. • Against wholesale development of fringe land – quality of housing often poor, detracts from character of village. • None, why are all these houses needed, sounds like greed to me. Nothing is affordable but great for buy to let / move out of London. <p>COMMENTS:</p> <ul style="list-style-type: none"> • No preference so long as developments are not large scale, good farming land not lost. Large scale developments should go where infrastructure and local services can cope. • Cottenham should be looking to develop more agriculture around village not houses. • Localism - wishes of the locals should be respected / up to the villages involved to give their opinions. Parish Councils do not always reflect parishioners' views. • Bennells Farm, if developed, is sufficient. • Dry Drayton Parish Council – no views on amendments in Table 5.2. • No problem with proposed changes, provided they do not encroach / impact other villages. • If local Parish Council supports, it should be supported. • Would not support enlarging these villages except Comberton. • Controlled village developments maybe with proposed sites - and others? • Ickleton Parish Council – as plan period so long, needs to be mechanism to bring forward proposals later if local support for changes. • Oakington and Westwick Parish Council – business of each Parish Council. • Areas within villages should be considered – renovation of larger houses into flats should be encouraged. • Boundaries may have to change to accommodate social housing – Parish Councils have hard decisions to make. • I would be suspicious such requests reflect secondary personal interests. • Use sites within villages first before greenfield land
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	<p>is proposed for development. Natural order to any further expansion of a village – common sense.</p> <ul style="list-style-type: none"> • Why implement frameworks if they are liable to change at any time. • Shepreth Parish Council – no objection to proposals, but object to Cambridgeshire County Council’s attempt to include their land, particularly as no consultation was undertaken. • Great Chishill’s boundaries should remain as are – no expansion – housing (affordable or otherwise) or commercial. Quietude should be retained. • Too tight restrictions on development boundaries leads to high land costs and unaffordable homes. • These villages can accommodate more housing, but more services must be provided. Whaddon has no shop, school, doctor. More traffic. Park and Ride needed near Barton. • Comberton has successful CVC and Cambourne building new VC – so spare capacity? • Phrase “flexibility” means changing the rules to suit the purpose and ignoring reason restrictions put in place to start with. <p>Proposed Amendments to Village Frameworks:</p> <ul style="list-style-type: none"> • Caldecote – mobile home park – include in framework. • Cottenham – Ivatt Street - land for 1 or 2 houses. • Croxton – Abbotsley Road and A428 – new framework • Fowlmere – triangle site – incorporate social housing. • Girton – south of Huntingdon Road – part of Girton – anomaly that excluded. • Guilden Morden - Dubbs Knoll Road – affordable housing. • Linton – village green / Paynes Meadow (suggested by Linton Parish Council) • Longstanton – High Street – anomaly - house in large grounds. • Orwell – Hillside – new framework (suggested by Orwell Parish Council). • Orwell – Fisher’s Lane - allow business to expand. • Sawston – Whitefield Way – anomaly - garden / Green Belt boundary. • Steeple Morden – Trap Road – include garden. • Waterbeach – Land at Poorsfield Road - SHLAA Sites 142, 043 and 270 – land for housing.
<p>QUESTION 7: Which of the Parish Council proposed amendments to village frameworks do you support or object to and why?</p>	

PC3 Comberton – Land north of West Street

Support: 36
Object: 29
Comment: 4

ARGUMENTS IN SUPPORT:

- PC3 makes sense. Sensible use of eyesore.
- Support - land currently unused and un-useful! Not attractive; no wildlife; should be available to PC for small scale development.
- Unlikely to have detrimental effect on character of village, rural landscape, cause noticeable effect on traffic volumes, additional loading on sewage / drainage system.
- Comberton parish is most logical place for these sites to be considered.
- A smaller building site is more acceptable.
- PC3 needs filling with 3-4 low cost high density key worker homes, currently wasteland / unsightly
- Simply 'tidying up' but should not be license for CVC or any further development in Green Belt.
- Natural extension to framework and suitable for single dwelling without affecting village character.
- Within Toft parish – may be available as exception site if not included in framework. If H10 comes forward, no reason why change not take place.
- Relates to built form not countryside, separated by mature and defensible boundary. Logical conclusion to development on north side of West Street. Not involve change to Green Belt.
- Supported by Toft and Comberton Parish Councils
- Single house only.
- Good pedestrian access to school, village centre and shops etc.

OBJECTIONS:

- Unsuitable for development because of traffic.
- Loss of Green Belt – must be maintained.
- Green Belt does not need to be changed – protect character of village. Incremental development creates irrevocable loss of green space.
- Object to changes to framework regardless of whether parish council support. Framework should fulfil intention of preventing urbanising the countryside / restricting unsuitable development.
- Unsure how this affects village.
- Communication between authorities, including Anglian Water needed – sewerage problems.
- Should not be developed – outside framework – subject to large numbers objections over years, upheld at appeal.
- Opposite access to CVC with 20+ buses, coincides with end of cycle way - dangerous.
- Object as map does not represent the current structure of the village.
- Lack of essential infrastructure, loss rural aspect, already have additional housing, inadequate road.

COMMENTS:

- Large number of additional housing units required

	<p>- fail to understand why concerned with options VF3 and PC3. PC3 seems to relate to provision of one dwelling - hardly going to impact on housing needs.</p> <ul style="list-style-type: none"> • Comberton Parish Council – makes sense to adjust framework between Toft and Comberton so areas remote from Toft are included in Comberton to allow local people affected to have greater say. Boundary Commission will need to allow.
<p>PC4 Little Gransden – Land bounding 6 Primrose Hill</p> <p>Support: 3 Object: 3 Comment: 6</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • In favour of new housing here. • Land opposite subject of outline planning application, therefore PC4 becomes a natural and logical site for future village infill. • Not in conservation area, not visible from listed building • Two separate points of vehicular access. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Framework should fulfil the intention of preventing urbanising the countryside and restricting sustainable development. • Will almost double developed area. • Significant character change. • Overload road and drainage systems. • Inflate land prices. • Pockets for infill development within village framework. • Lack of biodiversity consideration. • Lack of infrastructure. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Essential that great thought is given to the existing feel of the village. • Some areas could be enhanced by small-scale, careful, sympathetic planning. • More drive access would be required, speed issues along Primrose Hill. • Would detract from present privacy. • Too extensive. • No discussion or consultation with residents. • To improve our village and make more infill sites • No objection to single infill properties, strongly oppose any major house building projects.
<p>PC5 Little Gransden – South of Mill Road</p> <p>Support: 2 Object: 9 Comment: 7</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support all. • Support as infill only. Giving local families the opportunities to stay in village grown up in. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Framework should fulfil the intention of preventing urbanising the countryside and restricting sustainable development. • Lack of detailed explanation or justification. • Ancient historic character would be compromised. • Biodiversity or wildlife would be compromised.

	<ul style="list-style-type: none"> • Car parking issue. • No discussion about improving infrastructure. • Should not include “bulge” to the East – compromise the watercourse. • Serious drainage issues. • Will almost double developed area. • Significant character change. • Overload road and drainage systems. • Inflate land prices. • Pockets for infill development within village framework. • Lack of biodiversity consideration. • Lack of infrastructure. • Highly sensitive entrance to the village would be spoilt. • Hazardous road access. • Further development inappropriate. • Increase in surface run off issues. • Not part of conurbation. • What control would villagers have over what is built there? <p>COMMENTS:</p> <ul style="list-style-type: none"> • Drainage and run off. • Wildlife area. • Boundary should not go east of brook. • Ensure brook is not compromised – could lead to flooding. • Essential that great thought is given to the existing feel of the village. • Too extensive. • No discussion or consultation with residents. • Perhaps an ‘island’ insertion for a dwelling to replace the dilapidated barn could be considered rather than extending the area up from the village. • To improve our village and make more infill sites • No objection to single infill properties but I strongly oppose any major house building projects.
<p>PC6 Little Gransden – Church Street</p> <p>Support: 1 Object: 6 Comment: 5</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support all. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Framework should fulfil the intention of preventing urbanising the countryside and restricting sustainable development. • Within Conservation Area. • Part of the proposed infill site would require access off the bridleway. • Church Street should be identified as an ICF. • Will almost double developed area. • Significant character change. • Overload road and drainage systems. • Inflate land prices. • Pockets for infill development within village

	<p>framework.</p> <ul style="list-style-type: none"> • Lack of biodiversity consideration. • Lack of infrastructure. • Inappropriate to put new housing amongst listed buildings on a quiet dead-end road. • Already issues for turning vehicles, including lorries. • Development would destroy the rural ambience and setting. • Road is more of a lane and often congested with parked cars. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Undeveloped plot of land included in PC6 but excluded in PC6A is an ideal plot for a suitable house to be built on. • Essential that great thought is given to the existing feel of the village. • Sensitive part of the village with a combination of significant listed properties and extremely poor access. • Infill will damage the settings of some of the most beautiful houses in the village. • An increase traffic along the single track road will damage the verges and local ecology. • Too extensive. • No discussion or consultation with residents. • No objection to single infill properties but I strongly oppose any major house building projects.
<p>PC7 Little Gransden – West of Primrose Walk</p> <p>Support: 3 Object: 4 Comment: 4</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • In favour of new housing here. • Support all. • Support as infill only. Giving local families the opportunities to stay in village grown up in. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Framework should fulfil the intention of preventing urbanising the countryside and restricting sustainable development. • Will almost double developed area. • Significant character change. • Overload road and drainage systems. • Inflate land prices. • Pockets for infill development within village framework. • Lack of biodiversity consideration. • Lack of infrastructure. • Area is of outstanding beauty enjoyed by ramblers, children etc. • Loss of footpath, surrounding wooded area and hedgerows would be disastrous for wildlife. • Road is barely width of a single car – could not cope with construction lorries. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Essential that great thought is given to the existing

	feel of the village.
<p>PC8 Little Gransden – Land opposite Primrose Walk</p> <p>Support: 4 Object: 3 Comment: 5</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • In favour of new housing here. • Support all. • Being the only road frontage in Primrose Hill not built-up this makes obvious sense. • Support as infill only. Giving local families the opportunities to stay in the village they have grown up in. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Framework should fulfil the intention of preventing urbanising the countryside and restricting sustainable development. • Will almost double developed area. • Significant character change. • Overload road and drainage systems. • Inflate land prices. • Pockets for infill development within village framework. • Lack of biodiversity consideration. • Lack of infrastructure. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Essential that great thought is given to the existing feel of the village. • Too extensive. • No discussion or consultation with residents. • To improve our village and make more infill sites. • No objection to single infill properties but I strongly oppose any major house building projects.
Other Little Gransden Comments	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • In favour of new housing here. • Support all. • Being the only road frontage in Primrose Hill not built-up this makes obvious sense. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Neither necessary nor desirable - double size village. • Maintain 'Infill-only' policy. • Not opposed to one or two additional houses. • Would open up village to over-development and damage its integrity, especially loose ribbon development. • Parish Council submitted proposals without prior consultation. • Need for biodiversity appraisal to protect and enhance wildlife habitats. • Ancient centre of village is Conservation Area. Since 1986, 30 houses built without detriment to integrity - demonstrates infill-only policy successful. • Village does not require development to sustain long term - several areas within few miles. • Lack of infrastructure, prone to flooding and

	<p>inadequate drainage.</p> <ul style="list-style-type: none"> • No minutes of PC meeting, but concern that views will be played down or ignored. • Too extensive. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Four of the five proposals are closely linked to the members of the Parish Council. • Why were parishioners not offered the chance at an open forum to discuss or gauge public feelings? • Matter seems to have been conducted behind closed doors. • Other places in the village could have been included in the proposal don't appear to have been considered. • For the last 30 years or so planning permission for a bungalow in The Drift has been turned down – the reason I was turned down should also apply to the new proposals. • Disappointed not to have been consulted. • All infill areas developed so must be accepted that either Little Gransden remains static or the village framework be amended. • Important to maintain small green spaces in the village rather than building on them – important in maintaining habitats, views and environments which are essential to the character of the village.
<p>PC9 Toft – Offices and barns near Golf Club</p> <p>Support: 2 Object: 1 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Including this area within framework allows it to be tidied up – next to houses on edge of framework, gateway to village. Ensures consistency of approach with VF3 and VF8. • Support inclusion of buildings next to golf club – commercial use, not Green Belt, partly within Conservation Area which indicates close relationship to village- part of unbroken frontage. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • CPRE – object regardless of whether there is Parish Council support. Framework should prevent urbanising countryside and restricting unsustainable development. <p>COMMENTS:</p> <ul style="list-style-type: none"> •
<p>PC10 Whaddon – Land west of 97 Meldreth Road</p> <p>Support: 0 Object: 1 Comment: 4</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • CPRE – object regardless of whether there is Parish Council support. Framework should prevent urbanising countryside and restricting unsustainable development. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Flexible approach to infilling etc. could improve overall appearance of nice village.

	<ul style="list-style-type: none"> • Orwell Parish Council – major concerns with development if sewerage feeds into Foxton Sewerage Works, as out-dated facility frequently exceeds capacity - impact on Orwell and Wimpole. • May take pressure off surrounding villages a little. • English Heritage - May appear logical 'rounding off' but historic map in Whaddon Village Design Statement shows part of last vestiges of 'Great Green'. Development of site would mask historic form of village and potentially impact on setting of two Grade II listed former farmhouses.
<p>PC11 Whaddon – Land east of 123 Meldreth Road</p> <p>Support: 0 Object: 1 Comment:3</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • CPRE – object regardless of whether there is Parish Council support. Framework should prevent urbanising countryside and restricting unsustainable development. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Flexible approach to infilling etc. could improve overall appearance of nice village. • Orwell Parish Council – major concerns with development if sewerage feeds into Foxton Sewerage Works, as out-dated facility frequently exceeds capacity - impact on Orwell and Wimpole. May take pressure off surrounding villages a little.
<p>PC12 Whaddon – Land at 129 Meldreth Road</p> <p>Support: 0 Object: 1 Comment: 3</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • CPRE – object regardless of whether there is Parish Council support. Framework should prevent urbanising countryside and restricting unsustainable development. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Flexible approach to infilling etc. could improve overall appearance of nice village. • Orwell Parish Council – major concerns with development if sewerage feeds into Foxton Sewerage Works, as out-dated facility frequently exceeds capacity - impact on Orwell and Wimpole. • May take pressure off surrounding villages a little.
<p>PC13 Whaddon – Land south of Meldreth Road</p> <p>Support: 0 Object: 1 Comment: 3</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • CPRE – object regardless of whether there is Parish Council support. Framework should prevent urbanising countryside and restricting unsustainable development. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Flexible approach to infilling etc. could improve overall appearance of nice village. • Orwell Parish Council – major concerns with development if sewerage feeds into Foxton Sewerage Works, as out-dated facility frequently

	<p>exceeds capacity - impact on Orwell and Wimpole.</p> <ul style="list-style-type: none"> • May take pressure off surrounding villages a little.
<p>Please provide comments</p> <p>Support: 5 Object: 6 Comment: 10</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support all of them as much better idea to allow for small villages to stay viable and sustainable than have massive new towns. • Orwell Parish Council – support all if majority of local population in respective parishes and neighbouring parishes agree. • Teversham Parish Council – parish councils and local communities should be supported in achieving schemes that have local support. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Not support extensions of current outlying villages into undeveloped land around village perimeters – loss character and individuality. • Concern about continuing loss farmland and Green Belt. • Object to PC4-8 – permission turned down for bungalow on Drift now plans for development at other end of street – same reasoning would apply. • Object to parish councils making changes to boundaries of their villages – infrastructure cannot cope with more houses – roads, transport links. • Acknowledge some infill needed but Little Gransden proposals too extensive. <p>COMMENTS:</p> <ul style="list-style-type: none"> • None if Green Belt lost. • Cottenham Parish Council - Option 1 require amendment of V/F, as affordable housing needs to be guaranteed for first refusal to those in need in village - affordable home sites need to be identified in advance of V/F amendment to remain adjacent but outside. Options 2 and 3 require V/F amendment that predetermines specific uses for land, including: industrial, recreational, green open-space, housing, roads. • Litlington Parish Council - whilst retaining village framework, consider small amounts of development outside, where strict requirements met, and support of Parish Council. • Natural England - concerns with Parish Council proposals - seek to include areas comprising sporadic agricultural outbuildings, farm tracks. Risk will encourage further development and potentially cause harm to natural environment and landscape character. • Little Gransden – 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.
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CHAPTER 6: COMMUNITY FACILITIES AND INFRASTRUCTURE

QUESTION NO.	SUMMARY OF REPS
<p>QUESTION 8: Are there any sites which might be suitable for allocation for new hospice provision?</p>	
<p>Support: 1 Object: 0 Comment: 3</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • <p>COMMENTS:</p> <ul style="list-style-type: none"> • None to my knowledge. • Oakington and Westwck Parish Council – Northstowe would be optimum place for a hospice. • Support Oakington and Westwick Parish Council's response - Northstowe would be ideal for a hospice; hospitals, institutions for unwell - benefit from good local transport. Benefit of exemplar site, set to include water parks, footpath networks. • Trustees of the Arthur Rank Hospice - Most appropriate approach to dealing with identification of a new site for Arthur Rank Hospice is through the inclusion of a 'Development Management' policy – suggested words are provided.
<p>QUESTION 9: Do you support or object to the site option for a residential moorings at Fen Road and why?</p>	
<p>Support: 1 Object: 3 Comment: 2</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • River congested already, additional moorings required. Close to city with good transport links, including cycling. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Cambridge Past, Present and Future - Adjacent to moorings proposed by City Council – disappointing not considered together. Is there a demand for both? Has consideration been given to compatibility with needs of other users of river? Should be considered as part of masterplan for whole Northern Fringe East area. Improve connectivity for cycling and walking. Riverside setting and landscaping considered in context of wider conservation strategy for River Cam Corridor. Longer-term consideration - new bridge across river on East side of city as part of an outer ring-road. • Fail to see how this plan cannot make my daily journey longer or more inconvenient, either having to make elongated journey around entire marina, or having to cross steep bridge. Greenfield site which should be left as such. • Milton Parish Council - opposes marina in Green

	<p>Belt. Already problems with road access along Fen Road - resolve first. Currently no mains sewerage connection.</p> <p>COMMENTS:</p> <ul style="list-style-type: none"> • Natural England - River Cam corridor is County Wildlife Site. SA - mixture of positive and negative impacts on wildlife could result - suitable mitigation will need to be identified if taken forward.
<p>Question 10: Do you own land that could provide suitable new burial ground facilities to meet needs over the next 20 years for:</p>	
<p>A: Gamlingay</p> <p>Support: 0 Object: 0 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • <p>COMMENTS:</p> <ul style="list-style-type: none"> • No
<p>B: Hauxton</p> <p>Support: 0 Object: 0 Comment: 4</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • <p>COMMENTS:</p> <ul style="list-style-type: none"> • Hauxton Parish Council - church yard may be full in 10 years. Hauxton parish does not own suitable land for a burial ground apart from Willow Way Recreation ground used as informal play area for local children. • Note the representation made by Hauxton Parish Council seeking a burial site for the village and hope that a suitable site comes forward. (2)
<p>Please provide any comments</p> <p>Support: 0 Object: 0 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • <p>COMMENTS:</p> <ul style="list-style-type: none"> • Oakington and Westwick Parish Council - No

CHAPTER 7: RECREATION AND OPEN SPACE	
QUESTION NO.	SUMMARY OF REPS
QUESTION 11: Which of the site options for open space do you support or object to and why?	
<p>R1: Land known as Bypass Farm, West of Cottenham Road, Histon</p> <p>Support: 48 Object: 2 Comment: 14</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • More green space for active recreation the better and necessary as population continues to grow. • Support if it is going to benefit residents in village. • Better than filling spaces with houses. • Support provided it is on a network of cycle routes to give good access. Cycle access essential. Another cycleway needed on north-bound carriage way of Cottenham Road. No car parking at this site to promote recreational use. • As the area is gradually being urbanised it will be important to have significant green spaces which are permanently protected. • Encouraging gentle and safe exercise has to be a good thing. Important for residents to take part in sports and recreational activities. • Excellent to hear Parish Councils talking about such amenities. • Villages must breathe and have space to exercise outdoors. Encourage creation of nature reserves, for the wild life and for the pleasure for residents. • The current provision of recreation ground too limited. Proven shortage in current POS position. • Something needed at that end of the village. • Failed to provide additional recreational space in this part of South Cambridgeshire despite permitting ridiculous amounts of new developments. • Better to walk in more 'natural' than planned areas. • Good location and would provide open space for the village in an area that doesn't have anything for walkers/children. • Histon and Impington Parish Council: made case for this as recreation space - chronic shortage, two previously designated areas not available and lack of alternative. Land owner willing to discuss long term lease. Working group has examined potential uses and pre-application planning advice sought to determine which of proposed changes are acceptable in planning terms. To date, clear that: <ul style="list-style-type: none"> • Extensive need for informal recreation space. • Some activities not catered for which have support to be provided. • Other uses still being considered:

	<p>Highways advice obtained from Cambridgeshire County Council officers and no objections to access to site, uncontrolled pedestrian/cycle crossing from walkway/cycleway on B1049 and, possibly, lay-by for north bound bus-stop.</p> <ul style="list-style-type: none"> • Histon and Impington Village Action Group: We want to retain our open spaces so that we don't lose our rural feel and to make sure we have enough parks and outdoor places for the whole community to enjoy. We need a community centre which is large enough to serve the whole community and more employment opportunities. We may need limited new housing but it is important that we don't grow so large that we become a town and just another suburb of Cambridge. • Natural England: Four sites options suggested by Parish Councils to provide new public open space. Support provision for appropriate quality and quantity of green space to meet identifies local needs as part of wider open provision. Recommend use of ANGSt as tool to ensure adequate provision of accessible natural green space, (should be linked to Green Infrastructure networks). ANGSt Standards can be found: http://www.naturalengland.org.uk/regions/east_of_england/ourwork/gi/accessible_natural_green_space_standards.aspx. Welcome allocation of all four potential recreation and open space sites identified. Allocation of these sites has the potential to enhance the Borough's biodiversity assets with further tree planting. All of the sites are accessible by public transport which reduces the reliance on the private car. • Orwell Parish Council: We would support all if the majority of the local population in the respective Parishes agree. • Campaign to protect rural England: No objection. • Oakington and Westwick Parish Council: We support this. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Cottenham Road at this location is a busy 40mph road with significant road noise and no pedestrian access on the west side of the road. I own land that borders the proposed site, so I would want to know what provisions the council would make to protect my property from any development in terms of physical access and spoilt views across open countryside. <p>COMMENTS:</p> <ul style="list-style-type: none"> • If local people wish this. • We must keep some open spaces in the village.
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	<ul style="list-style-type: none"> • It would offer important recreation for that end of the village and protect a certain amount of green land; it will however reduce the amount of available land for agriculture. • On the face proposals appear benign. • It would be useful to know what uses are being proposed for the site. For instance mention is made of the 40mph road crossing and of the Green Belt meaning that a changing room would be unsuitable. But if the intent is to have green space, a running track, a sports pitch (formal or informal) or a fit trail (such as at Girton), or even a community orchard and green space, I think it sounds a useful provision for people nearby, and possibly with a bench for people jogging or cycling along the local cycle infrastructure to rest. • Can't see the need for Histon and Impington site. • Histon and Impington have great facilities near football club, why are more required? IVC also offer good facilities. • Although I appreciate the benefit of recreational facilities, given the need for housing perhaps the land could be put to better use for both housing and a recreational area. • Support in principle but any development of this site for playing pitches will need to be supported by adequate ancillary facilities (changing rooms, car parking etc). • Reservation about the proposed recreation area west of Cottenham Road. When I asked a parish councillor exactly what was planned for this area I found replies given extremely vague and I still have no idea of their intentions. • This site is very near very busy B1049. Can't see the need there when Histon's field and recreation ground already exist? Guess it's precursor for 'allowing' development of Buxhall Farm site, despite local protest (Traffic over development of villages!) • Sport England: Sport England supports the principle of allocating additional land for sport/recreation purposes where there is an identified local demand for additional facilities.
<p>R2: East of Railway Line, South of Granhams Road, Great Shelford</p> <p>Support: 54 Object: 0 Comment: 8</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • The existing playing field is an excellent community facility and well used to the point of overcrowding on occasions. An extension on this would offer significant benefits. • Support provided it is on a network of cycle routes to give good access. • More space for recreation the better. • More recreational areas, parks, walks and cycle ways the better. • Area is gradually being urbanised it will be

	<p>important to have significant green spaces which are permanently protected.</p> <ul style="list-style-type: none"> • Would like to see development of parkland south of Granhams Road, Grange Field and Church Street. • Great Shelford has grown over time and is drastically short of leisure space which will be made worse as planned development continues. The need for this area to come into public ownership is essential to enable its use by the village. • Recreational facilities are important. • Site is unsuitable for formal recreation because of its general appearance, its proximity to local housing, its potential impact on local roads, especially close to level crossing and the difficulty of providing on-site parking. As part of its development for informal recreation the opportunity should be taken to enhance its potential for wildlife in association with local groups and school. Support Parish Councils proposal to develop this site as public open place. • Villages must breathe and have space to exercise outdoors. Encourage creation of nature reserves, not only for wildlife but for the pleasure of residents too. • Support this option as you have completely failed to provide additional recreational space in this part of South Cambridge despite permitting ridiculous amounts of new developments. • Support if sensitively carried out. Needs a 'green link' from Stapleford to the Magog Downs. It is dangerous for children to walk on the existing path next to the road. • There are few public footpaths in the village and some new open spaces would be good. They would enhance the environment and protect green space. An area south of Grahams Road would be good for exercise. • Better to walk in natural areas than 'planned' ones. • Important for existing residents to be able to take part in sports and recreational activities. • Open space and facilities are important. • Recreation is well used and could do with more room. • Support use for walking (incorporating dog-free areas) or as a nature reserve if this change has low impact (no building). • Natural England: Four sites options suggested by Parish Councils to provide new public open space. Support provision for appropriate quality and quantity of green space to meet identifies local needs as part of wider open provision. Recommend use of ANGSt as tool to ensure adequate provision of accessible natural green space, (should be
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	<p>linked to Green Infrastructure networks). ANGSt Standards can be found: http://www.naturalengland.org.uk/regions/east_of_england/ourwork/gi/accessiblenaturalgreenspacestandardangst.aspx.</p> <p>Welcome allocation of all four potential recreation and open space sites identified. Allocation of these sites has the potential to enhance the Borough's biodiversity assets with further tree planting. All of the sites are accessible by public transport which reduces the reliance on the private car.</p> <ul style="list-style-type: none"> • Foxton Parish Council: We support proposals for Great Shelford because more recreational space is needed for the size of the village. • Orwell Parish Council: We would support all if the majority of the local population in the respective parishes agree. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • <p>COMMENTS:</p> <ul style="list-style-type: none"> • If Great Shelford Parish Council wishes to have formal play arrangements on site option R3, then going for open space designation may be the most appropriate way forward, given that recreation use is an allowable use of land in the Green Belt. However, since site option R3 is in the Green Belt, the parish council may not wish to have formal play arrangements here, in which case the route set out in question 13 (having an appropriate community-led policy for such areas) may be more appropriate. Designating the two sites as open space (as in question 11) is therefore one option but including appropriate community-led policies for Important Green Spaces in the Local Plan (see question 13) is an alternative approach. We would support the approach that gives the greatest protection to these two important sites. • The Parish Council of Great Shelford seems to think the village ends at the railway bridge-why have they not considered land between Westfield/Stonehill? Give the people 'over the bridge' a sense of village identity. • Land South and West of Granhams Road should remain green belt as far as 'nine wells'. • Parking is difficult in both areas. Site adjacent to the existing recreation ground could be developed as a mix of informal recreation area and some sports pitches. • Parking is already very well used-where would there be more parking? • Sport England: Sport England supports the
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	<p>principle of allocating additional land for sport/recreation purposes where there is an identified local demand for additional facilities. Graham Road, Great Shelford (3.5ha) - accept that this site may not be suitable for formal sport given its parkland setting. If it were to be used for pitches then changing accommodation and car parking would be required.</p> <ul style="list-style-type: none"> • Campaign to Protect Rural England: We have no objection.
<p>R3: Grange Field, Church Street, Great Shelford</p> <p>Support: 55 Object: 0 Comment: 8</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • The existing playing field is an excellent community facility and well used to the point of overcrowding on occasions. An extension of this would offer significant benefits. • Support provided it is on a network of cycle routes to give good access. • The Grange field has been on the agenda for a long time, it would be good to add it to the rec. which is very well used. Coming from a dog owner any other walking areas would be a bonus. • The more green space for active recreation the better. • Shelford recreation should be preserved and enlarged. • Support as area is gradually being urbanised it will be important to have significant green spaces which are permanently protected. • The more recreational areas, parks, walks and cycle ways the better. • Support all sites as long as they are well considered. • Great Shelford has grown over time and is drastically short of leisure space which will be made as planned developments continue. The need for this area to come onto public ownership is essential to enable its use by the village. • 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. • Excellent to hear Parish Councils talking about such amenities. • Recreational facilities are important. • This site is adjacent to the existing recreation ground and has easy access to existing facilities so it is ideal for additional formal and informal recreation use. • On the Western boundary of existing recreation ground is a mature tree belt which partially screens the proposed site. In any development this tree belt must be maintained and ideally enhanced and

	<p>expanding. Support to develop this site as public open space.</p> <ul style="list-style-type: none"> • I support green spaces and recreation grounds. Villages must breathe and have space to exercise outdoors. I would encourage the creation of nature reserves, not only for the wildlife but the pleasure of residents too. • Having formal play arrangements on site option R3 means going for open space designation may be the most appropriate way forward, given the recreation use is allowable use of land on the green belt. However since the option is on the green belt the Parish Council may not wish to have formal play arrangements here, in which case the route set out in question 13 (having an appropriate community-led policy for such areas) may be more appropriate. Designating the two sites as open space is therefore an option but including appropriate community-led policies for Important Green Spaces in the local plan is an alternative approach. We would support the approach that gives the greatest protection to these two important sites. • I support this option as you have completely failed to provide additional recreation space in this part of South Cambridge despite permitting utterly ridiculous amounts of new development. • Support if it is sensitively carried out. Needs a 'green link' from Stapleford to the Magog Downs. It is dangerous for children to walk on the existing path next to the road. • In order to protect Green Belt and provide facilities for community. • Much nicer to walk in natural areas than 'planned' areas. • It is important for existing residents to take part in sports and recreational activities. • Recreation is well used and could do with more room. • Recreational space is better than filling the space with homes. • Support if it will benefit the people in the village. • Happy for the land to be used for healthy reasons. • Natural England: Four sites options suggested by Parish Councils to provide new public open space. Support provision for appropriate quality and quantity of green space to meet identifies local needs as part of wider open provision. Recommend use of ANGSt as tool to ensure adequate provision of accessible natural green space, (should be linked to Green Infrastructure networks). ANGSt Standards can be found: http://www.naturalengland.org.uk/regions/east_of_e
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	<p>ngland/ourwork/qi/accessiblenaturalgreenspacestandardangst.aspx.</p> <p>Welcome allocation of all four potential recreation and open space sites identified. Allocation of these sites has the potential to enhance the Borough's biodiversity assets with further tree planting. All of the sites are accessible by public transport which reduces the reliance on the private car.</p> <ul style="list-style-type: none"> • Foxton Parish Council: We support proposals for Great Shelford because more recreational space is needed for the size of the village. • Orwell Parish Council: Support all if the majority of the local population in the respective parishes agree. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • <p>COMMENTS:</p> <ul style="list-style-type: none"> • If local people wish this. • On the face these proposals appear benign. • Parking is already very well used-where would there be more parking? • Sport England: Sport England supports the principle of allocating additional land for sport/recreation purposes where there is an identified local demand for additional facilities. Support R3 in principle as it will extend an existing community recreation ground and therefore will already benefit from ancillary facilities. An assessment will be needed to see if changing rooms and car parking will need to be extended or enhanced to cater for additional demand. • Campaign to Protect Rural England: We have no objection.
<p>R4: North of former EDF site, Ely Road, Milton</p> <p>Support: 39 Object: 0 Comment: 7</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support providing it is on a network of cycle routes to give good access. • Support EDF site as currently not in use/useful in Milton. • The more green space for active recreation the better. • Area is gradually becoming urbanised so it is important to have green areas which are permanently protected. • The more recreational areas, parks, walks and cycle ways the better. • Recreational facilities are important. • Excellent to hear Parish Councils talking about such amenities. • Villages must breathe and have space to exercise

	<p>outdoors. I would encourage the creation of nature reserves, not only for wildlife but for the pleasure of residents too.</p> <ul style="list-style-type: none"> • Support as you have completely failed to provide additional recreational space in this part of South Cambridge despite permitting utterly ridiculous amounts of new developments. • Useful to visit plus additional open space for local people to spend more leisure time. • Important for local people to be able to take part in sport and recreational activities. • Recreational space is better than filling it with homes. • Support if benefits residents in all these villages. • Support although Milton already has a country park. • Natural England: Four sites options suggested by Parish Councils to provide new public open space. Support provision for appropriate quality and quantity of green space to meet identifies local needs as part of wider open provision. Recommend use of ANGSt as tool to ensure adequate provision of accessible natural green space, (should be linked to Green Infrastructure networks). ANGSt Standards can be found: http://www.naturalengland.org.uk/regions/east_of_england/ourwork/gi/accessible_natural_green_space_standards.aspx. <p>Welcome allocation of all four potential recreation and open space sites identified. Allocation of these sites has the potential to enhance the Borough's biodiversity assets with further tree planting. All of the sites are accessible by public transport which reduces the reliance on the private car.</p> <ul style="list-style-type: none"> • Oakington and Westwick Parish Council: Also this site would be in a good location. • Milton Parish Council: Support proposal for recreation land at former EDF site. • Orwell Parish Council: Support all if the majority of the local people in respective parishes agree. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • <p>COMMENTS:</p> <ul style="list-style-type: none"> • Plentiful bicycle parking must also be provided, especially given that Milton is very well connected with the rest of Cambridge. • On the face of it these proposals seem benign. • If local people wish this. • All ok except Milton which already has good recreation and open space facilities. • No objections to this option we must keep some
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	<p>open spaces within the village.</p> <ul style="list-style-type: none"> • Campaign to Protect Rural England: We have no objection. • Sport England: Sport England supports the principle of allocating additional land for sport/recreation purposes where there is an identified local demand for additional facilities. Support R4 in principle as it also would extend an existing facility, but assessment of existing ancillary facilities will be needed to determine whether additional or enhanced facilities will be needed.
<p>Please provide any comments.</p> <p>Support: 9 Object: 1 Comment: 37</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Open space for public use should be planned. More parkland sites planned for walkers and cyclists encourage young and old to explore their environment. Woodland trust might be approached. • Positively approve any open space. • Support all, though I know the Shelford area best. The proposals fit my view that smaller and local recreational facilities are what are needed, not one huge stadium. • Support any new green sites accessible by the public. • Support open space but any connected building/parking should be avoided if possible; if absolutely necessary should be sited close to existing development. • Shepreth Parish Council: Shepreth has no objections to these proposals. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Fulbourn Parish Council have not formally suggested SHLAA site 162 for public open space purposes. Where sites have been suggested by Parish Council's, it is noted that South Cambridgeshire District Council advises that delivery is a matter for the relevant Parish Council. Delivery must be considered prior to any formal allocation. It is not acceptable for allocations to be made where delivery is not achievable. <p>COMMENTS:</p> <ul style="list-style-type: none"> • This is up to the villages involved as the need is for their communities. • Good ideas-priviso, infrastructure, parking can cope with it. • Sports facilities yes, pars no. Parks in Cambridge are totally over managed and expensive to run. Best leaving areas fallow as they may be needed for farmland. • Provided the areas are already designated recreation areas with no buildings, no all-weather

	<p>pitches, no tall lights for night use, I would consider supporting leaving the land for recreation. Recreation is not just sport, it is also walking untroubled, enjoying God's green land and fresh air.</p> <ul style="list-style-type: none"> • If Impington lose their green belt as planners want they will need much more than a recreation area. • Agree with Parish Councils. • How many people in the modern world use open spaces? Very few. • Local recreation is a good idea. Do protect good agricultural land. • If wildlife environment is not destroyed. • Support any proposals for public recreational facilities. • Do not know the sites well enough to comment. • If the local Parish Council wants it, it should be supported. • Recreation space is always good especially with more housing planned. • Do we really need additional recreation space? It costs Parish Councils and SCDC to maintain when money is tight. • No objections providing road links are improved. • Support as long as it's what the community wants. • There is housing and a field which are currently being used for dog walking when it should have sports fields on it. • It's nice to play on old pitches etc. not on bland featureless prairies. • Sports and recreation sites should be encouraged whenever the Parish Council want them, all are possible sites. • Access to the proposed recreation area in Histon and Impington should be such that it does not impede traffic on the very busy B1049. Traffic lights would not be appreciated. • Happy to use land for these healthy reasons. • Recreation and open spaces always a good idea for the benefit of physical and mental health. • Do not object to any, but think funds could be utilised for other projects of a higher priority. • SCDC clearly believe district a great place to live. Suggest that much amenity value is down to countryside, access to it and in it, river environment and wildlife. Recognise that many people from district visit Cambridge for work and play. Recognise much has been done encourage easier cycling into city, e.g. bridge near Milton, but more can be done. Green spaces/corridors have social benefits-recreation, rest and contemplation, play, exercises, reconnecting with nature, community cohesion, volunteering and reduction in anti-social
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	<p>behaviour and health improvements. Economic benefits-attracting tourists, space for flood alleviation/sustainable drainage, improving air and water quality. In 2006 Cambridge Horizons set up a Green Space planning strategy-a new strategy is needed.</p> <ul style="list-style-type: none"> • Environment Agency: The Environmental Agency advises that green space should be considered for protecting land that is needed for flooding and drainage. Such land is a community asset for resilience to climate change. • Comberton Parish Council: It is up to local residents. • Girton Parish Council: It was questioned whether this would facilitate subsequent housing development on land thus removed from green belt. • Dry Drayton Parish Council: We do not have any views on the site options for open space. However, we draw attention to the fact Dry Drayton also has a shortfall of provision for recreation and open space against the Councils adopted standards. • Countryside Restoration Trust: SCDC clearly believe district a great place to live. Suggest that much amenity value is down to countryside, access to it and in it, river environment and wildlife. Access to rivers is important and quality of water and flows is linked to biodiversity. Meadows next to rivers should be protected and cared for. Encourage better cycle ways and car parking in district. Routes to Wicken have clearly improved making safer and easier access to countryside to north east of city. Recognise that many people from district visit Cambridge for work and play. Recognise much has been done encourage easier cycling into city, e.g. bridge near Milton, but more can be done. • Take into consideration the green belt delineation around the village of Sawston-specifically in relation to the former waste tip site of Dales Manor Industrial Park. Reason for seeking adjustment is Cambridge City Football Club due to the club having to move their Milton Road ground. Land in question was formerly a waste tip and is exceptionally well screened by tree belts. With more housing proposed for Sawston the demand for additional recreational space will become more intense. • Consideration needs to be given to extending recreation ground with Fulbourn. We are already below the recommended ratio for resident to recreation ground and this is only likely to worsen as the population grows. There are two fields which abut the existing recreation ground. They are east
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	<p>of the present rec, south of Stonebridge land and north of Barsnfiel/Jeeves Acre. Both fields were offered for development SCDC have rejected both. Can consideration be given to how they could be secured for future recreation ground use.</p>
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CHAPTER 8: PROTECTING VILLAGE CHARACTER	
QUESTION NO.	SUMMARY OF REPS
QUESTION 12: Protecting Important Green Spaces	
Which of the potential Green Spaces do you support or object to and why?	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Support for all LGS from 51 respondents.
<p>G1 -Bassingbourn Play area and open space in Elbourn Way South of the road</p> <p>Support: 4 Object: 0 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Bassingbourn-cum-Kneesworth Parish Council confirms its support for Green Space G1 <p>COMMENTS:</p> <ul style="list-style-type: none"> Important play area for local children. Simple green space play area whilst another part is equipped with swings and other play features. Given the proximity of this area to housing there may be a future temptation to allow development on part of area and it is important to prevent this at this stage.
<p>G2 -Bassingbourn Play area and open space owned by the Parish Council in Fortune Way</p> <p>Support: 6 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Bassingbourn-cum-Kneesworth Parish Council confirms its support. Has in past been proposed for development. Needs protecting as important play area owned by Parish Council.
<p>G3 -Bassingbourn The Rouses</p> <p>Support: 15 Object: 1 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Lived in Bassingbourn all life and this is valuable open space valued by community. It has unique ambience and is very important to life of the community and engendering a sense of community spirit in the young Enclosed area between Village Recreation Ground and Ford wood (an SSI wood), used by walkers and dog walkers, as a free open space and connects areas together, it is a safe quiet space and children use this as a route to school Important to character of village. Special place Has footpaths across it. Key part of green network around village <p>OBJECTIONS:</p> <ul style="list-style-type: none"> Objection from Cambridgeshire County Council to site being designated as LGS. Does not meet all the tests. Agricultural field – not special to community. Site is highly

	sustainable for future development.
<p>G4- Bassingbourn The play area and open space in Elbourn Way North of the road</p> <p>Support: 4 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Bassingbourn-cum-Kneesworth Parish Council confirms its support. • Unique and important area of open space
<p>G5 -Caldecote Recreation sports field off Furlong Way</p> <p>Support: 3 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Major recreational area for village and needs on going protection. It is owned by Parish Council, has sports facilities built and is not available for other development. • Caldecote Parish Council supports
<p>G6 - Cambourne Land north of Jeavons Lane, north of Monkfield Way</p> <p>Support: 7 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Cambourne Parish Council supports • Consistent with Cambourne Master Plan • Keep green space
<p>G7 - Cambourne Land south of Jeavons Wood Primary School</p> <p>Support: 7 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Cambourne Parish Council supports • Consistent with Cambourne Master Plan • Keep green space
<p>G8 - Cambourne Cambourne Recreation Ground, Back Lane (2)</p> <p>Support: 6 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Cambourne Parish Council supports • Consistent with Cambourne Master Plan • Keep green space •
<p>G9 –Cambourne Cambourne, land east of Sterling Way</p> <p>Support: 6 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Cambourne Parish Council supports • Consistent with Cambourne Master Plan • Keep green space

<p>G10 – Cambourne Land east of Sterling Way, north of Brace Dein</p> <p>Support: 4 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Consistent with Cambourne Master Plan • Keep green space • Cambourne Parish Council supports
<p>G11 –Cambourne Land north of School Lane, west of Woodfield Lane</p> <p>Support: 6 Object: 0 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Cambourne Parish Council supports • Consistent with Cambourne Master Plan • Keep green space • Important recreational area for village <p>COMMENTS:</p> <ul style="list-style-type: none"> • If play area could be incorporated into cricket pitch, land released could be used to provide a village green pub
<p>G12 – Cambourne Land east of Greenbank</p> <p>Support: 5 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Cambourne Parish Council supports • Consistent with Cambourne Master Plan • Keep green space • Allotments provide exercise opportunities for plot holders and their families, are educational for children and provide habitat and food for wildlife
<p>G13 – Cambourne Land north of School Lane, west of Broad Street</p> <p>Support: 7 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Cambourne Parish Council supports • Consistent with Cambourne Master Plan • Keep green space • Introduction of trim trail provides exercise opportunities
<p>G14 – Cambourne Cambourne Recreation Ground, Back Lane (1)</p> <p>Support: 6 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Cambourne Parish Council supports • Consistent with Cambourne Master Plan • Keep green space
<p>G15 – Cambourne Land north of Green Common Farm, west of Broadway</p> <p>Support: 6 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Cambourne Parish Council supports • Consistent with Cambourne Master Plan • Keep green space
<p>G16 – Cambourne Landscaped areas within</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Cambourne Parish Council supports

<p>village and around edge of village</p> <p>Support: 8 Object: 0 Comment: 6</p>	<ul style="list-style-type: none"> • Consistent with Cambourne Master Plan • Keep green space • Bourne Parish Council note that these perimeter areas provide valuable walking routes <p>COMMENTS:</p> <ul style="list-style-type: none"> • Suggestion to include an additional area to this LGS – green between Honeysuckle Close and Hazel Lane • Wildlife Trust manage boundary green area in Cambourne as part of Section 106 agreement. Boundary of G16 slightly different so suggest amending area so same as their management area.
<p>G17 –Cottenham All Saints Church</p> <p>Support: 4 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support, subject to being agreeable to Parish Church, and local residents. Particularly value the trees, and well-maintained remembrance gardens. • Support all green spaces in Cottenham • Support from Cottenham Environment Audit Group and Fen Edge Footpath Group for all Cottenham sites. • Cottenham Parish Council support • Cottenham Village Design Group support • Oakington and Westwick Parish Council support
<p>G18 –Cottenham Moat</p> <p>Support: 4 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support all green spaces in Cottenham • Support from Cottenham Environment Audit Group and Fen Edge Footpath Group for all Cottenham sites • Cottenham Parish Council support • Cottenham Village Design Group support • Oakington and Westwick Parish Council support • The moat is valuable site for great crested newts, and is also ancient monument scheduled by English Heritage
<p>G19 –Cottenham Broad Lane - High Street Junction</p> <p>Support: 4 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support all green spaces in Cottenham • Support from Cottenham Environment Audit Group and Fen Edge Footpath Group for all Cottenham sites • Cottenham Parish Council support • Oakington and Westwick Parish Council does not support • Cottenham Village Design Group support • Provides welcome green space along a very long and built up high street

<p>G20 –Cottenham Land at Victory Way</p> <p>Support: 4 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support all green spaces in Cottenham • Support from Cottenham Environment Audit Group and Fen Edge Footpath Group for all Cottenham sites • Cottenham Parish Council support • Oakington and Westwick Parish Council support • Cottenham Village Design Group support
<p>G21 – Cottenham Cemetery , Lamb Lane</p> <p>Support: 4 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support all green spaces in Cottenham • Support from Cottenham Environment Audit Group and Fen Edge Footpath Group for all Cottenham sites • Cottenham Parish Council support • Oakington and Westwick Parish Council support • Cottenham Village Design Group support
<p>G22 – Cottenham Orchard Close</p> <p>Support: 3 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support all green spaces in Cottenham • Support from Cottenham Environment Audit Group and Fen Edge Footpath Group for all Cottenham sites • Cottenham Parish Council support • Oakington and Westwick Parish Council support • Cottenham Village Design Group support
<p>G23 –Cottenham Coolidge Gardens</p> <p>Support: 3 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support all green spaces in Cottenham • Support from Cottenham Environment Audit Group and Fen Edge Footpath Group for all Cottenham sites. • Cottenham Parish Council support • Oakington and Westwick Parish Council support • Cottenham Village Design Group support
<p>G24 –Cottenham South of Brenda Gautry Way</p> <p>Support: 3 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support all green spaces in Cottenham • Support from Cottenham Environment Audit Group and Fen Edge Footpath Group for all Cottenham sites • Cottenham Parish Council support • Oakington and Westwick Parish Council support • Cottenham Village Design Group support • Space could provide future bicycle and foot access to the High Street for possible future developments to east of this site
<p>G25 –Cottenham Dunstall Field</p> <p>Support: 3 Object: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support all green spaces in Cottenham • Support from Cottenham Environment Audit Group and Fen Edge Footpath Group for all Cottenham sites

<p>Comment: 0</p>	<ul style="list-style-type: none"> • Cottenham Parish Council support • Oakington and Westwick Parish Council support • Cottenham Village Design Group support • This can provide future bicycle and foot traffic route to secondary school - must be kept as a green space
<p>G26 – Cottenham West of Sovereign Way</p> <p>Support: 3 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support all green spaces in Cottenham • Support from Cottenham Environment Audit Group and Fen Edge Footpath Group for all Cottenham sites • Cottenham Parish Council support • Oakington and Westwick Parish Council support • Cottenham Village Design Group support • This land could provide future bicycle and foot traffic route from possible future development in east to Checkers
<p>G27 –Cottenham Old Recreation Ground</p> <p>Support: 2 Object: 0 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support all green spaces in Cottenham • Support from Cottenham Environment Audit Group and Fen Edge Footpath Group for all Cottenham sites • Cottenham Village Design Group support • Oakington and Westwick Parish Council support • Historic amenity for village, is outstanding for its riverside setting and variety of wildlife habitat, and provides an important access point into wider countryside. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Cottenham Parish Council ask that site is split into two parts – Part A is Broad Lane balancing pond which will remain protected ; Part B (northern part) being the old Northend Playing fields . Parish Council reserve option to erect at future date sports or play-area facilities including possibly changing room. (Rep 53536)
<p>G28 – Cottenham Recreation Ground and Playing Fields</p> <p>Support: 3 Object: 0 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support all green spaces in Cottenham • Support from Cottenham Environment Audit Group and Fen Edge Footpath Group for all Cottenham sites • Cottenham Village Design Group support • Oakington and Westwick Parish Council support <p>COMMENTS:</p> <ul style="list-style-type: none"> • Cottenham Parish Council points out potential to swap with Cambridgeshire County Council

	the northern pink of the recreation ground with the southern blue of PC2, leaving two rectangles as opposed to jigsaw shapes. (Rep no 53539)
G29 – Cottenham Playing Fields Support: 2 Object: 0 Comment: 0	ARGUMENTS IN SUPPORT: <ul style="list-style-type: none"> • Support all green spaces in Cottenham • Support from Cottenham Environment Audit Group and Fen Edge Footpath Group for all Cottenham sites • Oakington and Westwick Parish Council support • Cottenham Village Design Group support
G30 – Foxton Foxton Recreation ground Support: 2 Object: 0 Comment: 0	ARGUMENTS IN SUPPORT: <ul style="list-style-type: none"> • Foxton Parish Council support
G31 – Foxton The Green Support: 2 Object: 0 Comment: 0	ARGUMENTS IN SUPPORT: <ul style="list-style-type: none"> • Foxton Parish Council support
G32 – Foxton The Dovecote meadow Support: 2 Object: 0 Comment: 0	ARGUMENTS IN SUPPORT: <ul style="list-style-type: none"> • Foxton Parish Council support
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 Support: 48 Object: 1 Comment: 1	ARGUMENTS IN SUPPORT: <ul style="list-style-type: none"> • Support designation • Fulbourn Parish Council supports this as the Parish Plan calls for village's setting and best landscapes and views to be preserved • Linked to recreation ground at rear, this area of pasture is of particular local significance as it provides an open, green setting for Townley Hall, while bringing a piece of countryside right into village. • Hedgerow onto Home End is as important in Conservation Area as nearby brick and flint walls. • Natural, visually tranquil site. Has potential for enhancement of its wildlife biodiversity. A natural "intervention" in streetscape it is an important space, a local characteristic that helps maintain rural feel of Fulbourn. • Village has expanded in recent years – need to protect remaining green spaces.

	<p>OBJECTIONS:</p> <ul style="list-style-type: none"> Object to designation as LGS from landowner – Trustees of late K G Moss. (Rep 51543). No public access to land, not notable beauty, not rich in wildlife. Consider site suitable for housing development. <p>COMMENTS:</p> <ul style="list-style-type: none"> Would oppose development of the site
<p>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.</p> <p>Support: 60 Object: 2 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Site enhances historic and rural setting of village. Brings countryside into village Not suitable for development – tranquil area rich in flora and fauna Village has expanded in recent years and now need to protect remaining green space Fulbourn Parish Council supports this as Parish Plan calls for the village's setting and best landscapes and views to be preserved Used heavily by families exercising and walking their dogs in a natural setting. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> Objection to allocation from owner of land – Castlefield International Ltd (Rep no 51908) Sixth criteria should be included requiring that any area being considered for allocation should be able to be delivered for purposes for which allocation is being sought. Site is neither available for open space nor capable of delivery of such purposes. The land is entirely within private ownership and does not benefit from any form of public access. Objection from individual who considers development of site for housing to be a good idea. <p>COMMENTS:</p> <ul style="list-style-type: none"> Concept of Local Green Spaces determined by Parish Councils is an excellent idea - gives local communities opportunity to define spaces that maintain character of their villages and provide buffer zones to prevent development.
<p>G35 -Great Shelford Land between Rectory Farm and 26 Church Street</p> <p>Support: 6 Object: 1 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Support for designation of site- adds to visual amenity of area being close to church and school. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> Objection by Bidwells on behalf of Jesus College to designation of site since it is already land protected under other policies such as Green Belt. (Rep 51884)

<p>G36 -Guilden Morden 36 Dubbs Knoll Road</p> <p>Support: 1 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Guilden Morden Parish Council support revision of boundary of PVAA
<p>G37 – Haslingfield Recreation Ground</p> <p>Support: 1 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Haslingfield Parish Council support. Recreation ground is well used .Village hall is on site - widely used. Belt of trees on northern boundary provides nesting habitat for birds. Village Environment Group working with PC, has planted more trees, and is creating a 'wild area' which will attract wildlife. Site awarded Queen Elizabeth II Field status in 2012 and will therefore remain open space in perpetuity. Should be brought inside Village Framework, if this would help protect it.
<p>G38 –Ickleton Village green - opposite the Church</p> <p>Support: 2 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Ickleton Parish Council support – heart of village; close to community; vital to setting of church and listed buildings; war memorial on green; tranquil; vital part of conservation area.
<p>G39 -Litlington Village Green</p> <p>Support: 0 Object: 0 Comment: 0</p>	<p>No representations</p>
<p>G40 – Litlington St Peter's Hill</p> <p>Support: 0 Object: 0 Comment: 0</p>	<p>No representations</p>
<p>G41- Litlington Recreation Ground,</p> <p>Support: 0 Object: 0 Comment: 0</p>	<p>No representations</p>
<p>G42 -Little Abington Scout Campsite, Church Lane</p> <p>Support: 1 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Little Abington Parish Council supports maintaining the Scout Camp site as a green space
<p>G43 -Little Abington Bowling Green, High Street</p> <p>Support: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Little Abington Parish Council supports maintaining Bowling Green as a Green Space

<p>Object: 0 Comment: 0</p>	
<p>G44 –Over Station Road/Turn Lane</p> <p>Support: 0 Object: 7 Comment: 0</p>	<p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Objection to land being considered as PVAA. No public access to site and no views of church. Does not meet criteria for PVAA or LGS. Agreed by Inspector of Site Specific DPD in Sept 2009 (Rep 50810) • Objection from landowners. • Confused with adjacent site which is laid mainly to grass and does have views to church. • This site does not contribute to amenity and character of this part of village. As it stands it is of no value to village – overgrown. • Development of site best option for village to provide for affordable housing.
<p>G45 – Over Willingham Road/west of Mill Road</p> <p>Support: 1 Object: 1 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Protects rural character of village • Used for dog walking and fruit pickers • Link to part – should be developed as community orchard. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Objection to designation from Bloor Homes Eastern since land only agricultural field with no value – does not meet criteria. Deliverable for housing since in one ownership. <p>COMMENTS</p> <ul style="list-style-type: none"> • Suggestion that site should stay as a field or be community orchard.
<p>G46 - Pampisford The Spinney adjacent to 81 Brewery Road.</p> <p>Support: 1 Object: 2 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support green space <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Landowner of Spinney objects to designation of site. Private land and owner has allowed permissive access. • Pampisford Parish Council after discussions with landowner wishes to withdraw support for designation.
<p>G47 - Papworth Everard Wood behind Pendragon Hill</p> <p>Support: 0 Object: 0 Comment: 0</p>	<p>No representations</p>
<p>G48 -Papworth Everard Jubilee Green</p> <p>Support: 0 Object: 0 Comment: 0</p>	<p>No representations</p>

<p>G49 - Papworth Everard Baron's Way Wood Support: 0 Object: 0 Comment: 0</p>	<p>No representations</p>
<p>G50 - Papworth Everard Rectory Woods Support: 0 Object: 0 Comment: 0</p>	<p>No representations</p>
<p>G51 -Papworth Everard Meadow at west end of Church Lane Support: 0 Object: 0 Comment: 0</p>	<p>No representations</p>
<p>G52 –Sawston Challis Garden, Mill Lane Support: 44 Object: 0 Comment: 7</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Vital to character of village • Protect this green space – well used by community • Sawston is lacking green space for size of village • Sawston Parish Council - This area, now in control of Challis Memorial Trust and available for public access forms a natural extension of current Mill Lane PVAA and PVAA policies should be extended to it <p>COMMENTS:</p> <ul style="list-style-type: none"> • Why are these areas so important? Unclear. If they have something special ie protected species of plants or animals, then I support this. If not, I do not see why only these areas should be protected over others, so I would object.
<p>G53 - Sawston Spike Playing Field – open space at end of South Terrace Support: 40 Object: 2 Comment: 7</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Sawston Parish Council - This area, once used as a playing field, forms an important green space for residents at southern end of Sawston • Need to protect remaining green space in village <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Objections to designation because site does not have access for public and could provide land for housing. • Just waste land. • The Spike serves no purpose, is removed from the village and is only used by dog walkers. Ideal for housing. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Should be used for development since not

	<p>been used as recreational area</p> <ul style="list-style-type: none"> • Why are these areas so important? Unclear. If they have something special ie protected species of plants or animals, then I support this. If not, I do not see why only these areas should be protected over others, so I would object.
<p>G54 - Steeple Morden The Ransom Strip, Craft Way</p> <p>Support: 1 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Steeple Morden Parish Council support
<p>G55 - Steeple Morden The Recreation Ground, Hay Street</p> <p>Support: 1 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Steeple Morden Parish Council support
<p>G56 - Steeple Morden The Cowslip Meadow</p> <p>Support: 1 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Steeple Morden Parish Council support
<p>G57 -Steeple Morden Whiteponds Wood</p> <p>Support: 1 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Steeple Morden Parish Council support
<p>G58 – Toft Land adjacent to 6 High Street</p> <p>Support: 2 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Toft Parish Council support
<p>G59 –Toft The Recreation Ground</p> <p>Support: 2 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Only piece of formal recreational ground available for children of village, and has recently had new play equipment installed partly funded by SCDC grant. Should be protected for posterity. • Toft Parish Council support

<p>G 60 – Toft Home Meadow, Support: 1 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Toft Parish Council support
<p>QUESTION 13: Parish Council Proposals for Protecting Important Green Spaces</p>	
<p>Parish Council Proposed Important Green Spaces Support: 18 Object: 0 Comment: 5</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> All should be supported x 16 respondents Barton Parish Council welcomes the establishment of all the green spaces and roadsides specified. In particular, as a member of the Quarter to Six Quadrant it wishes to improve the particular "green" quality of South Cambs Haslingfield PC LGS proposal - Wellhouse Meadow, Haslingfield – Already PVAA – will it become a LGS? Inclusion of green space is important for ensuring a good quality of life for residents <p>COMMENTS</p> <ul style="list-style-type: none"> Should trust P.C's judgement generally, they are in a good position to advise. Oakington Parish Council - It's up to individual parish councils. They know their parish better than anyone.
<p>PC14 – Bassingbourn 75 and 90 Spring Lane; and the junction with the by-way at Ashwell Street. Support: 5 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Site may not be considered to be much by SCDC, however it is used extensively by village as it joins the village to The Stret. This is the old roman road and is part of the conservation area. It is a great asset to the village and it's status should be protected. Bassingbourn-cum-Kneesworth Parish Council confirms its support.
<p>PC15 – Foxton The green area on Station Road in front of, and beside, the Press cottages Support: 2 Object: 1 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Foxton Parish Council support proposal. All residents in this neighbourhood have been consulted. 96% were in favour of retaining this area as a green space. It adds character to this area of the village and is a very important element in the setting of two listed buildings. In addition, a recent planning application (S/0836/12/FL) was refused on the grounds that this open green space was an important part of the village. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> Objection from Endurance Estates Limited -

	<p>Status that such protected green spaces would have is unclear. Issue 13 description sets out that such designation are not consistent with NPPF or the Council's approach.</p> <ul style="list-style-type: none"> • Designation of PC15 is not supported. It is unclear what special quality land to be designated. • The Proposals Map designations should not try to plan for the minutiae of the District. To add an extra level of protection that is not consistent with NPPF
<p>PC16 – Gamlingay Dennis Green, The Cinques, Mill Hill, Little Heath, The Heath</p> <p>Support: 2 Object: 1 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Parish Council has identified three areas that should be identified as LGS – Lupin field; Green lung separating Cinques from Gamlingay and Land at Wren Park. • Gamlingay Environmental Action Group – suggest Heath Road and Green Acres, Gamlingay Cinques, and Wren Park, should be LGS. Adds to local character of village. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Objection from D H Barford & Co Limited acting for various landowners in the vicinity of the area referred to. In the absence of a plan identifying the extent of the suggested designation we are unable to offer any detailed comments. However, we do not consider the area generally is appropriate for such a designation and this would be contrary to national planning guidance. Moreover it is inappropriate and unnecessary given the area is already protected by the prevailing open countryside policy.
<p>PC17 -Great Shelford Grange field in Church Street;</p> <p>Support: 6 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • PC 17 is same site as site option R3 – Support the approach that gives the most protection to this site. Should be protected as open space • Adjacent to existing recreation ground. Has river and tree belt along its boundary. Limited views of village but worthy of protection
<p>PC18 - Great Shelford Field to the east of the railway line on the southern side of Granhams Road.</p> <p>Support: 5 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT: Support for all LGS from 51 respondents.</p> <ul style="list-style-type: none"> • PC 18 is same site as site option R2 – Support the approach that gives the most protection to this site. Should be protected as open space. • Protect in the way proposed here should ensure that this area continues to make a contribution to the village's general appearance.
<p>PC19 – Haslingfield Byron's Pool</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Support from Shepreth Parish Council. • Haslingfield PC – although site is a distance

<p>Support: 2 Object: 0 Comment: 0</p>	<p>from village it is close to edge of Trumpington Meadows. Should be jointly protected by S Cambs and Cambridge City Councils and further access footpath added.</p>
<p>PC20 - Milton Field opposite Tesco beside Jane Coston Bridge</p> <p>Support: 1 Object: 2 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Important barrier green space between City and village. <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Turnstone Estates object to site being identified Site is outside village framework of Milton and does not perform a function as an Important Green Space as defined by the NPPF, which requires that such space be reasonably close to the community it serves. The site fails to sustain a functional 'break' between Cambridge and Milton, and should have no status as 'Important Green Space' • Milton Parish Council oppose PC20 being rejected as a 'local green space'. This is a crucial part of the green belt and serves as a true 'green space' to preserve the character and separation of Milton from Cambridge. Refusal notice by S Cambs DC recognises its importance as valuable green break.
<p>PC21 - Papworth Everard Summer's Hills open space</p> <p>Support: 1 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Papworth Everard Parish Council Planning Committee: Integral part of development of 365 dwellings, makes it more sustainable, well related to village and new development, valuable recreation area for village and new development.
<p>PC22 - Steeple Morden Tween Town Wood</p> <p>Support: 0 Object: 1 Comment: 0</p>	<p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Steeple Morden Parish Council object to rejection of Tween Town Wood as a LGS. Strongly believe that wood should be designated because <ol style="list-style-type: none"> 1. Village contributed to purchase of woodland along with Guilden Morden 2. Name means between towns so not surprising it is not near village. Well used by village community 3. Site owned by Woodland Trust and other wood has been included as LGS.
<p>Rejected LGS sites (Appendix 12 of SA)</p> <p>Support: 0 Object: 13 Comment: 0</p>	<p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Great Eversden – Undeveloped field which fronts Church St, Great Eversden and sits between the Village Hall, Walnut Tree Cottage and The Homestead. • Meets criteria set out in NPPF • Concern that not enough residents know about

	proposal to reject.
<p>Suggested new sites for LGS</p> <p>34 Parish Councils have responded and suggested 171 LGS. 15 individuals or groups have also suggested 15 LGS Total = 186</p>	<p>Sites suggested by Parish Councils and individuals</p> <p>Barton Parish</p> <ol style="list-style-type: none"> 1. The Leys, an area of common land running from the High Street to Wimpole Road, including the Recreation Ground 2. Church Close Nature Reserve, an area between Allens Close and the Churchyard 3. The green space fronting the houses of Hines Close, towards Comberton Road. 4. The green space forming the central part of Roman Hill. <p>Bassingbourn Parish Ford Wood</p> <p>Bourn Parish</p> <ol style="list-style-type: none"> 1. Hall Close playground 2. Hall Close green 3. Jubilee Recreation Ground 4. Camping Close 5. Access to Camping Close 6. Site F – West of High Street /Gills Hill to south of village <p>Caxton Parish The Old Market Place, Ermine Street</p> <p>Cambourne Parish Extend G16 to include Honeysuckle Close and Hazel Lane green space</p> <p>Comberton Parish</p> <ol style="list-style-type: none"> 1. The green verges of Green End and Branch Road in Comberton 2. Green lung through village – north and south of Barton Road. 3. Allotment site in South Street 4. Allotment site in Long Road 5. Watts Wood <p>Cottenham Parish</p> <ol style="list-style-type: none"> 1. Watts Wood 2. Fen Reeves Wood 3. Les King Wood 4. Green verges along High Street 5. Significant trees, groups of trees and hedgerows 6. Village Green 7. Raughton Road – Cottenham Lock??? 8. Church Lane – Long Drove

	<p>Dry Drayton Parish</p> <ol style="list-style-type: none"> 1. The Park (with ponds) TL382619 2. Village green (both sides of road) 3. The Plantation TL384628 4. Dry Drayton School Field <p>Duxford Parish</p> <p style="padding-left: 40px;">Greenacres</p> <p>Elsworth</p> <ol style="list-style-type: none"> 1. Allotments 2. Fardells Lane Nature Reserve - Existing PVAA. 3. Field next to Dears Farm - Existing PVAA 4. Glebe Field - Existing PVAA. 5. Grass Close –Existing PVAA 6. Avenue Meadow 7. Avenue Farmhouse Paddock - formerly part of Avenue Meadow 8. Grounds of Low Farm - existing PVAA 9. The bed and banks of the brook, Brook Street 10. Field between Brockley Road and Brook Street 11. Land at South end of Brook Street 12. Copse - Wildlife haven. 13. Business Park Drive, associated with sites 6 & 7. 14. Wood - Wildlife haven. 15. Land at Fardell's Lane between designated 'important view' and nearby conservation line 16. County Wildlife Area, south end of the village? 17. Elsworth Wood (SSSI) <p>Eltisley Parish</p> <ol style="list-style-type: none"> 1. Village green 2. Allotments for Labouring Poor 3. Pocket Park <p>Fen Ditton Parish</p> <ol style="list-style-type: none"> 1. Paddock at north eastern corner of Ditton Lane at the junction with High Ditch 2. Village green on south west side of Horningsea Road 3. Field opposite war memorial -south of the junction of Church Street and High Street 4. Land between the High Street and the Parish cut of the River Cam; Ditton Meadow 5. Ossier Holt - north east side of Green End and small area on opposite side 6. Land between Nos. 12 and 28 Horningsea Road 7. Area around the disused railway line crossed by High Ditch Road <p>Fowlmere Parish</p> <p style="padding-left: 40px;">Retaining wide ancient live-stock droving grass verges of B1368 passing into Fowlmere and</p>
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	<p>out.</p> <p>Fulbourn Parish</p> <ol style="list-style-type: none"> 1. Fulbourn bounded by Apthorpe Street / Station Rd and Church Lane. Southern half of Site Option 28 2. Victorian garden, associated with and beside the Old Pumping Station 3. Extending recreation ground within village - There are only two fields which abut existing Recreation Ground. They are east of the present Rec., south of Stonebridge Lane and North of Barnsfield - Jeeves Acre. 4. Land to the West of Station Road, Fulbourn <p>Gamlingay Parish</p> <ol style="list-style-type: none"> 1. Lupin field 2. The green lung separating Cinques from Gamlingay 3. Land at Wren Park <p>Great and Little Chishill Parish</p> <ol style="list-style-type: none"> 1. Bull Meadow 2. Playing Field north of Hall Lane <p>Guilden Morden Parish</p> <ol style="list-style-type: none"> 1. The recreation ground in Fox Hill road 2. The Craft which is opposite the end of New Road 3. Church Meadow - the area to the rear of The Craft. 4. The Vineyard 5. Ruddy Pit. 6. The Green in Cannons Close 7. Land between Swan Lane and Pound green 8. Town Farm Meadow at the junction of Church Street and High Street 9. Fox Corner 10. The field which lies behind the cemetery in New Road 11. Little Green 12. Pound Green 13. Field on right of village at end of High Street junction with Ashwell Road 14. Thompsons Meadow public open space <p>Hardwick Parish</p> <ol style="list-style-type: none"> 1. Play area adjacent to the Church 2. Recreation ground in Egremont Road <p>Harston Parish</p> <p>Orchard & Recreation Ground</p> <p>Hauxton Parish</p> <ol style="list-style-type: none"> 1. Willow Way recreation ground (PVAA?)
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	<ol style="list-style-type: none"> 2. Village allotments to north of High Street 3. Church Meadows
	<p>Ickleton Parish</p> <p style="padding-left: 40px;">Drivers Meadow</p>
	<p>Kingston Parish</p> <ol style="list-style-type: none"> 1. Village Green 2. Field Road Green 3. Village orchard 4. Playground
	<p>Linton</p> <ol style="list-style-type: none"> 1. Recreation Ground 2. Village Green (Camping Close) 3. Glebe Land 4. Linton Village College playing fields 5. Flemings Field - opposite side of the river to Pocket Park 6. Grip Meadows
	<p>Little Gransden</p> <p style="padding-left: 40px;">Sites proposed for changes to village framework</p>
	<p>Little Shelford Parish</p> <ol style="list-style-type: none"> 1. Camping Close 2. Triangle field between Whittlesford Road and High Street 3. Hermitage 4. Water Meadows
	<p>Little Wilbraham Parish</p> <ol style="list-style-type: none"> 1. Recreation Ground 2. The Pits 3. Church Green
	<p>Lolworth Parish</p> <p style="padding-left: 40px;">Allotments to south of village</p>
	<p>Melbourn Parish</p> <ol style="list-style-type: none"> 1. Site A - Allotments, The Moor 2. Site B New Recreation Ground and Millennium Copse, The Moor 3. Site C - Old Recreation Ground, The Moor 4. Site D - Recreational Green, Armingford Crescent 5. Site E Recreational Green x 2, Russet Way 6. Site F - Recreational Green and wood, Worcester Way 7. Site G - The Cross, High Street 8. Site H - Stockbridge Meadows, Dolphin Lane 9. Site I - Recreational Green, Clear Crescent 10. Site J - Play Park, Clear Crescent 11. Site K - Recreational Green, Elm Way

	<p>12. SITE L - Recreational Green, Beechwood Avenue</p> <p>13. Site M - Recreational Green, Greengage Rise</p> <p>14. Site N - Recreational Green, Chalkhill Barrow</p> <p>15. Site O - Wood area running parallel with London Way and Royston Road</p> <p>16. Site 1 - Land alongside the Allotments, The Moor</p> <p>17. Site 2 - Land alongside the Allotments, The Moor</p> <p>18. Site 3 - Wooded area, The Moor</p> <p>19. Site 4 - Playing Field, MVC, The Moor</p> <p>20. Site 5 - Open Field, Station Road</p> <p>21. Site 6 - Playing Field, MVC, The Moor</p> <p>22. Site 7 - Land between Worcester Way and Armingford Crescent</p> <p>23. Site 8 - Primary School Fields, Mortlock Street</p> <p>24. Site 9 - Wooded area to the rear of Stockbridge Meadows</p> <p>25. Site 10 - The Bury</p> <p>26. Site 11 - Land off Victoria Way</p> <p>27. Site 12 - Old Orchard off New Road</p> <p>28. Site 13 - Orchard off New Road</p> <p>Meldreth Parish</p> <ol style="list-style-type: none"> 1. Recreation ground 2. Land behind the Jephson's development along Whitecroft 3. Melwood 4. Melmeadow 5. Flambards Green 6. The grass verge at Bell Close/High Street <p>Oakington and Westwick Parish</p> <p>The green separation between Oakington and Northstowe</p> <p>Orwell Parish</p> <ol style="list-style-type: none"> 1. Chapel Orchard 2. Allotments on the north side of Fisher's Lane 3. Chapel Orchard Allotments including projected southerly allotment extension. 4. Clunch pit car park and its access from High Street. 5. Clunch Pit? 6. Victoria Woods? 7. Glebe Field, this is the steep hillside field behind St Andrews Church 8. Recreation Ground at south end of Town Green Road <p>Rampton Parish</p> <p>Giants Hill</p> <p>Sawston Parish</p>
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	<ol style="list-style-type: none"> 1. Spicers Sports Field 2. Lynton Way Recreation Ground: 3. Orchard Park 4. Deal Grove 5. Green area in front of the old John Faulknes School 6. Copse <p>Stapleford Parish Land east of Bar Lane, Stapleford and west of the access road to Green Hedge Farm</p> <p>Thriplow Parish</p> <ol style="list-style-type: none"> 1. Village Green 2. Cricket Pitch 3. Recreation Ground 4. Pegs Close 5. School Lane Meadow & Orchid Meadow 6. School Lane Meadow 7. The Baulk Footpath 8. The View Footpath 9. The Spinney 10. Open Land Church Street 11. Dower House Woodland Area <p>Toft Parish</p> <ol style="list-style-type: none"> 1. Small green area immediately to west of G58 2. Allotments <p>Waterbeach Parish</p> <ol style="list-style-type: none"> 1. Bannold Road – area identified for housing 2. Village Green 3. The Gault 4. Recreation Ground 5. Millennium wood 6. Old Pond Site 7. Back Stiles 8. Barracks Frontage 9. Car Dyke 10. Old Burial Ground 11. Camlocks 12. Coronation Close/Cambridge Road 13. Abbey Ruins 14. Town Holt 15. School frontage <p>Whaddon Parish</p> <ol style="list-style-type: none"> 1. Recreation Ground/ play area 2. Golf course/driving range 3. Whaddon Green <p>Whittlesford Parish</p> <ol style="list-style-type: none"> 1. Newton Road Play Area 2. The Lawn
QUESTION 12 /13	

Comments	
	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Teversham Parish Council support LGS. • Support any proposal if it has parish council support • Support all the proposals if the majority of the local population in the respective parishes agree. • Natural England welcomes identification of Local Green Space Designations. These designations should include sites that are noted due to their beauty, tranquillity and/or wildlife or biodiversity value and those which can make a positive contribution to the local environment • Support for particular villages - Support sites in Fulbourn and Shelford Development plans put forward by you protect village character and Cottenham far more than proposals made by Parish Council. Support sites in Cottenham by 6 individuals <p>OBJECTIONS:</p> <ul style="list-style-type: none"> • PVAA – Mangers Lane, Duxford. Remove site as PVAA and also remove PVAA designation.(Rep no 55120 + SA Rep 55121) • Whaddon Golf Centre - Object to Parish Council putting forward site as local green space (Rep 56259) • Object to fact that entire process of allocation is flawed without a proper Sustainability Appraisal of each site. (Rep 51915) <p>COMMENTS:</p> <ul style="list-style-type: none"> • Better to protect what there was rather than coming up with this silly proposal - wholly inadequate to replace green belt land • Need many more open spaces and access to countryside so these should be on a larger scale and more contiguous. • Most should be 'semi wild' not just urban parks. • Provision of green spaces, however small, helps to improve quality of people's surroundings. • Green spaces within villages often small so CCC obviously leave them alone, developers want more than half acre! • Important to have green spaces for children to play • Criteria for selecting green spaces should be that they are the best option for preserving the character of the village • A sixth criteria should be included requiring that any area being considered for allocation should be able to be delivered for the purposes for

	<p>which the allocation is being sought. (Rep - 51908)</p> <ul style="list-style-type: none"> • Little Gransden village framework proposals - Nearly all of infill plots within village framework have been developed. Some 'small green spaces' that some see as obvious sites for further housing development but those same small green spaces are important in maintaining a mosaic of habitats, views and environments that are essential to overall character of village which might justify their protection as Local Green Spaces. Rep 51352 • Not clear that there are other sites brought forward in phase 1 of the consultation by other than parish councils which do not appear in this table and table 8.2 but which can be commented on by making representations within the Interim Sustainability appraisal report, appendix 12. Each proposal should be equally accessible for comment irrespective of identity of proposer. (Rep 51199) • Insufficient consultation on this subject. All residents should have had an opportunity to submit sites to Parish Council and for them to pass on to Council. Not wide enough publicity. (Rep 55026)
<p>QUESTION 14: Important Countryside Frontages</p>	
<p>Question 14 - Which of the proposed important countryside frontages do you support or object to and why?</p>	
<p>F1 - South side of Church Street / Wimpole Road Great Eversden</p> <p>Support:7 Object: 0 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Undeveloped open area intrinsic to rural character of village with views to open countryside - an important rural break between two distinct areas: <ul style="list-style-type: none"> i) area surrounding historic core of village with its listed buildings, and ii) more recent linear development along Wimpole Road and High Street. <p>COMMENTS:</p> <ul style="list-style-type: none"> • Hedgerow to north of Church Street is an important screen protecting an area of countryside between road and Village Hall with views to Church and other historic buildings
<p>F2 - Suggest the open views of the countryside that extend north-west from Dubbs Knoll Road, Guilden</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Guilden Morden PC support

<p>Morden (north of 33 Dubbs Knoll Road).</p> <p>Support: 2 Object: 0 Comment: 0</p>	
<p>F3 - Area opposite 38-44 Dubbs Knoll Road (south of 33 Dubbs Knoll Road)</p> <p>Support: 2 Object: 1 Comment:</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Guilden Morden PC support. However, wording for site to rear of Dubbs Knoll Road does not appear to agree with plan. Parish Council requests that F3 is extended to both sides of the track as important countryside frontage <p>OBJECTION</p> <ul style="list-style-type: none"> • Redhouse Trust objects to proposed ICF. Disagree with phrase 'well established hedgerow'. Designation not sound. Site should be developed for affordable housing which would not significantly alter character or appearance of village and would be of benefit to residents.
<p>Question 14 - Comments including Suggested new Important Countryside Frontages</p> <p>Support: 1 Object: 1 Comment: 14</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Orwell PC in favour of protecting village character. Support all the proposals if majority of local population in respective parishes agree. <p>Suggested new sites by Parish</p> <p>Guilden Morden Parish Extend F3 to both sides of track.</p> <p>Linton Parish</p> <ol style="list-style-type: none"> 1. Land either side of footpath to Lt Linton via Clapper stile (horse paddocks) 2. Borley Wood area to Roman Road - Heath Farm area 3. Land from the A1307 to Catley Park 4. Rivey Hill 5. Fields off Balsham Road leading to Water Tower <p>Great and Little Chishill Parish Residents, and Parish Council keen to protect vistas that befit 'The Village on the Hill'. If do not conform to current criteria for ICF's, we would wish to seek protection via community led approach.</p> <p>Haslingfield Parish Chalk ridge running east – west.</p>

	<p>Little Gransden Parish Area between Main Road and the bottom of Primrose Hill known as the Pyckle</p>
<p>Question 15: Which of the Parish Council Proposals for Important Countryside Frontages do you support or object to and why?</p>	
<p>PC24 - Western and part of southern edge of Lower Cambourne</p> <p>Support: 4 Object: 0 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Cambourne PC support. Important areas giving views of surrounding countryside linked to Greenways. These must be protected to preserve concept of Cambourne and maintain permeability between the Countryside and the built environment. Protection of Countryside Frontages will help prevent filling of viewpoints and infilling between villages. <p>COMMENTS</p> <ul style="list-style-type: none"> • Provides a boundary to development. Consistent with original concept of Cambourne development
<p>PC25 - Southern edge of Greater Cambourne</p> <p>Support: 4 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Cambourne PC support. Important areas giving views of surrounding countryside linked to Greenways. These must be protected to preserve concept of Cambourne and maintain permeability between the Countryside and the built environment. Protection of Countryside Frontages will help prevent filling of viewpoints and infilling between villages. • Area overlooked is an important wetland and subject to flooding. Provides an opportunity for nature watching from properties lucky enough to face area. <p>COMMENTS</p> <ul style="list-style-type: none"> • Provides a boundary to development. Consistent with original concept of Cambourne development
<p>PC26 - Southern edge of Upper Cambourne</p> <p>Support: 4 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Cambourne PC support. Important areas giving views of surrounding countryside linked to Greenways. These must be protected to preserve concept of Cambourne and maintain permeability between the Countryside and the built environment. Protection of Countryside Frontages will help prevent filling of viewpoints and infilling between villages. • Consistent with original concept of Cambourne development as 3 rural villages

	<p>COMMENTS</p> <ul style="list-style-type: none"> Provides a boundary to development. Consistent with original concept of Cambourne development
<p>PC27 - Outlying hamlets Dennis Green, The Cinques, and the Heath – Gamlingay</p> <p>Support: 0 Object: 1 Comment: 0</p>	<p>OBJECTION</p> <ul style="list-style-type: none"> Objection from landowners in vicinity of area referred to. In absence of a plan identifying extent of suggested designation we are unable to offer any detailed comments. Do not consider area generally appropriate for such a designation and this would be contrary to national planning guidance. Moreover it is inappropriate and unnecessary given area is already protected by prevailing open countryside policy.
<p>PC28 - Southern side of Granhams Road Hill</p> <p>Support: 5 Object: 0 Comment: 0</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Support Parish Council wishing to protect the countryside. It is sited on route into village and protects these views – enhances appearance of village therefore worth protecting.
<p>PC29 – Longstanton Road, Over</p> <p>Support: 0 Object: 0 Comment: 0</p>	<p>No representations</p>
<p>PC30 – New Road/ Station Road , Over</p> <p>Support: 0 Object: 1 Comment: 0</p>	<p>OBJECTION</p> <ul style="list-style-type: none"> Howard Ginn objecting to designation. Frontage does not meet criteria
<p>Comments</p> <p>Support: 1 Object: 0 Comment: 1</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> Support from Orwell PC of all proposals if majority of local population in respective parishes agree. <p>COMMENT</p> <ul style="list-style-type: none"> Oakington PC – Up to individual PCs – they know their parishes best.

CHAPTER 9: MAPS OF OPTIONS

QUESTION NO.	SUMMARY OF REPS
MAPS OF OPTIONS	
Maps of Options Support: 0 Object: 1 Comment: 0	OBJECTIONS: <ul style="list-style-type: none">• Why is Meldreth not on any development plan? It's disappeared from view, and has great train links to Cambridge, London and many other work centres?!

SINGLE ISSUE CONSULTATION – SAWSTON STADIUM PROPOSAL	
QUESTION NO.	SUMMARY OF REPS
QUESTION: Should the Local Plan allocate the site north of Dales Manor Business Park, Babraham Road Sawston, for a football stadium with associated public open space?	
<p>Support: 80 Object: 150 Comment: 41</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Additional facilities for Sawston; • Provide a recreation hub for this large village, where there is an existing shortage; • Close enough to Cambridge; • Benefits for young people; • Benefits to Cambridge City Football Club, which supports a number of youth teams providing opportunities to local children, and employs 27 people. Existing ground has planning permission for housing, and the club has to leave; • To stay in existence many clubs have had to relocate; Club have explored alternative locations; • Sawston more convenient to many fans; • Ground sharing would limit other revenue streams; • proposed facilities are essential to the use and comply with FA requirements for a Grade B standard ground; • Benefit to businesses in village; • Transform a derelict site for benefit of the village; • Existing screening would limit wider landscape impacts; • Screening to residential development would be maintained, and stadium sites away from existing houses. Stadiums are found near to residential areas; • Visitors generally outside peak traffic times; • Green travel plan should be required, including shuttle buses. • New facilities needed if further residential development planned; • Supported by National Planning Policy Framework, which supports economic growth in rural areas; • Although Green Belt, site has never been permanently open, and is not visually open; • Most games are at weekends and only a few during the evenings; • Small crowds will not bring traffic chaos; • Friendly non-league club; • Sport England – Redevelopment of ground at Milton Road would require replacement of equivalent or better facility. The replacement facilities proposed at Sawston would meet exception E4 of the above policy in terms of quantity, quality, location and management arrangements. Need to consider duplication of facilities with a community stadium;

	<p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Green Belt land, conflict with Green Belt policies; • Impact on village character; • Too far from Cambridge; • No link between the village and Cambridge City Football Club; • Should be located in north Cambridge; • Loss of privacy, and disturbance to houses which adjoin the site; • Deciduous woodland separating houses from stadium inadequate barrier in winter; • Traffic impact, including on Babraham Road. Increased traffic on weekends; • Last season, CCFC hosted ~1800 traveling fans during an FA Cup match; • Congestion around pubs; • Should be access road to A1307; • Cannot see why a club with attendance of 250 need facilities for 3000; • With only 300 spaces how would larger crowds be accommodated. What if the club gain promotion; • Impact of parking on surrounding streets; • Low supporter numbers means justification for development is marginal. Why such a large facility if crowds are so low; • Not clear whether the proposal is viable; • Ground share with Histon would be a better option; • Extra maintenance costs for village; • Potential increase in antisocial behaviour; • Impact of floodlights and noise, impact on a quiet residential area; • Impact on biodiversity, trees, rookery, deer. Trees are part of ancient woodland; Lack of information on whether red listed bird species would be affected; • Too far from public transport routes; • Impact on traffic in Babraham; • Impact on Dales Manor Business Park businesses; • Impact on housing is Dales Manor Business Park used for residential development; • Impact on views from Babraham Road; • Would be visible as far as the Gog Magog hills; • Would not benefit Sawston residents; • Not very accessible to centre of the village; • CCFC have no link with Sawston; • Should share Community Stadium; • Need houses not a stadium; Residential development on the industrial estate should be given preference; • Should be used for allotments; • Increased hardstanding would impact on drainage;
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	<ul style="list-style-type: none"> • Detrimental effect on Sawston Village College Sports Centre; • Offer of gifted land is a bribe; • Inadequate consultation of those directly affected; • CPRE - too large a facility to be located in the Green Belt; • Babraham Parish Council – Concerned about traffic impact on village; • Stapleford Parish Council – Green Belt, traffic impact, including on Stapleford; • Haslingfield Parish Council – No case has been made for removal of land from the Green Belt; • Cam Valley Forum – fundamentally unsustainable; <p>COMMENTS:</p> <ul style="list-style-type: none"> • Would like to see other facilities e.g. a swimming pool; • Will it free up recreation space elsewhere for other activities apart from football? • Need to consider traffic impacts in combination with housing; • Should be new road link on old railway from A1307 past sewage works; • Pampisford Parish Council - concerned that this preliminary application has been included in the Local Plan consultation, without enough detail for informed comments to be made; • Great Shelford Parish Council – primarily a decision for Sawston, but concerned about traffic impact on Great Shelford; • Sawston Parish Council - concerned that matches would generate a large volume of traffic and cause significant congestion around the access to the site on Babraham Road, at the junction of Babraham Road and Cambridge Road, at the junctions of the A1301 with Cambridge Road and the A505 and at the junction between Babraham High St and the A1307. Need to assess noise and light issues, and impact on biodiversity; Plan does not take into account development of Dales Manor for residential, the only site in Sawston that enjoys clear public support; concerned that removal of this land from the green belt could potentially enable development in general; • Police Architectural Liaison Officer – Few city matches require a police presence. Need to address access route, parking, likely hood of crime and disorder, public transport, emergency access; • Anglian Water – odour issues from nearby sewage treatment works may need to be addressed; • Wildlife Trust – Need up to date ecological
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	<p>surveys in order to assess the impact;</p> <ul style="list-style-type: none">• Natural England - Development would change the character of the site, and has the potential to negatively impact on biodiversity. We agree that biodiversity surveys will be needed to identify any impacts and how they can be avoided or mitigated. Need to clarify agricultural land impact;• Environment Agency – Land contamination, and protection of aquifers would need to be addressed;
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Appendix H

Memorandum of co-operation