

## Chapter 2: Spatial Strategy

<b>Issues and Options 2012 Issue 1</b>	<b>Vision</b>
Issues and Options Approaches	The consultation proposed to use the Council's corporate vision for the Local Plan: <i>South Cambridgeshire will continue to be the best place to live and work in the country. Our district will demonstrate impressive and sustainable economic growth. Our residents will have a superb quality of life in an exceptionally beautiful, rural and green environment.</i>
Which objectives does this issue or policy address?	N/A The objectives are intended to help achieve the vision.
Representations Received	Support: 71, Object: 23, Comment: 39
Key Issues from Representations	<ul style="list-style-type: none"> <li>• Impressive economic growth is incompatible with environmental quality</li> <li>• More focus should be made on sustainable growth, and efficient use of natural resources</li> <li>• A sub-regional approach to planning for South Cambs is needed</li> <li>• Infrastructure will not be able to cope with the proposed growth</li> <li>• Vision and objectives are contradicted by proposals later in the I&amp;O paper</li> <li>• Protect the rural nature of the district</li> <li>• Replace "the best place to live", with "one of the best"</li> <li>• Vision should be more specific and less subjective (e.g. how do you assess "superb quality of life")</li> <li>• Support high economic growth</li> <li>• More homes are needed to support strong economic growth</li> </ul>
Preferred Approach and Reasons	<p>Retain the Council's corporate vision as the Vision for the Local Plan.</p> <p>Representations expressed support for more homes and strong economic growth, but concern about the compatibility of growth with maintaining environmental quality. It will be the role of the plan to balance the three aspects of sustainability – social, economic, and environmental. Many of the comments concerned approaches to the plan rather than the vision specifically. How the vision is implemented is addressed by objectives, and subsequently by policies and proposals.</p>
Policy included in the draft Local Plan?	Policy S/1: Vision

<b>Issues and Options 2012 Issue 2</b>	<b>Objectives</b>
Issues and	The Issues and Options Report proposed a set of 6 objectives that

Options Approaches	the Local Plan would aim to achieve.
Which objectives does this issue or policy address?	N/A
Representations Received	Support:75, Object:11, Comment:50
Key Issues from Representations	<ul style="list-style-type: none"> <li>• Economic development should not take precedence over environmental limits</li> <li>• Support for or request for more integration with neighbouring authorities</li> <li>• Proposals in the Plan contradict the objectives</li> <li>• Ensure that all development has sufficient infrastructure including transport</li> <li>• Development should have access to services (shops etc)</li> <li>• Protect the rural character of the district</li> <li>• Objectives are bland/vague</li> <li>• Yes, but in the past these proposals have not been delivered</li> <li>• Support agriculture</li> <li>• Link new development to transport</li> </ul>
Preferred Approach and Reasons	<p>Include all 6 objectives in the Local Plan.</p> <p>Add to objective b, 'as well as protecting the Cambridge Green Belt.'</p> <p>Add reference to 'sustainable locations' in objective c.</p> <p>Revise objective e to read, 'To maximise potential for journeys to be undertaken by sustainable modes of transport including walking, cycling, bus and train.'</p> <p>As with the vision, the main concerns which come through the comments is the compatibility of the vision and objectives with high levels of employment and housing development and securing the timely provision of services and infrastructure. Other issues include achieving a diverse economy, not just high tech, and coordinating with neighbouring authorities.</p> <p>A number of specific wording changes were suggested, but the objectives are considered sound, and sufficiently broad that many more detailed issues could be addressed by subsequent sections of the plan.</p> <p>In recognition of its importance, reference to protection of the Green Belt has been added to the objectives of the Local Plan.</p> <p>The objective regarding transport has been amended to include rail, as suggested in a number of representations.</p>
Policy included in the draft Local	Policy S/2: Objectives of the Local Plan

Plan?	
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<b>Issues and Options 2012 Issue 3</b>	<b>Jobs Target</b>
Key evidence	<ul style="list-style-type: none"> <li>• Scenario Projections for the Cambridgeshire Local Authorities and Peterborough UA – SQW &amp; Cambridge Econometrics</li> <li>• East of England Forecasting Model 2012 – Cambridgeshire County Council</li> <li>• Annual Monitoring Report 2010-2011 (January 2012)</li> <li>• Strategic Housing Market Assessment 2013 – and its supporting Technical Report</li> </ul>
Existing policies	Core Strategy DPD: Policy ST/8
Analysis	<p>The NPPF says that planning should act encourage and not impede sustainable economic growth and should have significant weight. Local planning authorities should plan proactively to meet development needs of business. Investment should not be overburdened by policy expectations. Local plans must set out a clear economic vision and strategy which positively encourages sustainable economic growth and provide for anticipated needs.</p> <p>The current development strategy for the Cambridge area aims to encourage the provision of new jobs to support the nationally and internationally successful local economy with its focus on the high technology and research sectors. The strategy was originally conceived in the Regional Plan for East Anglia in 2000 and confirmed and refined in the Cambridgeshire and Peterborough Structure Plan 2003. Both those plans have now fallen away and the current strategy for the district is provided by the South Cambridgeshire Local Development Framework documents adopted between 2007 and 2010.</p> <p>A key issue for the new Local Plan will be the appropriate levels of new employment and housing development that should be planned to come forward over the next 20 years.</p> <p>The Council’s vision includes the desire to ensure that “South Cambridgeshire will continue to be the best place to live and work in the country.” Also that “Our district will demonstrate impressive and sustainable economic growth”. To help achieve this, the Council wishes to include policies in the new Local Plan that support the local economy and enable new jobs to be created. It is therefore relevant to consider the increase in the total number of jobs that is anticipated to take place in the district by 2031.</p> <p>New jobs will need new employees and the aim has been to provide as a greater number of new homes than previously as</p>

close to the jobs in and around Cambridge as possible, with the aim of providing a better balance between jobs and homes in and close to Cambridge, to help reduce commuting and congestion and providing a more sustainable pattern of development. That has resulted in high levels of planned growth in both employment and housing in South Cambridgeshire, and the expectation of significant in-migration to provide the new workers to support the new jobs.

The Cambridge economy is nationally and internationally important. The Cambridge Cluster, as it has become known has developed over the last 50 years, with particularly strong growth in the later 1980s and 1990s. It provides a high technology business hub with links to a research community with a focus on science and technology research, building on the internationally important Cambridge University.

The Cambridge economy has withstood the recession better than most parts of the country. Forecasts undertaken in 2009 for the Cambridgeshire Councils as part of the Cambridgeshire Development Study concluded that taking account of the early part of the recession and the anticipated rate of recovery, the current development strategy (which looked to 2016) would actually meet the needs of the area for much longer.

New forecasts have been commissioned by the Joint Strategic Planning Unit on behalf of the Cambridgeshire authorities to review the impact of the recession locally. The Scenario Projections undertaken by SQW and Cambridge Econometrics use the Local Economic Forecasting Model. It is the same model as informed the Structure Plan 2003 and the work on the draft East of England Plan >2031. The model is an economic led model which is only affected by population inputs to a relatively minor extent and generally assumes that the workers will be found for the jobs identified, with any local shortfall made up by in-commuting. It predicts the number of jobs (full and part time) rather than the number of people, reflecting the fact that some people have more than one job.

The LEFM is demand-led and models the relationships between firms, households, government and the rest of the world in a highly disaggregated framework (looking at 41 industries), which enables the impact on the economy of changing demands, such as an increase in demand due to stronger world growth, to be analysed. The disaggregated nature of the model is important because it allows the model to distinguish the very different relationships that exist between particular industries. For example, electronics is distinguished from other, more basic, manufacturing sectors that operate in completely different markets.

The outputs based on the County Council's population forecasts (the Alternative Demography-based projections) have been used as the most reasonable for South Cambridgeshire's circumstances. This is instead of the baseline figures which use the ONS population figures based on past trends of population increase. The current development strategy envisages a higher rate of development than previously and therefore are the more reasonable forecasts to use. The model also uses population inputs to predict change in sectors more directly associated with population growth such as retailing, education, health and construction. Notwithstanding, there is little material difference between the outputs from both these scenarios with the baseline forecasts only 700 fewer jobs over the next 20 years.

The work concludes that the earlier forecasts had been more pessimistic than necessary and the number of jobs has stood up in the Cambridge area better than had been anticipated. In fact, there was an overall growth in jobs approaching 4,000 between 2008 and 2011, even though there was a short term dip in total jobs in 2010. Overall, employment numbers have proved fairly resilient with employers opting for shorter hours and reduced pay rather than wholesale redundancies.

The rate of jobs growth is still predicted to be much slower than had been predicted at the time of the last round of plan making. Over the last 20 years 1991-2011, the total number of jobs has increased from 68,400 to 81,300 amounting to an additional 31,500 jobs (46.1%). The increase averaged 1,600 additional jobs per annum over the same period, although it dropped to around 1,000 per annum during the recession 2008-2011.

Looking at the forecasts for jobs growth over the next 20 year period 2011-2031, the model predicts that they will increase from 81,300 to 104,400 amounting to an additional 23,100 jobs, an increase of 28.4%. The increase assumes an average of 1,200 jobs per annum over the 20 years of the plan period. This is therefore lower than the rate of increase in jobs over the last 20 years. This is to be expected given the Cambridge Cluster is now maturing. South Cambridgeshire is still projected to be the fastest growing district in Cambridgeshire.

The rate of increase predicted as the area responds to and recovers from the recession over the next 10 years is around 1,000 additional jobs per annum, so reflecting steady performance during the recession so far. The annual rate of increase is predicted to pick up during the following 10 year period to an average of 1,300 per annum leading up to 2031. The past performance in the district, the way it has withstood the worst effects of the recession suggest that the predictions are a reasonable estimate of future performance, given

the inherent uncertainty at the present time.

The model's annual average UK GDP growth rates used in the baseline are as follows:

2001 - 2011 1.4% pa

2011 - 2021 2.6% pa

2021 - 2031 2.4% pa

This view of the UK economy comes from a forecast produced in the LEFM UK sectoral model. The county and district projections, which are the outputs of LEFM, assume that historical relationships between a given area and the East of England or UK (depending upon which area's historical results show it has the strongest relationship with) continue into the future. As such, the baseline reflects projections for the local areas taking into account the forecast at the time for the UK and the regions. The outputs are local economic performance against this modelled national growth rate. The 2001 – 2011 average of 1.4% includes the severe recessionary effects during 2008 and 2009.

The model also looks at what would happen locally if the national economy performed a bit better or worse than expected (i.e. that GDP were to be higher or lower than anticipated by +/- 0.5%). The low and high scenarios alter the national position (and consequently the East of England position) and measure the impacts upon the projections at the local area level.

The low growth scenario suggests that the rate of increase in jobs could fall as low as 700 jobs per annum, or a total increase of 14,000 jobs over the plan period. This is an extremely pessimistic forecast and most likely would only become reality if there were some prolonged turmoil in international markets over a number of years. This rate of growth is lower than achieved during the recession.

The high growth scenario suggests that the rate of increase in jobs could rise to as much as 1,500 jobs per annum or an increase of 29,200 jobs. Whilst this isn't as high as the rate achieved over the last 20 years, it would be extremely optimistic given the natural slow down in growth of the Cambridge Cluster at this stage in its development, even if there were major changes in economic policy locally. It also seems unrealistic given the current state of the economy and the broadly accepted expectations that it will take some considerable time to recover from the recession.

Alternative new forecasts are provided by the East of England Forecasting Model (EEFM). Both models are complex and straightforward comparison is not easy. Forecasters advise that each model should be regarded as 'a view' on the local economy,

	<p>neither 'right' and both offer perspectives and insights that ought to be considered in light of local knowledge.</p> <p>The key differences in the EEFM forecasts are that they predict overall that growth in the county will be lower than the LEFM, 82,100 jobs compared with 96,200, but that growth in South Cambridgeshire will be slightly higher than LEFM predicts, 24,800 jobs compared with 23,100. The EEFM forecasts for South Cambridgeshire are baseline: 24,800 jobs, lost decade: 16,800 jobs, and high growth: 31,300 jobs. The rate of growth over the next 20 years also varies. EEFM predicts a faster recovery (1.7%) and then a slower rate of growth (0.9%), whilst LEFM predicts a slower recovery (1.2%) and faster rate of growth later in the plan period (1.3%). Both models see South Cambridgeshire as the fastest growing district.</p> <p>In the past, there have been particular concerns expressed by the Cambridgeshire local authorities with regard to the modelled outputs from EEFM. The latest model run is not greatly different from the LEFM over the 20 year period, although the predictions for the speed at which the economy will recover seem particularly optimistic in the EEFM even given the performance over the downturn. It is positive that models predict strong future growth for South Cambridgeshire. The Council has previously concluded that the LEFM model is the most robust for the local area and, on balance, continues to take that view.</p> <p><b>Potential for Reasonable Alternatives:</b> The LEFM predicted jobs increases for the low growth scenario, the Alternative Demography scenario, and the high growth scenarios, are considered to provide the most reasonable options for low, medium and high target options for additional jobs.</p>
Which objectives does this issue or policy address?	Objective A: To support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and supporting the rural economy.
Final Issues and Options Approaches	<p><b>Question 3:</b> How much new employment do you consider the Local Plan should provide for?</p> <p>i) Lower jobs growth – 14,000 additional jobs over the Plan period (700 jobs per year)  ii) Medium jobs growth - 23,100 additional jobs over the Plan period (1,200 jobs per year)  iii) High jobs growth - 29,200 additional jobs over the Plan period (1,500 jobs per year)</p>
Initial Sustainability Appraisal Summary	Options concern the overall level of jobs growth that should be planned for in the district. Site specific impacts would depend on location and design of development, addressed by other options, it is therefore difficult to assess the impact on a number of objectives as a result of these options. Clearly planning for large scale jobs growth

	<p>has absolute implications in terms of resource use such as land, water and waste creation. Planning for a smaller rate of growth could use less land, but all options effectively still plan for a large level of jobs growth. The Water Cycle Strategy identifies that growth would result in a significant increase in water use, although the scale of the impact will be determined by options regarding water efficiency.</p> <p>In terms implications of for the land objectives, the need to use greenfield land will again depend on Site Specific issues, but given the limited stock of previously developed land, higher options are likely to have a greater impact. Higher levels of development could also put greater pressure on transport infrastructure, and create higher numbers of journeys by car, but again this would to a great extent depend on where jobs are developed, and the relationship with housing growth.</p> <p>Key impacts relate to economic objectives. Impacts depend to a significant extent on the wider economy, therefore there is some uncertainty, which has been reflected in the need to apply a number of economic growth scenarios. The 'low' option (i) would plan for a lower number of jobs than is actually predicted, taking a pessimistic view of the economy. This could hold back growth of the local economy by not providing enough land to meet demand, and potentially inhibit further development of the high technology clusters if this proved to be overly pessimistic. If it were combined with higher housing growth levels it could result in increased levels of unemployment, or higher levels of commuting to access jobs elsewhere.</p> <p>Forecasting suggests the medium jobs growth scenario (ii) is the most likely. Planning to accommodate this level of jobs will benefit the local economy, and support access to jobs. If the economy were to develop faster it could hold back economic growth.</p> <p>A higher jobs growth scenario (iii) would plan for higher levels of economic growth, and therefore provide even greater support to the local economy and availability of local jobs. Again the impact must be considered in combination with housing growth options, and planning for a higher number of jobs than is realistic could result in a higher housing target than needed given the amount of in-migration that would take place to support the creation of new jobs, again resulting in potentially higher unemployment levels or out commuting to jobs elsewhere. Conversely, a higher jobs target combined with a lower housing target could mean more commuting into the district. It could also result in over provision of employment land if the jobs are not actually created.</p>
Representations Received	i. Support: 61; Object: 7; Comment: 9



	<p>Questionnaire Question 1: (where a specific preference was expressed):</p> <ul style="list-style-type: none"> <li>• Only for local needs:45</li> <li>• As few as possible:12</li> <li>• Less than 700 jobs: 17</li> <li>• 700 jobs: 73</li> <li>• 700 to 1000 jobs: 305</li> </ul> <p>ii. Support: 33; Object: 14; Comment: 8</p> <p>Questionnaire Question 1: (where a specific preference was expressed):</p> <ul style="list-style-type: none"> <li>• 1000 jobs: 31</li> <li>• 1000 to 1200 jobs: 13</li> <li>• 1200 jobs: 33</li> </ul> <p>iii. Support: 21; Object: 11; Comment: 2</p> <p>Questionnaire Question 1: (where a specific preference was expressed):</p> <ul style="list-style-type: none"> <li>• 1200 to 1500 jobs: 2</li> <li>• 1500 jobs: 10</li> <li>• 1600 jobs:5</li> <li>• As many as possible:18</li> </ul> <p>Please provide any comments: Support: 2; Object: 13; Comment: 40 including additional 658 comments from Questionnaire responses.</p>
<p>Key Issues from Representations</p>	<p><b>i. Lower Jobs Growth</b></p> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• This target is more realistic in light of the absence of any major new employment sites in the district, the current economic climate, the evidence in the Cambridge Cluster at 50 Report, the fact that many of the existing hi-tech sites are now mature, and current infrastructure.</li> <li>• Campaign to Protect Rural England (CPRE) - more realistic, achievable and likely to match the number of houses built. Job numbers can increase if there is demand.</li> <li>• Easier to revise targets upwards if necessary, however the Council must encourage new businesses (including small businesses) and occasionally it doesn't. If the Council's assumptions are too optimistic, will simply provide for long distance commuters.</li> <li>• If jobs growth actually exceeds this rate, then additional housing can be brought forward – plan, monitor, manage.</li> <li>• The Local Plan should accommodate responsiveness to change not dictate what will happen.</li> <li>• Economic growth is important but it must be sustainable – current infrastructure is not able to cope as it is.</li> </ul>

- Would have less impact on the rural areas and leave more green spaces for people to enjoy.
- Accepted the lowest target under duress, probably already too much. Great economic growth comes from quality not volume.
- 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.
- Economic growth does not necessarily benefit all as has been shown by recent research.
- There is 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.
- There should be minimal local jobs, if any.

**OBJECTIONS:**

- The target 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. There comes a point when the social fabric of society is jeopardised by over-crowding and disaffection.
- 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.

**ii. Medium Jobs Growth**

**ARGUMENTS IN SUPPORT:**

- 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.
- 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.
- Should be regarded as an absolute maximum – the district needs to absorb existing growth and this will take time.
- 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.
- 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.
- 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.
- Supported by Duxford and Shepreth Parish Councils.

**OBJECTIONS:**

- 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.

**iii. High Jobs Growth**

**ARGUMENTS IN SUPPORT:**

- 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 ensure there are no constraints to economic growth.
- The high jobs growth strategy is necessary to continue, sustain and drive forward South Cambridgeshire's pre-eminent role in the

	<p>regional economy.</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• This represents a reduction compared to the past 20 years but sets an optimistic target for the next 20 years.</li> <li>• 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].</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• Far better to over provide than risk under provision – it is almost certain that growth will pick up.</li> <li>• 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.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Little evidence to support this target.</li> <li>• Too much and impossible to support – would destroy South Cambridgeshire.</li> <li>• Unless there is significant investment in transport and other infrastructure the region cannot support this level of development.</li> <li>• The high growth strategy does not aim high enough.</li> </ul> <p><b>Please provide any comments:</b></p> <ul style="list-style-type: none"> <li>• We want the maximum number of jobs that are sustainable.</li> <li>• As the economy recovers from the financial crisis, we should expect and plan for the Cambridge Cluster to grow as before.</li> <li>• Planning for too few jobs is potentially dangerous and unproductive, therefore the Local Plan should provide for high</li> </ul>
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	<p>jobs growth. However the high jobs growth option could be higher.</p> <ul style="list-style-type: none"> <li>• Need to plan for higher level of economic growth resulting in 30,000 new jobs by 2031.</li> <li>• 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.</li> <li>• Given the current economic situation, it is unlikely that growth will reach pre-recession trends (5, including Linton Parish Council &amp; Trumpington Residents Association)</li> <li>• Linton Parish Council - A growth rate of 1,000 seems appropriate.</li> <li>• Plans should be based around a more modest and prudent figure of 700 new jobs.</li> <li>• The vision could be compromised by too many more jobs, people and homes.</li> <li>• Trumpington Residents Association – the level of growth should be between the lower and medium growth projections</li> <li>• The Council should consider a very low / no growth scenario.</li> <li>• Comberton Parish Council – the Council should plan for between 700 and 1000 new jobs and the plan should be revised in 5 years if there is a stronger economic upturn.</li> <li>• The Local Plan should allow time for the district to absorb both the new population and associated impacts on infrastructure. If new development is to be restrained then so must delivery of jobs. Also likely that the Enterprise Zone at Alconbury will leach employment from the Cambridge Sub-Region.</li> <li>• Gamlingay Environmental Action Group – does not support any of the options; even the low growth option would have severe adverse impacts on the local environment. Instead, should aim for a ‘steady state’ no growth economy protecting the local environment and communities.</li> <li>• 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 focusing on higher education, research and knowledge based industries.</li> <li>• Madingley Parish Council – questions the basis of the calculation on which all the long term projections are based. These numbers are far too high and not supported by factual justification.</li> <li>• Great and Little Chishill Parish Council – Somewhere in the middle.</li> <li>• 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.</li> <li>• Any new development should be supported by affordable business premises.</li> <li>• Ensure that strategies for housing, employment, community</li> </ul>
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	<p>facilities, infrastructure and other uses are integrated.</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Countryside Restoration Trust – the jobs predicted are likely to be filled by migrant workers rather than residents and the unemployed of South Cambridgeshire.</li> <li>• Huntingdonshire District Council (HDC) – is using the EEFM forecasts as its primary source of jobs and housing numbers (unlike SCDC), as this model is capable of taking account of anticipated effects from 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.</li> </ul> <p>Other Comments from Questionnaires:</p> <ul style="list-style-type: none"> <li>• A joint approach between South Cambridgeshire District Council, Cambridge City Council, and other nearby local authorities is necessary in identifying employment and housing needs and the strategies responding to them. (4, including Cambridge City Council and Suffolk County Council).</li> <li>• Given the uncertainty, the Council shouldn't set jobs targets, but should respond to accommodate actual growth (3, including Cambridge Past, Present and Future &amp; Histon &amp; Impington Parish Council).</li> <li>• Housing and jobs provision should be balanced, with effective transport links between the two (5, including Cambridge City Council Labour Group and St Edmundsbury Borough Council).</li> <li>• Only the number which current/ planned infrastructure can cope with, in sustainable locations, within environmental capacities (34).</li> <li>• Create jobs elsewhere in less prosperous areas with high unemployment (25).</li> <li>• Plan flexibly and review/ according to market trends (17).</li> <li>• Not all new jobs will require new homes – question the link between new jobs and need for new homes in the district (12).</li> <li>• Jobs needed throughout the district including rural areas (6).</li> <li>• Focus on high tech and research (6).</li> <li>• Varied job options are required to prevent the region becoming a commuter belt (2).</li> <li>• Create a range of jobs including manufacturing and industry (5).</li> <li>• More information is needed on the jobs created in the past and jobs which will be created (5).</li> <li>• Council cannot quantify jobs in this way if Cambridge is open for business.</li> <li>• Many jobs created will be part time.</li> <li>• Already many empty business premises.</li> <li>• Need small business units.</li> <li>• Jobs should be near to homes.</li> </ul>
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	<ul style="list-style-type: none"> <li>• Continued growth is unsustainable.</li> </ul>
<p>Preferred Approach and Reasons</p>	<p>The NPPF says that plans should make every effort to objectively identify and then meet business needs, taking account of market signals.</p> <p>Additional evidence has been published since both the Issues and Option 1 and 2 Consultations have been carried out.</p> <ul style="list-style-type: none"> <li>• The Cambridge Sub Region Strategic Housing Market Assessment 2013 (SHMA) - published in April 2013.</li> <li>• The Memorandum of Co-operation published in May 2013</li> </ul> <p>These documents have been used by the Council to inform both the jobs and housing figures within the Local Plan.</p> <p>The NPPF requires local planning authorities to prepare a Strategic Housing Market Assessment (SHMA) to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries. The Cambridge Sub Region SHMA identifies the objectively assessed needs for both housing and jobs across the area by 2031 (and extending to 2036 for Huntingdonshire to meet its proposed local plan end date). Integral to this is a separate Technical Report, which provides an overview of the national, sub-national and local data drawn upon to inform the levels of housing or jobs need set out in the SHMA.</p> <p>The Technical Report accompanying the updated SHMA contains information about future forecasts for jobs that will be needed by all the districts for their local plans including South Cambridgeshire. It identifies the objectively assessed need for additional jobs in South Cambridgeshire taking account of the findings of two different local economic forecasting models – the East of England Forecasting Model (EEFM) and the Local Economic Forecasting Model (LEFM). Both models are characterised by a professional assessment of the economic climate at the time of the baseline forecasts. Local economic growth determines employment growth, and both models forecast local economic growth based on observed past trends. Alongside these economic models the SHMA used a range of available national and local demographic forecasts, having regard to the proportion of economic growth expected to be created in South Cambridgeshire to forecast the jobs figure for the district. The latest SHMA was published in April 2013 and therefore has provided an up-to-date forecast taking into account data from the 2011 Census. The Council considers that this provides a technically robust forecast for the district.</p> <p>The Localism Act 2011 places a Duty to Co-operate on local planning authorities. This requires them to engage constructively, actively and on an on-going basis in the preparation of development plan documents where this involves strategic matters and to be able to</p>

demonstrate having effectively cooperated to plan for issues with cross-boundary impacts. The preparation of the new chapters in the SHMA demonstrates how the councils within the Cambridge Housing Market Area have carried out this duty.

This collaborative working has been formally acknowledged by all the districts within the Cambridgeshire and Peterborough Memorandum of Co-operation which has been recently produced. The purpose of this memorandum is to formally record and make public the local authorities' agreement under the Duty to Cooperate to the position as set out in the Memorandum, subject to ratification by their full Council as part of their individual Local Plan preparation. The Memorandum of Cooperation confirms that South Cambridgeshire District Council will plan in full for its objectively assessed needs in the Local Plan.

The number of jobs to be included in the Local Plan is 22,000 additional jobs which is the figure identified as the objectively assessed needs of the district identified in the SHMA. This is consistent with the requirement of the NPPF. The figure is close to the Medium option consulted on in 2012. The Council considers this will support the Cambridge Cluster and provide for the creation of a diverse range of local jobs within the plan period. The number of jobs is a forecast and not a target to be met at all costs. The Council considers it important to plan for the full objectively assessed needs of the district and supports the objective of maintaining a strong and dynamic local economy into the future. The lower target option has therefore been rejected given the potential of restricting local growth. The higher target option is also rejected as the policy for the plan as forecasts suggest that level of growth is not realistically likely to take place although the plan provides flexibility as set out below.

The predicted level of jobs growth is provided for in full in the Local Plan as a key part of the continued support for the Council's vision to demonstrate impressive and sustainable economic growth. This will help maintain the role of the Cambridge area as a world leader in higher education, research and knowledge based industries and the important role of South Cambridgeshire, including a number of major research parks at Cambridge Science Park, Hinxton Hall and Granta Park.

A set of flexible policies have been included in the Economy chapter of the local plan to assist in delivering a wide range of local jobs to ensure that the local economy continues to be strong and grows into the future. Sufficient land has been identified in the plan to provide for the predicted 22,000 additional jobs with sufficient surplus if the economy performs better than expected. The phasing delivery and monitoring policy requires the monitoring of forecast and actual delivery of jobs and to respond if it appears that policies and allocations are not being achieved or more up to date forecasts



	suggest that the objectively assessed needs of South Cambridgeshire require different levels of development and identifies a number of mechanisms that could be used in response.
Policy included in the draft Local Plan?	Policy S/5: Provision of New Jobs and Homes Policy S/12: Phasing, Delivery and Monitoring

<b>Issues and Options 2012 Issue 4</b>	<b>Housing Provision</b>
Key evidence	<ul style="list-style-type: none"> <li>• South Cambridgeshire Annual Monitoring Report 2010 - 2011</li> <li>• East of England Forecasting Model 2012 – Cambridgeshire County Council</li> <li>• Inner Green Belt Study Review 2012</li> <li>• Strategic Housing Market Assessment 2013 – and its supporting Technical Report</li> </ul>
Existing policies	<ul style="list-style-type: none"> <li>• Core Strategy DPD: ST/3 Re-Using Previously Developed Land and Buildings</li> <li>• Development Control Policies DPD: DP/1 Sustainable Development</li> </ul>
Analysis	<p>The NPPF says that plans should make every effort to objectively identify and then meet housing needs, taking account of market signals, such as land prices and housing affordability and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities.</p> <p>It clarifies that to boost the supply of housing, Local Plans should meet the full, objectively assessed needs of market and affordable housing in the housing market area, including identifying key sites that are critical to the delivery of the housing strategy over the plan period.</p> <p>A key issue for the new Local Plan will be the appropriate level of new housing development that should be planned to come forward over the next 20 years.</p> <p>The current LDF and the Cambridge Local Plan propose sufficient housing for the needs of the current population and to support the anticipated increase in jobs which is likely to result in people moving into the Cambridge area. For the new Local Plans to only provide for new jobs would perpetuate the imbalance between homes and jobs in and close to Cambridge and the congestion and emissions that arise from traffic travelling to those jobs.</p> <p>Recent plans for South Cambridgeshire have included relatively high levels of growth, reflecting the success of the Cambridge Cluster and</p>

the aim to provide more housing close to jobs in and close to Cambridge. The housing target in the South Cambridgeshire Core Strategy, reflecting that in the Structure Plan 2003, is 20,000 new homes between 1999 and 2016. This required an average of 1,176 dwellings per year to be delivered. This was reflected in the annual rate to 2021 in the East of England Plan 2008 of 1,175 dwellings per year, but was more than the draft East of England Plan >2031 rate of 1,050 dwellings per year, which was based on more recent forecasting and taking account of the beginning of the downturn.

Looking back over housing completions over the last 20 years since 1999, the average annual rate achieved was 694 dwellings. However, it is not appropriate to directly compare past delivery rates with proposed rates as the development strategy was very different at that time. The 2004 Local Plan covered the period 1991 to 2006 and proposed an annual rate of housing delivery of 753 dwellings per year (11,300 over the 15 year period), so delivery was relatively close to the planned housing levels. The current plan therefore proposed a step change in the rate of housebuilding. Within the past 20 year period there has been a lot of fluctuation in the annual number of completions, reflecting a number of economic cycles and changing development strategies. However, it is of note that with the current development strategy being adopted in 2007, completions reached their highest levels in 2006-2007 and 2007-2008 of 924 and 1,274 dwellings respectively, just before the recession hit. This was also before the new major sites had come forward and more consistently higher completion rates can be expected once they are delivering housing on site. It is therefore reasonable to conclude that higher rates of development could be completed than over the last 20 years with appropriate allocations and market conditions over the period as a whole.

Forecasts for natural population growth over the plan period would require an additional 8,400 dwellings to be built (420 per annum). However, this would not provide for even the lowest level of jobs growth predicted and would therefore not support the economy and could either stifle economic growth or lead to increased commuting through the district with adverse impacts on sustainable growth.

The Council's preferred forecasting model (Cambridge Econometrics Local Economic Forecasting Model) does not provide forecasts for new housing to go with the forecast new jobs. Population is an input to the model, which has an impact on the population related jobs such as in retail and education, but has limited implications for wider jobs forecasts. However, the alternative forecasting model that has also recently been produced is the East of England Forecasting Model (EEFM) and that does include forecasts of the dwelling numbers needed to support the forecast jobs.

The 'baseline' EEFM forecasts predict that 21,400 new dwellings would be required to support the predicted baseline jobs, which are slightly higher than the medium target in the jobs target options. However, as the dwellings number included in the East of England Plan was informed by the earlier Cambridgeshire Development Study forecasts which were lower than now predicted, it is considered reasonable to take that dwellings number, rounded to the nearest 500, giving 21,500 dwellings as a medium housing growth option.

If higher levels of jobs growth were to take place in South Cambridgeshire, there would need to be commensurate higher levels of housing growth if the imbalance between jobs and homes were not to be exacerbated. The EEFM concludes that 23,700 dwellings would be required to support the high jobs scenario, which rounded gives 23,500 dwellings as a high housing growth option.

The EEFM forecast for dwelling numbers to support the low jobs forecast is very similar to the baseline. The consultants explain this as being because whilst in-migration nationally has fallen with the recession, it is expected to rise again. The change in population under this scenario is much less severe compared with the jobs change, and recent economic conditions do not appear to have had as strong an impact on migration levels as they would have expected. They say a similar impact on migration is observed in the East region in this scenario. Since population is only lower by 19,000 people by 2031, the spread across 48 local authorities means that overall impact at a local authority level by 2031 will be relatively low compared to jobs impacts.

Whilst this may make sense in terms of modelling, the Council questions whether those assumptions are reasonable for South Cambridgeshire, where a relatively high proportion of the demand for new housing is for people moving to the district to take up the jobs created. If the jobs are not created there is not the local need to provide additional housing beyond the high levels already needed to support the planned and any forecast new jobs. The Council therefore rejects the EEFM dwelling figure as an appropriate option for consultation.

The Council considers that the best available information to draw on for a housing figure to support the low growth jobs figure, is to use the ONS population forecasts which are trend based. It is considered reasonable that the past rate of growth will continue, simply having regard to the current development strategy and existing supply of housing land, even if the rate of jobs increase were to drop significantly. This would continue to help support the Cambridge Cluster and the balance between jobs and homes close to Cambridge. The ONS population forecasts therefore represent a low option for housing growth. Converting the ONS population

forecasts into housing requirements has been done by the County Council Research Group using its local model that takes account of the characteristics of the local population and household formation rates. That results in a low growth housing option for new housing of approximately 18,500 or an average of 925 dwellings per annum. This is higher than the average over the previous 20 years but that average does not take account of the higher levels of growth now planned for in current plans, including land on the edge of Cambridge and the new town of Northstowe.

In setting the overall housing target, it is relevant to consider the high level of need in the district that exists for affordable housing and is predicted to be required over the plan period. As set out in Chapter 9: Delivering High Quality Homes, there is a need for 15,049 affordable housing over the plan period. Housing developments are the key source of providing new affordable housing, with other sources such as exceptions sites and other schemes by social housing providers being more limited in terms of absolute numbers of new affordable homes, although their local benefits are important. Using the current requirement for 40% of new housing to be affordable, none of the target options for new housing would fully meet the anticipated locally arising needs over the plan period.

The options for housing growth need to be considered in the context of the current development strategy and the amount of housing that already has planning permission or is allocated for housing development in current plans. The Annual Monitoring Report (AMR) 2010-2011 includes a housing trajectory that shows that at the end of March 2011 there were 2,897 dwellings with planning permission. It also showed 12,926 dwellings allocated for development in current plans that were predicted to have been built by 2031, giving a total supply of 15,823. It is important to be as realistic as possible about the delivery of housing from current proposals so that sufficient housing land is allocated to meet housing needs. Within this context, it is considered reasonable to continue to rely on the majority of the current allocations to have been completed by 2031. However, the AMR figure has been revised to 11,300 dwellings to reflect changes in circumstances in relation to 2 major sites:

- Northstowe – A delay in the start of completions in the first phase of development at Northstowe compared with the AMR housing trajectory but reflecting that the outline planning application has now been received and is due to be determined by the end of 2012. This has the effect of reducing the amount of the new town that is anticipated to be built by 2031 to approximately 7,500 dwellings with the remaining 2,000 dwellings coming after that date. This is the only development in current plans that is expected to continue providing housing after 2031.
- Cambridge East - The revised figure excludes land North of Newmarket Road given current uncertainty about the delivery of

	<p>that site, which will be explored through the plan making process. No allowance has been made for any development at Cambridge Airport. Cambridge East is covered in detail in Chapter 13: Site Specific Issues.</p> <p>Taking permissions and latest predicted delivery from allocations together gives a total housing supply of 14,200 that will go towards each of the housing targets.</p> <p>The housing trajectory will be reviewed in detail with developers and landowners before the draft plan is prepared as part of the preparation of the next Annual Monitoring Report and will take account of any other changes in circumstance, in particular the effects on development timetables of the expected Government announcement over the summer in relation to improvements to the A14.</p> <p><b>Potential for Reasonable Alternatives:</b> It is considered that there are 3 reasonable alternative options for housing growth: low, medium and high. These relate to the corresponding amount of new jobs forecast in the low, medium and high jobs growth options. The options are:</p> <ul style="list-style-type: none"> <li>• Low housing growth option: 18,500 dwellings (925 dwellings per year) – existing growth plus sites for 4,300 dwellings</li> <li>• Medium housing growth option: 21,500 dwellings (1,075 dwellings per year) – existing growth plus sites for 7,300 dwellings</li> <li>• High housing growth option: 23,500 dwellings (1,175 dwellings per year) – existing growth plus sites for 9,300 dwellings</li> </ul>
Which objectives does this issue or policy address?	Objective C: To provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type, size, tenure and cost.
Final Issues and Options Approaches	<p><b>Question 4:</b></p> <p><b>A.</b> How much new housing do you consider the Local Plan should provide for?</p> <ul style="list-style-type: none"> <li>i) Lower housing growth - additional 4,300 dwellings (equal to 925 dwellings per year)</li> <li>ii) Medium housing growth - additional 6,800 dwellings (equates to 1,050 dwellings per year)</li> <li>iii) High housing growth - additional 9,300 dwellings (equate to 1,175 dwellings per year)</li> </ul> <p><b>B.</b> Do you agree with the assumption for delivery of housing at Northstowe of approximately 500 homes per year?</p>
Initial Sustainability Appraisal Summary	Options concern the overall level of housing growth that should be planned for in the district. Similar to the jobs growth options, site specific impacts would depend on location and design of development, addressed by other options, it is therefore difficult to

	<p>assess the impact on a number of objectives as a result of these options.</p> <p>Clearly planning for large scale housing growth has absolute implications in terms of resource use such as land, water and waste creation, with larger options requiring more resources. The Water Cycle Strategy identifies that growth would result in a significant increase in water use, although the scale of the impact will be determined by options regarding water efficiency. A limited supply of previously developed land in the district also means higher options could have a higher impact on the land objectives, although this would depend on the package of sites selected.</p> <p>Impact of housing growth options is also closely linked with the employment growth options, so to a significant extent the impact of the housing option depends on which employment option is taken.</p> <p>The lowest growth option (i) would make the least contribution to addressing housing needs, particularly the high level of local need for affordable housing. However, if the lowest option for jobs is taken, it would reflect the needs of the area. If jobs growth is higher, it could also hinder the local economy, holding back the supply of local labour and result in higher levels of commuting.. It could make limited contribution to the objective of providing a better balance between jobs and home close to Cambridge.</p> <p>The medium growth option (ii) would reflect the anticipated jobs growth, although it still would not address fully the specific needs for affordable housing.</p> <p>The high option (iii) would make an even greater contribution to the delivery of affordable housing, but could mean more out commuting if the high jobs target were not delivered and therefore the numbers of new homes were not balanced with new jobs. Higher options would place additional pressure on transport and social infrastructure, but they would also provide resources to enable further investment.</p> <p>In terms of transport infrastructure, and achieving sustainable transport, more homes could simply be more people on the networks and using cars. However, the relationship is not that straight forward, as delivery of homes in the right places, enabling more people to live close to jobs and services, could actually reduce the need to travel, and support use of sustainable modes. This would clearly depend on how growth is implemented, determined by other options.</p>
<p>Representations Received</p>	<p><b>Question 4A</b>  i. Support:77; Object: 30; Comment: 11</p> <p>Questionnaire Question 2: (where a specific preference was</p>

	<p>expressed):</p> <ul style="list-style-type: none"> <li>• Option i: 87</li> <li>• Lower target or the minimum Needed: 70</li> </ul> <p>ii. Support: 35; Object: 34; Comment: 4</p> <p>Questionnaire Question 2: (where a specific preference was expressed):</p> <ul style="list-style-type: none"> <li>• Option ii: 47</li> </ul> <p>iii. Support:59; Object: 21; Comment: 4</p> <p>Questionnaire Question 2: (where a specific preference was expressed):</p> <ul style="list-style-type: none"> <li>• Option iii: 19</li> <li>• Higher target: 4</li> </ul> <p>Please provide any additional comments: Support:1; Object: 19; Comment: 37 including additional 687 comments from Questionnaire responses</p> <p><b>Question 4B</b> Support:8; Object: 29; Comment:10</p>
<p>Key Issues from Representations</p>	<p><b>i. Lower Housing Growth</b> <b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Protect the character of the area, protect villages, limit development of greenfield land, minimise impact on the environment; and protect quality of life.</li> <li>• Infrastructure already over-stretched.</li> <li>• Would meet local needs. Much of housing growth is being used for London commuting.</li> <li>• Need for a joint approach with Cambridge City Council.</li> <li>• More work needed to confirm there is actually housing need.</li> <li>• Already a good range and mix of houses available, many existing houses are difficult to sell.</li> <li>• This is still a high target.</li> <li>• Lower figure reflects changes in the economy.</li> <li>• <b>CPRE</b>- Support lower figure in line with lower jobs figure.</li> <li>• <b>Barton, Coton and Madingley Parish Councils</b> - Economic modelling has an optimistic bias, not based on the current situation.</li> <li>• <b>Grantchester Parish Council</b> - The boundary between the City and South Cambridgeshire must be maintained.</li> <li>• <b>Bourn, Caldecote, Caxton, Comberton, Croydon, Fen Ditton, Fowlmere, Foxton, Great Shelford, Hatley, Milton, Shepreth, Waterbeach and Whaddon Parish Councils</b> – Support.</li> <li>• <b>Comberton Parish Council</b> (Supported by 301 signatories, of which 267 signatories have been individually registered) - It would be prudent to plan for fewer additional houses - around</li> </ul>

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.

**OBJECTIONS:**

- Should be a lower figure. The area is already being used to commute to London.
- Development at any level is unsustainable.
- Need to protect villages and quality of life.
- 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.
- Would not be sound to include a target which did not reflect objectively assessed needs.
- 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 high economic growth.
- Fears over impacts of higher growth targets are unfounded.

**COMMENTS:**

- 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.

**ii. Medium Housing Growth**

**ARGUMENTS IN SUPPORT:**

- 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, Cambourne, Duxford, Gamlingay, Great Abington, Ickleton, Litlington, Little Abington, Over, Rampton, Steeple Morden and Weston Colville Parish Councils** - Support.

**OBJECTIONS:**

- Too much growth, would not reflect council's vision.
- Overoptimistic.
- 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.
- 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.
- 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.

**COMMENTS:**

- 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.

**iii. High Housing Growth**

**ARGUMENTS IN SUPPORT:**

- Prosperous area with thriving economy and demand for housing

	<p>remains high.</p> <ul style="list-style-type: none"> <li>• Represents a continuation of the current strategy.</li> <li>• Plan for highest number of homes, linked to highest job growth scenario.</li> <li>• Take account of increasing new household formations arising from current trends such as the growth in single person households and in-migration.</li> <li>• Reduce burden of commuting.</li> <li>• High growth option most likely to meet needs.</li> <li>• Lower targets would fall short of household growth forecasts of the east of England Forecasting Model.</li> <li>• Higher rate is achievable, 1,274 homes were built in 2007-2008.</li> <li>• Need to account for previous under supply in the district, as shown in Annual Monitoring Report.</li> <li>• Need to over allocate to ensure delivery, and to respond to changing circumstances.</li> <li>• Should be as high as possible to keep pace with high economic growth.</li> <li>• Help reduce long-term housing costs, address balance between housing and jobs.</li> <li>• London commuting cannot be controlled, need to account for it in housing needs.</li> <li>• Development can make greatest contribution to affordable housing delivery.</li> <li>• Target should be increased to enable greater delivery of affordable housing, and meet affordable housing needs.</li> <li>• 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.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Too much growth, would not reflect council's vision.</li> <li>• Damage to local environment, historic character.</li> <li>• Lack of infrastructure and amenities.</li> <li>• Based on immigration of workers rather than local needs;</li> <li>• Planning should be based on the individual merits of proposals rather than a target.</li> <li>• <b>Fen Ditton Parish Council</b> – Object.</li> <li>• No option put forward that would fully meet anticipated needs.</li> <li>• Too low to meet aspirations for employment within the district.</li> <li>• Fears over impacts of higher growth targets are unfounded.</li> <li>• Key objectives of the Framework, set out in para. 47 is to “<i>Boost significantly the supply of housing</i>”.</li> <li>• '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.</li> <li>• 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</li> </ul>
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	<p>associated traffic congestion.</p> <ul style="list-style-type: none"> <li>• Take account of unmet need at beginning of plan period.</li> <li>• Projections rely on 2001 census data, giving a degree of inaccuracy.</li> <li>• Concern that the SHMA 2009 is out of date.</li> <li>• 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.</li> <li>• 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.</li> <li>• Consider 'hidden homeless'.</li> <li>• SHMA should factor in the need for the additional households that would be required to offset the loss of working age population.</li> <li>• 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.</li> <li>• 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).</li> <li>• Must also take account of development constraints in Cambridge City.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• <b>Hertfordshire County Council</b> - 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.</li> </ul> <p><b>Please provide any comments:</b></p> <ul style="list-style-type: none"> <li>• <b>Cambridge City Council</b> (and 2 others) - Need for joined up planning with Cambridge City Council and the wider area</li> <li>• <b>North Hertfordshire District Council</b> – an NPPF-compliant Cambridge sub-regional SHMA may be necessary to support the housing targets, which should also be associated with the district's economic growth strategy;</li> <li>• <b>St Edmundsbury Borough Council</b> – Need balance between homes and jobs;</li> <li>• <b>Environment Agency</b> - 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;</li> <li>• <b>Natural England</b> - Whilst acknowledging the need for the</li> </ul>
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	<p>level of development to meet demand, options which have least impact on the natural environment would be preferred;</p> <ul style="list-style-type: none"> <li>• <b>Great and Little Chishill Parish Council</b> – somewhere between higher and lower figure;</li> <li>• <b>Linton Parish Council</b> - It is restrictive and risky to plan solely on basis of a direct correlation between new jobs and new homes. Technology means more people likely to work from home.</li> <li>• <b>Madingley Parish Council</b> (&amp; 1 other) – targets have been set too high, based on over optimistic long term projections;</li> <li>• Further information is required on housing and economic needs for South Cambridgeshire and Cambridge City.</li> <li>• A level of housing delivery across both authority areas below the 1,750 'Option 1'</li> <li>• All viable locations will be developed in due course since little prospect that expansion will cease; all that is uncertain is its rate;</li> <li>• Oppose plans to build 12,500 homes in the Green Belt;</li> <li>• Plan for a growth rate that is achievable;</li> <li>• It is not the correct role of government to centrally plan the level of housing;</li> <li>• Make better use of brownfield sites; re-use existing buildings; use empty homes first</li> <li>• Plans should reflect anticipated jobs growth;</li> <li>• With state of the economy, high housing growth not needed;</li> <li>• Develop Northstowe and existing planned sites first;</li> <li>• Consider impact on traffic, locate homes with jobs;</li> <li>• Consider the needs of the local Traveller community as well as settled community.</li> </ul> <p>Other comments:</p> <ul style="list-style-type: none"> <li>• Infrastructure needs to be improved / cannot cope. Ensure facilities are in place first (3).</li> <li>• Development should take place in other areas, Cambridge is full and the City and surrounding area are becoming spoilt (3).</li> <li>• Plan for natural population increase only (2).</li> <li>• 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 (2).</li> <li>• Too much development leads to: traffic, loss of farmland, impact on village character, increased water stress, and impacts on quality of life (2).</li> </ul> <p><b>Question 4B</b>  <b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Should be the focus of development;</li> <li>• CPRE – Should be the minimum figure;</li> <li>• 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</li> </ul>
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	<p>providers, new secondary school will have opened;</p> <ul style="list-style-type: none"> <li>• <b>Weston Colville Parish Council</b> – Support.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Lead in time and delivery rate likely to slip;</li> <li>• Evidence from Cambourne shows lower rates, first residents were on site at Cambourne in 1999, and at 2012 2,600 dwellings had been built;</li> <li>• Cambourne has not maintained its highest delivery rates;</li> <li>• Delivery of new settlements consistently poor due to complexities of delivery;</li> <li>• Will be delayed by A14 improvements, not planned until 2018;</li> <li>• 300 per annum more likely;</li> <li>• RLW Estates – 400 per year should be assumed;</li> <li>• Will be 2900 or 2250 less over plan period;</li> <li>• <b>Fen Ditton Parish Council</b> - Should be faster, to make best use of the site;</li> <li>• <b>Milton Parish Council</b> – only 1500 before A14 improvements.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• <b>Anglian Water</b> – In terms of drainage, no issue with 500 dwelling per year;</li> <li>• <b>Cambourne Parish Council</b> - Need infrastructure at the outset;</li> <li>• <b>Cottenham Parish Council</b> – Reasonable target, but Council cannot afford to have its plan stalled by developers;</li> <li>• 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.</li> </ul>
<p>Preferred Approach and Reasons</p>	<p>The NPPF says that plans should make every effort to objectively identify and then meet housing needs, taking account of market signals.</p> <p>Additional evidence has been published since both the Issues and Option 1 and 2 Consultations have been carried out.</p> <ul style="list-style-type: none"> <li>• The Cambridge Sub Region Strategic Housing Market Assessment 2013 (SHMA) - April 2013.</li> <li>• The Memorandum of Co-operation - May 2013</li> </ul> <p>These documents have been used by the Council to inform both the jobs and housing figures within the Local Plan.</p> <p>The NPPF requires local planning authorities to have a clear understanding of housing needs in their area. To achieve this, they should prepare a Strategic Housing Market Assessment (SHMA) to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative</p>

boundaries. This is a key part of the evidence base to address the NPPF requirement of ensuring that local plans meet the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in the Framework.

The Cambridge Housing Market Area includes South Cambridgeshire and the other four Cambridgeshire districts plus Forest Heath and St Edmundsbury districts in Suffolk and Peterborough City. These eight authorities have worked together to collaborate on a new chapter of the Cambridge Sub Region SHMA (chapter 12), which identifies the scale and mix of housing needed across the area by 2031 (and extending to 2036 for Huntingdonshire to meet its proposed local plan end date). Integral to this is a separate Technical Report, which provides an overview of the national, sub-national and local data drawn upon to inform the levels of housing need set out in the SHMA. This has been used by the Council to inform its jobs and housing numbers to be included in the Local Plan.

The outcome of this work on the SHMA is that an additional 93,000 homes are forecast to be needed across the housing market area between 2011 and 2031. The table below sets out the breakdown of this total figure in more detail.

District	All dwelling change 2011 to 2031
Cambridge	14,000
East Cambridgeshire	13,000
Fenland	12,000
Huntingdonshire	17,000 (21,000 to 2036)
South Cambridgeshire	19,000
Cambridgeshire	75,000
Forest Heath	7,000
St Edmundsbury	11,000
Housing sub-region	93,000

The SHMA has provided information on objectively assessed needs for housing for all the districts in reviewing their planning policies and in particular in determining housing targets in their local plans.

In this regard, it should be noted that the Peterborough housing market area overlaps into Cambridgeshire. Peterborough is the largest urban centre within the travel to work area for the Cambridgeshire sub-region and is a major employment location with good transport links and infrastructure. On the basis of currently available figures, it has a net daily in-commute from Cambridgeshire of around 7,000 people. Peterborough has an up to date Local Plan (Core Strategy adopted in 2011 and a Site Allocations DPD adopted

in 2012) with a substantial housing growth target of 25,450 between 2009 and 2026.

Based on this background and engagement between all the local authorities under the Duty to Co-operate, it is acknowledged by the authorities that Peterborough, in its up to date Local Plan, has already accommodated a proportion of the housing need arising in the Cambridge Housing Market Area, and it has been agreed that this proportion could reasonably be assumed to amount to approximately 2,500 homes (i.e. around 10% of its overall housing target).

Separately, Fenland and East Cambridgeshire District Councils have made considerable progress to date with their local plan reviews and, therefore, have established a good understanding of their areas' development opportunities and constraints. They have also taken account of the July 2012 joint statement by Peterborough and the Cambridgeshire authorities which confirmed that the 'strategy is to secure sustainable development by locating new homes in and close to Cambridge and Peterborough and to other main centres of employment, while avoiding dispersed development' .

Based on all of the above, and agreement between all the local authorities working within the Duty to Co-operate, it has been agreed that, in their Local Plans, provision should be made for 11,000 dwellings in Fenland and 11,500 dwellings in East Cambridgeshire, rather than the full identified need set out in the table above.

Overall and taking account of the 2,500 dwelling element of the Cambridge HMA's need already met in Peterborough's Local Plan, this leaves 90,500 dwellings to be provided in the Cambridge HMA to ensure that the full objectively assessed need for housing in the Cambridge HMA will be met in forthcoming Local Plan reviews. The level of provision to be made by district is set out in the table below.

District	All dwelling provision 2011 to 2031
Cambridge	14,000
East Cambridgeshire	11,500
Fenland	11,000
Huntingdonshire	17,000 (21,000 to 2036)
South Cambridgeshire	19,000
<b>Cambridgeshire</b>	<b>72,500</b>
Forest Heath	7,000
St Edmundsbury	11,000
<b>Total</b>	<b>90,500</b>

The Localism Act 2011 places a Duty to Co-operate on local planning authorities. This requires them to engage constructively, actively and on an on-going basis in the preparation of development plan documents where this involves strategic matters and to be able to demonstrate having effectively cooperated to plan for issues with cross-boundary impacts. The preparation of the new chapters in the SHMA demonstrates how the councils within the Cambridge Housing Market Area have carried out this duty.

This collaborative working has been formally acknowledged by all the districts within the Cambridgeshire and Peterborough Memorandum of Co-operation which has been recently produced. The purpose of this memorandum is to formally record and make public the local authorities' agreement under the Duty to Cooperate to the position as set out in this Memorandum, subject to ratification by their full Council as part of their individual Local Plan preparation.

The eight authorities that form signatories to the memorandum agree, therefore, that the figures in the table above (and taking account of provision already met within Peterborough) represent the agreed level of provision by district in order to meet the overall identified need for additional housing within the Cambridge Sub Region Housing Market Area.

The SHMA identifies the objectively assessed need for 19,000 new homes in South Cambridgeshire by 2031. This takes account of natural change in the existing population, including demographic changes such as an aging population, having regard to the latest information available, including the 2011 Census. It also takes account of forecast migration to South Cambridgeshire to support growth in the local economy. A number of economic forecasts and scenarios were also taken into account in identifying the level of housing need. The Council considers that this provides a technically robust forecast of objectively assessed housing needs over the plan period and is consistent with the approach required by the NPPF. The figure is between the Medium and Low options consulted on in 2012 and close to the Low figure. It relates to the objectively assessed needs figure for additional jobs being generated by the East of England Forecasting Model (EEFM), as were the options consulted on in 2012. The SHMA figure is therefore the most appropriate to include in the Local Plan as the housing target.

The figure of 19,000 new homes implies an average delivery rate of 950 homes per year which is less than the 1,176 homes annualised average in the Core Strategy 2007. It still represents a step change in housing delivery over a lengthy period. Completions have been around 600 to 700 dwellings a year in the four years since the beginning of the recession and achieved an



	<p>average of 768 dwellings a year over the ten year period 2001-2011, with the highest figure achieved immediately before the recession of 1,274.</p> <p>The SHMA confirms that there is no additional outstanding backlog arising from the Local Development Framework.</p> <p>The phasing delivery and monitoring policy requires the monitoring of delivery of homes and to respond if it appears that policies and allocations are not being achieved or more up to date forecasts suggest that the objectively assessed needs of South Cambridgeshire require different levels of development and identifies a number of mechanisms that could be used in response.</p> <p>Taking account of all forms of housing supply, comprising: completions in 2011-12 the first year of the plan period of 696 homes; supply of housing on the major sites expected by 2031 of 11,113 homes; and commitments on smaller rural sites with planning permission or allocated for 2,220 homes, in 2012 the Council had a supply of 14,000 homes towards the 19,000 home target. This required sufficient new land to be identified to deliver a further 5,000 new homes in the district between 2011 and 2031. <span style="background-color: yellow;">█</span></p>
Policy included in the draft Local Plan?	<p>Policy S/5: Provision of New Jobs and Homes</p> <p>Policy S/12: Phasing, Delivery and Monitoring</p>

<b>Issues and Options 2012 Issue 5</b>	<b>Windfall Allowance</b>
Key evidence	<ul style="list-style-type: none"> <li>• Strategic Housing Land Availability Assessment</li> <li>• Annual Monitoring Report 2010 - 2011</li> </ul>
Existing policies	n/a
Analysis	<p>The National Planning Policy Framework says that an allowance may be made for windfall sites in the 5-year supply if local planning authorities have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance must be realistic having regard to the SHLAA, historic windfall delivery rates and expected future trends, and should not include residential gardens.</p> <p>Windfall development is housing that comes forward on land that is not specifically allocated in Plans. The NPPF now amplifies that it does not include development on residential gardens. However, it does allow an allowance to be included in housing land supply calculations again, having been dropped in the last round of national guidance.</p>

The Council argued when preparing the current plan that it could demonstrate a steady supply of windfalls over a long period of time and that the plan policies allowing development on unallocated land to come forward within village frameworks where certain tests were met would see this trend continue. Under national policy at that time, the Inspectors were not persuaded that there were the necessary exceptional circumstances required to allow such an approach.

The change in the NPPF means that it is now appropriate to revisit the issue of windfalls and potentially include an allowance for such development.

All windfalls have averaged over 200 dwellings per year for many years.

#### Windfall Housing Completions Since 1991

Time Period	Windfalls
1999-2001 *	396
2001-2002 **	186
2002-2003	222
2003-2004	190
2004-2005	194
2005-2006	not known
2006-2007	236
2007-2008	551
2008-2009	216
2009-2010	319

Source: SCDC Monitoring/Cambridgeshire County Council Monitoring

\* this covers the period from July 1999 to June 2001.

\*\* this covers the period from July 2001 to March 2002.

The remaining years are financial years.

There is a fairly consistent number of windfall sites that come forward every year. This is an average of 251 dwellings per annum over the 10 years (if 2005-2006 is excluded from the calculations). No account has so far been taken in this monitoring information to identify how many of those windfall dwellings were on garden land. There will be some, but equally some windfall sites are redevelopment of brownfield land for example. A review of the windfall sites will be undertaken to identify how many meet the NPPF definition of windfall and the case for a windfall allowance considered further.

	<p>The case for a windfall allowance will also be affected by the policies that are chosen to be included in the new Local Plan that will allow windfall development to come forward. The more flexible they are the greater the case for a windfall allowance and vice versa.</p> <p>The amount of new housing land that would need to be allocated in the new Plan would be reduced if a windfall allowance is included in the Plan.</p> <p><b>Potential for Reasonable Alternatives:</b> To include a windfall allowance or not, depending on the refined evidence in respect of garden land.</p>
Which objectives does this issue or policy address?	Objective C: To provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type, size, tenure and cost.
Final Issues and Options Approaches	<b>Question 5:</b> Do you consider that the Plan should include an allowance for windfall development?
Initial Sustainability Appraisal Summary	A largely technical issue, as to whether housing predicted to happen but not identified in plans should be counted towards supply.
Representations Received	Support:77; Object: 38; Comment: 16
Key Issues from Representations	<p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Inclusion of windfalls would avoid having to allocate more sites than necessary to meet targets.</li> <li>• Small developments can help maintain village schools and services</li> <li>• <b>Bassingbourn cum Kneesworth Parish Council</b> – Windfalls can make a significant contribution and should include rural exception sites.</li> <li>• 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).</li> <li>• Yes, but not if involving the loss of large houses and gardens.</li> <li>• Yes, but making an allowance for the diminishing potential as sites are used up. Suggest a 25% reduction to 150 per year.</li> <li>• <b>Caldecote Parish Council</b> – Yes otherwise more greenfield sites will be needed.</li> <li>• <b>Whaddon, Weston Colville, Steeple Morden, Papworth</b></li> </ul>

**Everard, Over, Madingley, Little Abington, Litlington, Histon & Impington, Great and Little Chishill, Great Abington, Grantchester, Gamlingay, Foxton, Fowlmere, Fen Ditton, Croydon, Coton, Comberton, and Caxton Parish Councils – 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

**OBJECTIONS:**

- 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.
- **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

	<p>rural character.</p> <ul style="list-style-type: none"> <li>• <b>Cambridgeshire County Council</b> – 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.</li> <li>• Such provision is unpredictable and cannot be relied on. Enough sites to meet all the identified need should be included in the plan. .</li> <li>• 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.</li> <li>• Such developments are increasingly unviable due to development costs and existing land use values.</li> <li>• 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).</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• <b>Barton Parish Council</b> – Support use of small windfall sites.</li> <li>• <b>Cambourne Parish Council</b> – Such provision increases the flexibility of the plan.</li> <li>• 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 realistic element of the supply.</li> <li>• <b>Haslingfield Parish Council</b> - This would allow for local development sponsored by individual villages to support perceived needs in Neighbourhood Plans</li> <li>• Policies in the new Local Plan must be supportive of such development if it is to be relied on as a source of supply.</li> </ul>
<p>Preferred Approach and Reasons</p>	<p>The National Planning Policy Framework allows local authorities to make an allowance for windfall sites in their five-year supply if they have compelling evidence that such sites have consistently become available and will continue to provide a reliable source of housing supply. In calculating any allowance, local authorities should take account of the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.</p> <p>The Council has fully allocated its housing requirement. The housing trajectory shows that existing completions and commitments and new allocations could provide 19,379 homes in the plan period. The</p>

Council has not relied on windfall sites even though it is confident that there will be a continuing supply of housing on such sites.

Further analysis of windfalls carried out since the Issues & Options consultation in Summer 2012. This records the number of windfalls completed each year between 2006 and 2012, excluding any windfalls completed on garden land as required by the NPPF. The analysis shows that on average 208 windfalls have been completed. Rural exceptions sites for affordable housing have contributed significantly to windfall completions over the last 6 years.

**Analysis of Historic Windfall Completions 2006-2012**

	a. Total dwellings completed	d. Windfall dwelling completions
<b>2006-07</b>	924	170
<b>2007-08</b>	1,274	471
<b>2008-09</b>	610	170
<b>2009-10</b>	595	265
<b>2010-11</b>	655	217
<b>2011-12</b>	695	220
<b>TOTAL</b>	<b>4,753</b>	<b>1,513</b>

[All figures are based on net dwelling completions.]

**Summary Data using all 6 years from 2006-2012**

	Windfall dwelling completions excluding gardens
average per year	252

**Summary Data using 5 years excluding 2007-2008**

	Windfall dwelling completions excluding gardens
average per year	208

Based on this analysis, and excluding the windfalls that are already included in existing commitments, it is anticipated that windfalls could provide 2,900 dwellings in the plan period (as shown on the housing trajectory included in the draft Local Plan). However, these windfalls have not been relied on to meet the housing requirement; instead they provide greater flexibility and reassurance that delivery rates will

	<p>be achieved and will help provide the 5-year supply buffer required by the NPPF.</p> <p>Windfalls will come forward during the plan period and therefore rural settlement policies for different categories of village that are consistent with the level of local service provision and quality of public transport access will be included in the draft Local Plan to ensure that the scale of windfalls is compatible with their locations. These policies will not restrict the size of windfalls in the most sustainable Rural Centres and will reduce the size of windfall development that can take place moving down the village categories so that it is controlled in the least sustainable areas of the district whilst enabling the recycling of land and delivering new homes to meet local housing needs. All new development must be of high quality design and, as appropriate to the scale and nature of the development, must comply with the design principles policy.</p>
Policy included in the draft Local Plan?	Policy S/6: The Development Strategy to 2031

<b>Issues and Options 2012 Issue 6</b>	<b>Providing a 5-year land supply</b>
Key evidence	Annual Monitoring Report 2010 - 2011
Existing policies	No specific policy – addressed through Annual Monitoring Report
Analysis	<p>The NPPF carries forward the national requirement that Councils must identify and update annually a 5-year supply of specific deliverable sites. This is done through Annual Monitoring Reports. The NPPF also introduces a requirement to provide “an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land”. It goes on to say that “where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land” (paragraph 47). Issues for the Plan are therefore to ensure a 5-year supply of deliverable housing land is provided, and to consider whether the Council needs to demonstrate a buffer of 5% or 20% against its 5-year supply.</p> <p>It is fair to acknowledge that the Council has not had a 5-year housing land supply since the LDF was adopted. It was anticipated at the time of preparing the current strategy that the plan would not deliver the anticipated average annual rate in the first part of the plan period and that it would not be until the major sites came forward later in the plan period that the annual rate would be met and then</p>

	<p>exceeded to achieve the overall levels of housing development. The rate of completions very much reflected this anticipated trend although the major sites took a little longer to come forward than anticipated at the beginning of the plan making process but were building up to, and just before the recession exceeding, the necessary annual rates.</p> <p>It is therefore a matter of debate whether the Council can be regarded as having a record of “persistent under delivery”. The Council considers that comment is aimed particularly at Councils that failed to prepare plans to meet their local needs, not Councils such as South Cambridgeshire District Council who were amongst the first to embrace and prepare Local Development Frameworks and fully plan for their local needs. Whichever buffer is provided for, the Council recognises the importance of taking on board the lessons of implementing the current development strategy, particularly in difficult market conditions, and a key issue will be to provide sufficient flexibility in the range, size, type and location of housing allocations to provide a more robust strategy that can better withstand potentially changing market conditions.</p> <p>The amount of housing identified as deliverable over the following 5-years 2012 - 2017 in the last AMR is 5,606 dwellings. Amending the figures for Northstowe and removing North of Newmarket Road for consistency with the land supply approach in the issue above, this gives a supply of 4,746. This does not include any estimate for windfalls which would increase the supply if included.</p> <p>This compares with a 5-year requirement under the lower target option of 4,625, under the medium target option of 5,375 and under the high target option of 5,875 dwellings. A 5% buffer would be 231, 269, and 294 dwellings respectively. A 20% buffer, effectively an additional year, would be 925, 1075 and 1175 dwellings respectively. An issue for the plan will therefore be to ensure that the allocations in the new plan are capable of being delivered to ensure that the 5-year supply is met and that an appropriate level of buffer is provided that is flexible enough to be able to be brought forward from the later part of the plan period if monitoring of supply demonstrates that this is necessary. The NPPF does not suggest that the buffer is made up of additional allocations above the total target.</p> <p><b>Potential for Reasonable Alternatives:</b> To include a 5% or 20% buffer to ensure a 5-year housing land supply.</p>
Which objectives does this issue or policy address?	Objective C: To provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type, size, tenure and cost.
Final Issues and Options	<b>Question 6:</b> What level of 5-year land supply buffer do you think the Council should plan for that would be capable of being brought



Approaches	forward from later in the plan period? i) 5% buffer; or ii) 20% buffer.
Initial Sustainability Appraisal Summary	Technical issue regarding land supply. Having a greater flexibility on 5 year land supply may provide greater flexibility to support delivery, but may not be necessary.
Representations Received	i. Support:58; Object: 5; Comment: 5 ii. Support:66; Object: 12; Comment: 3 Please provide any additional comments: Object: 1; Comment: 15
Key Issues from Representations	<p><b>i. 5% buffer</b></p> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• <b>Parish Councils including: Papworth Everard, Gamlingay, Steeple Morden, Rampton, Great Shelford, Fowlmere, Grantchester, Great Abington, Litlington, Croydon, Over, Ickleton, Cambourne, Caxton, Histon &amp; Impington</b>– Support</li> <li>• 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'.</li> <li>• <b>Haslingfield Parish Council</b> – This would allow local communities to propose development via Neighbourhood Plans</li> <li>• Any buffer will force development into villages and away from planned larger developments so the smaller the better.</li> <li>• Any slippage of delivery will be outside the control of the planning authority and can be addressed through plan, monitor and manage.</li> <li>• 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.</li> <li>• A 20% buffer would be unsustainable. This is the equivalent to a Trumpington Meadows development size site being sought each year in addition to the low growth housing provision figure.</li> <li>• The rate of house building is currently low, so the Council should be able to demonstrate more than a 5-year supply of deliverable housing land. A 5% buffer is adequate.</li> <li>• A 20% buffer would be very challenging, if indeed possible, to achieve.</li> <li>• Should be covered by windfall supply.</li> <li>• 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.</li> <li>• A large buffer undermines the local planning processes</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Allow a 20% buffer given the number of recent development plan Inspectors' reports imposing buffers. Examples of measures to help identify a buffer include increases to the village framework and allocations for small-scale village development.</li> </ul>

- The buffer should be 20% to provide for flexibility in provision.
- Between 2001 and 2011, the annual average of the plan target was only achieved in the year 2007/08. Due to this record of persistent under-delivery, the five year supply should include an allowance for a 20% buffer.

**COMMENTS:**

- 5% is required. No more can be justified unless the character of the area is to change towards a suburban environment and the transport network cannot cope.

**ii. 20% buffer**

**ARGUMENTS IN SUPPORT:**

- SCDC has not met its annual average housing requirement since LDF was adopted, which must be described as "persistent under-delivery". A 20% buffer is necessary to front-load supply of land for housing and assist in boosting delivery of new homes (6 including Cambridgeshire County Council)
- A 20% buffer would support the vision to deliver impressive and sustainable economic growth and enable the Council to respond to changing market and economic conditions.
- **Cottenham Parish Council** – Much of this 20% can come from windfalls; such an approach will help the Council meet its targets.
- **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
- The plan recognises the importance of providing sufficient flexibility to deal with choice and competition in the market over the plan period. Given recent development plan Inspectors imposing buffers, it is prudent to allow a 20% buffer at this stage of the plan-making process, rather than to create delays later in the process.
- The role of windfall development, in particular housing land, is emphasised in the NPPF (paragraph 48). 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. NPPF guidance is clear that larger sites can also be windfall, such as the former cement works at Barrington.

**OBJECTIONS:**

- **Fen Ditton Parish Council** – Disagree; under-delivery has all been down to delays to Northstowe.
- A 20% buffer is excessive and unnecessary in South Cambs.

**COMMENTS:**

- To be effective the 5-year land supply buffer must be consistent with the housing target over the plan period. The Local Plan should provide the high growth land supply buffer.

	<p><b>Please provide any comments:</b></p> <ul style="list-style-type: none"> <li>• The Council will need to argue a revised case for identifying a 5% or 20% buffer, and what these figures are likely to be.</li> <li>• <b>Histon &amp; Impington Parish Council</b> - The carry-over of Impington 1 for housing and Histon 1 for commercial development from the last LDF 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 land supply.</li> <li>• Comment is difficult as Government guidance 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.</li> <li>• Giving over land to housing that may in fact not be needed, may sacrifice the need for land for food.</li> <li>• <b>Caldecote Parish Council</b> – A 10% to 15% buffer would be sensible.</li> <li>• <b>Foxton Parish Council</b> – No land should be brought forward to make up a shortfall.</li> <li>• With planned high housing growth - which may not materialise - the need is for 5%. Were the Council to go for low housing growth then the buffer should be 20%.</li> <li>• 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.</li> </ul>
<p>Preferred Approach and Reasons</p>	<p>The Council has continued to maintain up to date development plans and has a significant level of identified housing supply. The development strategy in the Local Development Framework 1999-2016 was always expected to deliver fewer than the annualised average number of homes in the first part of its plan period, with higher than the annualised average in the later years once construction started on the major developments which have longer lead-in periods. This strategy was beginning to be delivered when the recession hit in 2008 and progress on the major sites stalled temporarily. The severe slow-down in house building had the effect that in recent years the Council has not had a 5 year land supply against the Core Strategy 2007 target. This is particularly impacted by the reducing amount of the plan period to 2016 remaining. Under these circumstances the Council considers that the normal 5% buffer is the appropriate buffer for the South Cambridgeshire Local Plan with an end date of 2031.</p> <p>A 5-year supply of housing land, on the basis of the average annual figure of 950 homes required to meet the 19,000 housing requirement, is 4,750 homes. A 5% buffer would therefore be 238 homes capable of being brought forward from later in the plan period if needed.</p>

	<p>The plan will provide sufficient flexibility in the range, size, type and location of housing allocations to enable a 5-year land supply to be maintained. The Council has fully allocated its housing requirement (the housing trajectory shows that existing completions and commitments and new allocations could provide 19,289 homes in the plan period) and a number of the allocations could be brought forward in the plan period if needed, including the new village at Bourn Airfield. The Council has not relied on windfall sites even though it is confident that there will be a continuing supply of housing on such sites amounting to an average of 208 homes a year and therefore these houses make up the majority of a 5% buffer on their own. The trajectory shows that many years of the plan period exceed the annualised average without taking account of windfalls by an amount that covers part or all of the 5% buffer. However, windfalls will help to fully meet the 5% buffer in any periods where there is not sufficient surplus and will assist in those years where the 5-year supply is not met in full.</p> <p>In response to specific issues raised:  Histon &amp; Impington Parish Council request confirmation of the status of existing allocations - Impington 1 and Histon 1 – and suggest that these sites could be included in the housing land supply. Development of the southern part of the allocation at land north of Impington Lane, Impington (referred to as Impington 1 in the Local Plan 2004 and Policy SP/6 in the Site Specific Policies DPD) has been completed. The Council has not had any indication from the landowner that the northern part of this site is available for development. It is also located in flood zone 3 therefore this allocation is not being carried forward. Histon 1 was allocated in the Local Plan 2004 for employment use, but this allocation was not carried forward into the adopted Local Development Framework. Much of the site previously identified is already in employment use.</p>
Policy included in the draft Local Plan?	Policy S/12: Phasing, Delivery and Monitoring

<b>Issues and Options 2012 Issue 7</b>	<b>Localism and Relationship with Neighbourhood Development Plans</b>
Key evidence	<ul style="list-style-type: none"> <li>• National Planning Policy Framework 2012</li> <li>• Localism Act 2011</li> </ul>
Existing policies	<ul style="list-style-type: none"> <li>• Vision, Values and The Three As - South Cambridgeshire District Council (2012)</li> <li>• South Cambridgeshire Statement of Community Involvement (2010)</li> </ul>
Analysis	The Localism Act 2011 creates new responsibilities and opportunities for local communities to be actively involved in

	<p>planning. The District Council wishes to engage positively with local communities in the preparation of the Local Plan.</p> <p>The National Planning Policy Framework states that the planning system can play an important role in facilitating social interaction and that local planning authorities should create a shared vision with communities of the residential environment and facilities they wish to see. To support this, local planning authorities should aim to involve all sections of the community in the development of Local Plans and in planning decisions, and should facilitate neighbourhood planning.</p> <p>The NPPF provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities. Neighbourhood Plans have to be consistent with the strategic policies in the current Local Development Framework and, when adopted, the new Local Plan. Neighbourhood Development Plans are optional but Parishes can use them to make their own development proposals if they wish. It is intended that the new Local Plan will be closely aligned with local opinion and will be supported so that time and resources are not required to develop separate neighbourhood plans.</p> <p>The Council will engage with Parish Councils during the Issues and Options consultation to explore ways of meeting local aspirations through the new Local Plan and heard from interested local communities how they thought this could best be achieved.</p>
<p>Which objectives does this issue or policy address?</p>	<p>Objective A: To support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and supporting the rural economy.</p> <p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective C: To provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type, size, tenure and cost.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p> <p>Objective E: To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools,</p>

	<p>doctors, community buildings, cultural facilities, local open space, and green infrastructure.</p> <p>Objective F: To maximise potential for journeys to be undertaken by sustainable modes of transport including walking, cycling, bus and train.</p>
Final Issues and Options Approaches	<p><b>Question 7:</b> Do you think local aspirations can be reflected in the Local Plan?</p> <p>If yes, how can this best be done? If no, why do you take that view?</p>
Initial Sustainability Appraisal Summary	A further step towards encouraging community involvement in planning, has potential to support achievement of the community involvement objective.
Representations Received	Support: 58; Object: 8; Comment: 61
Key Issues from Representations	<p><b>Parish Councils (responses from 30 Parish Councils)</b></p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Needs to be dialogue with Parish councils.</li> <li>• Should reflect local aspirations.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• It is not possible to reflect local aspirations in the Local Plan as it is too generic.</li> <li>• Many people don't engage with district plans.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• SCDC should help those who want to develop Neighbourhood Plans.</li> <li>• Local Plan must be flexible to village needs.</li> <li>• Not enough time for villages to engage effectively.</li> <li>• A number of Parishes want improved facilities: <ul style="list-style-type: none"> <li>- Gamlingay and Hauxton – Burial space needed.</li> <li>- Graveley Parish Council – would like to consider land for additional development.</li> <li>- Great Shelford Parish Council – need recreation space.</li> <li>- Milton – Need recreation space.</li> </ul> </li> </ul> <p><b>Other respondents</b></p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Yes, by appropriate consultation and effective engagement with local people.</li> <li>• Local aspirations should be taken into account, preferably without parishes having to produce a costly and cumbersome neighbourhood plan.</li> <li>• Local aspirations must be taken into account but they must be balanced against the need to continue to help the sub-region's</li> </ul>

	<p>economy to prosper.</p> <ul style="list-style-type: none"> <li>• The primacy of planning decisions should lie with the Local Plan, to stop the fragmentation of planning decisions.</li> <li>• Be more flexible on development in smaller villages.</li> <li>• Use Parish Plans to establish local opinion.</li> <li>• Incorporate specific guidance for each village.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Local aspirations and views of the community should not be reflected in the Local Plan if they prevent the Council from delivering its objectively assessed needs for homes and jobs.</li> <li>• Need more effective ways to engage.</li> <li>• Should devolve more to Parish level.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Do more to support village services and facilities.</li> <li>• Need to ensure comments gathered at local level are representative.</li> </ul>
Preferred Approach and Reasons	<p>A number of proposals were submitted by Parish Councils to the Council during the Issues &amp; Options consultation in Summer 2012. Where they were consistent with the approach being taken in the Local Plan, they were included in the Issues &amp; Options 2 Report for consultation. However, a number of proposals were not consistent with this approach, but they were considered to be proposals that would be capable of being included in a Neighbourhood Plan as they would meet the test of being in conformity with the strategic policies in the Local Plan.</p> <p>The Parish Council proposals included in the Issues &amp; Options 2: Part 2 consultation document that were not consistent with the Local Plan approach were labelled 'PC', and consisted of:</p> <ul style="list-style-type: none"> <li>• PC1: regeneration proposal for 'Station' in Histon &amp; Impington.</li> <li>• PC2: proposal to reinvigorate Cottenham through a development of homes, jobs, shops, schools, community uses and possibly a bypass.</li> <li>• PC3-PC13: proposed changes to village frameworks in Comberton, Little Gransden, Toft and Whaddon.</li> <li>• PC14-PC23: proposed Local Green Spaces in Bassingbourn, Foxton, Gamlingay, Great Shelford, Haslingfield, Milton, Papworth Everard, Steeple Morden and Toft.</li> <li>• PC24-PC30: proposed Important Countryside Frontages in Cambourne, Gamlingay, Great Shelford and Over.</li> </ul> <p>Issues &amp; Options 2: Part 2 consultation document also asked in Issue 10 whether there was suitable land available in Gamlingay or Hauxton that could provide burial ground facilities for these villages, as both Parish Councils had identified a need in their villages.</p>

	<p>The Council's preferred approach is set out in the individual audit trails for each of these proposals. A summary is provided here:</p> <ul style="list-style-type: none"> <li>• PC1 (Histon &amp; Impington): this proposal is consistent with the Local Plan, and appears to have strong local support.</li> <li>• PC2 (Cottenham): this proposal is not consistent with the Local Plan, and from the consultation responses does not appear to have an overall majority of local support.</li> <li>• Village Frameworks: one change (PC3) is being taken forward as it reflects local support for minor amendments to provide greater flexibility and to take account of local circumstances. A proposed change to Hillside at Orwell proposed by the Parish Council through Issues &amp; Options 2 is also being taken forward as it is consistent with the Council's approach.</li> <li>• Local Green Spaces: the Council's response to each of the Parish Council proposed Local Green Spaces that were subject to public consultation in Issues &amp; Options 2, and also the new Local Green Spaces proposed by Parish Councils through that consultation, are set out in Appendix 5 (Evidence Paper: Local Green Space and Protected Village Amenity Areas).</li> <li>• Important Countryside Frontages: the Council's response to each of the Parish Council proposed Important Countryside Frontages that were subject to public consultation in Issues &amp; Options 2, and also the new Important Countryside Frontages proposed by Parish Councils through that consultation, are set out in Appendix 6 (Evidence Paper for Important Countryside Frontages).</li> <li>• Provision of Burial Grounds: no specific allocations are included in the local plan. A site has been found and obtained by Gamlingay Parish Council. The site suggested by Hauxton Parish Council is identified as informal open space, it is also not ideally located, given the lack of road access, and therefore it is not considered suitable for allocation. The Council will continue to work with the Parish Council to support their search for a suitable site.</li> </ul> <p>In response to specific issues raised:</p> <ul style="list-style-type: none"> <li>• Graveley Parish Council has decided to pursue their wish for land to be considered for additional development through a neighbourhood plan.</li> <li>• Great Shelford Parish Council identified a need for recreation space. Two sites for open space in Great Shelford were included in the Issues &amp; Options 2: Part 2 consultation and are being included as allocations in the draft Local Plan.</li> <li>• A need for recreation space in Milton was identified. A site in Milton was included in the Issues &amp; Options 2: Part 2 consultation and is being included as an allocation in the draft Local Plan.</li> </ul>
Policy included in the draft Local	Policy E/8: Mixed-use development in Histon & Impington Station area



Plan?	Policy SC/1: Allocations for Open Space Policy S/7: Development Frameworks (village led changes) Policy NH/12: Local Green Space
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<b>Issues and Options 2012 Issue 8</b>	<b>Presumption in favour of Sustainable Development</b>
Key evidence	South Cambridgeshire Annual Monitoring Report 2010/11
Existing policies	<ul style="list-style-type: none"> <li>• Core Strategy DPD: ST/3 Re-Using Previously Developed Land and Buildings</li> <li>• Development Control Policies DPD: DP/1 Sustainable Development</li> </ul>
Analysis	<p>The NPPF refers to the United Nations General Assembly's widely used definition of sustainable development as 'meeting the needs of the present without compromising the ability of future generations to meet their own needs'. It also refers to the UK Sustainable Development Strategy's 5 guiding principles. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. At the heart of the NPPF is a presumption in favour of sustainable development.</p> <p>Local Plans are required to meet objectively assessed needs with sufficient flexibility to respond to rapid change and to follow the approach of the presumption in favour of sustainable development so that it is clear that development that is sustainable can be approved without delay.</p> <p>The three strands of sustainability are all addressed throughout the issues and options for the Local Plan and sustainable development is an overarching principle underpinning the plan.</p> <p>The Council's integrated approach to sustainability appraisal and policy assessment has also been adopted so that sustainability considerations are at the heart of the plan.</p> <p>A particular aspect of sustainable development not captured elsewhere is the reuse of previously developed land. The NPPF says that planning policies should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value. It says that local planning authorities may continue to consider the case for setting a locally appropriate target for the use of brownfield land.</p> <p>The Core Strategy has a policy for brownfield land that includes a target. However, that policy was included specifically because the Structure Plan included a target for each district in the County. The Council argued at the time of the Structure Plan that it is difficult to</p>

	<p>set a target for South Cambridgeshire given the relatively limited number of brownfield land sites and that those that were included for development such as Cambridge Airport and Oakington Barracks (part of the Northstowe site) were very much dependent on the phasing of major developments and which parts of those long term developments would come forward in the plan period and which beyond. The same principle applies for the new Local Plan. It is therefore not considered reasonable to include a target in the plan, given the uncertainty of delivery of previously developed land against such a target. The local plan could include a policy that focuses development on previously developed land as a matter of principle, where it is not of high environmental value, and bringing that together with the presumption in favour of sustainable development to say that reuse of PDL should be where it is in sustainable locations.</p> <p><b>Potential for Reasonable Alternatives:</b> It is not considered reasonable to include any alternative options, given the pre-eminence of sustainable development in national planning policy, other than in the case of whether to have a specific policy on previously developed land.</p>
Which objectives does this issue or policy address?	<p>Objective A: To support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and supporting the rural economy.</p> <p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective C: To provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type, size, tenure and cost.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p> <p>Objective E: To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure.</p> <p>Objective F: To maximise potential for journeys to be undertaken by sustainable modes of transport including walking, cycling, bus and train.</p>
Final Issues and Options	<p><b>Question 8:</b> Do you think the Local Plan should include a specific policy focusing development on the re-use of previously developed</p>

Approaches	land in sustainable locations, where the land is not of high environmental value?
Initial Sustainability Appraisal Summary	Primary goal of policy would be to seek to re-use previously developed land, it would therefore have potential to contribute significantly to the achievement of the land objective, although it is noted in the Scoping Report that previously developed land opportunities in the district are relatively limited. References to sustainable locations indicate a positive impact on the sustainable transport objective, and accessibility to services. Reference to 'not of high environmental value' also indicates biodiversity issue would be taken into account. Whether such principles are in a standalone policy, or a general sustainable development policy is largely a procedural matter.
Representations Received	Support:105; Object:11; Comment:27
Key Issues from Representations	<p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Previously developed land should be the priority/ greenfield minimised;</li> <li>• Preference should be to preserve employment sites / Development should be focused on under utilised employment sites</li> <li>• No review of Green Belt.</li> <li>• Be realistic that most development will have to happen on Greenfield sites.</li> <li>• 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.</li> <li>• Policy should not be used to enable garden grabbing.</li> <li>• Need to define 'of high environmental value'</li> <li>• <b>Cambridge City Council</b> - 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.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Should not override the principles of sustainable location.</li> <li>• There should not be a 'brownfield land first' presumption due to the need for a high level of greenfield releases to meet development needs from the start of the plan period.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Already in NPPF, no need to repeat principle in the Local Plan, unless the proposed policy is distinctive to South Cambridgeshire.</li> <li>• Reasonable idea, unless it leads to communities being merged together in a run of housing.</li> <li>• Not solely for housing developments, it should be consulted locally to see what are the local needs</li> </ul>

	<ul style="list-style-type: none"> <li>• Also consider low grade agricultural land</li> <li>• Availability of infrastructure must be considered and the effect on local villages</li> <li>• Brownfield land suitable for re-development should be defined and identified.</li> <li>• For the plan to stipulate brownfield sites should be prioritised for all forms of development could prohibit future renewable energy developments.</li> <li>• The only sustainable development is no development.</li> <li>• Previously developed land could still be inappropriate for residential development.</li> <li>• <b>The Wildlife Trust</b> - welcomes the recognition that brownfield land can be of high environmental value.</li> </ul>
Preferred Approach and Reasons	<p>The NPPF makes clear that the purpose of the planning system is to contribute to the achievement of sustainable development. The UK Sustainable Development Strategy sets out five guiding principles of sustainable development:</p> <ul style="list-style-type: none"> <li>• Living within the planet’s environmental limits;</li> <li>• Ensuring a strong, healthy and just society;</li> <li>• Achieving a sustainable economy;</li> <li>• Promoting good governance; and</li> <li>• Using sound science responsibility.</li> </ul> <p>At the heart of the National Planning Policy Framework is the presumption in favour of sustainable development, which it says should be seen as a golden thread running through both plan making and decision taking.</p> <p>Policy S/1 responds to the comments that the policy should be more widely framed and that in the circumstances of South Cambridgeshire in terms of levels of development required and availability of brownfield land, that greenfield land will also be required to meet needs. However, the principle of focusing development on brownfield land where available and suitable is a principle that has influenced the Local Plan strategy and policies.</p> <p>The policy is drawn from the National Planning Policy Framework and the model sustainable development policy provided by the Planning Inspectorate for inclusion within all local plans. This policy, alongside the other policies contained within the draft South Cambridgeshire Local Plan, will ensure that all new development in the district meets the principles of sustainable development.</p>
Policy included in the draft Local Plan?	Policy S/3: Presumption in Favour of Sustainable Development

<p><b>Issues and Options 2012 Issue 9</b></p> <p><b>Issues and Options 2013 (Part 1) Question 1</b></p>	<p><b>Development Strategy</b></p>
<p>Key evidence</p>	<ul style="list-style-type: none"> <li>• Cambridgeshire Development Study (2009) - Consultants WSP in association with Pegasus Planning, SQW Consulting and Cambridge Econometrics</li> <li>• Cambridge and South Cambridgeshire Sustainable Development Strategy Review 2012 - Cambridgeshire Joint Strategy Unit</li> <li>• Strategic Housing Market Assessment 2013</li> <li>• Cambridge Sub-Region Gypsy &amp; Travellers Accommodation Needs Assessment 2011</li> <li>• Cambridge and South Cambridgeshire Sustainable Development Strategy Review 2012</li> <li>• South Cambridgeshire Village Services and Facilities Study 2012</li> <li>• South Cambridgeshire Village Classification Report 2012</li> <li>• Inner Green Belt Study Review 2012</li> <li>• South Cambridgeshire Economic Assessment 2010</li> <li>• South Cambridgeshire Annual Monitoring Report 2010/11</li> </ul>
<p>Existing policies</p>	<p>Core Strategy DPD:</p> <ul style="list-style-type: none"> <li>• ST/2 Housing Provision;</li> <li>• ST/4 Rural Centres;</li> <li>• ST/5 Minor Rural Centres;</li> <li>• ST/6 Group Villages;</li> <li>• ST/7 Infill Villages.</li> </ul>
<p>Analysis</p>	<p>The Current Development Strategy</p> <p>The current development strategy for the Cambridge area was originally conceived in the Regional Plan for East Anglia in 2000 and confirmed and refined in the Cambridgeshire and Peterborough Structure Plan 2003 and the East of England Plan 2008. The first two plans fell away some time ago with the last abolished by Government in January 2013. The current strategy for the district is provided by the South Cambridgeshire Local Development Framework documents adopted between 2007 and 2010.</p> <p>A significant number of new jobs have been created in and close to Cambridge over the last 20 years. New jobs will need new employees and the aim has been to provide as a greater number of new homes than previously as close to the jobs in and around Cambridge as possible, with the aim of providing a better balance between jobs and homes in and close to Cambridge, to help reduce commuting and congestion and providing a more sustainable pattern of development. That has resulted in high</p>

	<p>levels of planned growth in both employment and housing in South Cambridgeshire, and the expectation of significant in-migration into the district to provide the new workers to support the new jobs; 80% at the time of the Structure Plan. This also reflects the physical and environmental constraints on Cambridge in providing enough housing to support the local economy, and some of the housing growth in South Cambridgeshire is to help provide that better balance.</p> <p>Core Strategy Policy ST/2 identifies a development sequence that aims to provide sustainable patterns of development. It focuses first on Cambridge, then extensions to Cambridge on land now released from the Green Belt, followed by the new town of Northstowe with its links to Cambridge via the Guided Busway. It then looks to the market towns elsewhere in the County and only finally looks to more sustainable rural locations, described as Rural Centres and other villages. Policies ST/4, ST/5 ST/6 and ST/7 then define a rural settlement hierarchy categorising villages from the more sustainable to the least sustainable (this is reviewed at Issue 13).</p> <p>The development sequence approach plans for residents of new housing to be close to jobs, services and facilities and also have the opportunity to use sustainable methods of transport to access them. As part of the last round of plan making, the Green Belt around Cambridge was reviewed and a number of releases were made to provide new communities on the edge of the City. These included land in South Cambridgeshire at Trumpington Meadows, sites both sides of Huntingdon Road in North West Cambridge, Cambridge East, and potential for additional housing at Orchard Park.</p> <p>This focus on urban development resulted in a move away from the previous dispersed development strategy, which had seen relatively high levels of growth in South Cambridgeshire's villages over a number of decades. The current strategy has very little growth currently planned in villages, although windfall development is provided for within villages of appropriate scales depending on their relative sustainability.</p> <p>Development Strategy to 2031</p> <p>A key issue for the new Local Plan will be the extent to which the current development strategy remains the most appropriate strategy for the district or whether any alternative strategies should be considered to provide whatever levels of growth are chosen.</p> <p>Cambridge City Council is also reviewing its current Cambridge Local Plan 2006 and preparing a new Local Plan for the period to</p>
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2031. In view of the close relationships between the two districts, and the new duty to cooperate enshrined in national legislation, the Councils are working together on issues of shared interest, including the development strategy.

The NPPF continues and adds to the emphasis on sustainable development. The principle of providing a better balance between jobs that form part of the Cambridge Cluster in and around to Cambridge and homes close to provide a more sustainable pattern of development that provides the opportunity for more people to live close to where they work and reduce travel, congestion and emissions in the area remains sound. Also where travel is necessary to focus development on high quality public transport routes.

The current sustainable development strategy of housing-led and mixed use allocations have been tested only recently at examination and generally remain appropriate. The new Local Plan will need to be sure that in carrying forward any current allocations that they remain suitable, available and deliverable. In particular, the implications of Marshall deciding to stay at Cambridge Airport will need to be considered, as Cambridge East will not now be developed, meaning that a key element of the strategy has been lost that would have provided land for about 7,500 dwellings in South Cambridgeshire and a strategic location for new employment, and the approach to any development at Cambridge East, including any land that could come forward without the Airport relocating is an issue for the plan, is dealt with in chapter 13.

The current development strategy is best described as urban focused, with very limited new development for housing or employment located at villages. The few housing allocations that were carried forward have largely now been developed and rural development is mainly limited to completing the new village of Cambourne, making best use of brownfield sites, such as Bayer Crop Science and Ida Darwin Hospital, and windfall development within village frameworks compatible with their place in the rural settlement hierarchy. However, the urban focus is shared between Cambridge and the new town of Northstowe, in view of the limitations on releasing more land from the Green Belt compatible with Green Belt purposes.

The development strategy moving forwards needs to be flexible to deal with potentially rapidly changing circumstances, particularly taking account of the unusual market conditions that exist at the time of writing the plan, the wider international uncertainties, and the challenges of predicting the economy of the country and locally over the next few years, let alone the next 20 years.

The Council considers that within the wider framework of sustainable development set by the NPPF, the options for the focus of the development strategy continue to be to:

- If possible, focus more development on the edge of Cambridge – this is the most sustainable location in South Cambridgeshire and has best access to services, facilities and jobs. The loss of Cambridge East has significantly reduced the supply of housing land on the edge of Cambridge for the new Local Plan. The question exist was whether a further review of the Green Belt would identify significant new development options which would not undermine the purposes of Cambridge’s Green Belt.
- Focus more development through one or more new settlement – this is the next most sustainable option available to the Council in terms of the opportunity to provide a scale of development that could provide a significant level of local services and facilities (in particular be large enough to support a secondary school) and have the critical mass needed to provide potential for enhanced high quality public transport links to Cambridge, similar to the service the Guided Busway will provide for Northstowe.
- Focus on development at the more sustainable villages that have the best levels of services and facilities and accessibility by public transport and cycle to Cambridge and to a lesser extent to a market town.
- A combination of the above.

In considering development at villages, the focus on sustainable villages is guided by the presumption in the NPPF on sustainable development, which means that the search for site options for consultation will start at the most sustainable locations in the district and move down the sequence which becomes less sustainable at each stage. As in the current development strategy, there will be no need to look further down the development sequence for site options than necessary to provide sufficient choice of site options from which to draw the preferred set of sites for allocation for housing development following consultation. The identification of site options is therefore focused on the larger, better served villages. These are identified in Issue 13.

The site options are considered at Issue 16. They have been informed by the site assessments carried out in the Strategic Housing Land Availability Assessment (SHLAA) and the Sustainability Appraisal (SA). These assessments have been brought together and an overall assessment carried out of their potential for housing. The assessment has been carried out and published for all SHLAA sites received, including for all Group villages. In the event, Issue 16 concludes that site options exist in the more sustainable larger villages to provide sufficient flexibility



	<p>to identify sites to meet the housing target options included in the Issues &amp; Options consultations, and no site options at Group villages (those not proposed for upgrade at Issue 13) were put forward for consultation.</p> <p>The Council is aware that some smaller villages indicated that they would like to see some additional development. The Council explored the issue through consultation, particularly through Issue 7: Localism and Relationship with Development Plans, Issue 14: Scale of Development at Villages and Issue 15: Approach to Village Frameworks.</p>
<p>Which objectives does this issue or policy address?</p>	<p>Objective A: To support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and supporting the rural economy.</p> <p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective C: To provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type, size, tenure and cost.</p> <p>Objective F: To maximise potential for journeys to be undertaken by sustainable modes of transport including walking, cycling, bus and train.</p>
<p>Final Issues and Options Approaches</p>	<p><b>Issues and Options 2012</b></p> <p><b>Question 9:</b> What do you think is the best approach to the development strategy for South Cambridgeshire? All options are expected to need to involve some village development to provide flexibility and early housing provision:</p> <ul style="list-style-type: none"> <li>i. Cambridge focus (would require a review of the Green Belt)</li> <li>ii. New Settlement focus</li> <li>iii. Sustainable Villages focus (would require a review of the Green Belt)</li> <li>iv. Combination of the above</li> </ul> <p><b>Issues and Options 2013 (Part 1)</b></p> <p><b>Question 1:</b> 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>Initial Sustainability Appraisal Summary</p>	<p>The option considers a range of broad strategies for growth. Actual impacts on many objectives would depend on the specific site options identified for development, and are explored elsewhere.</p> <p>An edge of Cambridge (option i) would involve Green Belt development. As Green Belt is designated to protected landscape and townscape character, a significant negative impact on the objective has been identified, although the scale and nature of the impact would vary. In terms of sustainable transport this option has the best potential to support journeys by sustainable modes, by providing homes closest to the largest concentration of jobs (Cambridge). It also has a positive impact on the access to services and facilities objective.</p> <p>The new settlement (option ii) has potential to address transport, as the quantity of development could enable significant transport investment. If designed as a sustainable settlement, it could also be developed with a mix of uses with both employment delivering jobs locally and its own services and facilities of higher order than with village focused development, although it will still provide homes a greater distance from Cambridge than the Cambridge focused option. Impact on landscape would again depend on the site, but the scale of a new settlement means in is likely to have a significant negative impact on the landscape objective.</p> <p>The sustainable village focus (option iii) would focus development on the rural settlements where there is the best access to services and facilities and best public transport, rather than smaller villages where they would be less available. However, the distances to Cambridge would be greater than the Cambridge focused option. There are likely to be less opportunities to deliver sustainable transport than the new settlement option. Impact on the landscape could be less, as it may result in smaller sites and greater distribution of development, but village expansions could still impact on village character. The most sustainable villages are located in the Green Belt close to Cambridge. This could therefore mean a review of the Green Belt, or development in the next band of settlements, which have a lower level of services and facilities.</p> <p>A combined approach (option iv) is more difficult to assess, as the balance between the options will determine how it performs against the sustainability objectives.</p> <p>An option considering less sustainable villages (group and infill villages) was considered (option v). This would have significant adverse impacts on access to services and facilities, employment, and sustainable transport. This option has therefore been rejected.</p>
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<p>Representations Received</p>	<p><b>Question 9:</b>  Cambridge focus (would require a review of the Green Belt):  Support: 38; Object: 30; Comment: 3</p> <p>New Settlement focus: Support: 57; Object: 35; Comment: 10</p> <p>Sustainable Villages focus (would require a review of the Green Belt): Support: 27; Object: 28; Comment:14</p> <p>Combination of the above: Support:61; Object: 17; Comment:16</p> <p>Please provide any comments: Support: 18; Object: 7; Comment: 79</p> <p><b>Question 1:</b> Support: 8; Object: 50; Comment: 229</p>
<p>Key Issues from Representations</p>	<p><b>Issues and Options 2012</b></p> <p><b>Question 9:</b> What do you think is the best approach to the development strategy for South Cambridgeshire? All options are expected to need to involve some village development to provide flexibility and early housing provision:</p> <p><u>Cambridge Focus (i)</u></p> <p>Pro Development in and on the edge of Cambridge is the most sustainable option in terms of access to jobs, shops, services, and non-car travel modes.</p> <p>Con The Green Belt has been thoroughly reviewed and there is no more scope for major development. Harm to Green Belt purposes. Exceptional circumstances do not exist as there is scope to develop outside the Green Belt.</p> <p><u>New Settlement focus (ii)</u></p> <p>Pro Such a strategy would protect the Green Belt and the villages from development. New settlements come with new infrastructure.</p> <p>Con Less sustainable than a Cambridge focus strategy, new settlements have a long and unpredictable lead-in time.</p> <p><u>Village focus (iii)</u></p> <p>Pro Small sites so will be quick to deliver. Development can help to support local schools, shops and services.</p> <p>Con Unsustainable, lack of access to public transport, shops, jobs and services. Loss of village character and amenity.</p> <p><u>Combination (iv)</u></p> <p>Pro Most robust option in terms of delivery.</p> <p>Con Harm to Green Belt purposes. New settlements have a long lead in time. Some loss of village character and amenity.</p>

	<p><b>Issues and Options 2013 (Part 1)</b></p> <p><b>Question 1:</b> 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>Main Views Received:</p> <ul style="list-style-type: none"> <li>• Concentrate development in new settlements and better served villages. This will reduce commuting and relieve congestion in Cambridge (37 reps).</li> <li>• Concentrate development in new settlements with appropriate infrastructure. Village infrastructure cannot cope with more development (36 reps).</li> <li>• Concentrate development in Cambridge (8 reps), and in urban extensions to Cambridge (17 reps).</li> <li>• Concentrate development in the better served villages (17 reps).</li> <li>• Protect the Green Belt from 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 (77 reps)</li> </ul>
<p>Preferred Approach and Reasons</p>	<p>The Council has considered all the representations received and has worked closely with both Cambridge City and Cambridgeshire County Councils to determine the development strategy to be included in the draft Local Plan. A report was taken to the Joint Strategic Transport &amp; Spatial Planning Group on 22 May 2013 on this matter. Appendix D of the joint member report provides a detailed review of the Sustainable Development Strategy for the Cambridge Area, including a sustainability assessment of strategy options. (this has been included in the Final Sustainability Appraisal Report)</p> <p>The preferred approach for the strategy for the Cambridge area is one that continues to recognise that, after the urban area of Cambridge, the edge of Cambridge is the next most sustainable location for growth in the development sequence. However the Sustainability Appraisal identifies the importance of balancing the accessibility aspects of sustainable development and the environmental and social benefits it brings, with the significant harm to the landscape and setting environmental aspects of sustainability that development on land in the Green Belt would have, with the resulting irreversible adverse impacts on the special character and setting of Cambridge as a compact historic city and the risks that could have to the economic success of the Cambridge area, which is in part built on its attractiveness as a place to live and work. The results of the consultation on the appropriate balance between edge of Cambridge or new settlements and better served villages were</p>

strongest to protect the Green Belt. The development sequence included in the Local Plan has been refined to clarify that the order of preference must have regard to the purposes of the Cambridge Green Belt as part of balancing the different aspects of sustainability. It also clarifies that the better served villages in the district are Rural Centres and Minor Rural Centres.

Identifying the strategic site allocations at each stage of the sequence has taken account of the evidence base supporting Issues and Options 1 and 2, including the Sustainable Development Strategy 2012 and the Green Belt Review, as well as the Sustainability Appraisal of strategy options and of individual sites and packages of sites, of the results of transport modelling, and taking all this along with the results of consultation. This has resulted in the only site being proposed for housing within the district on the edge of Cambridge being a small expansion of the existing NIAB2 housing site in South Cambridgeshire between Huntingdon and Histon roads. This is not surprising given that the Green Belt was comprehensively reviewed following the adoption of the Structure Plan in 2003 and completed in the South Cambridgeshire Site Specific Policies DPD as recently as 2010.

Without reasonable site options on the edge of Cambridge it has been necessary to develop away from the Cambridge to meet remaining development needs. New settlements are the next most sustainable location for growth. They have the advantage of focusing growth so that developments can support higher levels of service provision and support greater infrastructure improvements, including sustainable transport measures, than are possible with a more dispersed development strategy. Therefore the strategic options for new development in South Cambridgeshire focus on new settlements and previously established new settlements, with the reserve site at Northstowe identified in the Northstowe Area Action Plan being allocated as part of the new town, and new allocations for:

- New town based on Waterbeach Barracks
- New village at Bourn Airfield
- Expansion at Cambourne West

The first two new sites will come forward later in the plan period and continue developing beyond 2031. Without also including major expansion of Cambourne, a significant amount of development would be required at villages and would result in the sort of dispersed development strategy previously having been found to be unsustainable. The new town at Waterbeach will have a long lead in time and is only considered realistically to be able to provide housing in the last 5 years of the plan period. Bourn Airfield new village will also have a long lead in time, although less so than Waterbeach new town, and the plan delays its anticipated earliest start by two years to

	<p>come forward slightly later in the plan period than it otherwise might as part of managing the overall housing supply. It also has the advantages that the remainder of Cambourne is well progressed before any development starts at Bourn Airfield. This will also help provide additional flexibility, particularly in terms of ensuring a continuous 5-year supply of housing land.</p> <p>The preference to allocate all three strategic sites was influenced by the long lead in times for new settlements which will therefore come forward later in the plan period and continue developing beyond 2031.</p> <p>Some support was offered in the representations received during the consultations for better served villages to provide for future development although to a lesser extent than new settlements. There was concern about the impact on infrastructure, and village character. Transport modelling has also shown that new settlements are able to provide a higher modal share by sustainable transport means than a strategy with significant levels of village based development. As a result there is only limited development proposed in the local plan at the more sustainable villages, which lie at the bottom of the search sequence – Rural Centres and Minor Rural Centres - to provide flexibility and help ensure a continuous supply of housing land in the middle of the plan period, including if there is any delay in progress on any of the major sites. Development within villages will take account of opportunities to utilise previously developed land.</p> <p>Sufficient suitable sites are available at higher levels of the hierarchy, without relying on allocations in the smallest villages, which would lead to a dispersed pattern of development where the fewest services and facilities are available and they would not provide a sustainable form of development in the context of a district wide strategy. Therefore no sites were identified as options or are allocated at Group and Infill villages.</p>
Policy included in the draft Local Plan?	Policy S/6: The Development Strategy to 2031

<b>Issues and Options 2012 Issue 10</b>	<b>Green Belt</b>
Key evidence	<ul style="list-style-type: none"> <li>• Cambridge Green Belt Study - Landscape Design Associates for South Cambridgeshire District Council 2002</li> <li>• Inner Green Belt Study Review 2012</li> </ul>
Existing policies	<ul style="list-style-type: none"> <li>• Core Strategy DPD: ST/1 Green Belt</li> <li>• Development Control Policies DPD: GB/1 Development in the Green Belt</li> </ul>

<p>Analysis</p>	<p>The NPPF says that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.</p> <p>Five purposes for Green Belts are set out, the key one for the Cambridge Green Belt being: “To preserve the setting and special character of historic towns”. The Cambridge Green Belt is one of the few to which this criteria applies. The purposes and functions of the Cambridge Green Belt are intended to help achieve the preservation of the setting of Cambridge and its special character.</p> <p>The Core Strategy DPD sets out the established purposes of the Cambridge Green Belt. It also draws on the Cambridge Green Belt Study by LDA for the Council in setting out a number of functions of the Green Belt as it affects South Cambridgeshire.</p> <p>The established purposes of the Cambridge Green Belt are to:</p> <ul style="list-style-type: none"> <li>• Preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre;</li> <li>• Maintain and enhance the quality of its setting; and</li> <li>• Prevent communities in the environs of Cambridge from merging into one another and with the city.</li> </ul> <p>The current plan also sets out a number of functions that the Cambridge Green Belt serves. These could be carried forward to the new Local Plan They are:</p> <ul style="list-style-type: none"> <li>• Key views of Cambridge from the surrounding countryside;</li> <li>• A soft green edge to the city;</li> <li>• A distinctive urban edge;</li> <li>• Green corridors penetrating into the city;</li> <li>• Designated sites and other features contributing positively to the character of the landscape setting;</li> <li>• The distribution, physical separation, setting, scale and character of Green Belt villages;</li> <li>• A landscape which retains a strong rural character.</li> </ul> <p>These were tested through the last plan making process and found sound. The Council considers they remain a sound definition of the Green Belt purposes and functions. However, in the issues &amp; Options consultation was an opportunity to consult widely to confirm whether these are remain the most appropriate for the new Local Plan.</p> <p><b>Potential for Reasonable Alternatives:</b> No alternatives were identified, but given the significance of the Green Belt, it was relevant to consult on whether there was any</p>
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	case to change the purposes and functions of the Green Belt.
Which objectives does this issue or policy address?	Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.
Final Issues and Options Approaches	<b>Question 10:</b> Do you think that the Green Belt purposes and functions remain appropriate for the new Plan?
Initial Sustainability Appraisal Summary	Green Belt functions and purposes of the Green Belt are primarily focused on landscape and townscape setting.
Representations Received	Support: 89; Object: 15; Comment: 39
Key Issues from Representations	<p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• The functions of the Green Belt remain appropriate for the new Local Plan.</li> <li>• Green Belt is essential to identity and character of Cambridge, quality of life.</li> <li>• Green Belt boundaries should not be reviewed further.</li> <li>• Protects agricultural land, supports recreation, maintains separation of settlements, prevents urban sprawl.</li> <li>• The Local Plan should address Green Belt landscape enhancement and be made accessible.</li> <li>• The compact nature of Cambridge is one of the reasons that Cambridge is easy for walking and cycling.</li> <li>• Needs to be reviewed on a regular basis, cannot be regarded as sacrosanct.</li> <li>• Once established it should not be reviewed.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Not consistent with PPG2, and NPPF.</li> <li>• 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.</li> <li>• Outdoor sport and recreation should also identified as a function of the Green Belt around Cambridge.</li> <li>• Green Belt purposes and functions should not restrict development at the expense of other factors, such as village amenity and open space.</li> <li>• Purpose and functions not suitable as Green Belt review is needed to meet development needs.</li> <li>• The area of the Green Belt needs to be expanded significantly, with more safeguarding from development and promotion of biodiversity.</li> </ul>



	<ul style="list-style-type: none"> <li>• <b>The Wildlife Trust</b> – Purposes are insufficient, an 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.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Review may be necessary to meet housing needs.</li> <li>• Should be retained in all but exceptional circumstances.</li> <li>• The potential for wind energy generation in the Green Belt should also be considered and provided for in the Local Plan.</li> <li>• 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?</li> <li>• <b>English Heritage</b> - 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.</li> <li>• <b>Environment Agency</b> – 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.</li> <li>• <b>Natural England</b> - would welcome an approach which seeks to enhance the beneficial use of the Green Belt by providing opportunities for outdoor sports and recreation, increasing access, improvements and enhancements to visual amenity and biodiversity.</li> </ul>
Preferred Approach and Reasons	<p>The NPPF sets out five purposes for Green Belts, the key one for the Cambridge Green Belt being: “to preserve the setting and special character of historic towns”. The purposes and functions of the Cambridge Green Belt have been established in previous Local Plans and are intended to help achieve the preservation of the setting of Cambridge and its special character. The Council considers they remain sound and this is supported by the comments received during the Issues &amp; Options consultation.</p> <p>In response to specific issues raised:</p> <ul style="list-style-type: none"> <li>• The purposes and functions of the Green Belt included in the adopted Local Development Framework and that were subject to</li> </ul>

	<p>consultation are consistent with the five national purposes of the Green Belt included in the NPPF.</p> <ul style="list-style-type: none"> <li>• Although the Green Belt includes areas that are used for outdoor sport and recreation, these are not functions of the Green Belt; instead they are appropriate development that can be allowed in the Green Belt as stated in the NPPF. The functions of the Green Belt describe how the purposes of the Green Belt will be achieved, but do not specify the particular uses. The Green Belt designation does not prevent these uses from occurring in the Green Belt – the draft Local Plan in Chapter 8 includes a policy encouraging increased or enhanced opportunities for access to the open countryside and which provide opportunities for outdoor sport and recreation in the Green Belt.</li> <li>• The Council is committed to the protection and enhancement of biodiversity and will work with partners to ensure a proactive approach to protection, enhancement and management of biodiversity identified in national and local strategies and plans such as Biodiversity Action Plans (BAPs) and the Cambridgeshire Green Infrastructure Strategy. Policies for biodiversity and green infrastructure are included in Chapter 8 of the draft Local Plan.</li> <li>• The local character and distinctiveness of the landscape across the district will be protected by a policy for the protection and enhancement of landscape character throughout the district included in Chapter 8 of the draft Local Plan.</li> <li>• The Green Belt provides an additional level of protection to retain the openness and permanence of the landscape around Cambridge and the necklace villages surrounding the city that fall within the Green Belt. Many of the purposes and functions of the Green Belt can therefore also be seen as purposes and functions of other areas of countryside within the district.</li> <li>• A criteria based policy for renewable and low energy developments is included in the Climate Change chapter of the draft Local Plan and the draft Local Plan includes a series of Green Belt policies. Any wind energy proposals in the Green Belt would need to comply with these policies. Additionally, the NPPF states that elements of many renewable energy projects will comprise inappropriate development when located in the Green Belt. Therefore, in such cases developers will need to demonstrate very special circumstances if projects are to proceed, and these very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.</li> </ul>
Policy included in the draft Local Plan?	Policy S/4: Cambridge Green Belt

<b>Issues and Options 2012</b>	<b>Considering Exceptional Circumstances for a Green Belt review</b>
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<b>Issue 11</b>	
Key evidence	<ul style="list-style-type: none"> <li>• Cambridge Green Belt Study - Landscape Design Associates for South Cambridgeshire District Council 2002</li> <li>• Inner Green Belt Study Review 2012</li> </ul>
Existing policies	<ul style="list-style-type: none"> <li>• Core Strategy DPD: ST/1 Green Belt; ST/2 Housing Provision</li> <li>• Development Control Policies DPD: GB/1 Development in the Green Belt; GB/4 Major Developed Sites in the Green Belt</li> </ul>
Analysis	<p>One of the options put forward at Issue 9 as part of consideration of the appropriate development strategy for the new Local Plan was to focus development on the edge of Cambridge. This would involve a review of the Cambridge Green Belt. A key issue for consideration was therefore to explore the principle of whether there should be more development on the edge of Cambridge and whether exceptional circumstances exist to justify the release of further land from the Green Belt to meet the housing and employment needs of the area.</p> <p>Given the tight administrative boundary and close interrelationship with South Cambridgeshire, both councils worked together to consider holistically how best to meet the needs of the wider Cambridge area, especially in relation to housing and employment. The current development strategy that came through the cooperative Structure Plan process in 2003, was based on the principle of providing as much housing as possible in and close to Cambridge, to create a better balance between jobs and homes, and to provide for the most sustainable development strategy consistent with protecting the most important qualities of Cambridge and the surrounding rural area and necklace villages.</p> <p>The councils considered how best to achieve a Green Belt boundary that is compatible with long term sustainable development, and whether this required the boundary to be revisited in this round of plan making against the background of a review which was completed relatively recently in the Cambridge Green Belt Local Plan 2006 and the South Cambridgeshire Local Development Framework 2007 -2010. The process of delivering a new plan required these questions to be revisited as part of the necessary robust examination of all reasonable options for the development strategy moving forwards. This was particularly relevant in view of the change in circumstances at Cambridge East, which will no longer come forward in the next plan period to meet longer term development needs.</p> <p>The NPPF states that the Government attaches great importance to Green Belts whose essential characteristics are their openness and permanence. Green Belt boundaries can only be established in Local Plans and “once established can only be altered in exceptional circumstances, through the preparation or review of the Local Plan”.</p>

	<p>For the current Local Development Framework, the exceptional circumstance was provided by the policies of the Cambridgeshire and Peterborough Structure Plan 2003 and the objective of delivering a sustainable development strategy focusing new homes close to jobs in Cambridge. After the withdrawal of the majority of the Structure Plan, the approach was continued in the RSS. Green Belt guidance has always made clear that Green Belt boundaries should be drawn so that they can endure beyond the end of the plan period. Current inner Green Belt boundaries have been established in a suite of recent plans – the Cambridge Local Plan 2006, two Area Action Plans from 2008 and 2009 and in the South Cambridgeshire Site Specific Policies DPD from 2010. The Inner Green Belt Study 2002 and the Cambridge Green Belt Study 2002 informed the current Green Belt boundaries.</p> <p>When drawing up or reviewing Green Belt boundaries local planning authorities should take account of the need to promote sustainable patterns of development. They should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary. They should also ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development.</p> <p>In view of the need for additional housing allocations to meet development needs over the next 20 years and the need to ensure a sustainable pattern of development, a further review the Cambridge Green Belt was undertaken and completed in the autumn of 2012.</p> <p><b>Potential for Reasonable Alternatives:</b>  NPPF is clear that Green Belts should only be reviewed through Local Plans where there are exceptional circumstances justifying such a review. It was therefore necessary to question whether such circumstances exist. Not undertaking a review was not considered to be a reasonable alternative.</p>
<p>Which objectives does this issue or policy address?</p>	<p>Objective A: To support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and supporting the rural economy.</p> <p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective C: To provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type,</p>

	size, tenure and cost.
Final Issues and Options Approaches	<p><b>Question 11:</b> 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 in order to achieve sustainable development?</p> <p>Please provide any comments and explain why you think there are exceptional circumstances?</p>
Initial Sustainability Appraisal Summary	In order to provide comparison two options have been appraised, one considering general impacts or a review (yes), an another considering the impacts of not reviewing the green belt (no). The impacts of a Green Belt review are similar to those described in the development strategy options above. Development, depending on the scale and location, has potential for significant negative impact on the landscape and townscape. There could also be impact on biodiversity objectives. However, given the best access to services and facilities will be on the edge of Cambridge, or in rural centres located in the green belt, this has the most potential to address sustainable travel objectives.
Representations Received	Support: 53; Object: 174; Comment: 41 (plus 697 questionnaire comments, but with comments on broad locations recorded under Question 12)
Key Issues from Representations	<p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Need housing in Cambridge and South Cambridgeshire, including affordable housing;</li> <li>• To replace Cambridge East;</li> <li>• Green Belt study 2002 out of date;</li> <li>• Because employers are looking for sites closer to Cambridge</li> <li>• Most sustainable approach to development needs, reflects NPPF;</li> <li>• Would mean all options assessed;</li> <li>• Limited non green belt sites available;</li> <li>• Around Cambridge, not villages;</li> <li>• Consider potential around villages as well;</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Green Belt continues to play an important role in protecting the setting of city and preventing urban sprawl;</li> <li>• Protects biodiversity;</li> <li>• Protects farmland;</li> <li>• Maintains accessible countryside for the City;</li> <li>• Focus on brownfield land, significant opportunities have been identified;</li> <li>• Not sustainable, will have environmental impacts;</li> <li>• Would add to traffic;</li> <li>• Village growth can meet development needs;</li> <li>• Very special circumstances do not exist;</li> <li>• Existing developments illustrate the damage caused by urban</li> </ul>

	<p>extensions;</p> <ul style="list-style-type: none"> <li>• Last plan promised no further reviews;</li> <li>• Would merge Cambridge with villages, and harm character of the City;</li> <li>• Would impact on rural character, and landscape;</li> <li>• <b>Comberton Parish Council</b> - Supported by 301 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.</li> <li>• 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.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• May be necessary to stop development being forced away from Cambridge;</li> <li>• Not realistic around outlying Green Belt villages;</li> <li>• Need to consider transport impacts;</li> <li>• If there is adjustment, should add land elsewhere;</li> <li>• The Green Belt should be reinstated in South Cambs at Cambridge Airport</li> <li>• <b>Cambridgeshire County Council</b> - 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</li> <li>• <b>English Heritage</b> - 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.</li> </ul>
<p>Preferred Approach and Reasons</p>	<p>The Council needs to achieve a Green Belt boundary that will endure into the future and that is compatible with long term sustainable development particularly in the light of the unavailability of Cambridge Airport at least during the lifetime of the new Local Plan. The edge of Cambridge is the next most sustainable location for growth in the development sequence after the urban area of Cambridge but a balance must be achieved between the benefits of the accessibility aspects of sustainable development and need to protect the special qualities of Cambridge as a compact historic city with an attractive setting protected by the Green Belt.</p> <p>The Council undertook a joint review of the inner Green Belt</p>

boundary with Cambridge City Council in 2012. The purpose of the review was to help the Councils reach a view on whether there were specific areas of land that could be considered for release from the Green Belt and allocated for development to meet their identified needs without significant harm to Green Belt purposes. The update found that most of the inner Green Belt continues to be of high importance for Green Belt purposes and specifically important to protect the setting and special character of Cambridge as a compact historic city. This is not surprising given that the Green Belt was comprehensively reviewed following the adopted of the Structure Plan in 2003 and completed in the South Cambridgeshire Site Specific Policies DPD as recently as 2010. The reduced areas of Green Belt adjacent to the previous releases have also gained a greater value. The Inner Green Belt Study Review 2012 therefore found that there were a limited number of small sites which are of lesser importance to Green Belt purposes.

Given the level of need for homes and jobs, it is considered that exceptional circumstances exist to justify the release of land from the Green Belt, where it will not cause significant harm to the purposes of the Green Belt.

The Councils have concluded that it is not appropriate to consider large Green Belt releases on the edge of Cambridge in addition to the extensive existing commitments as that would cause significant harm to the Green Belt and consulted in Issues and Options 2, Part 1 on 6 modest areas for release from the Green Belt, 2 of which are in South Cambridgeshire. The effect of this conclusion is to require development away from Cambridge to meet the remaining identified housing need. New settlements are the next most sustainable location for growth. The results of consultation supported concentration on new settlements rather than focus on edge of Cambridge due to Green Belt impacts.

The majority of the Council's most sustainable villages lie in the Green Belt and the Council consulted on options in the Green Belt alongside consultation on whether exceptional circumstances existed to review the Green Belt. As addressed in Issue 16 about housing sites,

The draft Local Plan proposes the release of land from the Green Belt in the following locations:

- GB5 (land adjoining Peterhouse Technology Park / Fulbourn Road East) for employment development;
- GB6 (NIAB3) as additional land in association with NIAB2 to enable the delivery of 1,000 homes on this combined site;
- Sawston for housing development;
- Histon & Impington for housing development; and
- Comberton for housing development.

A minor extension to the Green Belt has also been proposed to provide a countryside separation between Waterbeach village and the proposed new settlement planned for Waterbeach Barracks. The NPPF allows for additional areas of green belt to be established if there is a significant change in circumstances, such as the creation of a new settlement. The existing Green Belt extends to Waterbeach village and surrounds it on three sites. This small area of additional Green Belt on the fourth northern side of the village will be important for maintaining the village character of Waterbeach, and warrants the level of protection afforded by the Green Belt in order that it remains open.

In response to specific issues raised:

**Scotsdales Garden Centre** request that their site is removed from the Green Belt as the site does not contribute towards any of the purposes of including land within the Green Belt.

As stated in the Council's evidence to the Site Specific Policies DPD examination, the land that is now the site of Scotsdales has been in the Green Belt since 1965 and therefore when the planning permission for the garden centre was approved in 1969 the site was in the Green Belt. The growth of site has taken place with the Green Belt designation in place and there has been no material change in circumstances to warrant its removal.

The inspector examining the Local Development Framework only recently concluded that the exclusion of this site from the Green Belt is sound as most of the site is occupied by open parking areas, outside storage, and grassed / landscaped areas and most of the structures are of the glasshouse type or have one or more open sides. The scale and nature of development do not constitute such exceptional circumstances as to warrant changing the Green Belt boundary.

**Cambridgeshire County Council** request that in the event that any change is made to the Green Belt in the south of Cambridge that the opportunity to address the outstanding need for a new Household Recycling Centre (HRC) to serve new and existing communities should be taken.

The Inspector who examined the County Council Minerals & Waste Local Plan advised that there is no pressing need to make provision in the early years of the plan and recommended that the County undertakes a closely targeted review of its plans to allocate a site. South Cambridgeshire District and Cambridge City Councils have expressed a willingness to co-operate in such a targeted review.



	<p>No development proposals have been consulted on as options for development on the south side of Cambridge for the new South Cambridgeshire Local Plan, so there are no large scale proposals which have been the subject of public consultation that could be incorporated into the draft Local Plan and which could include a Household Waste Recycling Centre.</p> <p>Without the review of the Minerals &amp; Waste Local Plan it would not be possible to demonstrate the exceptional circumstances necessary to remove land from the Green Belt and safeguarding it for a Household Recycling Centre. Once this review has been undertaken, it is likely that a similar targeted review of the Local Plan would be necessary but only if the Waste Local Plan proposed a site in South Cambridgeshire.</p>
Policy included in the draft Local Plan?	<p>Policy S/6: The Development Strategy to 2031  Policy SS/5: Waterbeach New Town  Policy E/2: Fulbourn Road East (Fulbourn)  Policy H/1: Allocations for Residential Development at Villages</p>

<b>Issues and Options 2012 Issue 12</b>	<b>Green Belt Locations</b>
Key evidence	<ul style="list-style-type: none"> <li>• South Cambridgeshire Annual Monitoring Report 2010/11</li> <li>• Cambridge Green Belt Study - Landscape Design Associates for South Cambridgeshire District Council 2002</li> <li>• Inner Green Belt Study Review 2012</li> </ul>
Existing policies	<ul style="list-style-type: none"> <li>• Core Strategy DPD: ST/1 Green Belt; ST/2 Housing Provision</li> <li>• Development Control Policies DPD: GB/1 Development in the Green Belt</li> </ul>
Analysis	<p>In order to ensure that the testing process for the new Local Plan is robust, Cambridge City Council and South Cambridgeshire District Council undertook a 2 stage approach to reviewing the land on the edge of Cambridge.</p> <ul style="list-style-type: none"> <li>• Stage 1: Issues &amp; Options Consultation Summer 2012: Looked comprehensively at all possible broad locations where Green Belt boundaries could be reviewed to see if further land could be removed from the Green Belt.</li> <li>• Stage 2: Issues &amp; Options Consultation Winter 2012: Included a comparison with the relative sustainability of development elsewhere in Cambridge and South Cambridgeshire, consultation on specific development site options.</li> </ul>

	<p>Each broad location for the Stage 1 consultation was shown in Figure 3 of the Issues and Options Consultation document. Many of the broad locations cross the boundary with Cambridge, while others are entirely within one or other district. For the purposes of completeness, all broad locations on the edge of the city were addressed in the consultation. Comments were sought on all the broad locations including those in Cambridge to assist the Councils to take a coordinated approach on this important issue.</p> <p>All of the broad locations identified for testing could theoretically be built out for housing in whole or in part, taking account of planning constraints such as flooding, environmental designations or heritage assets. The suitability of land on the edge of Cambridge for housing will however turn on the principle of whether the Green Belt should be reviewed as part of developing a new sustainable development strategy for the Cambridge area, and if so, whether individual sites within broad locations could be released. A key issue will be whether such releases and the level of harm they would have on the purposes of the Green Belt including the setting of Cambridge and separation with necklace villages are considered on balance to be acceptable within the wider strategic framework.</p> <p>Assessments of each of the broad locations were undertaken jointly by the two Councils. The following information was provided for each broad location:</p> <ul style="list-style-type: none"> <li>• Description and Context;</li> <li>• Designations and Constraints – heritage and environmental assets, planning policy designations, flooding and drainage, topography, pollution/noise;</li> <li>• Planning history – Previous plans, conclusions from Inspector's reports, key planning applications;</li> <li>• Green Belt and Landscape – significance to Green Belt purposes, function with regard to character and setting, including rural character of the landscape;</li> <li>• Schools, Utilities and Services – existing services and facilities available, new facilities required to serve the development;</li> <li>• Transport – highway capacity, public transport, site access;</li> <li>• Availability and deliverability.</li> </ul> <p>A comprehensive approach was taken to the Green Belt around Cambridge, jointly with Cambridge City Council, and the community's views are sought whether they think any of the broad locations listed here and assessed in Appendix 2 of the Issues and Options Consultation document have any potential for housing development, whether that may have been for a small area of development close to the built up area, or possibly a larger site.</p> <p>The broad locations were:</p> <ol style="list-style-type: none"> <li>1. Land to the North &amp; South of Barton Road (includes land in</li> </ol>
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	<p>both districts)</p> <ol style="list-style-type: none"> <li>2. Playing Fields off Grantchester Road, Newnham (includes land in both districts)</li> <li>3. Land West of Trumpington Road (includes land in Cambridge only)</li> <li>4. Land West of Hauxton Road (includes land in both districts)</li> <li>5. Land South of Addenbrooke's Road (includes land in both districts)</li> <li>6. Land South of Addenbrooke's Road between Babraham Road &amp; Shelford Road (includes land in both districts)</li> <li>7. Land between Babraham Road &amp; Fulbourn Road (includes land in both districts)</li> <li>8. Land East of Gazelle Way (includes land in South Cambridgeshire only)</li> <li>9. Land at Fen Ditton (includes land in South Cambridgeshire only)</li> <li>10. Land between Huntingdon Road &amp; Histon Road (includes land in South Cambridgeshire only)</li> </ol> <p>The City Council included indicative capacities for land within its area. This was possible because of the tightly drawn administrative boundary, which means that there is a finite physical capacity in each location. The same did not apply to South Cambridgeshire and no capacities were included in the assessments, which would require making some judgment on the extent of land that should be used to determine capacity.</p> <p>Following consultation on the Issues and Options Report, all comments received were be assessed and subsequent consultation took place on reasonable site options with specific boundaries January/February 2013, prior to both the District Council and Cambridge City Council developing draft local plans.</p> <p><b>Potential for Reasonable Alternatives:</b> The Councils consider that given the significance of the Green Belt, the most appropriate approach was the 2-stage process being undertaken (broad areas and then sites), rather than move directly to stage 2 (sites).</p>
<p>Which objectives does this issue or policy address?</p>	<p>Objective A: To support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and supporting the rural economy.</p> <p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective C: To provide land for housing in sustainable locations that</p>

	meets local needs and aspirations, and gives choice about type, size, tenure and cost.
Final Issues and Options Approaches	<p><b>Question 12:</b> Do you consider that any of the following broad locations have potential to be released from the Green Belt to provide new housing to help meet the needs of the Cambridge area? (tick any number of boxes):</p> <ol style="list-style-type: none"> <li>1. Land to the North &amp; South of Barton Road (includes land in both districts)</li> <li>2. Playing Fields off Grantchester Road, Newnham (includes land in both districts)</li> <li>3. Land West of Trumpington Road (includes land in Cambridge only)</li> <li>4. Land West of Hauxton Road (includes land in both districts)</li> <li>5. Land South of Addenbrooke's Road (includes land in both districts)</li> <li>6. Land South of Addenbrooke's Road between Babraham Road &amp; Shelford Road (includes land in both districts)</li> <li>7. Land between Babraham Road &amp; Fulbourn Road (includes land in both districts)</li> <li>8. Land East of Gazelle Way (includes land in South Cambridgeshire only)</li> <li>9. Land at Fen Ditton (includes land in South Cambridgeshire only)</li> <li>10. Land between Huntingdon Road &amp; Histon Road (includes land in South Cambridgeshire only)</li> </ol> <p>Please provide any comments, and indicate the area of land at the relevant broad location that you feel has potential, either in words or provide a map.</p>
Initial Sustainability Appraisal Summary	The Sustainability Appraisal focuses on general locations around the edge of Cambridge. As general locations, the scale or location of development could vary considerably, and therefore this could impact on specific impacts. This is reflected in the sustainability appraisal findings, which are available for each general location in the Initial Sustainability Appraisal Report 2012.
Representations Received	<p>1. Land to the North and South of Barton Road (including land in both districts)</p> <p>City: Support: 4; Object: 91 SCDC: Support: 5; Object: 55; Comment: 6</p>

	<p>2. Playing Fields off Grantchester Road, Newnham (includes land in both districts) City: Support: 1; Object: 69 SCDC: Support: 2; Object: 50; Comment: 4</p> <p>3. Land West of Trumpington Road (includes land in Cambridge only) City: Support: 1; Object: 64 SCDC: Support: 3; Object: 46; Comment: 3</p> <p>4. Land West of Hauxton Road (includes land in both districts) City: Support: 4; Object: 41 SCDC: Support: 7; Object: 52; Comment: 4</p> <p>5. Land South of Addenbrooke's Road (includes land in both districts) City: Support: 7; Object: 30 SCDC: Support: 9; Object: 45; Comment: 5</p> <p>6. Land South of Addenbrooke's Road between Babraham Road and Shelford Road (includes land in both districts) City: Support: 4; Object: 35 SCDC: Support: 6; Object: 40; Comment: 3</p> <p>7. Land between Babraham Road and Fulbourn Road (includes land in both districts) City: Support: 5; Object: 38 SCDC: Support: 6; Object: 72; Comment: 3</p> <p>8. Land East of Gazelle Way (includes land in South Cambridgeshire only) City: Support: 7; Object: 15 SCDC: Support: 7; Object: 66; Comment: 6</p> <p>9. Land at Fen Ditton (includes land in South Cambridgeshire only) City: Support: 4; Object: 22 SCDC: Support: 9; Object: 45; Comment: 6</p> <p>10. Land between Huntingdon Road and Histon Road (includes land in South Cambridgeshire only) City: Support: 8; Object: 14 SCDC: Support: 7; Object: 34; Comment: 5</p>
Key Issues from Representations	<p><b>1. Land to the North and South of Barton Road (including land in both districts)</b> <b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• The release of sensitive Green Belt land around Cambridge is not unprecedented e.g. North West Cambridge.</li> <li>• Suitable site for residential development with employment, shops, schools, services and open space provision (including a wildlife reserve and country park).</li> </ul>

- 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.

**OBJECTIONS:**

- 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. Development in Green Belt villages would be less harmful.
- 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. Last remaining stretch of road into Cambridge not subject to urban sprawl.
- 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.
- The site contains the remnants of the West Field and almost certainly contains archaeological remains.
- The area is important for wildlife, including threatened species.
- The area should be designated for playing fields and recreation.
- 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.
- 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.
- Site rejected in the past and nothing has changed to reduce the importance of the area.
- Inadequate local infrastructure including schools and water supply.

**COMMENTS:**

	<ul style="list-style-type: none"> <li>• The Quarter to Six Quadrant should be preserved and enhanced.</li> <li>• A limited area may be possible to develop if well landscaped.</li> </ul> <p><b>2. Playing Fields off Grantchester Road, Newnham (includes land in both districts)</b></p> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Could help meet development needs of Cambridge.</li> <li>• Low density, well landscaped, sensitive and high quality development acceptable.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• No exceptional case exists to justify more Green Belt development.</li> <li>• 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.</li> <li>• No need for development here, development can be accommodated elsewhere in Cambridge and South Cambridgeshire.</li> <li>• 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.</li> <li>• 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.</li> <li>• Would bring development closer to Grantchester, bring more traffic through Grantchester and destroy the village feel of Newnham.</li> <li>• Harmful to tourism.</li> <li>• Would lead to the loss of a green finger running into the centre of Cambridge.</li> <li>• Impact on local services and amenities. Inadequate water supply to support development.</li> <li>• Inadequate road infrastructure and capacity, Grantchester Road inadequate. Would lead to unacceptable levels of traffic on Barton Road and Fen Causeway which are already heavily congested.</li> <li>• Could lead to the loss of the allotments, which represent an important facility for the community.</li> <li>• Flood risk to rugby club land, development could exacerbate flooding to neighbouring properties. Could increase flood risk downstream.</li> <li>• Loss of playing fields should be resisted and is contrary to the NPPF.</li> </ul>
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	<ul style="list-style-type: none"> <li>• The area is important for wildlife, including threatened species. The site forms an important wildlife corridor linking to the Backs and Grantchester Meadows.</li> <li>• Development of this site has been rejected in the past, and the reasons for this remain unchanged.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• The Quarter to Six Quadrant should be preserved and enhanced.</li> <li>• Perhaps a small development away from the River would be acceptable.</li> </ul> <p><b>3. Land West of Trumpington Road (includes land in Cambridge only)</b></p> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Could help meet development needs of Cambridge.</li> <li>• Well landscaped, sensitive and high quality development acceptable if away from river.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• No exceptional case exists to justify more Green Belt development.</li> <li>• 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.</li> <li>• No need for development here, development can be accommodated elsewhere in Cambridge and South Cambridgeshire.</li> <li>• 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.</li> <li>• Would impinge on a Green Corridor and add to urban sprawl. Loss of green separation between Cambridge and Trumpington.</li> <li>• Site assessed previously and rejected, nothing has changed since then to alter that conclusion.</li> <li>• Impact on Grantchester Meadows, important green lung for residents and visitors. Part of the setting to Grantchester, and Grantchester Meadows.</li> <li>• Loss of playing fields should be resisted and is contrary to the NPPF.</li> <li>• The site forms an important part of the river valley wildlife corridor. The area is important for wildlife, including threatened species.</li> <li>• Development would lead to the loss of high quality agricultural land.</li> <li>• Additional road junctions required by development would damage appearance of tree lined approach to City.</li> </ul>
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	<ul style="list-style-type: none"> <li>• The trees along Trumpington Road form part of a Woodland Wildlife Site.</li> <li>• Inadequate road infrastructure and capacity, Trumpington Road could not cope with the additional traffic generated by the development.</li> <li>• Inadequate water supply to support development.</li> <li>• Could increase flood risk downstream.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• The Quarter to Six Quadrant should be preserved and enhanced.</li> </ul> <p><b>4. Land West of Hauxton Road (includes land in both districts)</b></p> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• There are exceptional circumstances.</li> <li>• Would be a sustainable development with outdoor sports pitches, extension to Trumpington Meadows Country park, a community stadium and indoor sports provision.</li> <li>• Logical extension to City without compromising neighbouring necklace villages. M11 forms a natural southern boundary.</li> <li>• Could help meet development needs of Cambridge.</li> <li>• Land already compromised by development.</li> <li>• Well landscaped sensitive development acceptable.</li> <li>• Good access.</li> <li>• Minimal landscape impact.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• No exceptional case exists to justify more Green Belt development. Allow new development to be completed and settled before more is contemplated.</li> <li>• No need for development here, development can be accommodated elsewhere in Cambridge and South Cambridgeshire.</li> <li>• 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.</li> <li>• Development would conflict with the aim of having a "quality edge" on the southern approach to Cambridge. Community Stadium not appropriate in this sensitive gateway location.</li> <li>• Highly visible site on rising ground.</li> <li>• Coalescence with Hauxton / Harston.</li> <li>• Development would adversely impact on the setting of the adjacent new country park, including Byrons Pool and the river.</li> <li>• Loss of landscaped foreground to the new city edge needed to form a positive southern boundary to the city and buffer this area from the motorway. Noise and air quality concerns as close to M11.</li> <li>• Would erode the amenity value of the Trumpington Meadows country park.</li> </ul>
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	<ul style="list-style-type: none"> <li>• Inadequate water supply to support development.</li> <li>• Could increase flood risk downstream.</li> <li>• Inadequate road infrastructure and capacity.</li> <li>• Noise from the stadium.</li> <li>• Impact on local services and amenities including schools (primary school at Trumpington Meadows incapable of extension).</li> <li>• New retail should be in city centre.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Minor development acceptable.</li> <li>• Should include the WWTW at Bayer Cropscience.</li> <li>• The Quarter to Six Quadrant should be preserved and enhanced.</li> </ul> <p><b>5. Land South of Addenbrooke’s Road (includes land in both districts)</b></p> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Logical extension to City without compromising neighbouring necklace villages. M11 forms a natural southern boundary.</li> <li>• Would provide office/research and employment development (science park), 1,250 dwellings, local shops and community facilities, a primary school, public open space, strategic landscaping, highways and other supporting infrastructure in a sustainable location.</li> <li>• Could help meet development needs of Cambridge and would assist the delivery of high levels of employment growth in Cambridge.</li> <li>• Good transport network nearby.</li> <li>• Site is available and can be delivered in plan period.</li> <li>• Land already compromised by development, would not harm Green Belt purposes.</li> <li>• Well landscaped sensitive development acceptable.</li> <li>• Would allow for enhancement of nearby habitats and increased access to the countryside.</li> <li>• Provided views maintained and clear separation between development and Great Shelford.</li> <li>• Potential for major growth which has little impact on character / townscape and landscape setting of city.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• No exceptional case exists to justify more Green Belt development.</li> <li>• No need for development here, development can be accommodated elsewhere in Cambridge and South Cambridgeshire.</li> <li>• Allow new development to be completed and settled before more is contemplated, area is already overdeveloped.</li> <li>• Planning inspectors have ruled Addenbrooke’s Road is a</li> </ul>
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	<p>sensible Green Belt boundary.</p> <ul style="list-style-type: none"> <li>• New development would detract from the historic character of Cambridge. Would compromise planned Green Belt edge on Glebe Road. Harmful impact on views of Cambridge from the Gogs.</li> <li>• Development south of Glebe Road rejected in earlier plans and nothing has changed since then.</li> <li>• Would lead to ribbon development and coalescence with Great Shelford.</li> <li>• Inadequate road infrastructure and capacity, local school places, services and facilities.</li> <li>• Would worsen traffic and slow ambulances going to Addenbrooke's Hospital.</li> <li>• Noise and air quality concerns as close to M11.</li> <li>• Loss of amenity, open spaces and land for walking.</li> <li>• Could increase flood risk downstream.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Not as intrusive as other options.</li> <li>• Minor development on non-elevated land would be acceptable.</li> <li>• 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.</li> <li>• This is the better of the options, as it continues on from existing developments. However, it could cause congestion and the transport infrastructure would need to be improved to cope.</li> </ul> <p><b>6. Land South of Addenbrooke's Road between Babraham Road and Shelford Road (includes land in both districts)</b></p> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Logical extension to City without compromising neighbouring necklace villages.</li> <li>• Could help meet development needs of Cambridge including affordable homes, and would deliver new infrastructure to help serve existing uses.</li> <li>• Well landscaped sensitive development acceptable.</li> <li>• Provided views maintained and clear separation between development and Great Shelford.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• No exceptional case exists to justify more Green Belt development.</li> <li>• No need for development here, development can be accommodated elsewhere in Cambridge and South Cambridgeshire.</li> <li>• 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. Harmful to views from the</li> </ul>
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	<p>Gogs and Wandlebury.</p> <ul style="list-style-type: none"> <li>• Would lead to coalescence with Great Shelford.</li> <li>• No development south of the Addenbrooke's Access Road which is a clear Green belt boundary. Undermine the new planned edge for the city.</li> <li>• Would lead to ribbon development distant from existing communities and would create an isolated new community.</li> <li>• Used for recreation, important to preserve the unspoiled view of White Hill.</li> <li>• Development should not encroach upon Nine Wells and to the land on either side of Granhams Road, which has landscape value.</li> <li>• Inadequate road infrastructure and capacity, and local school places, services and facilities.</li> <li>• Would worsen traffic and slow ambulances going to Addenbrooke's Hospital.</li> <li>• Could constrain long term growth of the Biomedical Campus.</li> <li>• Damage to biodiversity and Nine Wells Local Nature Reserve.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Not as intrusive as other options.</li> <li>• Minor development on non-elevated land would be acceptable.</li> <li>• 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'.</li> </ul> <p><b>7. Land between Babraham Road and Fulbourn Road (includes land in both districts)</b></p> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Logical extension to City without compromising neighbouring necklace villages.</li> <li>• Could help meet housing and employment development needs of Cambridge.</li> <li>• Deliverable in plan period.</li> <li>• 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.</li> <li>• Would allow for expansion of Peterhouse Technology Park.</li> <li>• Can provide significant open space and recreation areas.</li> <li>• Well landscaped sensitive development acceptable, could minimise the starkness of Addenbrooke's and low lying land development would have less impact.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• No exceptional case exists to justify more Green Belt development.</li> </ul>
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	<ul style="list-style-type: none"> <li>• No need for development here, development can be accommodated elsewhere in Cambridge and South Cambridgeshire.</li> <li>• Harmful to Green Belt purpose of protecting the character and setting of a historic city. New development would detract from the historic character of Cambridge.</li> <li>• Majority of land is elevated with important views - development could not easily be screened from other vantage points. High landscape value. Harmful to views from the Gogs and Wandlebury.</li> <li>• 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.</li> <li>• Harmful to setting and character of Fulbourn.</li> <li>• 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.</li> <li>• Important for amenity and recreation. Impact on tranquillity of the countryside. Damage to biodiversity and Nature Reserves.</li> <li>• Impact on traffic.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Minor development on non-elevated land would be acceptable if the done with sensitivity to preserve the best of the landscape. Land either side of Worts Causeway would seem to be most unobtrusive.</li> </ul> <p><b>8. Land East of Gazelle Way (includes land in South Cambridgeshire only)</b></p> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Could help meet development needs of Cambridge.</li> <li>• Little impact on character / townscape and landscape setting of city subject to landscape and woodland buffers.</li> <li>• Strong possibility provided a clear (green) corridor retained for Teversham village.</li> <li>• Would not involve views of the historic city.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• No exceptional case exists to justify more Green Belt development.</li> <li>• No need for development here, development can be accommodated elsewhere in Cambridge and South Cambridgeshire.</li> <li>• Harmful to Green Belt purpose of protecting the character and setting of a historic city. Loss of rolling countryside with good views of Cambridge. Adverse impact on concept of a compact city.</li> <li>• Would reduce the separation of Fulbourn from Cambridge</li> </ul>
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	<p>which is already compromised by the Fulbourn and Ida Darwin Hospital sites, and Tesco, making retention of open land to the north more important.</p> <ul style="list-style-type: none"> <li>• Would turn Teversham into a suburb of Cambridge and destroy the character of the village.</li> <li>• Impacts of road network, local roads already congested. Inadequate public transport to support development.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Hard to comment without knowing potential dwelling numbers.</li> <li>• Minimal impact on the setting of the city and good transport links. Least worse of the options.</li> <li>• Merging with Fulbourn should be avoided, however Teversham could be expanded north and eastwards considerably: there is little landscape value in that area.</li> </ul> <p><b>9. Land at Fen Ditton (includes land in South Cambridgeshire only)</b></p> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Sustainable location to provide much needed homes and/or employment for the Cambridge area.</li> <li>• Could provide a foot/cycle bridge over the river Cam to link to the Science Park and the new rail station.</li> <li>• Development would retain a strategic green edge along A14, thereby preserving openness of immediate area and wider landscaped setting of Cambridge.</li> <li>• Little impact on character / townscape and landscape setting of city subject to landscape and woodland buffers.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• No exceptional case exists to justify more Green Belt development.</li> <li>• No need for development here, development can be accommodated elsewhere in Cambridge and South Cambridgeshire.</li> <li>• Fen Ditton is a historic settlement, most of which has been designated a Conservation Area. Additional development of any size in this area would subsume Fen Ditton into the city.</li> <li>• Harmful to Green Belt purpose of protecting the character and setting of a historic city and of maintaining rural setting of Fen Ditton.</li> <li>• Importance of Green Belt has been examined through Local Development Framework and through various planning applications, which have dismissed development as inappropriate.</li> <li>• The infrastructure could not support any further development.</li> <li>• Would lead to urban sprawl, Cambridge could accommodate more by building taller.</li> </ul>
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	<ul style="list-style-type: none"> <li>• Unsustainable location, limited bus services, negative impact on road network which is one of the most congested in the city, there is no village shop, the sewage system is overburdened and inadequate, and the B1047 already carries a heavy vehicular load.</li> <li>• Commons on the river corridor are essential open space for the city.</li> <li>• Noise from the A14.</li> <li>• 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.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Hard to comment without knowing potential dwelling numbers.</li> <li>• Development might be possible if Fen Ditton village can be adequately protected and significant improvements are made to the transport system.</li> <li>• There must be a 'buffer zone' between development and the edge of the River to preserve rural character of the Green Corridor.</li> </ul> <p><b>10. Land between Huntingdon Road and Histon Road (includes land in South Cambridgeshire only)</b></p> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Sustainable location for housing and employment development including strategic open space. Transport, noise and air quality issues can be mitigated.</li> <li>• Best of the locations as least effect on the landscape, therefore well landscaped sensitive development acceptable. Little impact on character / townscape and landscape setting of city subject to landscape and woodland buffers.</li> <li>• Could help meet development needs of Cambridge.</li> <li>• This land is not easily accessed for recreation and too close to the A14 to be really worth keeping as Green Belt.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• No exceptional case exists to justify more Green Belt development.</li> <li>• No need for development here, development can be accommodated elsewhere in Cambridge and South Cambridgeshire.</li> <li>• Development would have negative impacts on Girton. 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.</li> <li>• Close to A14 so will not be a pleasant place to live.</li> <li>• Flood risk downstream, site could be used for a reservoir to serve the North-West developments.</li> <li>• NIAB and NIAB2 have failed to provide strategic green</li> </ul>
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	<p>infrastructure and allocation of this area for development would only compound the short-sighted decisions of the Councils regarding this area.</p> <ul style="list-style-type: none"> <li>• Loss of green corridor for wildlife.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Hard to comment without knowing potential dwelling numbers.</li> <li>• This should be kept mostly as open space with some low density development.</li> </ul>
<p>Preferred Approach and Reasons</p>	<p>Both Councils took a joined up approach in the issues and options consultations in Summer 2012 and asked whether land should be released from the Green Belt on the edge of Cambridge, and if so, where this should be. Ten broad locations around the edge of Cambridge were consulted on.</p> <p>To help inform the process moving forward, the Councils have since undertaken a joint review of the inner Green Belt boundary. The purpose of the review was to provide an up to date evidence base and to help the Councils reach a view on whether there are specific areas of land that could be considered for release from the Green Belt and allocated for development to meet their identified needs without significant harm to Green Belt purposes. The update found that most of the inner Green Belt continues to be of high importance for Green Belt purposes and specifically important to protect the setting and special character of Cambridge as a compact historic city. The adjacent areas to the previous releases have also gained a greater value. The Inner Green Belt Study Review 2012 therefore found that there were a limited number of small sites which are of lesser importance to Green Belt purposes.</p> <p>A technical assessment of a range of sites on the edge of Cambridge has been undertaken. Each assessment considered a wide range of constraints, policy designations and matters important to sustainability and had regard to the comments submitted on the ten broad locations. The full technical assessments are included in Site Assessments for Edge of Cambridge Sites 2012.</p> <p>Six sites on the edge of Cambridge were considered to have potential for housing or employment development. The remaining sites assessed have been rejected due to either their significance to the Green Belt purposes and / or for other factors including planning constraints. A summary of the comments received on the six site options and the rejected sites is included in Appendix 4 (Issues and Options 2 Part 1 - Site Options on the Edge of Cambridge: Summary of Representations and Response to Key Issues). This appendix includes the Council's response and conclusion on each of the sites.</p>



	<p>The Council has sought to identify sustainable sites, in the best locations to provide housing to meet its objectively assessed need. The sites are identified in the draft Local Plan and on the Policies Map. The preferred approach includes one site on the edge of Cambridge for housing. NIAB3 (site option GB6 consulted on in Issues &amp; Options 2: Part 1) will be included in the draft Local Plan to enable the delivery of 1,000 homes on the combined NIAB2 and NIAB3 sites, which is 100 homes less than had previously been planned for the NIAB2 site alone.</p> <p>Include land adjoining Peterhouse Technology Park (Fulbourn Road East, site option GB5 consulted on in Issues &amp; Options 2: Part 1) as an employment allocation in the draft Local Plan. The site is suitable for employment development and has the potential to respond to issues arising in the Employment Land Review, that there is demand for additional employment land on the edge of Cambridge. Proposals will need to demonstrate how the site can be designed and landscaped to effectively mitigate impact on the wider Cambridge Green Belt and will need to include the creation of landscaped buffers to ensure that the development cannot be seen from higher ground to the south.</p>
Policy included in the draft Local Plan?	Policy S/6: The Development Strategy to 2031

<b>Issues and Options 2012 Issue 13</b>	<b>Rural Settlement Categories</b>
Key evidence	<ul style="list-style-type: none"> <li>• Village Services and Facilities Study: Report 2012</li> <li>• Village Classification Report June 2012</li> </ul>
Existing policies	<p>Core Strategy DPD:</p> <ul style="list-style-type: none"> <li>• ST/4 Rural Centres</li> <li>• ST/5 Minor Rural Centres</li> <li>• ST/6 Group Villages</li> <li>• ST/7 Infill Villages.</li> </ul>
Analysis	<p>The current plan groups villages into 4 categories that reflect their relative sustainability in terms of location and function, size, services and facilities, and accessibility to Cambridge or a market town by sustainable modes of transport, particularly by bus or train. Having appropriate village groupings is important both to help direct new housing allocations to the most sustainable locations and also to help inform the policies for windfall development in villages to make sure that such development is appropriate in scale and reflects the relative sustainability of the village. Villages are currently categorised as Rural Centres, Minor Rural Centre, Group Villages or Infill Villages.</p> <p>The Village Classification Report (June 2012) responds to the</p>

requirement in the National Planning Policy Framework that ‘planning policies and decisions should actively manage patterns of growth to make the fullest use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.’ The paper provides a review of the village hierarchy, reviewing the previously used methodology and the impact of any changes in village circumstances. The existing settlement hierarchy is then re-assessed, and options for revisions to the hierarchy identified.

**Potential for Reasonable Alternatives:**

The review looked at the larger villages (all those over 3000 population as before, plus those over 2000 population to test whether any others should be considered). This has broadly confirmed the split between the less sustainable majority of villages i.e. Group and Infill villages, and the more sustainable larger villages.

However, it did suggest that there was a case to review the split between Rural Centres and Minor Rural Centres in respect of two villages and it identified that a number of additional villages of between 2000 and 3000 population should be considered as possible Minor Rural Centres, performing better than some of the current villages in that category, or that a new category of Better Served Group Villages be added, primarily because they contain a secondary school or are very close to the edge of Cambridge.

Options existed around the way the more sustainable villages are categorised, which is demonstrated by the summary of the assessment of the larger villages contained as Appendix 3 to the Issues and Options report and contained in the Village Categorisation Report. No changes were proposed to the remaining Group and Infill villages on the basis that there were not considered to be reasonable options in view of their relative sustainability. The impact of the new Guided Busway on villages along the route was investigated as part of the assessment process. The three larger villages of Oakington, Longstanton and Over lie relatively close to the Guided Busway. They are not generally in easy walking distance for much, or all, of the village, although they would be within cycling distance. They also do not perform well in terms of the level of services and facilities. It was therefore not considered that the villages warrant a higher status despite being near to the Guided Busway.

The issue of the approach to development at all villages is considered separately at Issues 14 and 15. A number of options for village classification were identified for consultation under this issue, covering the range of reasonable options identified through the analysis in the Report as contained in Question 14.

<p>Which objectives does this issue or policy address?</p>	<p>Objective A: To support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and supporting the rural economy.</p> <p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective C: To provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type, size, tenure and cost.</p> <p>Objective E: To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure.</p> <p>Objective F: To maximise potential for journeys to be undertaken by sustainable modes of transport including walking, cycling, bus and train.</p>
<p>Final Issues and Options Approaches</p>	<p><b>Question 13:</b> Which, if any, of the following changes to the rural settlement hierarchy do you agree with?</p> <p>Rural Centres:</p> <ul style="list-style-type: none"> <li>i. Should Cottenham be added as a Rural Centre (up from a Minor Rural Centre)?</li> <li>ii. Should Fulbourn be deleted from the Rural Centre category and added as a Minor Rural Centre?</li> </ul> <p>Minor Rural Centres:</p> <ul style="list-style-type: none"> <li>iii. Should the following be added as Minor Rural Centres? <ul style="list-style-type: none"> <li>- Milton</li> <li>- Swavesey</li> <li>- Bassingbourn</li> <li>- Girton</li> <li>- Comberton</li> </ul> </li> </ul> <p>Better Served Group Villages:</p> <ul style="list-style-type: none"> <li>iv. Should there be a further sub division of village categories to create a new category of better served group villages? <ul style="list-style-type: none"> <li>- Milton</li> <li>- Swavesey</li> <li>- Bassingbourn</li> <li>- Girton</li> <li>- Comberton</li> </ul> </li> <li>v. If so, should the 3 Minor Rural Centres that score less than the</li> </ul>

	<p>Better Served Group villages be changed to fall within this new category? They are:</p> <ul style="list-style-type: none"> <li>- Papworth Everard</li> <li>- Willingham</li> <li>- Waterbeach</li> </ul> <p>Other Group Villages and Infill Villages:</p> <p>vi. Should these remain in the same categories as in the current plan?</p>
Initial Sustainability Appraisal Summary	<p>The focus of this appraisal has been the principle of including the settlement hierarchy. It is difficult to consider in detail the individual positions. The options have been identified reviewing the access to public transport, education, services and facilities and employment, with a detailed review in a separate evidence paper. Taking on board these issues means that the hierarchy has been designed to reflect a number of the sustainability objectives: access to services and facilities, access to work, and sustainable travel. Location and scale of development is addressed by other options.</p>
Representations Received	<p>Question 13: Which, if any, of the following changes to the rural settlement hierarchy do you agree with?</p> <p><u>Rural Centres:</u></p> <p>i.) Should Cottenham be added as a Rural Centre (up from a Minor Rural Centre)? <b>(S:21 (1 PC), O:6 , C: 11)</b></p> <p>ii.) Should Fulbourn be deleted from the Rural Centre category and added as a Minor Rural Centre? <b>(S:52 (1 PC), O: 11(1:PC), C: 12)</b></p> <p><u>Minor Rural Centres:</u></p> <p>iii.)Should the following be added as Minor Rural Centres? <b>(S:22 (4 PC), O: 80 (5:PC), C: 11)</b></p> <p><u>Better Served Group Villages:</u></p> <p>iv.) Should there be a further sub division of village categories to create a new category of better served group villages? <b>(S: 11 (2:PC), O: 54 (4:PC), C:11)</b></p> <p>v.) If so, should the 3 Minor Rural Centres that score less than the Better Served Group villages be changed to fall within this new category? <b>(S: 6 (3:PC), O: 15 (3:PC), C:9 (1:PC))</b></p> <p><u>Other Group Villages and Infill Villages:</u></p> <p>vi.) Should these remain in the same categories as in the current plan? <b>(S:14 (6:PC), O: 23 (1:PC), C:25 (1:PC))</b></p>
Key Issues from Representations	<p><u>Rural Centres:</u></p> <p>i.) Should Cottenham be added as a Rural Centre (up from a Minor Rural Centre)?</p> <ul style="list-style-type: none"> <li>• “Sound” approach - accords with Village Classification report.</li> <li>• Cottenham Parish Council – District Council should consult</li> </ul>

	<p>with village on any changes proposed</p> <ul style="list-style-type: none"> <li>• Cottenham Design Group – Not convinced that evidence to merit change.</li> <li>• Histon and Impington Parish Council challenges Rural Centre status</li> </ul> <p>ii.) Should Fulbourn be deleted from the Rural Centre category and added as a Minor Rural Centre?</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Reclassification would limit growth - affect viability of businesses and shops.</li> </ul> <p><u>Minor Rural Centres:</u></p> <p>iii.) Should the following be added as Minor Rural Centres? Milton; Swavesey; Bassingbourn; Girton and Comberton</p> <ul style="list-style-type: none"> <li>• <u>Bassingbourn</u> - demise of army barracks provides opportunity to create MRC. Supported by Cambridgeshire County Council. Objection from Bassingbourn PC and Action Group; Litlington PC. Bassingbourn and Kneesworth should be considered as one</li> <li>• <u>Milton</u> – support. Should be upgraded to reflect scores in Village Classification report. Links to employment and Cambridge.</li> <li>• <u>Swavesey</u> – support upgrade to MRC status (or at least Better Served Group Village) to reflect scores in Village Classification report. Swavesey PC objects. Middle Level Commissioners concerned over development in village and impact on drains and flooding. development will need to mitigate</li> <li>• <u>Comberton</u> – Objections from Caldecote and Comberton PC</li> <li>• <u>Girton</u> – Facilities do not merit change</li> </ul> <p><u>Better Served Group Villages:</u></p> <p>iv) Should there be a further sub division of village categories to create a new category of better served group villages? Milton; Swavesey; Bassingbourn; Girton and Comberton</p> <ul style="list-style-type: none"> <li>• Current categories work well – don't change.</li> <li>• <u>Swavesey</u> – support upgrade to MRC status (or at least Better Served Group Village) to reflect scores in Village Classification report. Objection as development would lead to loss of linear character and Village classification report does not support change. Middle Level Commissioners – concerns over development in Swavesey and impacts on drains and flooding – development will need to mitigate.</li> <li>• <u>Bassingbourn</u> – Support from Cambridgeshire County Council and Litlington PC. Objections from Bassingbourn-cum-Kneesworth Parish Council and Action Group. Village</li> </ul>
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	<p>classification report does not support change</p> <ul style="list-style-type: none"> <li>• <u>Comberton</u> – should be upgraded – recognises better performing than other Group Villages but objection from Caldecote and Comberton Parish Councils. Subdivision of category just makes hierarchy more complex. Village classification report does not support change</li> <li>• <u>Girton</u> – support for new category. Objection that Village classification report does not support change</li> <li>• <u>Milton</u> - Objection that Village classification report does not support this change</li> </ul> <p>v.) If so, should the 3 Minor Rural Centres that score less than the Better Served Group villages be changed to fall within this new category? Papworth Everard; Willingham and Waterbeach</p> <ul style="list-style-type: none"> <li>• <u>Papworth</u> - Papworth Everard Parish Council – Papworth does not merit being a MRC. Objection that downgrading status would affect delivery of services. Potential for service improvement should be considered.</li> <li>• <u>Willingham</u> – Objections to change- MRC reflects services and facilities. Rampton PC will be affected by Northstowe so changing category irrelevant.</li> <li>• <u>Waterbeach</u> - Waterbeach Parish Council support downgrading of Waterbeach in recognition of less infrastructure than other MRC. Objections to downgrade since village has MRC level of services</li> </ul> <p><u>Other Group Villages and Infill Villages:</u></p> <p>vi.) Should these remain in the same categories as in the current plan?</p> <ul style="list-style-type: none"> <li>• Number of villages supporting the category they are currently in - Caxton, Foxton, Over, Weston Colville, Caldecote, Guilden Morden, Pampisford.</li> <li>• Number of suggestions that villages should be upgraded to allow for more development as they have not been scored correctly in Village Classification Report – 17 villages.</li> </ul> <p><u>Suggestions for other changes in category:</u></p> <ul style="list-style-type: none"> <li>• Other suggestions that Cambourne should be Minor Rural Centre</li> <li>• Other suggestions that Linton and Melbourn should be Rural Centres</li> </ul> <p>Comments:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Villages should be categorised, but current levels of facilities not necessarily a guide to capacity of a village for further development.</li> </ul>
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<p>Preferred Approach and Reasons</p>	<p>The preferred approach was to:</p> <ul style="list-style-type: none"> <li>• Add Cottenham as Rural Centre.</li> <li>• Add Fulbourn, Milton, Swavesey, Bassingbourn, Girton, and Comberton to the list of Minor Rural Centres.</li> <li>• Do not include a separate category of 'Better served Group Villages'.</li> </ul> <p>A variety of views have been received to the various suggested changes to specific villages.</p> <p>Cottenham compares favourably with existing rural centres, whilst Fulbourn does not, and compares better with existing Minor Rural Centres. They should therefore be swapped.</p> <p>Five settlements stood out above existing Group villages, particularly due to the presence of employment, public transport, secondary education and proximity to Cambridge. Rather than creating an additional stage, these have been included as Minor Rural Centres. This reduces complexity of the hierarchy, and these factors justify their higher position in the hierarchy.</p> <p>Responding to specific issues raised in representations:</p> <ul style="list-style-type: none"> <li>• Capacity for further development is addressed by other policies in the Local Plan;</li> <li>• Cambourne compares favourably with other Rural Centres, and future service improvements will add to these (although it does not compare to a market town);</li> <li>• Fulbourn – Does not benefit from direct high quality public transport to Bottisham Village College, Tesco is 3km from the village centre. The Ida Darwin hospital site is being redeveloped for residential uses;</li> <li>• Balsham – Whilst it is on a bus route to Linton Village College is not a high quality service, it is therefore scored correctly. It does not compare favourably with higher order settlements, and is correctly classified;</li> <li>• Barrington – The settlement correctly classified as a group village. It is not a sustainable location for a significant scale of development;</li> <li>• Bassingbourn / Kneesworth – Representation seeks for the two villages to be considered as one in the hierarchy. Due to the distance and separation between the two this would not be appropriate, and Kneesworth should remain an Infill village;</li> <li>• Chittering - Comprises a small hamlet, and does not merit a village framework and classification as an Infill village;</li> <li>• Comberton – although the village college is in the parish of Toft, it is highly accessible to Comberton;</li> <li>• Duxford – This small village has an hourly bus service, and very limited services and facilities. It scores well on the employment category due to the industrial area to the south of the</li> </ul>
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	<p>village. This does not merit a higher status;</p> <ul style="list-style-type: none"> <li>• Fen Drayton – Small village with an hourly bus service, no food shop and limited other services and facilities. It is correctly classified as a Group Village;</li> <li>• Fowlmere - a small village with few services and facilities and limited public transport. It is correctly classified as a group village;</li> <li>• Great and Little Abington, even when combined have a population only around 1300. The villages are separated by around 500m. There is a small village store and few other services and facilities. It both villages are correctly classified as Group villages;</li> <li>• Great and Little Eversden – The villages do not have a primary school. They are correctly classified as infill villages;</li> <li>• Hardwick benefits the bus service of the A428 corridor, but its range of other services and facilities is limited. It is not in the catchment area of Cambourne Village College;</li> <li>• Harston – The representor notes high quality transport services in nearby settlements. This is not sufficient justification to upgrade a village, which has been correctly categorised as a Group Village;</li> <li>• Linton – Public transport to market town is similar to the service to Cambridge, and is correctly scored. It offers similar services to other minor rural centres, and is correctly placed in the hierarchy;</li> <li>• Melbourn do not compare to the Rural Centres, which identifies the small number of highest order villages in the district;</li> <li>• Meldreth – Apart from the train station, providing a 30min service at peak times, it is a small village containing few services and facilities. It does not warrant a higher status;</li> <li>• Oakington, Longstanton and Over lie relatively close to the Guided Busway. They are not generally in easy walking distance for much, or all, of the village, although they would be within cycling distance. They also do not perform well in terms of the level of services and facilities. It is therefore not considered that the villages warrant a higher status despite being near to the Guided Busway;</li> <li>• Over – Over has limited services and facilities, and is correctly identified as a Group Village. It does not compare favourably with higher order settlements. The guided busway stop at Swavesey is over 1km from the village;</li> <li>• Whittlesford / Whittlesford Bridge – Whittlesford Bridge is over 1km from the centre of Whittlesford, along a rural road. Apart from the railway station it has few services, and does not warrant a higher status.</li> </ul>
Policy included in the draft Local Plan?	Policy S/8: Rural Centres, Policy S/9: Minor Rural Centres, Policy S/10: Group Villages, Policy S/11: Infill Villages



<b>Issues and Options 2012 Issue 14</b>	<b>Scale of Housing Development at Villages</b>
Key evidence	<ul style="list-style-type: none"> <li>• Village Services and Facilities Study: Report 2012</li> <li>• Village Classification Report June 2012</li> <li>• South Cambridgeshire Annual Monitoring Report 2010/11</li> </ul>
Existing policies	<p>Core Strategy DPD:</p> <ul style="list-style-type: none"> <li>• ST/4 Rural Centres</li> <li>• ST/5 Minor Rural Centres</li> <li>• ST/6 Group Villages</li> <li>• ST/7 Infill Villages.</li> </ul>
Analysis	<p>The current plan sets the amount of development that can take place at the different categories of village through windfall development (sites not allocated in the plan) based on their relative sustainability. For Rural Centres, there is no limit of the size of a development, reflecting that they are the best served and most accessible villages. In Minor Rural Centres, development is limited to an indicative maximum scheme size of 30 dwellings, with developments towards the upper end that place a burden on local services and facilities expected to make financial contributions towards improving them. Development in Group villages is limited to 8 dwellings, with exceptionally up to 15 dwellings being acceptable where it makes the best use of a single brownfield site. Development in Infill villages is limited to 2 dwellings, with exceptionally up to 8 being acceptable where it makes the best use of a single brownfield site.</p> <p>A question for the new plan was whether the current limits on the scale of development that can come forward on windfall sites remain appropriate or whether there should be a different approach. In view of the continuing need to provide new homes to meet the needs of the area, and the principle of supporting rural communities to remain strong and vital, it is not considered to be a reasonable option to reduce windfall development levels below those in the current plan.</p> <p>Some local communities have indicated that they feel that the current policies restrict the potential for their communities to take any new development of even a limited nature. The Council therefore explored the approach to the scale of development at villages through the Issues &amp; Options consultation.</p> <p>The question was therefore whether there should be greater flexibility provided to allow larger developments and if so whether this should be:</p> <ul style="list-style-type: none"> <li>• a similar approach to that currently in place, but with higher numbers, or</li> <li>• by removing any numbers and applying criteria that look at each development proposal on its merits and having regard to the character of the village concerned.</li> </ul>

	<p><b>Potential for Reasonable Alternatives:</b></p> <p>Options that could respond to the issues identified were:</p> <ul style="list-style-type: none"> <li>i. Retain the existing approach to the scale of any individual windfall scheme in villages (with the potential addition of Better Served Group Villages with, say, a limit of 20 dwellings on any individual scheme);</li> <li>ii. Retain numerical limits but increase the scale of any individual scheme allowed. For example (different levels could be chosen): <ul style="list-style-type: none"> <li>- Minor Rural Centres could increase from 30 to 50 dwellings</li> <li>- Better Served Group Villages could be set at 30 dwellings</li> <li>- Group Villages could increase from 8 to 20 dwellings</li> <li>- Infill villages could increase from 2 to 10 dwellings</li> </ul> </li> <li>iii. Remove numerical limits for Minor Rural Centres (and if they are added, also remove limits for Better Served Group Villages), so that along with Rural Centres, the most sustainable categories of settlement would have no limit on individual scheme sizes, having regard to village character.</li> <li>iv. Remove numerical limits on individual schemes for all categories of village and dealing with all proposals on their merits having regard to village character.</li> </ul>
<p>Which objectives does this issue or policy address?</p>	<p>Objective A: To support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and supporting the rural economy.</p> <p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective C: To provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type, size, tenure and cost.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p> <p>Objective E: To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space,</p>

	<p>and green infrastructure.</p> <p>Objective F: To maximise potential for journeys to be undertaken by sustainable modes of transport including walking, cycling, bus and train.</p>
Final Issues and Options Approaches	<p><b>Question 14:</b> 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> <ol style="list-style-type: none"> <li>i. Retain existing numerical limits for individual schemes</li> <li>ii. Increase the size allowed for individual schemes.</li> <li>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</li> <li>iv. Remove scheme size limits for all categories of village</li> </ol>
Initial Sustainability Appraisal Summary	<p>Option i. Existing Approach - Would continue to restrict the scale of development in smaller villages, which indicates a positive impact for access to services, facilities and employment by focusing development into more accessible areas. By restricting the scale of development proposals in many villages, it could be restricting the use of previously developed land opportunities.</p> <p>Option ii. Increased Numbers – proposes to increase thresholds, allowing larger developments at minor rural centres, but also would result in potentially larger scale developments in smaller villages. This could have negative impacts on access to services, employment, and use of sustainable travel objectives, as services and facilities in these smaller villages are limited.</p> <p>Option iii. More Flexibility at larger villages - proposes a greater flexibility for minor rural centres and potentially better served group villages, retaining the higher limits from option ii in Group and Infill villages. Public transport services are limited in some of these villages, but they do have a range of basic services.</p> <p>Option iv. Remove Numerical limits for all categories - could enable significant scale of development in smaller villages, although this is mitigated by the requirement to have regard to village character. Providing greater flexibility in smaller villages does have greater potential to meet rural housing needs, and to make the most of opportunities to utilise previously developed land. Option would create significant potential for larger scales of development in more rural areas where there are limited public transport services, services and facilities. It therefore has potential for significant negative impact on objectives relating to access to services and facilities, access to employment, and sustainable travel.</p>
Representations Received	<p>Retain existing numerical limits for individual schemes (<b>S:106 (18 PC), O: 22, C: 7</b>)</p> <p>Increase the size allowed for individual schemes (<b>S:27 (5 PC), O: 29, C: 1</b>)</p>

	<p>Remove scheme size limits for Minor Rural Centres, and if included for Better Served Group Villages, so they are the same as Rural Centres (S:16, O: 13, C: 4)</p> <p>Remove scheme size limits for all categories of village (S:39, O: 12, C: 1)</p> <p>Please provide any comments (S: 1, O: 3, C: 38)</p>
Key Issues from Representations	<p>Main views</p> <p>i) Retain existing numerical limits for individual schemes</p> <ul style="list-style-type: none"> <li>• Works well so no reason to change.</li> <li>• Raising limits for villages other than Rural Centres risks unsustainable development.</li> <li>• Ideally reduce limits.</li> <li>• If local communities want more development can use Neighbourhood Plan – for local communities to decide. Could revise village frameworks.</li> <li>• Takes no account of availability of suitable sites within villages – inflexible.</li> <li>• Too restrictive for infill villages.</li> </ul> <p>ii) Increase size allowed for individual schemes</p> <ul style="list-style-type: none"> <li>• Some limited scope for relaxation – but must respect character of village.</li> <li>• Increased limits allows for more affordable housing.</li> <li>• Suggested increases too much – lead to uncontrollable development.</li> </ul> <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> <ul style="list-style-type: none"> <li>• Greater flexibility in larger villages – need to plan positively for growth.</li> <li>• Each scheme should be dealt with on merits having regard to village character and needs.</li> <li>• Would destroy character and amenities of these villages. Infrastructure cannot cope. Need to keep villages as villages.</li> </ul> <p>iv) Remove scheme size limits for all categories of village</p> <ul style="list-style-type: none"> <li>• Limits take no account of availability of suitable development sites within villages, inflexible, unsound.</li> <li>• Artificial limits too restrictive.</li> <li>• No limits would give free rein to development.</li> <li>• Development should be of scale appropriate to scale of existing village.</li> <li>• Should leave to Parish Councils to decide – local issue.</li> </ul>
Preferred Approach and Reasons	<p>Retail in scale limits in the Core Strategy DPD 2007 (option i)</p> <p>The thresholds form an important element of the sustainable development strategy of the plan. There is a need to apply restrictions to development in smaller villages in order to restrict the scale of development taking place in the most unsustainable locations. However, thresholds still allow recycling of land and modest schemes to support local needs. In view of the continuing</p>

	<p>need to provide new homes to meet the needs of the area and the principle of supporting rural communities to remain strong and vital it is not considered a reasonable option to reduce development levels below those in the current plan.</p> <p>There was by far the greatest support for retaining the existing numerical limits although there was some support for increased thresholds or indeed removing threshold entirely.</p> <p>The existing thresholds provide a reasonable balance between allowing development, and avoiding unsustainable levels of growth in areas with limited access to services, facilities and employment by sustainable modes of travel.</p>
Policy included in the draft Local Plan?	Policy S/8: Rural Centres, Policy S/9: Minor Rural Centres, Policy S/10: Group Villages, Policy S/11: Infill Villages

<p><b>Issues and Options 2012 Issue 15</b></p> <p><b>Issues and Options 2013 (Part 2) Issues 6 &amp; 7</b></p>	<p><b>Approach to Village Frameworks</b></p>
Key evidence	<ul style="list-style-type: none"> <li>• Village Services and Facilities Study: Report 2012</li> <li>• South Cambridgeshire Annual Monitoring Report 2010/11</li> </ul>
Existing policies	<p>Development Control Policies DPD:</p> <ul style="list-style-type: none"> <li>• DP/7 Development Frameworks</li> <li>• HG/5 Exceptions Sites for Affordable Housing.</li> </ul>
Analysis and initial Issues and Options Approaches	<p>Plans for South Cambridgeshire have included village frameworks for many years. They have the advantage of restricting the gradual expansion of villages into the open countryside in an uncontrolled and unplanned way. They also provide certainty to both local communities and the development industry of the Council's approach to development at villages.</p> <p>Many of the villages in South Cambridgeshire offer attractive local living environments based around close knit communities but often have limited services and facilities and poor access to public transport. In terms of policies designed to reduce travel and achieve good levels of access to a range of employment and service opportunities many villages do not score well as locations for development. However, some local communities indicated that they considered that the current policies restrict the potential for their communities to take any new development of even a limited nature. The Council therefore explored the approach to village frameworks through Issues &amp; Options consultation.</p>

**Potential for Reasonable Alternatives:**

Alternatives were considered to the current village framework approach. Village Frameworks have been in place for a long time and the policy for windfall development on land not allocated in plans means that many possible opportunities have already been developed. The windfall policy is intended to allow small scale development to occur in even the smallest villages. Whilst the evidence is that windfalls continue to come forward because circumstances change over time, the new Plan could take a different approach if it was decided that it should be more flexible and allow some additional development at villages beyond the current village framework boundaries.

There are different ways this could be done. This is potentially a radical change in approach from previous plans. In view of the new Localism agenda, the Council sought the views of Parish Councils and local residents on whether a greater degree of flexibility is appropriate, or whether the current approach remains the best approach.

The new Local Plan could:

- i. Retain village frameworks and the current approach to resisting development outside frameworks as defined on the Proposals Map.
- ii. Retain village frameworks but include a policy that would allow limited additional development outside and adjoining the frameworks where certain criteria were met.
- iii. Delete the current village frameworks entirely and instead use a policy that makes clear in words the Council's approach to development on the edge of the built up area of a village.

Options (ii) and (iii) could be perceived as a loosening of the Council's approach to development in the countryside on the edge of villages and there is a risk that it could weaken the ability of the Council to resist inappropriate development on the edge of villages. Indeed there seems little point in changing the approach, unless there is a desire to provide more flexibility for more development to come forward on the edge of villages and potentially delivering development that is less sustainable than the current strategy.

The question was how much development was being sought, what form it would take, and how overall levels of development could be controlled to avoid sites coming forward all around villages that might be difficult to resist. There is also a significant risk that exception sites for affordable housing may stop coming forward as landowners

	<p>see a possibility of gaining greater value out of their land.</p> <p>See also the exception sites at Issue 47 which is an alternative approach better targeted to meeting local housing needs as it includes options to allow a limited amount of additional market housing at different levels as part of exception affordable housing sites, and Issue 7 on Localism.</p> <p>The village frameworks are retained in the new Plan, carried forward from the adopted plan, unless any anomalies are identified to the Council that need to be corrected.</p>
<p>Which objectives does this issue or policy address?</p>	<p>Objective A: To support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and supporting the rural economy.</p> <p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective C: To provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type, size, tenure and cost.</p> <p>Objective E: To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure.</p> <p>Objective F: To maximise potential for journeys to be undertaken by sustainable modes of transport including walking, cycling, bus and train.</p>
<p>Initial Sustainability Appraisal Summary</p>	<p>Option i. Retain village frameworks - Development frameworks restrict growth on the outer edges of settlements, they therefore perform a role in minimising loss of agricultural land. They protect the character of settlements by preventing gradual expansion of villages, and loss of historic character. They also play a role in restricting the scale of development taking place at villages, particularly smaller ones, which has a positive impact on the sustainable transport objective by focusing development into more accessible locations.</p> <p>Option ii. Retain village frameworks but include policies that allow small scale development adjacent to village frameworks where certain criteria are met - Retaining frameworks but allowing small scale development if certain criteria are met could have a cumulative impact on scale of development in less sustainable villages. Impact of individual developments would to a great extent depend on the</p>

	<p>criteria, but if not applied appropriately there could be negative impact on landscape and townscape objectives.</p> <p>Option iii. Delete the current village frameworks entirely and provide greater flexibility for some development on the edge of villages controlled through a written policy - If frameworks were removed, the impact would depend on other policy controls to address potential negative impact of unconstrained growth on the edges of villages. Without controls it could impact on landscape and settlement character. It could potentially enable more development, but equally could negatively impact on the delivery of affordable housing exception sites. It could also have cumulative impacts on the scale of development taking place in the less sustainable villages, where there is limited access to services and facilities is a consideration, which could have a negative impact on the sustainable transport objective. Additional development could potentially make some contribution towards helping to support retention and investment in services and facilities in smaller villages, but it is uncertain whether the low quantity of development envisaged would make any significant difference given national trends.</p>
Final Issues and Options Approaches	<p><b>Question 15:</b>  <b>A:</b> Do you think the new Local Plan should:</p> <ol style="list-style-type: none"> <li>i. retain village frameworks and the current approach to restricting development outside framework boundaries as defined on the Proposals Map</li> <li>ii. retain village frameworks as defined on the Proposals Map but include policies that allow small scale development adjacent to village frameworks where certain criteria are met, addressing issues including landscape, townscape, and access.</li> <li>iii. delete the current village frameworks entirely and provide greater flexibility for some development on the edge of villages controlled through a written policy.</li> </ol> <p><b>B.</b> Are you aware of any existing village framework boundaries that are not drawn appropriately because they do not follow property boundaries?</p>
Representations Received	<p>Question 15Ai: Support: 109 Object:9 Comment: 6  Question 15Aii: Support: 69 Object: 23 Comment: 5  Question 15Aii: Support: 19 Object: 30 Comment: 2  Please provide any other comments: Support: 1 Object: 2  Comment: 18  Question 15B: Support: 8 Object: 13 Comment: 52</p>
Key Issues from Representations	<p><b>Question 15Ai:</b>  <b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Essential to allow exceptions sites for affordable housing.</li> </ul>



	<ul style="list-style-type: none"> <li>• Major part of planning control at village level - provides clarity and certainty.</li> <li>• Resists sprawl, maintains separation between villages, preserves character and identity.</li> <li>• Current boundaries work well, are well established after careful thought.</li> <li>• Protects countryside, agricultural land and Green Belt.</li> <li>• Without – danger of ‘first come, first served’ development – not sustainable approach to planning.</li> <li>• 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.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Tightly drawn, paralysing modest development.</li> <li>• Additional, organic, growth needed to maintain vitality and viability of settlements.</li> <li>• Arbitrary boundaries need to include all properties to be equitable.</li> <li>• Need more flexible approach (consider on individual merits) not blanket constraints.</li> <li>• Planned development rather than piecemeal infill.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Each village has its own situation which must be respected or do not block growth needlessly.</li> <li>• Review regularly as part of Neighbourhood Plan to reflect local needs.</li> <li>• Care needed not to restrict Imperial War Museum flying activities.</li> </ul> <p><b>Question 15Aii:</b></p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Alleviate pressure on open space within villages.</li> <li>• More flexibility to respond to individual’s needs for additional dwelling.</li> <li>• Without – danger of ‘first come, first served’ development – not sustainable approach to planning.</li> <li>• Balanced approach – allows small local growth, avoids stagnation, but preserves villages.</li> <li>• Villages should help determine criteria - should ‘fit’ development into existing village character not alter it.</li> <li>• Cambridgeshire County Council suggest relaxation of restrictions for certain categories of development permitted outside – e.g. schools.</li> <li>• Part of planning control at village level - provides clarity and</li> </ul>
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	<p>certainty.</p> <ul style="list-style-type: none"> <li>• Changes to exceptions sites – closer link to market housing outside framework.</li> <li>• Resists sprawl, maintains separation between villages, preserves character and identity.</li> <li>• Comberton, Croydon, Grantchester, Graveley, Great Abington, Haslingfield, Litlington, Little Abington, Steeple Morden, Whaddon Parish Councils support this approach.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Leads to more development, loss amenity – prevent over expanding.</li> <li>• Neighbourhood Plans should determine suitable developments.</li> <li>• No point having a village framework at all if this approach is adopted.</li> <li>• Criteria not defined adequately.</li> <li>• Fen Ditton Parish Council – objects to this approach.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Consider suitable infill sites first, only then explore small scale developments adjacent.</li> <li>• Needs to be pro-active planning tool not for opportunistic development.</li> <li>• Unlikely a District-wide formula makes sense in era of Localism.</li> </ul> <p><b>Question 15Aiii:</b></p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• More flexibility to provide required number of new homes, in most appropriate planned locations, and consider on merit.</li> <li>• Approach adopted by other authorities.</li> <li>• Existing boundaries artificial barrier, out of date, create unacceptable pressure within arbitrary line.</li> <li>• Larger population for retention and improvement of services.</li> <li>• Likely to deliver more affordable housing on mixed sites.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Residents should determine what happens – Plan unlikely to reflect local issues and concerns.</li> <li>• Would result in ‘free for all’, removes local control, risks sprawl and eroding character of villages.</li> <li>• Cambridgeshire County Council suggest relaxation of restrictions for certain categories of development permitted outside – e.g. schools.</li> <li>• Need more flexibility but retain framework to provide clarity and certainty.</li> <li>• Policy would be too complicated and risk unfair application.</li> <li>• Create speculative development and more work for parish and</li> </ul>
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	<p>local council planning officers.</p> <ul style="list-style-type: none"> <li>• Croydon, Fen Ditton, Gamlingay, Great Shelford Parish Councils object to this approach.</li> </ul> <p><b>Please provide any comments:</b></p> <ul style="list-style-type: none"> <li>• Caldecote Parish Council - 60% Caldecote residents support retention - 30% favoured (i). Infrastructure unable to cope with further development and alter rural character.</li> <li>• Should be driven by discussion with parish councils.</li> <li>• Where support from parish council for development outside framework, could allow an exception.</li> <li>• Cottenham Parish Council - retain frameworks as defined except where villages want expansion, provided prevent encroachment into Green Belt, coalescence. Policy govern nature of extension &amp; S106/CIL etc.</li> <li>• Allow 'organic sympathetic development'.</li> <li>• English Heritage – if greater flexibility introduced character of each village needs considering when deciding scale and location of expansion.</li> <li>• 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.</li> <li>• None of options appropriate – needs to be discussion on village by village basis.</li> <li>• Reuse old buildings but no new development.</li> </ul> <p><b>Question 15B:</b>  <b>Include additional land / whole garden within village framework:</b></p> <ul style="list-style-type: none"> <li>• Arrington – Church End - include unused scrub land with no potential agricultural use.</li> <li>• Barrington – West Green – include whole garden.</li> <li>• Bourn – Riddy Lane - include surrounding paddock land.</li> <li>• Caldecote – inconsistencies along eastern edge and property excluded from western edge</li> <li>• Caxton – Land off Ermine Street – extend village to include land for housing.</li> <li>• Cottenham – land between 14 &amp; 37 Ivatt Street – include land.</li> <li>• Croydon – two areas of land north and south of High Street – include land in framework.</li> <li>• Dry Drayton – Longwood, Scotland Road – include property in large grounds.</li> <li>• Eltisley – Caxton End – include whole garden to allow single property for relative.</li> <li>• Fulbourn – East of Cox's Drove – reflect development line and allow future redevelopment of wood yard (undesirable in residential area).</li> <li>• Fulbourn – Apthorpe Street – include garden land.</li> </ul>
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- 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 housing.
- 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.

**Amendment suggested by Parish Council:**

- Comberton – Land north of West Street – logical extension to include white land. Suggested by individual and Comberton

	<p>Parish Council.</p> <ul style="list-style-type: none"> <li>• Ickleton – suggest frameworks need reviewing in partnership with Parish Councils.</li> <li>• Little Gransden – Church Street – extend to framework to include obvious infill sites. Suggested by Little Gransden Parish Council.</li> <li>• Little Gransden – Land at 6 Primrose Hill – include whole garden. Also suggested by Little Gransden Parish Council.</li> <li>• Little Gransden – Main Road / B1046 - extend to framework to include obvious infill sites. Suggested by Little Gransden Parish Council.</li> <li>• Little Gransden – West of Primrose Walk - extend to framework to include obvious infill sites. Suggested by Little Gransden Parish Council.</li> <li>• Little Gransden – Land opposite Primrose Way - extend to framework to include obvious infill sites.</li> <li>• Toft – Comberton Road, near Golf Club – include offices and barns. Suggested by Toft Parish Council.</li> <li>• Toft – High Street – include land with planning permission for dwelling. Suggested by Toft Parish Council.</li> <li>• Toft – Old Farm Business Centre – include land with planning permission for new employment building. Suggested by Toft Parish Council.</li> <li>• Whaddon – four areas of land north and south of Meldreth Road, extending the road frontage. Suggested by Whaddon Parish Council.</li> </ul> <p>Cottenham, Fen Ditton, Papworth Everard, Steeple Morden and Weston Colville Parish Councils – identify no changes.</p> <p><b>Parish boundary / framework issues:</b></p> <ul style="list-style-type: none"> <li>• Comberton – Village College – should be included in Comberton framework (in Toft Parish). Suggested by Comberton Parish Council.</li> <li>• Pampisford / Sawston – London Road – include within Sawston framework (in Pampisford Parish).</li> </ul> <p><b>Create new village frameworks:</b></p> <ul style="list-style-type: none"> <li>• Croxton – Abbotsley Road / A428 - create new village framework.</li> <li>• Westwick – create new village framework as part of Oakington (Oakington and Westwick) to reflect the name of the Parish Council.</li> <li>• Waterbeach Parish Council suggests Chittering should be an Infill Village.</li> </ul>
Analysis and initial Issues and Options 2 Approaches	The 2012 Issues and Options consultation gave the opportunity to suggest where existing village framework boundaries are not drawn appropriately. The Council received 73 representations proposing amendments to village framework boundaries.

	<p>The Council assessed these against the current policy criteria – included in Appendix 9 of the Initial Sustainability Report 2013.</p> <p>Eight suggested amendments meet the Council's approach to identifying village frameworks and are included as Options VF1-8 (Question 6 in Issues &amp; Options 2, Part 2).</p> <p>A number of suggested amendments to village frameworks were put forward by Parish Councils. Those considered consistent with the Council's approach are included as Options VF1-8. However, some are not consistent with the Council's approach but are included as Parish Council Options PC3-13 (Question 7 in Issues &amp; Options 2, Part 2) so the consultation can demonstrate whether there is local support for them to be included under the community-led part of the Local Plan.</p>
<p>Representations Received to Issues and Options 2</p>	<p><b>Question 6:</b>  VF1: Support: 3 Object: 0 Comment: 0  VF2: Support: 1 Object: 3 Comment: 2  VF3: Support: 44 Object: 16 Comment: 5  VF4: Support: 0 Object: 1 Comment: 0  VF5: Support: 1 Object: 0 Comment: 1  VF6: Support: 21 Object: 54 Comment: 6  VF7: Support: 2 Object: 0 Comment: 0  VF8: Support: 2 Object: 0 Comment: 0</p> <p><b>Please provide any other comments:</b>  Support: 8 Object: 7 Comment: 66</p> <p><b>Question 7:</b>  PC3: Support: 36 Object: 29 Comment: 4  PC4: Support: 3 Object: 3 Comment: 6  PC5: Support: 2 Object: 9 Comment: 7  PC6: Support: 1 Object: 6 Comment: 5  PC7: Support: 3 Object: 4 Comment: 4  PC8: Support: 4 Object: 3 Comment: 5  PC9: Support: 2 Object: 1 Comment: 0  PC10: Support: 0 Object: 1 Comment: 4  PC11: Support: 0 Object: 1 Comment: 3  PC12: Support: 0 Object: 1 Comment: 3  PC13: Support: 0 Object: 1 Comment: 3</p> <p><b>Please provide any other comments:</b>  Support: 5 Object: 6 Comment: 10</p>
<p>Initial Sustainability Appraisal Summary</p>	<p>Village Framework proposals were subject to analysis, to consider whether they were appropriate in terms of the purposes of frameworks. This is documented in the Initial Sustainability Appraisal 2013, which accompanied the Issues and Options 2013 consultation.</p>

<p>Key Issues from Representations</p>	<p><b>Question 6:</b></p> <p><b>VF1</b>  <b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Caldecote Parish Council - Simple tidying up of village border.</li> <li>• Makes it clearer.</li> <li>• Current boundary very ragged / unusual in way follows individual buildings – require straightening</li> </ul> <p><b>VF2</b>  <b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Discontent with the framework for Chittering.</li> <li>• Waterbeach Parish Council – recommend framework removed and return to previous status.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Propose small extension to allow a house to be built for ill relative in social housing in Waterbeach.</li> <li>• Boundary does not allow room for infill – suggest a bit more land is included to allow the odd plot to be developed.</li> <li>• 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.</li> <li>• Applaud proposal, but extend along School Lane to give uniformity on north and south sides.</li> </ul> <p><b>VF3</b>  <b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Makes sense to allow school to develop within village framework / ensures college part of village.</li> <li>• Already in village - unlikely to have detrimental impact on character of village or rural landscape.</li> <li>• Makes sense to have CVC within our parish boundary. CVC already part of village.</li> <li>• Appropriate correction of anomalies.</li> <li>• Simply ‘tidying up’ but should not be license for CVC or any further development in Green Belt.</li> <li>• Ensures consistency of approach for college buildings.</li> <li>• Small, sensible developments.</li> <li>• Comberton has facilities and schools – large scale development inappropriate for small villages.</li> <li>• Good pedestrian access to schools, village centre and shops etc.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Loss of Green Belt – should be maintained.</li> <li>• Green Belt does not need to be changed – protects character of village. Irrevocable loss of green space.</li> <li>• Communication between authorities, including Anglian Water needed – sewerage problems.</li> <li>• Object to expanding framework – must remain a village and</li> </ul>
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	<p>maintain rural character.</p> <ul style="list-style-type: none"> <li>• Change will open door to changing category of village from Group to Minor Rural Centre and herald substantial development that can't sustain.</li> <li>• Lack of essential infrastructure, loss rural aspect, already additional housing, inadequate roads.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Whether buildings in or out of Green Belt irrelevant as they are in situ and unlikely to be demolished.</li> <li>• 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.</li> <li>• Comberton / Toft boundary needs to be resolved before development permitted – finance going to Toft unacceptable.</li> <li>• Object as map does not represent the current structure of this village.</li> <li>• No objection so long as kept at that.</li> <li>• Moving CVC into framework sensible – if Bennell Farm site developed, include in Comberton not Toft parish.</li> </ul> <p><b>VF4</b></p> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Guilden Morden Parish Council objects as no clear rationale has been provided.</li> </ul> <p><b>VF5</b></p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Meldreth Parish Council approves inclusion of entire building which currently bisects boundary but not any of land associated with the property.</li> </ul> <p><b>VF6</b></p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• If this can be done it would make planning issue much easier.</li> <li>• Makes sense as historically regarded as part of Sawston / most people regard it as Sawston.</li> <li>• Feels part of Sawston. All for generating jobs in Sawston.</li> <li>• Makes sense, then Pampisford is all on one side of road, not so confusing to visitors.</li> <li>• Support as long as no detrimental impact on local business – will they be relocated? Good location for houses though.</li> <li>• Given easy access to bypass / A505, should remain industrial estate, providing employment.</li> <li>• Ideal for building as most road infrastructure in place.</li> <li>• 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</li> </ul>
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communities and developers to development in villages.

**OBJECTIONS:**

- 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 – own heritage, thriving community - separate.
- 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.

**COMMENTS:**

- Road and transport infrastructure does not support further development in this area.

**VF7**

**SUPPORT:**

- 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.

**VF8**

**SUPPORT:**

- 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.

**Please provide any comments:**

**SUPPORT:**

- 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.

**OBJECTIONS:**

- 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><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Cottenham should be looking to develop more agriculture around village not houses.</li> <li>• 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.</li> <li>• Bennells Farm, if developed, is sufficient.</li> <li>• Dry Drayton Parish Council – no views on amendments in Table 5.2.</li> <li>• No problem with proposed changes, provided they do not encroach / impact other villages.</li> <li>• If local Parish Council supports, it should be supported.</li> <li>• Would not support enlarging these villages except Comberton.</li> <li>• Controlled village developments maybe with proposed sites - and others?</li> <li>• Ickleton Parish Council – as plan period so long, needs to be mechanism to bring forward proposals later if local support for changes.</li> <li>• Oakington and Westwick Parish Council – business of each Parish Council.</li> <li>• Areas within villages should be considered – renovation of larger houses into flats should be encouraged.</li> <li>• Boundaries may have to change to accommodate social housing – Parish Councils have hard decisions to make.</li> <li>• I would be suspicious such requests reflect secondary personal interests.</li> <li>• Use sites within villages first before greenfield land is proposed for development. Natural order to any further expansion of a village – common sense.</li> <li>• Why implement frameworks if they are liable to change at any time.</li> <li>• 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.</li> <li>• Great Chishill's boundaries should remain as are – no expansion – housing (affordable or otherwise) or commercial. Quietude should be retained.</li> <li>• Too tight restrictions on development boundaries leads to high land costs and unaffordable homes.</li> <li>• 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.</li> <li>• Comberton has successful CVC and Cambourne building new VC – so spare capacity?</li> <li>• Phrase “flexibility” means changing the rules to suit the purpose and ignoring reason restrictions put in place to start</li> </ul>
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with.

**Proposed Amendments to Village Frameworks:**

- 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.

**Question 7:**

**PC3**

**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

	<ul style="list-style-type: none"> <li>• Single house only.</li> <li>• Good pedestrian access to school, village centre and shops etc.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Unsuitable for development because of traffic.</li> <li>• Loss of Green Belt – must be maintained.</li> <li>• Green Belt does not need to be changed – protect character of village. Incremental development creates irrevocable loss of green space.</li> <li>• Object to changes to framework regardless of whether parish council support. Framework should fulfil intention of preventing urbanising the countryside / restricting unsuitable development.</li> <li>• Unsure how this affects village.</li> <li>• Communication between authorities, including Anglian Water needed – sewerage problems.</li> <li>• Should not be developed – outside framework – subject to large numbers objections over years, upheld at appeal.</li> <li>• Opposite access to CVC with 20+ buses, coincides with end of cycle way - dangerous.</li> <li>• Object as map does not represent the current structure of the village.</li> <li>• Lack of essential infrastructure, loss rural aspect, already have additional housing, inadequate road.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Large number of additional housing units required - 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.</li> <li>• 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.</li> </ul> <p><b>PC4</b></p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• In favour of new housing here.</li> <li>• Land opposite subject of outline planning application, therefore PC4 becomes a natural and logical site for future village infill.</li> <li>• Not in conservation area, not visible from listed building</li> <li>• Two separate points of vehicular access.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Framework should fulfil the intention of preventing urbanising the countryside and restricting sustainable development.</li> <li>• Will almost double developed area.</li> <li>• Significant character change.</li> <li>• Overload road and drainage systems.</li> <li>• Inflate land prices.</li> <li>• Pockets for infill development within village framework.</li> </ul>
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- Lack of biodiversity consideration.
  - Lack of infrastructure.
- COMMENTS:**
- 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

**PC5**

**SUPPORT:**

- Support all.
- Support as infill only. Giving local families the opportunities to stay in village grown up in.

**OBJECTIONS:**

- 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.
- 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?

**COMMENTS:**

- 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.

**PC6**

**SUPPORT:**

- Support all.

**OBJECTIONS:**

- 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 framework.
- 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.

**COMMENTS:**

- 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.

**PC7****SUPPORT:**

- In favour of new housing here.
- Support all.
- Support as infill only. Giving local families the opportunities to stay in village grown up in.

**OBJECTIONS:**

- 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.

**COMMENTS:**

- Essential that great thought is given to the existing feel of the village.

**PC8****SUPPORT:**

- 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.

**OBJECTIONS:**

- 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.

**COMMENTS:**

- 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:**

**SUPPORT:**

- In favour of new housing here.
- Support all.
- Being the only road frontage in Primrose Hill not built-up this makes obvious sense.

**OBJECTIONS:**

- 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 inadequate drainage.
- No minutes of PC meeting, but concern that views will be played down or ignored.
- Too extensive.

**COMMENTS:**

- 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.

**PC9****SUPPORT:**

- 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.

**OBJECTIONS:**

- CPRE – object regardless of whether there is Parish Council support. Framework should prevent urbanising countryside and restricting unsustainable development.

**PC10****OBJECTIONS:**

- CPRE – object regardless of whether there is Parish Council support. Framework should prevent urbanising countryside and restricting unsustainable development.

**COMMENTS:**

- 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.
- 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.

**PC11****OBJECTIONS:**

- CPRE – object regardless of whether there is Parish Council support. Framework should prevent urbanising countryside and restricting unsustainable development.

**COMMENTS:**

- 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.

**PC12****OBJECTIONS:**

	<ul style="list-style-type: none"> <li>• CPRE – object regardless of whether there is Parish Council support. Framework should prevent urbanising countryside and restricting unsustainable development.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Flexible approach to infilling etc. could improve overall appearance of nice village.</li> <li>• 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.</li> <li>• May take pressure off surrounding villages a little.</li> </ul> <p><b>PC13</b></p> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• CPRE – object regardless of whether there is Parish Council support. Framework should prevent urbanising countryside and restricting unsustainable development.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Flexible approach to infilling etc. could improve overall appearance of nice village.</li> <li>• 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.</li> <li>• May take pressure off surrounding villages a little.</li> </ul> <p><b>Please provide any comments:</b></p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Support all of them as much better idea to allow for small villages to stay viable and sustainable than have massive new towns.</li> <li>• Orwell Parish Council – support all if majority of local population in respective parishes and neighbouring parishes agree.</li> <li>• Teversham Parish Council – parish councils and local communities should be supported in achieving schemes that have local support.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Not support extensions of current outlying villages into undeveloped land around village perimeters – loss character and individuality.</li> <li>• Concern about continuing loss farmland and Green Belt.</li> <li>• Object to PC4-8 – permission turned down for bungalow on Drift now plans for development at other end of street – same reasoning would apply.</li> <li>• Object to parish councils making changes to boundaries of their villages – infrastructure cannot cope with more houses – roads, transport links.</li> <li>• Acknowledge some infill needed but Little Gransden proposals</li> </ul>
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	<p>too extensive.</p> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• None if Green Belt lost.</li> <li>• 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.</li> <li>• Litlington Parish Council - whilst retaining village framework, consider small amounts of development outside, where strict requirements met, and support of Parish Council.</li> <li>• 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.</li> <li>• 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.</li> </ul>
<p>Preferred Approach and Reasons</p>	<p>Include a development framework policy allowing infill development to occur in villages, and restricting development in the countryside to uses that need to be located there or consistent with other policies in the Local Plan.</p> <p>On balance it is considered that not including frameworks would undermine the sustainable development strategy being established through the plan, by loosening controls on the scale of development in rural areas. It could also undermine the delivery of affordable housing exception sites, which are important mechanism for meeting affordable housing needs in rural areas. Elements of flexibility have been introduced for specific uses by other policies in the plan, and a general loosening of development framework policy is not required.</p> <p>The village frameworks boundaries will be carried forward from the adopted plan, together with a small number of amendments as follows: Options VF1, VF3, VF4, VF5, VF7, VF8, PC3, Hillside at Orwell, and White Field Way at Sawston.</p> <p>There was support for most of the Village Framework options consulted upon in Issues and Options 2, with the exception of Options VF2 and VF6. VF2 was originally proposed by Waterbeach Parish Council who subsequently objected and requested its removal. Option VF6 clearly did not have local support and will not</p>

	<p>be taken forward.</p> <p>One change proposed by Parish Councils (PC3) is being taken forward. Although this change is not consistent with the Council's approach to frameworks, it reflects local support for minor amendments to provide greater flexibility and to take account of local circumstances. As this change has been proposed by the Parish Council, it is shown in a different colour on the proposals map so it can be differentiated from the frameworks developed by the Council.</p> <p>Options PC1, PC2 and PC4-13 did not demonstrate sufficient local support and should not be included within the draft Local Plan.</p> <p>Through the Issues &amp; Options 2 consultation, 12 new village framework amendments were proposed. Two had previously been submitted through Issues and Options 1 and not considered appropriate. A proposal from Orwell Parish Council is consistent with the policy approach and will be included in the draft Local Plan to gauge whether there is local support for it, with a view to it being removed from the Submission Local Plan if there is not support for it. A minor technical amendment to the boundary at Sawston will also be included in the draft Local Plan. None of the other eight proposed amendments were considered to be consistent with the policy approach and therefore will not be included in the draft Local Plan.</p> <p>Appendix 1 (Review of Proposals for Changes to Development Frameworks) includes a complete list of the suggested village framework amendments and maps of the proposed change, together with the Council's assessment of them.</p>
Policy included in the draft Local Plan?	Policy S/7: Development Frameworks

<b>Issues and Options 2013 (Part 2)</b> <b>Issue 5</b>	<b>Development to Fund a Bypass in Cottenham</b>
Key evidence	
Existing policies	None
Analysis	<p>The Council received a proposal from Cottenham Parish Council as part of the proposal that the Local Plan includes community initiatives that local parish councils would otherwise have wished to put in a neighbourhood plan.</p> <p>Cottenham Parish Council would like to promote a project designed to reinvigorate the village by delivering new employment, potentially</p>

	<p>around 1,500 homes, schools, local shops, recreation open space and other supporting uses necessary to restore Cottenham's status as a Rural Centre. The Parish Council suggests this development could include the provision of a bypass and this would be funded through the development.</p> <p>The Parish Council will use the consultation to gauge public support and to develop its proposals. Note – the Parish Council also consulted on three slightly amended proposals with varying amounts of housing. The consultation results will help the Parish Council decide whether to ask the District Council to include the scheme in the Local Plan or whether to undertake a neighbourhood plan.</p>
Which objectives does this issue or policy address?	<p>Objective A: To support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and supporting the rural economy.</p> <p>Objective C: To provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type, size, tenure and cost.</p> <p>Objective E: To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure.</p> <p>Objective F: To maximise potential for journeys to be undertaken by sustainable modes of transport including walking, cycling, bus and train.</p>
Final Issues and Options Approaches	<p><b>Question 5:</b> Do you support or object to the development proposed by Cottenham Parish Council, that are geared to provide jobs, satisfy affordable housing needs, provide recreational and shopping facilities, and fund bypass, and if so, why?</p> <p>Please provide comments.</p>
Initial Sustainability Appraisal Summary	<p>Cottenham Parish Council has proposed a significant scale of development on the east side of the village, in order to deliver a bypass for the village High Street. The proposal is at an early stage of development, and they are using the consultation to gather views on its potential. An initial assessment has been carried of the proposal. There are significant benefits of providing a bypass to the village, and potential benefits to social and economic objectives through additional services, facilities and employment, but the necessary enabling development would have a number of negative environmental impacts on the local environment.</p>
Representations Received	<p><b>Support: 123, Object: 569, Comment: 502</b> Representations: 1,194</p>

<p>Key Issues from Representations</p>	<p><b>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?</b></p> <p><b>a) Jobs (Yes: 41, No: 102)</b></p> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• 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 Business Park on A10 north of Waterbeach.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Have you surveyed Broad Lane industrial site to establish what percentage of local people are employed?</li> <li>• 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.</li> <li>• 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.</li> </ul> <p><b>b) Affordable Housing (Yes: 87, No: 70)</b></p> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Need for affordable housing could be achieved with an additional 500 or so houses.</li> <li>• Only provide for village (Northstowe should provide for wider area)</li> <li>• How does it stay affordable?</li> <li>• 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.</li> <li>• All 3 schemes are too committed, e.g. option 1 - 500 homes with 40% - 200 affordable is excessive.</li> </ul> <p><b>c) Shops and Offices (Yes: 47, No: 85)</b></p> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• It's a village not a commercial centre. We don't want a town!</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Cottenham particularly well served with variety of shops and</li> </ul>
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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.

**Questionnaire Question 2: Do you agree that the Plan should be looking to create a) a new village centre b) another industrial area?**

**a) Yes: 16, No: 164, Possibly: 4**

**OBJECTIONS:**

- 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 community.

**Questionnaire Question 3: Do you agree that a By-pass would be a satisfactory solution to the various traffic problems?**

**Yes: 24, No: 149**

**ARGUMENTS IN SUPPORT:**

- 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.

**OBJECTIONS:**

Address source of problem

- 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)**

Bypass doesn't address problem

- 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.

Shifts focus of village

- Even if bypass was practical and desirable, proposal not only shifts

	<p>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> <p><u>Alternatives</u></p> <ul style="list-style-type: none"> <li>• No real traffic issues in Cottenham.</li> <li>• Improvement to High Street Cottenham to reduce speed and reduce through traffic (rat run) for A10 could easily be carried out.</li> </ul> <p><b>(2)</b></p> <ul style="list-style-type: none"> <li>• To solve traffic issues have village as a 20mph zone, not just Lambs Lane at school times.</li> <li>• 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.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• Need to slow traffic and enforce no lorry route (lorries use B1049 instead of A10).</li> <li>• 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).</li> <li>• 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.</li> </ul> <p><b>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?</b></p> <p><b>Yes: 10, No: 175</b></p> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Reluctantly Yes. Do not think an increase of only 1,500 will generate enough resources to improve infrastructure and amenities to a satisfactory level.</li> </ul> <p><b>OBJECTIONS:</b></p>
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- 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 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.
- 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!

**COMMENTS:**

- 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.

**Questionnaire Question 5: Which option do you support if any?**

**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**

**Option A**

**COMMENTS:**

- 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

	<p>gives access to guided bus and A14 without need to travel through village.</p> <ul style="list-style-type: none"> <li>• Areas west / south west of village preferable. Development to north should be disregarded.</li> </ul> <p><b>Option B</b></p> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Given the duration of the plan to 2031, CPC continues to support its plan as illustrated by option 2.</li> <li>• 1,500 sounds a lot but will be over quite a long time span so a gradual increase should be manageable.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• To increase size of this village to that of Bar Hill is totally unnecessary with Northstowe, and possibly Waterbeach going ahead / under consideration.</li> <li>• No guarantees of a bypass or any other amenity being built by developers, plus creation of many new jobs in village is highly debateable.</li> <li>• Scale of development proposed not necessary to restore the status of village to a Rural Centre.</li> <li>• Significant loss of best agricultural land - most Grade 1 land.</li> <li>• Detached from village.</li> <li>• Significant negative impact on townscape character, intrusion into open countryside. Detrimental impact on Grade 1 church and Conservation Area.</li> <li>• New 'village centre' could lead decline existing shops and services - adversely affect vibrancy and character of Conservation Area.</li> <li>• 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.</li> </ul> <p><b>Option C</b></p> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Village has grown but infrastructure not kept pace.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Scale of development proposed not necessary to restore the status of village to a Rural Centre.</li> <li>• Potential impact on air quality and by-pass would increase road traffic noise.</li> <li>• Create largest Rural Centre, but only served by 'B' road and</li> </ul>
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	<p>generate significant traffic through Histon and onto A14.</p> <ul style="list-style-type: none"> <li>• Significant loss of best agricultural land - most Grade 1 land.</li> <li>• Detached from village.</li> <li>• Significant negative impact on townscape character, intrusion into open countryside. Detrimental impact on Grade 1 church and Conservation Area.</li> <li>• New 'village centre' could lead decline existing shops and services - adversely affect vibrancy and character of Conservation Area.</li> <li>• 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.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Producing an Ely sized town is contrary to any current planning policy / requirement.</li> <li>• Would support if Cottenham becomes a town with the facilities that Ely has with a similar potential population.</li> <li>• Would extend by-pass to Rampton Road as in some early maps.</li> </ul> <p><b>Option D OTHER</b></p> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Limited housing in keeping with current village character focusing on enhancing current village community. New properties should be interspersed.</li> <li>• Development (small) should be south or south-west of village to avoid additional through traffic and not more than 50-100 houses.</li> <li>• 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.</li> <li>• SHLAA preferences offer an acceptable scale of growth.</li> <li>• District council plan for up to 370 new homes is good.</li> <li>• Consider housing on site-by-site basis, and integration with existing village / impact on character. Most appropriate locations are 2012 I&amp;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.</li> <li>• Particularly object to houses at Rampton fields - would obliterate view from top of cycle track.</li> <li>• Not Rampton site - huge implications on traffic issues on Rampton</li> </ul>
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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

	<p>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.</p> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Very disappointed the Parish Council decided to reject the South Cambs proposals before consulting residents of the village.</li> <li>• 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.</li> <li>• Serious concerns over implications for historic built environment and legibility of original linear plan-form of the village.</li> <li>• Second Primary School will be divisive.</li> <li>• 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.</li> <li>• Support amendments to Green Belt boundary to south east of village, would allow new development closer to village centre than proposed by Parish Council.</li> <li>• 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.</li> <li>• 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.</li> <li>• Need to consider links with neighbouring villages - new off road cycle routes to Waterbeach, station, Roman Road, Science Park and Business Park.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> </ul>
Preferred Approach and Reasons	<p>Do not include an allocation in the Local Plan.</p> <p>This proposal is not consistent with the Local Plan, and from the</p>

	consultation responses does not appear to have an overall majority of local support.
Policy included in the draft Local Plan?	No policy.



## **Appendix 1: Evidence Paper for Village Frameworks (June 2013)**

1. Evidence Paper
2. Maps of suggested village framework amendments from Issues and Options 2012 - Ref nos. 1-63
3. Maps of suggested village framework amendments from Issues and Options 2013 - Ref nos. 64-75

## **Review of Proposals for Changes to Development Frameworks**

### **What are village frameworks?**

Plans for South Cambridgeshire have included village frameworks for a number of years, to define the extent of the built-up area of villages. They define where policies for the built-up areas of settlements give way to policies for the countryside. In broad terms, the efficient re-use of land within village frameworks is generally supported, subject to meeting other policy requirements, whilst development outside village frameworks is restricted to development associated with agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside.

Village frameworks have had the advantage of preventing gradual expansion of villages into open countryside in an uncontrolled and unplanned way. They also provide certainty to local communities and developers of the Council's approach to development in villages.

The Council shows the boundaries of village frameworks on the Policies Map, which forms part of the Development Plan. Current village frameworks can be viewed on the Council's website: [www.scambs.gov.uk/ldf/adoptedproposalsmap](http://www.scambs.gov.uk/ldf/adoptedproposalsmap)

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

In the 2012 Issues and Options consultation the Council asked what approach the Local Plan should take towards village frameworks (Issue 15); whether or not to retain the existing boundaries, or whether to allow additional development on the edge of villages, controlled through policy. The comments the Council received to this issue will be considered when preparing the draft Local Plan and the Council has not reached a view at this stage which approach to take.

The consultation also gave the opportunity to suggest where existing village framework boundaries are not drawn appropriately. The Council received 73 representations proposing amendments to village framework boundaries.

### **Options consistent with normal Local Plan policy approach**

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

A complete list of the 63 suggested village framework amendments, together with the Council's assessment of them, can be found in Table 1 below. Each of the suggested amendments is illustrated on the maps included at the end of this document.

The suggested amendments that met the Council's approach to identifying village frameworks were included as Options VF1-8 in Table 5.1 in Chapter 5 of the Issues and Options 2 Report for comment. They were also shown on the village maps in Chapter 9.

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

**Table 1 Suggested village frameworks amendments with Council's assessment**

Key – shaded rows indicate suggested amendments from Parish Councils.

Ref. No.	Village	Address	Rep_ID	Type of change requested	Council's assessment 2012	Change? Y/N / Issues and Options 2 Ref. No.	Include in draft Local Plan?
1	Arrington	Church End	30504	Include additional land / whole garden within village framework	Small area of unused scrubland, with rural character. Not part of the built-up area.	N	N
2	Barrington	1 West Green	41357	Include additional land / whole garden within village framework	Long rear garden, comprising grassland with trees. Rural character. Not part of the built-up area.	N	N
3	Barrington	CEMEX	40852	Site proposed for housing allocation / existing site option	Assessed separately as a housing site. See Chapter 2 in Part 2 of the Issues and Options 2 Report.		N
4	Bourn	30 Riddy Lane	42768	Include additional land / whole garden within village framework	Property and land set back from road, behind the building line. Land comprises small scale paddock land divided / surrounded by dense hedgerow. Land juts out into countryside. Rural character. Poorly related to built-up area of village.	N	N
5	Caldecote	Caldecote	45060	Representation suggested there were irregularities along the eastern edge of Caldecote, whilst on the western edge, it has left out a property.	Village framework on the eastern side of Caldecote should be redrawn in places to remove agricultural buildings and outbuildings in extensive grounds. Village framework on western side of Caldecote reflects residential boundaries. Two properties are excluded as they are more rural in character, as a complex of buildings including farm buildings, and do not relate to the built-up area.	Y Revisions to the eastern edge of Caldecote. <b>Option No. VF1</b>	Y

Ref. No.	Village	Address	Rep_ID	Type of change requested	Council's assessment 2012	Change? Y/N / Issues and Options 2 Ref. No.	Include in draft Local Plan?
6	Caxton	Land off Ermine Street	46656	Include additional land / whole garden within village framework	Land between Brockholt Road and depot. Land comprises agricultural fields. Existing clear edge to village at Brockholt Road.	N	N
7	Chittering	Chittering (No map provided)	39228	Create new village framework suggested by Parish Council	Waterbeach Parish Council suggested Chittering should be an Infill Village. Chittering comprises one street with development comprising approximately 20 houses, farm buildings and a public house along both sides. Further farm buildings and scattered properties also lie on Ely Road and Chittering Drove. Could create a new village framework to include the cluster of houses fronting the western end of School Lane, but excluding the farm buildings.	Y Create new village framework at Chittering (and categorise Chittering as a new Infill Village). <b>Option No. VF2.</b>	N
8	Comberton	Land north of West Street	37132 & 39407	Include additional land / whole garden within village framework & Amendment suggested by Parish Council	An area of 'white land' between the existing village framework and Green Belt. Land comprises scrub land, separated from the adjoining house and garden by a hedge. Agricultural land lies beyond. Rural character. Not part of the built-up area.	N <b>Parish Council Option PC3.</b>	Y
9	Comberton	Comberton Village College	44785	Parish boundary / framework issue	Village framework currently includes most buildings, but cuts through one and excludes one. The buildings outside the village framework are situated within the Green Belt. Boundary should be revised to include all of the buildings.	Y Include all the buildings within the village framework (and remove from Green Belt). <b>Option No. VF3.</b>	Y
10	Cottenham	130-144 Histon Road	32203	Site proposed for housing allocation / existing site option	Assessed separately as a housing site. See Chapter 2 in Part 2 of the Issues and Options 2 Report.		N

Ref. No.	Village	Address	Rep_ID	Type of change requested	Council's assessment 2012	Change? Y/N / Issues and Options 2 Ref. No.	Include in draft Local Plan?
11	Cottenham	Cottenham Sawmills	35343	Site proposed for housing allocation / existing site option	Assessed separately as a housing site. See Chapter 2 in Part 2 of the Issues and Options 2 Report.		N
12	Cottenham	Land between 14 & 37 Ivatt Street	42619	Include additional land / whole garden within village framework	A backland area of paddock, enclosed by hedgerow. Rural character. Not part of the built-up area.	N	N
13	Croxton	Abbotsley Road and the A428	39565	Create new village framework	An isolated cluster of residential properties to south of A428, with an office and converted garage to the west, and large business units to north of the A428. The business units would not be suitable for inclusion.	N	N
14	Croydon	Land south of High Street	41105	Part of site proposed for housing allocation & part include additional land	Very large area of open land which, if developed, would double the size of the existing village. Comprises part of an agricultural field (separately proposed for housing), part grounds to a single property and part scrub land. Rural character. Out of scale with the village.	N	N
15	Croydon	Land south of High Street	41105	Include additional land / whole garden within village framework	An isolated, semi-enclosed agricultural field. Has no relationship to the village, located along the road and around a corner from the village. Removed from, and not part of the village.	N	N
16	Croydon	Land north of High Street	41105	Include additional land / whole garden within village framework	Historically sensitive site (site of medieval village). Open paddock land between two areas of village framework. Rural character,	N	N
17	Dry Drayton	Longwood, Scotland Road	LATE REP 36984	Include additional land / whole garden within village framework	Property set within large grounds, set back from the road frontage and well screened. Does not form part of road frontage. Arable land beyond. Rural character. Not part of the built-up area.	N	N

Ref. No.	Village	Address	Rep_ID	Type of change requested	Council's assessment 2012	Change? Y/N / Issues and Options 2 Ref. No.	Include in draft Local Plan?
18	Dry Drayton	Park Street	LATE REP 47546	Include additional land / whole garden within village framework	An area of 'white land' between the existing village framework and Green Belt. Long rear gardens to two residential properties, comprising largely trees and agricultural storage buildings. Rural character. Not part of the built-up area.	N	N
19	Duxford	Land north of Greenacres	42248	Site proposed for housing allocation / existing site option	Assessed separately as a housing site. See Chapter 2 in Part 2 of the Issues and Options 2 Report.		N
20	Duxford	Land north of village (Greenacres)	30800	Site proposed for housing allocation / existing site option	Assessed separately as a housing site. See Chapter 2 in Part 2 of the Issues and Options 2 Report.		N
21	Eltisley	Rear of 25 Caxton End	32523	Include additional land / whole garden within village framework	Long rear garden, comprising grassland with trees. Rural character. Not part of the built-up area.	N	N
22	Fowlmere	Former Farmyard, Cambridge Road	33187	Site proposed for housing allocation / existing site option	Assessed separately as a housing site. See Chapter 2 in Part 2 of the Issues and Options 2 Report.		N
23	Fulbourn	Land east of Cox's Drove, north of Cow Lane	44920	Include additional land / whole garden within village framework	Village framework encompasses the buildings. The rest of the site is scrub land and appears to be used for storage, surrounded by hedgerow. Although it is white land, it has rural character and does not form part of the built-up area.	N	N
24	Fulbourn	Apthorpe Street	LATE REP 50354	Include additional land / whole garden within village framework	Long rear and side gardens, which wrap around the side and rear of properties. Comprises grassland, separated from adjoining arable fields by dense hedge. Rural character. Not part of the built-up area.	N	N

Ref. No.	Village	Address	Rep_ID	Type of change requested	Council's assessment 2012	Change? Y/N / Issues and Options 2 Ref. No.	Include in draft Local Plan?
25	Graveley	Manor Farm, Manor Close and Papworth Road	36771	Include additional land / whole garden within village framework	Site includes large farm buildings, set within open grass land to the High Street and Papworth Road frontages. To the rear is a large arable field. There is a clear edge to village at the last property to the west. To the south east is Home Farm and there is a cluster of isolated houses to north. Rural character. Not part of the built-up area.	N	N
26	Graveley	South of High Street (1)	LATE REP 36777	Include additional land / whole garden within village framework	Site comprises open paddock to the High Street road frontage, with large arable field to the rear. The field is semi enclosed by hedge / trees. Home Farm lies to the east, separated by track. There is a clear edge to the village to the west. Rural character. Not part of the built-up area.	N	N
27	Graveley	South of High Street (2)	LATE REP 36777	Include additional land / whole garden within village framework	Site comprises large arable field to the rear of properties on High Street. Dense boundary planting screens the site to east and west, but it is open to the south. A car repair garage is situated to the west. Rural character. Not part of the built-up area.	N	N
28	Great Abington	Land east of Great Abington	47012	Site proposed for housing allocation / existing site option	Assessed separately as a housing site. See Chapter 2 in Part 2 of the Issues and Options 2 Report.		N
29	Great Eversden	Land north of Chapel Road	32013	Site proposed for housing allocation / existing site option	Assessed separately as a housing site. See Chapter 2 in Part 2 of the Issues and Options 2 Report.		N



Ref. No.	Village	Address	Rep_ID	Type of change requested	Council's assessment 2012	Change? Y/N / Issues and Options 2 Ref. No.	Include in draft Local Plan?
30	Great Shelford	Scotsdales Garden Centre	41018	Include additional land / whole garden within village framework	The Garden centre is currently outside the village framework and in the Green Belt. The site is largely located to the rear of residential properties with long rear gardens and planting. Most of the site is occupied by open parking areas, outside storage, and grassed/landscaped areas. The site is largely undeveloped, and not appropriate for inclusion within the village framework.	N	N
31	Guilden Morden	Swan Cottage, Swan Lane	33038 & 32385	Include additional land / whole garden within village framework	Site comprises two distinct areas - a cottage with residential garden to the west, and outbuildings and scrub land to the east. Site isolated, located to the rear of Conners Close, and more closely relates to the adjoining Town Farm than the village. Rural character. Not part of the built-up area.	N	N
32	Guilden Morden	Land west of 78 High Street	33889	Include additional land / whole garden within village framework	Village framework currently cuts through 74 High Street and excludes 76 High Street. Site includes these properties and extensive garden to the rear. There is a clear boundary behind these properties, beyond which the garden is open grassland which more has a rural character and does not form part of the built-up area. The village framework boundary should be revised to include both properties, together with 82 High Street (anomaly).	Y (in part) Include 74 & 76 High Street and consequential change to include 82 High Street, Guilden Morden. <b>Option No. VF4.</b>	Y
33	Hardwick	Land off St Neots Road	46780	Site proposed for housing allocation / existing site option	Assessed separately as a housing site. See Chapter 2 in Part 2 of the Issues and Options 2 Report.		N

Ref. No.	Village	Address	Rep_ID	Type of change requested	Council's assessment 2012	Change? Y/N / Issues and Options 2 Ref. No.	Include in draft Local Plan?
34	Hardwick	Land at 18 Hall Drive	46632	Include additional land / whole garden within village framework	Long rear garden with more scrubby character surrounded by trees to rear. Rural character. Not part of the built-up area.	N	N
35	Hardwick	Land between Caldecote and Hardwick (No map provided)	45060, 32235	Create new village framework	There is a clear edge to the built-up area of Hardwick on St Neots Road at the current western boundary. Beyond this point is an area of open ground and development becomes more sporadic in character, with some properties set back from the road frontage in large gardens, particularly towards the western end of St Neots Road. Properties are detached from the main concentration of buildings within the village.	N	N
36	Hauxton	Waste Water Treatment Works, Cambridge Road	41621	Site proposed for housing allocation / existing site option	Assessed separately as a housing site. See Chapter 2 in Part 2 of the Issues and Options 2 Report.		N
37	Landbeach	Land off Chapmans Close	45265	Site proposed for housing allocation / existing site option	Assessed separately as a housing site. See Chapter 2 in Part 2 of the Issues and Options 2 Report.		N
38	Little Gransden	22 Church Street	33849	Include additional land / whole garden within village framework	Site comprises garden land and an outbuilding. Rural character. Not part of the built-up area.	N	N
39	Little Gransden	Land east of Primrose Hill	39719 & 38152	Include additional land / whole garden within village framework	Land adjacent to a coach depot, comprising a large building and an area of hardstanding to the east. Site comprises a small additional area of hard standing. Open and rural in character. Not part of built up area.	N	N

Ref. No.	Village	Address	Rep_ID	Type of change requested	Council's assessment 2012	Change? Y/N / Issues and Options 2 Ref. No.	Include in draft Local Plan?
40	Little Gransden	Bounding 6 Primrose Hill	34220 & 38152	Include additional land / whole garden within village framework & Amendment suggested by Parish Council	Site comprises a triangular area of paddock with trees and out buildings. Forms part of the setting of a Listed Building and adjacent Conservation Area, to west. Rural character. Not part of the built-up area.	N Parish Council Option PC4.	N
41	Little Gransden	South of Main Road	38152	Amendment suggested by Parish Council	Site comprises low density, sporadic properties along one side of the road. Becomes more open and sporadic beyond Elms Farm. Land opposite comprises open paddocks and a small cluster of residential dwellings. Rural character. Not part of the built-up area.	N Parish Council Option PC5.	N
42	Little Gransden	Church Street	38152	Amendment suggested by Parish Council	Development becomes more open and sporadic beyond number 22, with houses set within larger gardens. Location along a leafy, single track road. Rural character. Not part of the built-up area.	N Parish Council Option PC6.	N
43	Little Gransden	West of Primrose Walk	38152	Amendment suggested by Parish Council	Site comprises an area of overgrown land to north. To the south the land is more open, except a track leading to a patch of trees. Rural character. Not part of the built-up area.	N Parish Council Option PC7.	N
44	Little Gransden	Land opposite Primrose Walk	38152	Amendment suggested by Parish Council	Site comprises an area of paddock with mature trees along the Primrose Hill road frontage. Previous planning permission granted for infill. Infill development would continue road frontage.	N Parish Council Option PC8.	N
45	Longstanton	Land west of Over Road and east of bypass	34135	Site proposed for housing allocation / existing site option	Assessed separately as a housing site. See Chapter 2 in Part 2 of the Issues and Options 2 Report.		N

Ref. No.	Village	Address	Rep_ID	Type of change requested	Council's assessment 2012	Change? Y/N / Issues and Options 2 Ref. No.	Include in draft Local Plan?
46	Longstanton	Land off Clive Hall Drive	43118	Include additional land / whole garden within village framework	Assessed separately as a housing site. See Chapter 2 in Part 2 of the Issues and Options 2 Report.		N
47	Melbourn	Victoria Way	41157	Site proposed for housing allocation / existing site option	Assessed separately as a housing site. See Chapter 2 in Part 2 of the Issues and Options 2 Report.		Y Proposed housing allocation.
48	Meldreth	Rear of 97a North End	39577	Include additional land / whole garden within village framework	Long rear garden, comprising grassland. Rural character. Not part of the built-up area. Current boundary cuts through number 97A. Slight amendment to include the whole building within the village framework.	Y (in part) to include the residential property. <b>Option No. VF5.</b>	Y
49	Newton	Land off Town Street	47574	Include additional land / whole garden within village framework	Site comprises agricultural buildings to the road frontage with areas of garden to the rear and side. Rural character. Not part of the built-up area.	N	N
50	Pampisford	London Road, Pampisford	41099	Parish boundary / framework issue	Employment site and allocation on the southern edge of the built-up area of Sawston but within Pampisford Parish. Site better relates to Sawston. Include employment site and adjoining housing on the western end of Brewery Road within Sawston village framework.	Y Include employment site and adjacent housing on Brewery Road. <b>Option No. VF6.</b>	N
51	Sawston	Land east of Sawston	33125	Site proposed for housing allocation / existing site option	Assessed separately as a housing site. See Chapter 2 in Part 2 of the Issues and Options 2 Report.		Y (In part) Proposed housing allocation.
52	Shepreth	Meldreth Road	45335	Site proposed for housing allocation / existing site option	Assessed separately as a housing site. See Chapter 2 in Part 2 of the Issues and Options 2 Report.		N

Ref. No.	Village	Address	Rep_ID	Type of change requested	Council's assessment 2012	Change? Y/N / Issues and Options 2 Ref. No.	Include in draft Local Plan?
53	Swavesey	Land at Boxworth End Farm	33687	Include additional land / whole garden within village framework	Site comprises a paddock bound by Boxworth End Farm to the east and one property in large grounds to the west. There is a clear edge to the built-up area to the north of site. Rural character. Not part of the built-up area.	N	N
54	Toft	Offices and barns near the Golf Club	43071	Amendment suggested by Parish Council	Site comprises two large barn-like employment buildings with hard standing. There is a clear edge to village at last residential properties and hedgerow to west. Rural character. Not part of the built-up area.	N <b>Parish Council Option PC9.</b>	N
55	Toft	Land west of 46 High Street	43071	Amendment suggested by Parish Council	Site with planning permission for a dwelling (S/0565/11), which will straddle existing boundary. village framework should be amended to include the new property.	Y Include whole site. <b>Option No. VF7.</b>	Y
56	Toft	Land at Old Farm Business Centre	43071	Amendment suggested by Parish Council	Site with planning permission for a new employment building in place of a large barn. Village framework boundary should be amended to include the new building only, with no amendment to the Green Belt boundary.	Y (in part) to include the employment building. <b>Option No. VF8.</b>	Y
57	Waterbeach	Land to the south of Cambridge Road	36495	Site proposed for housing allocation / existing site option	Assessed separately as a housing site. See Chapter 2 in Part 2 of the Issues and Options 2 Report.		N
58	Westwick	Between the Busway and Scallywags Nursery	41108	Create new village framework	Site comprises an open area of parkland and does not include any buildings.	N	N

Ref. No.	Village	Address	Rep_ID	Type of change requested	Council's assessment 2012	Change? Y/N / Issues and Options 2 Ref. No.	Include in draft Local Plan?
59	Westwick	Westwick (No map provided)	41186	Create new village framework	Westwick is removed from Oakington, separated by Guided Busway, and does not form part of the village. Westwick itself contains few, sporadic, buildings and large areas of parkland landscape in a historically sensitive landscape. Rural character.	N	N
60	Whaddon	Land west of 97 Meldreth Road	38403	Amendment suggested by Parish Council	Site comprises an area of grassland and mature trees, with parkland character. Two tracks cross the site, providing access to properties to the rear. There is a clear edge to the village to the east. Rural character. Not part of the built-up area.	<b>N Parish Council Option PC10.</b>	N
61	Whaddon	Land east of 123 Meldreth Road	38403	Amendment suggested by Parish Council	Site comprises an arable field bound by hedgerow. Two tracks cross the field, providing access to 129 Meldreth Road and Hoback Farm. Rural character. Not part of the built-up area.	<b>N Parish Council Option PC11.</b>	N
62	Whaddon	Land at 129 Meldreth Road	38403	Amendment suggested by Parish Council	Site comprises a property in large grounds, accessed via long track. Rural character. Not part of the built-up area.	<b>N Parish Council Option PC12.</b>	N
63	Whaddon	Land south of Meldreth Road	38403	Amendment suggested by Parish Council	Site comprises two large houses and outbuildings in large grounds. Rural character. Not part of the built-up area.	<b>N Parish Council Option PC13.</b>	N

## **Parish Council proposals**

A number of suggested amendments to village frameworks were put forward by Parish Councils. Those considered consistent with the Council's approach were included as potential amendments in Table 5.1 in Chapter 5 of the Issues and Options 2 Report for comment.

However, some of the suggested amendments to village frameworks proposed by Parish Councils were not consistent with the Council's approach. As the Council is engaging with Parish Councils to explore how to meet local aspirations, where villages wish to take a more flexible approach to development, those suggested amendments which did not meet the Council's approach were also included as Parish Council Options PC3-13 in Table 5.2 in Chapter 5 of the Issues and Options 2 Report for comment. These changes could potentially allow more development on the edge of the village concerned. We explained why these suggestions did not meet our normal tests, but this was for information only and was not intended to imply that the change should not be made under the community-led part of the Local Plan, if consultation demonstrated there was local support. The only test which should be applied is whether these proposals are in general conformity with strategic policies in the Local Plan.

## **Proposed approach to Village Framework Options and Parish Council proposals following Issues and Options 2**

The Council has considered the responses to the Village Framework Options and Parish Council proposals included within the Issues and Options 2 consultation.

There was support for most of the Village Framework Options, with the exception of Options VF2 and VF6. VF2 was originally proposed by Waterbeach Parish Council who subsequently objected following representation from Chittering residents, recommending the village framework is not included in the draft Local Plan. There was strong objection to Option VF6, including from Pampisford Parish Council, and will not be taken forward.

Of the Parish Council Proposals, Options PC1, PC2 and PC4-13 did not demonstrate sufficient local support and, as they are not consistent with the Council's policy approach, should not be included within the draft Local Plan.

## **Additional sites proposed through Issues and Options 2**

The Council received a further 12 representations proposing amendments to village framework boundaries through the Issues and Options 2 consultation.

The Council has assessed the suggested amendments against the current policy criteria, consistent with the proposed amendments suggested through the Issues and Options 2012 consultation (explained above).

A complete list of the 12 suggested village framework amendments, together with the Council's assessment of them, can be found in Table 2 – see below. Each of the suggested amendments is illustrated on the maps that can be found at the end of this document.

Two of the proposals had previously been submitted, assessed and rejected through Issues and Options 2012 – proposals for amendments to the Cottenham and Croxton village frameworks.

A proposal from Orwell Parish Council sought to include properties along Hillside within the Orwell village framework. This was considered consistent with Council's policy approach and the draft Local Plan includes a village framework around properties on Hillside. The consultation on the draft Local Plan will determine if there is support for the proposal, and if Council receives significant objection to the proposal could be removed before plan submitted.

One proposal, at White Field Way, Sawston is a technical amendment to correct an anomaly to the village framework boundary around a property.

None of the other proposals were considered consistent with the policy approach and were not included in the draft Local Plan.



**Table 2 Suggested village frameworks amendments from Issues and Options 2 with Council's assessment**

Key – shaded rows indicate suggested amendments from Parish Councils.

Ref. No.	Village	Address	Rep_ID	Type of change requested	Council's assessment 2013	Include in draft Local Plan?
64	Caldecote	Mobile home park	55458	Include mobile home park within framework.	Mobile home park in an isolated location, detached from the main concentration of buildings within the village of Caldecote. Largely surrounded by trees to the north, east and part of the south. Rural character. Not part of the built-up area.	N
65	Cottenham	Ivatt Street	55465	Include additional land / whole garden within village framework	Previously considered (Ref. No. 12). A backland area of paddock, enclosed by hedgerow. Rural character. Not part of the built-up area.	N
66	Croxton	Abbotsley Road and A428	55608	Create new village framework	Previously considered (Ref. No. 13). An isolated cluster of residential properties to south of A428, an office and converted garage to the west, and large business units to north of the A428. The business units would not be suitable for inclusion. An isolated cluster of 8 dwellings is insufficient an area to establish a new framework around.	N
67	Fowlmere	Triangle site, Thriplow Road	55724	Rounding off, including area developed for social housing	Triangular field adjacent to an exceptions site for affordable housing. Field is enclosed on all roadsides by hedgerows. Rural character. Not part of the built-up area. It is not appropriate to include exceptions sites for affordable housing within the village framework.	N
68	Girton	South of Huntingdon Road	55110	Representation suggesting it is an anomaly that several properties are excluded from Girton's framework.	Area of land encompassing a small number of large houses and farm buildings, set within the Green Belt. Less densely developed than land on either side, with a rural character. Not part of the built-up area. Within the Green Belt. No exceptional circumstances to review the Green Belt (it was not removed from the Green Belt when defining the extent of the NW Cambridge proposals).	N
69	Guilden Morden	South of 33 Dubbs Knoll Road	54291	Site proposed for affordable housing.	Affordable housing can be provided as an exceptions site outside the village framework - it is not necessary or appropriate to include the land within the village framework to permit affordable housing. Site comprises a paddock. Rural character. Not part of the built-up area.	N

Ref. No.	Village	Address	Rep_ID	Type of change requested	Council's assessment 2013	Include in draft Local Plan?
70	Longstanton	High Street	55525	Include house and garden within village framework	Site lies between the consolidated built up areas of Longstanton All Saints and Longstanton St. Michaels to the north and south. The Longstanton Conservation Area Appraisal explains that historically these were two separate settlements. Site comprises large house within extensive grounds. Rural character. Not part of the built-up area.	N
71	Orwell	Hillside	52829	New framework (suggested by Orwell Parish Council).	A line of houses along the northern side of Hillside. A new village framework could be drawn around numbers 1-49 Hillside. Properties to the north of Rectory Farm Lane are slightly remote from the other properties, and set within larger grounds, with a more rural character.	Y
72	Orwell	Fisher's Lane	54551	Allow business to expand.	Existing framework encompasses buildings and hard standing, with no room for expansion. However, changes to employment policies allow greater flexibility for businesses in villages - a change to the village framework is not necessary at this stage. The village framework boundary can be reviewed if/when development occurs.	N
73	Sawston	Whitefield Way	53789	Anomaly - garden / Green Belt boundary.	Encompasses garden land and garage (with no apparent vehicular access). Hedge along eastern property boundary - proposed line of revised boundary. NPPF advocates defining boundaries clearly, using physical features that are readily recognisable and likely to be permanent.  Planning permission was granted for change of use of the land to garden in 2002, but the Green Belt and village framework boundaries have not been revised to reflect this. Minor technical amendment should be made to correct this anomaly.	Y
74	Steeple Morden	Trap Road	53618	Include additional land / whole garden within village framework	Current boundary drawn tight to residential property and area of hardstanding. Site comprises garden, enclosed by hedgerow. Rural character. Not part of the built-up area.	N
75	Waterbeach	Land at Poorsfield Road	51922	Site previously proposed for housing allocation	Assessed separately as housing sites - rejected SHLAA Sites 142, 043 and 270. Land is wooded and pasture. Rural character. Not part of the built-up area.	N

## **Technical amendments**

It should be noted that due to changes to the Ordnance Survey basemap there are some instances where village framework boundaries are shown on the Policies Map close to, but not quite following lines on the basemap. In such cases where it is clear where the boundary should be, the Council has not included them as a potential amendment. These technical corrections will be made when the draft Local Plan is prepared in the summer.

# Maps of Suggested Village Frameworks Amendments



Existing Development Framework Boundary

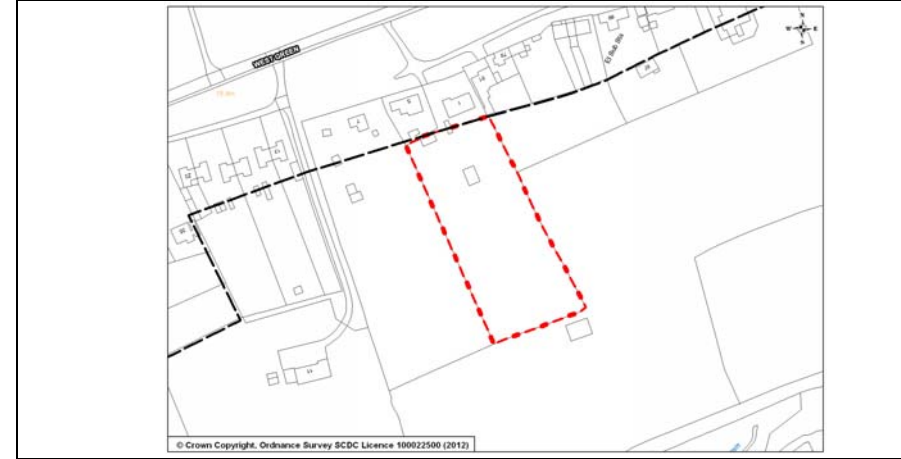


Proposed Amendment to Development Framework Boundary

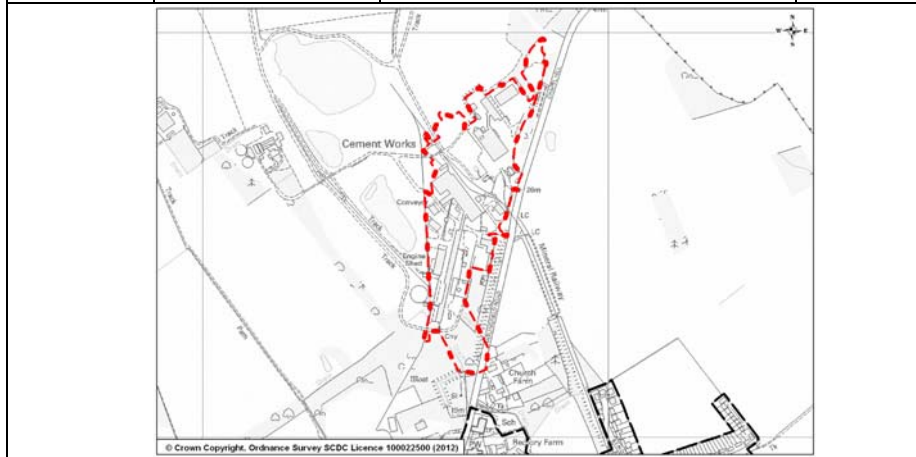
Ref. No.	Village	Address	Rep ID
1	Arrington	Church End	30504



Ref. No.	Village	Address	Rep ID
2	Barrington	1 West Green	41357



Ref. No.	Village	Address	Rep ID
3	Barrington	CEMEX	40852



Ref. No.	Village	Address	Rep ID
4	Bourn	30 Riddy Lane	42768



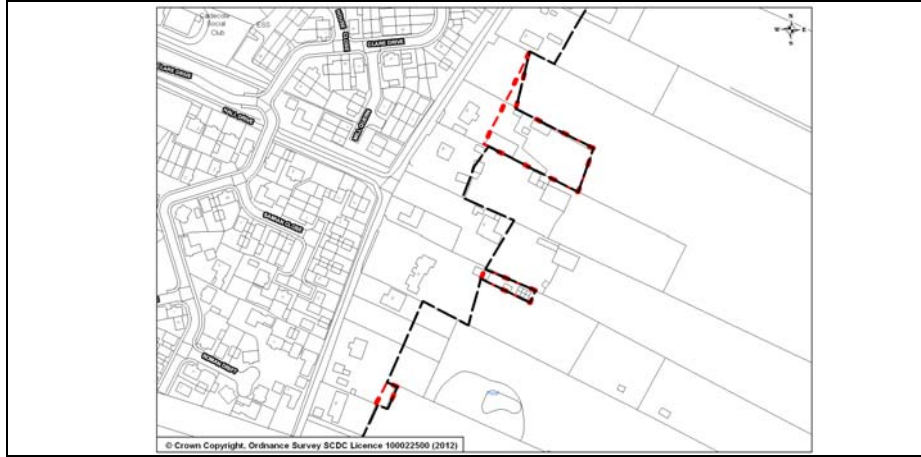


Existing Development Framework Boundary

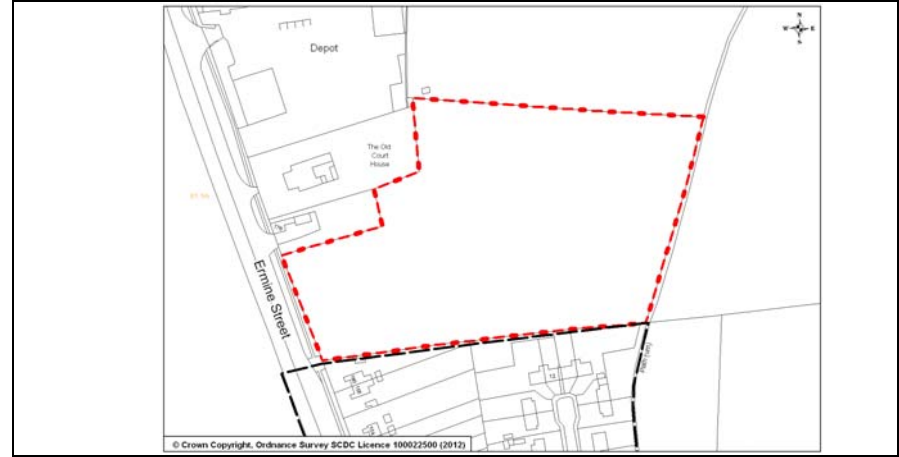


Proposed Amendment to Development Framework Boundary

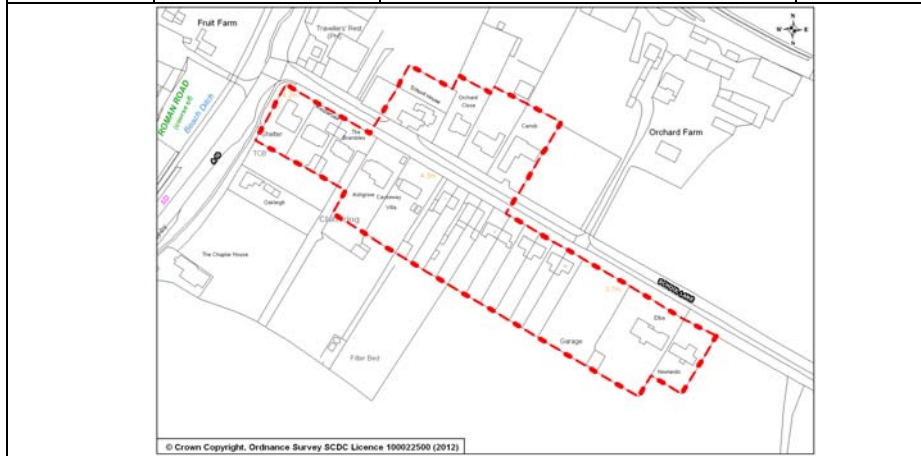
Ref. No.	Village	Address	Rep ID
5	Caldecote	Caldecote	45060



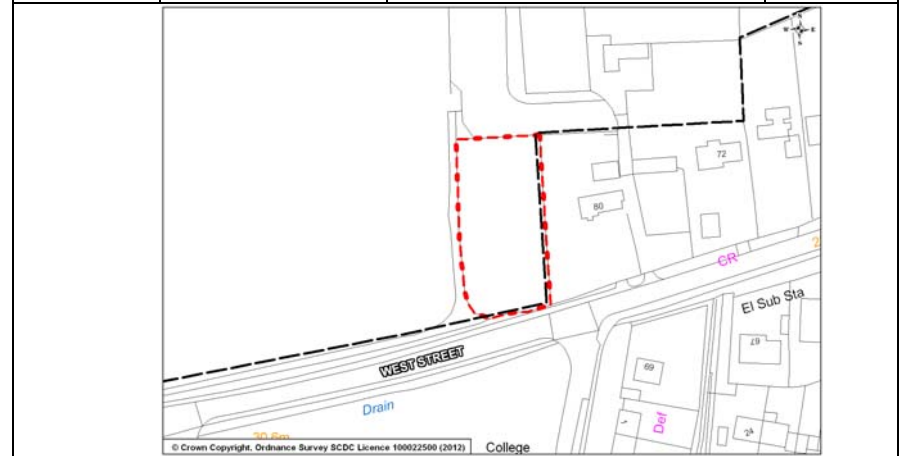
Ref. No.	Village	Address	Rep ID
6	Caxton	Land off Ermine Street	46656



Ref. No.	Village	Address	Rep ID
7	Chittering	Chittering	39228



Ref. No.	Village	Address	Rep ID
8	Comberton	Land north of West Street	37132 39407



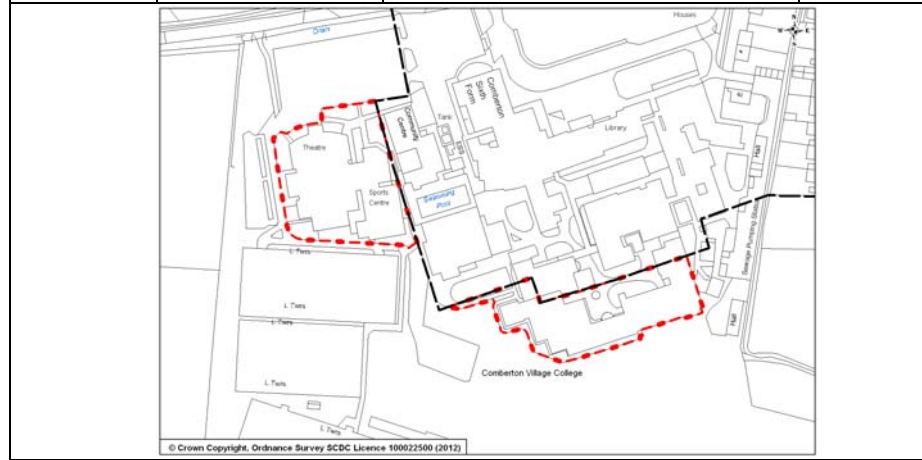


Existing Development Framework Boundary



Proposed Amendment to Development Framework Boundary

Ref. No.	Village	Address	Rep ID
9	Comberton	Comberton Village College	44785



Ref. No.	Village	Address	Rep ID
10	Cottenham	130-144 Histon Road	32203



Ref. No.	Village	Address	Rep ID
11	Cottenham	Cottenham Sawmills	35343



Ref. No.	Village	Address	Rep ID
12	Cottenham	Land between 14 & 37 Ivatt Street	42619





Existing Development Framework Boundary

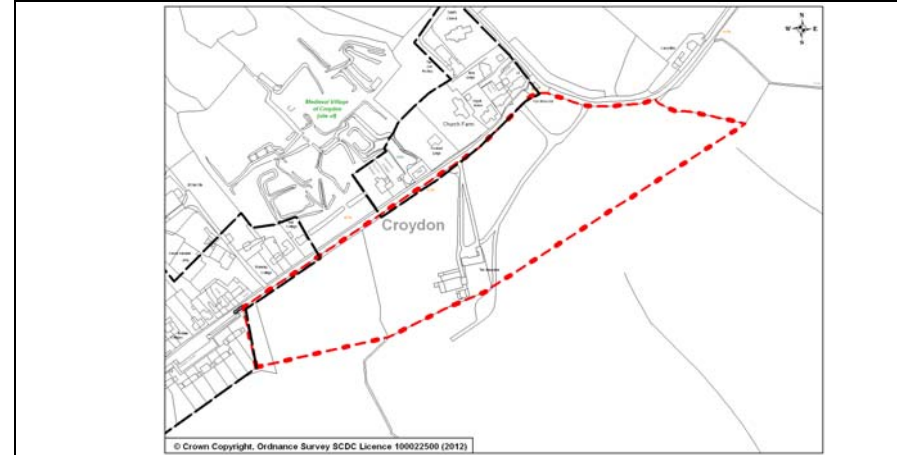


Proposed Amendment to Development Framework Boundary

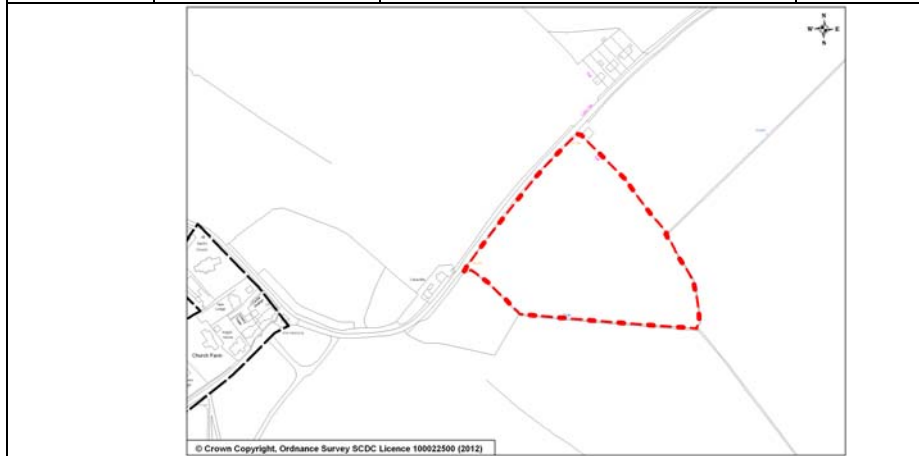
Ref. No.	Village	Address	Rep ID
13	Croxton	Abbotsley Road and the A428	39565



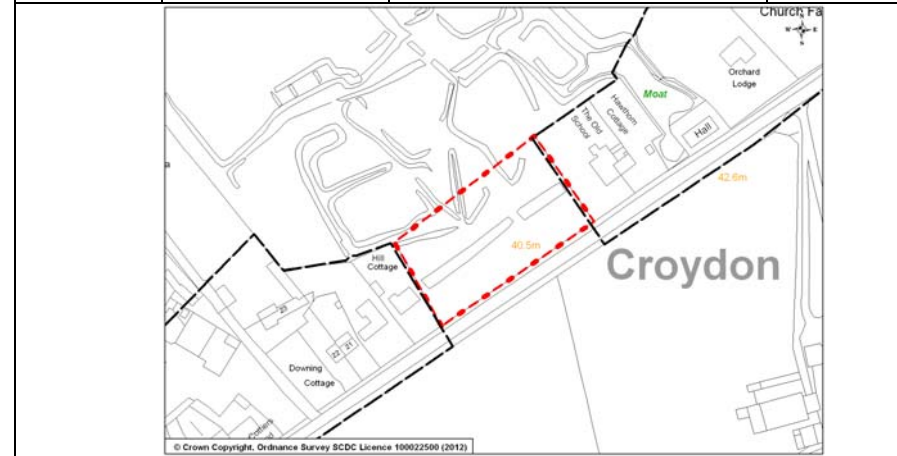
Ref. No.	Village	Address	Rep ID
14	Croydon	Land south of High Street	41105



Ref. No.	Village	Address	Rep ID
15	Croydon	Land south of High Street	41105



Ref. No.	Village	Address	Rep ID
16	Croydon	Land north of High Street	41105





Existing Development Framework Boundary

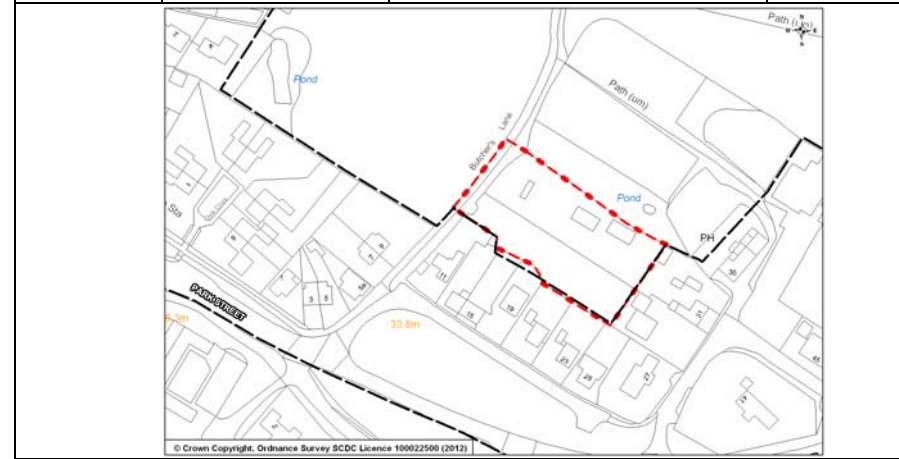


Proposed Amendment to Development Framework Boundary

Ref. No.	Village	Address	Rep ID
17	Dry Drayton	Longwood, Scotland Road	36984



Ref. No.	Village	Address	Rep ID
18	Dry Drayton	Park Street	47546



Ref. No.	Village	Address	Rep ID
19	Duxford	Land north of Greenacres	42248



Ref. No.	Village	Address	Rep ID
20	Duxford	Land north of village (Greenacres)	40800







Existing Development Framework Boundary

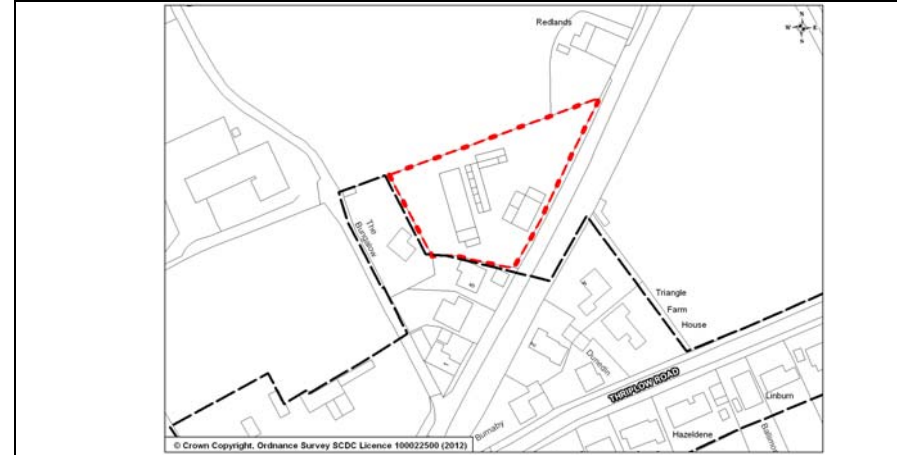


Proposed Amendment to Development Framework Boundary

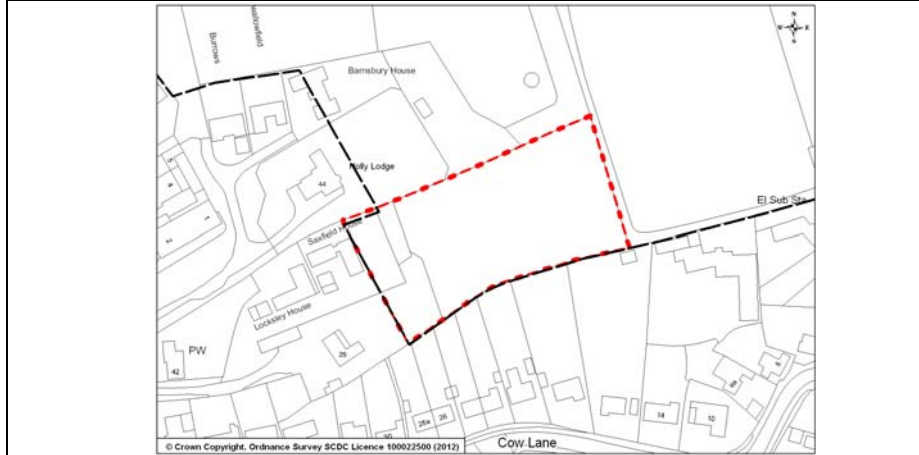
Ref. No.	Village	Address	Rep ID
21	Eltisley	Rear of 25 Caxton End	32523



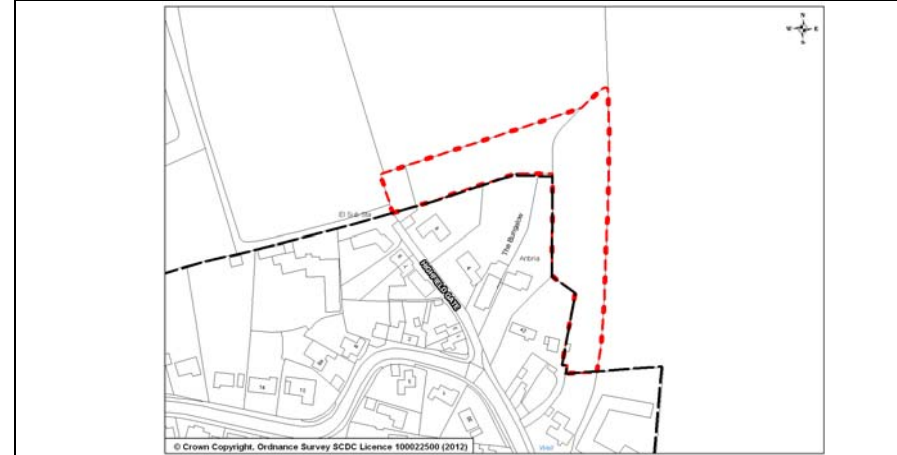
Ref. No.	Village	Address	Rep ID
22	Fowlmere	Former Farmward, Cambridge Road	33187



Ref. No.	Village	Address	Rep ID
23	Fulbourn	Land east of Cox's Drove, north of Cow Lane	44920



Ref. No.	Village	Address	Rep ID
24	Fulbourn	Apthorpe Street	50354



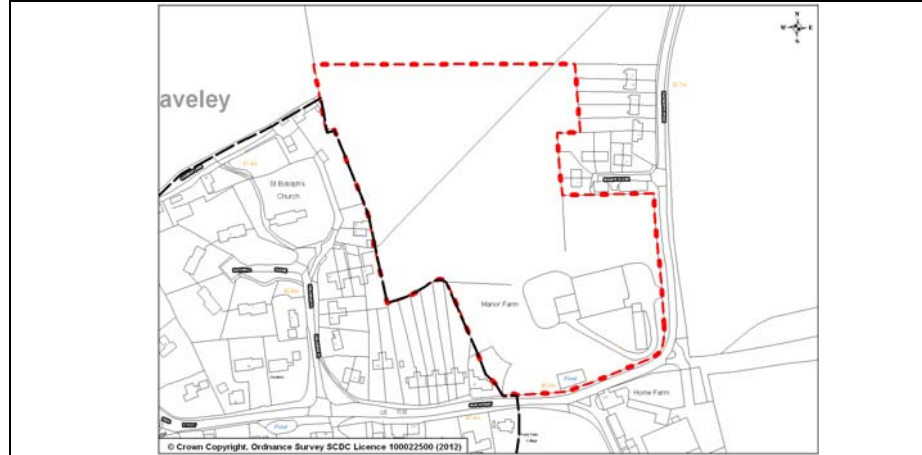


Existing Development Framework Boundary

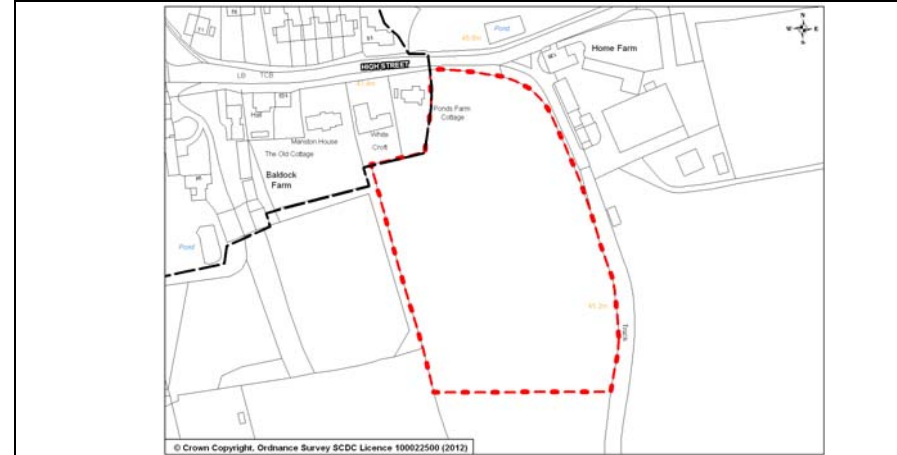


Proposed Amendment to Development Framework Boundary

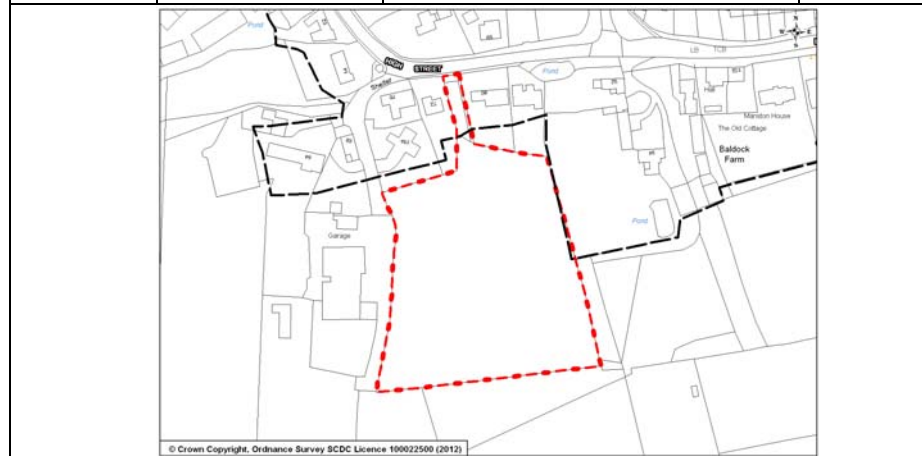
Ref. No.	Village	Address	Rep ID
25	Graveley	Manor Farm, Manor Close and Papworth Road	36771



Ref. No.	Village	Address	Rep ID
26	Graveley	South of High Street (1)	36777



Ref. No.	Village	Address	Rep ID
27	Graveley	South of High Street (2)	



Ref. No.	Village	Address	Rep ID
28	Gt. Abington	Land east of Gt. Abington	47012



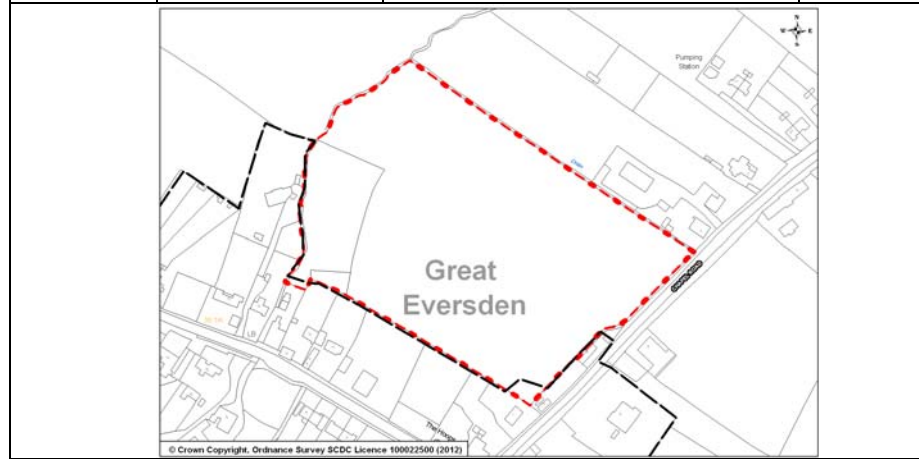


Existing Development Framework Boundary

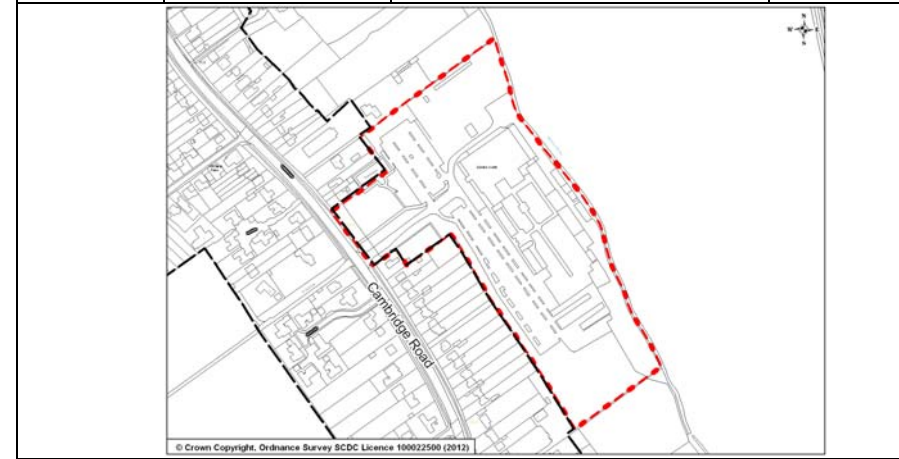


Proposed Amendment to Development Framework Boundary

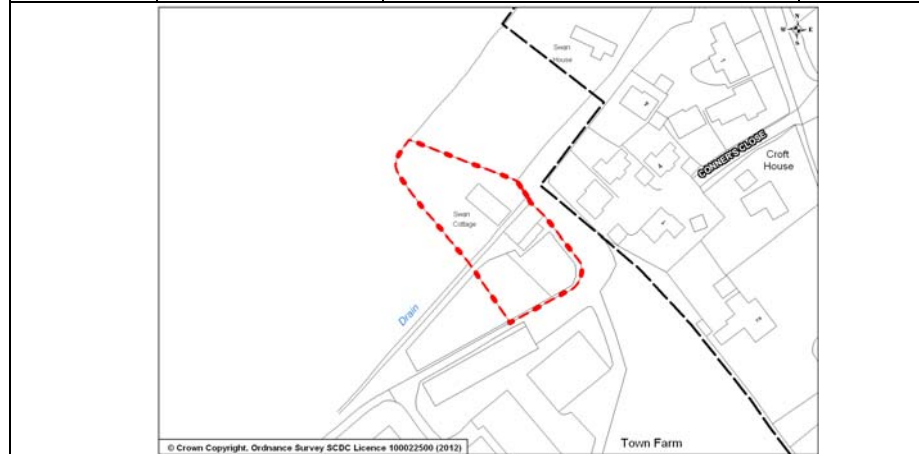
Ref. No.	Village	Address	Rep ID
29	Gt. Eversden	Land north of Chapel Road	32013



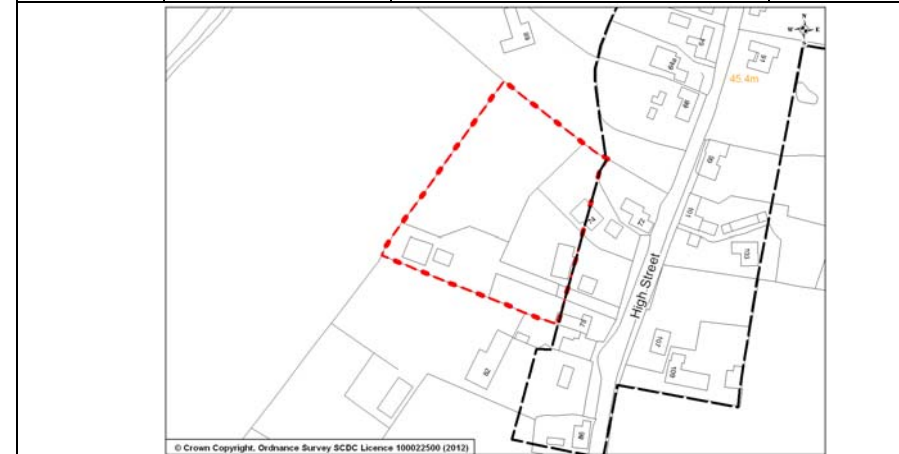
Ref. No.	Village	Address	Rep ID
30	Gt. Shelford	Scotsdales Garden Centre	41018



Ref. No.	Village	Address	Rep ID
31	Guilden Morden	Swan Cottage, Swan Lane	33038 32385



Ref. No.	Village	Address	Rep ID
32	Guilden Morden	Land west of 78 High Street	33889



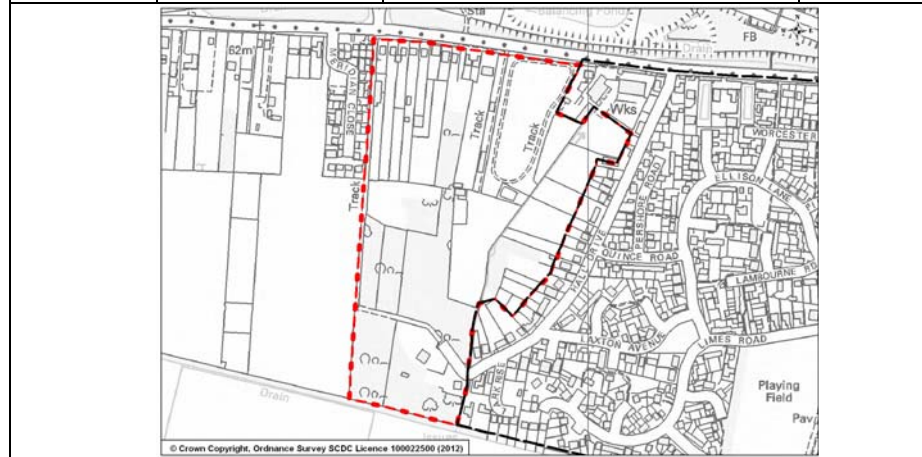


Existing Development Framework Boundary



Proposed Amendment to Development Framework Boundary

Ref. No.	Village	Address	Rep ID
33	Hardwick	Land off St. Neots Road	46780



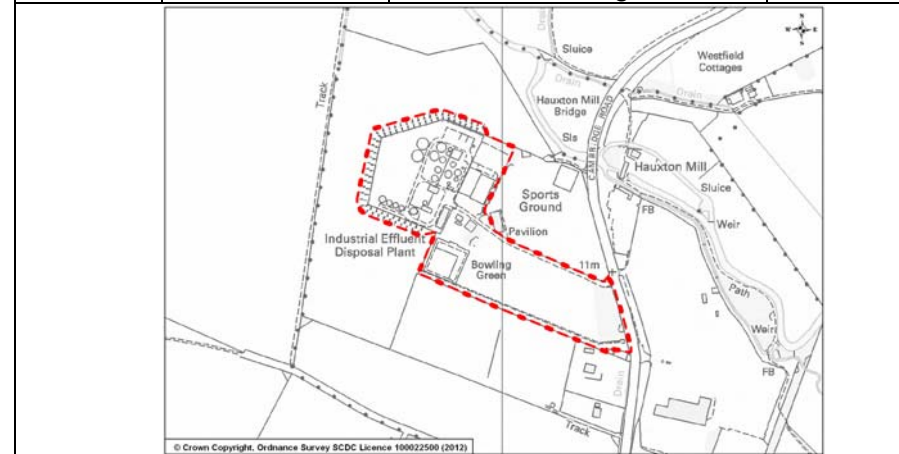
Ref. No.	Village	Address	Rep ID
34	Hardwick	Land at 18 Hall Drive	36632



Ref. No.	Village	Address	Rep ID
35	Hardwick	Land between Caldecote and Hardwick	45060 32235

NO MAP PROVIDED

Ref. No.	Village	Address	Rep ID
36	Hauxton	Waste Water Treatment Works, Cambridge Road	41621





Existing Development Framework Boundary

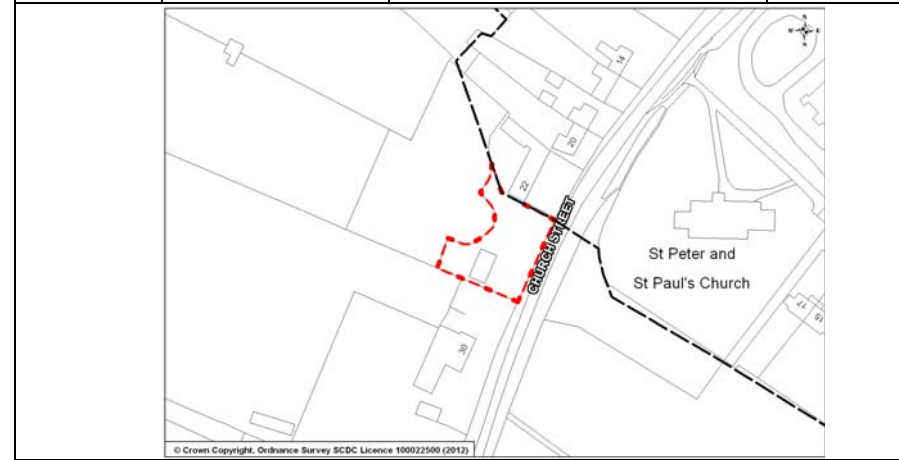


Proposed Amendment to Development Framework Boundary

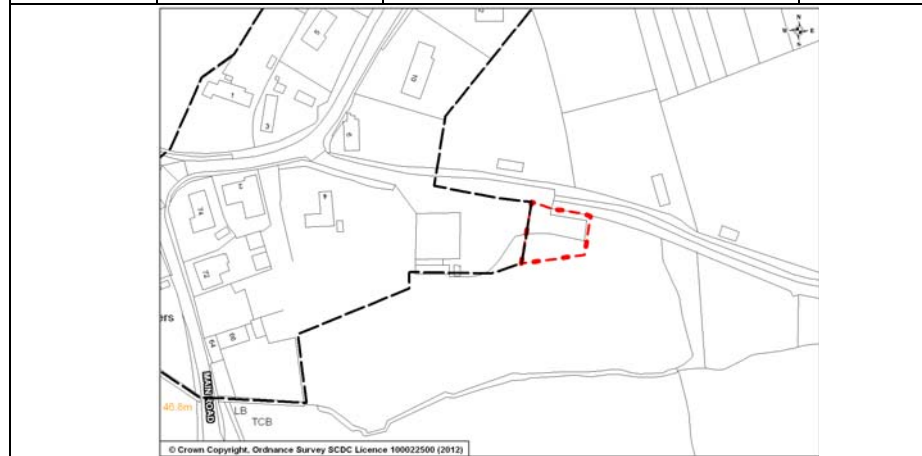
Ref. No.	Village	Address	Rep ID
37	Landbeach	Land off Chapmans Close	45265



Ref. No.	Village	Address	Rep ID
38	Lt. Gransden	22 Church Street	33849



Ref. No.	Village	Address	Rep ID
39	Lt. Gransden	Land east of Primrose Hill	39719 38152



Ref. No.	Village	Address	Rep ID
40	Lt. Gransden	Bounding Primrose Hill	34220 38152



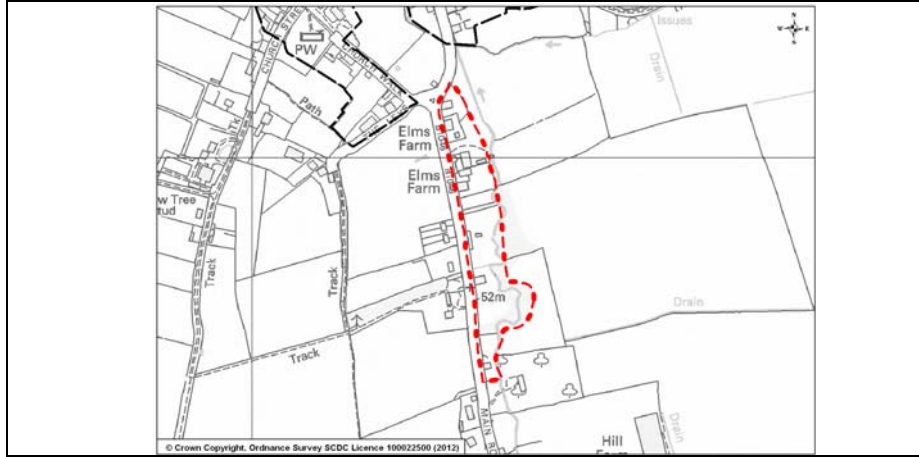


Existing Development Framework Boundary

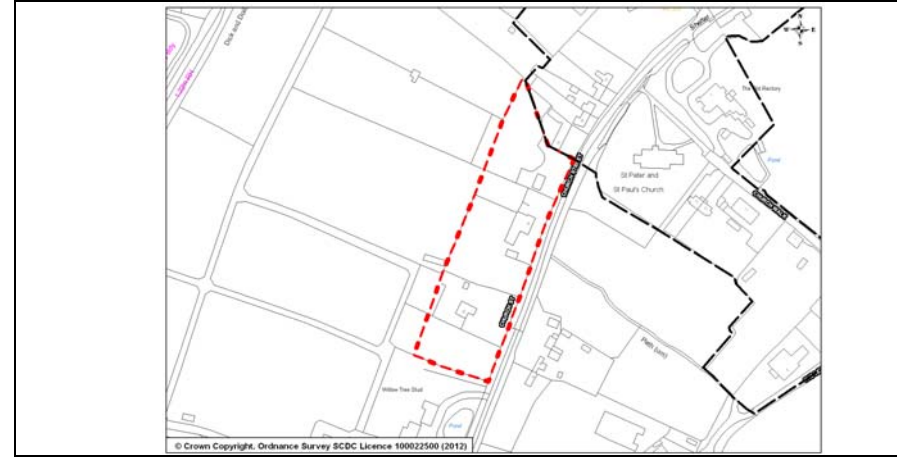


Proposed Amendment to Development Framework Boundary

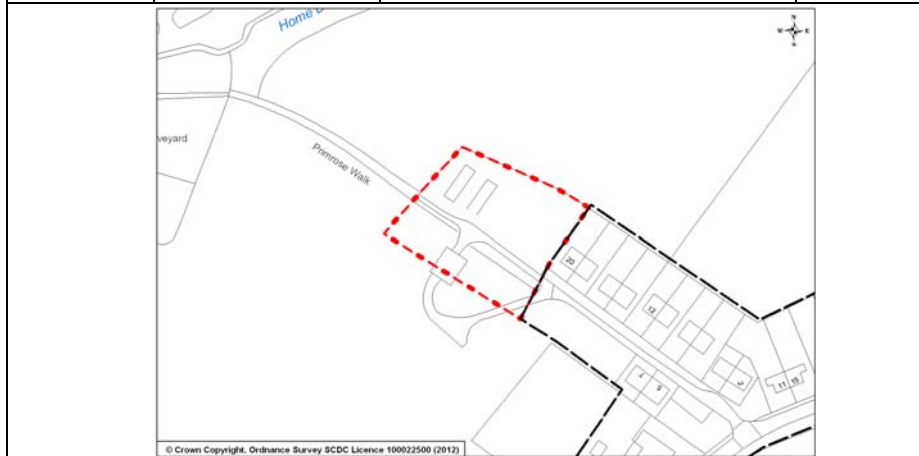
Ref. No.	Village	Address	Rep ID
41	Lt. Gransden	South of Main Road	38152



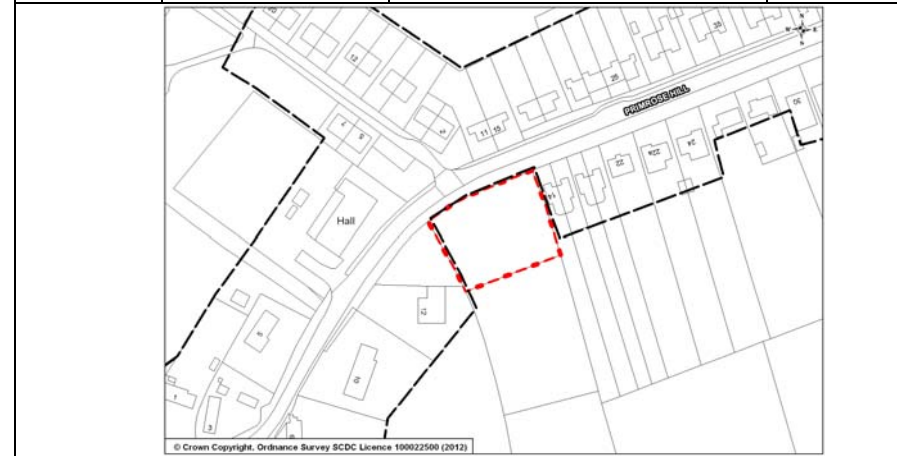
Ref. No.	Village	Address	Rep ID
42	Lt. Gransden	Church Street	38152



Ref. No.	Village	Address	Rep ID
43	Lt. Gransden	West of Primrose Walk	38152



Ref. No.	Village	Address	Rep ID
44	Lt. Gransden	Land opposite Primrose Walk	38152



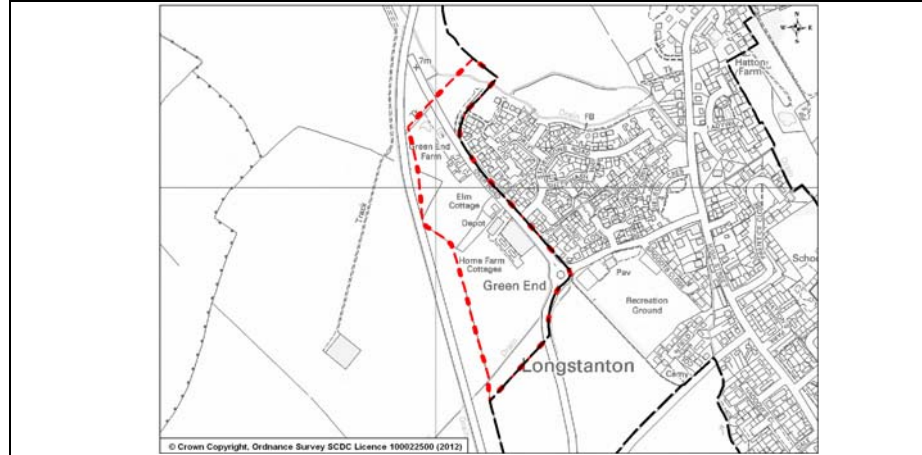


Existing Development Framework Boundary

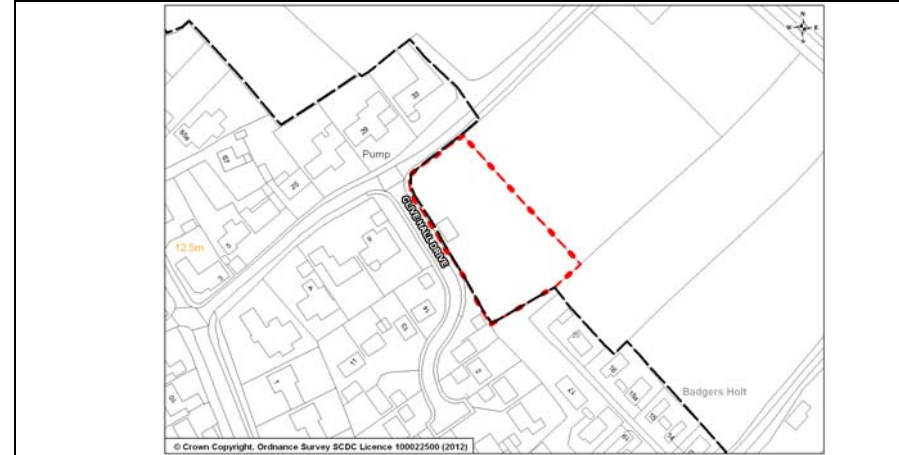


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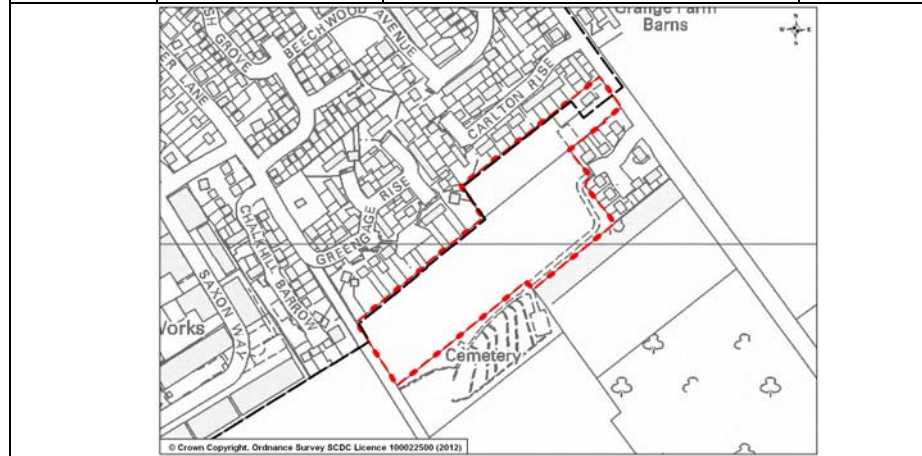
Ref. No.	Village	Address	Rep ID
45	Longstanton	Land west of Over Road and east of bypass	34135



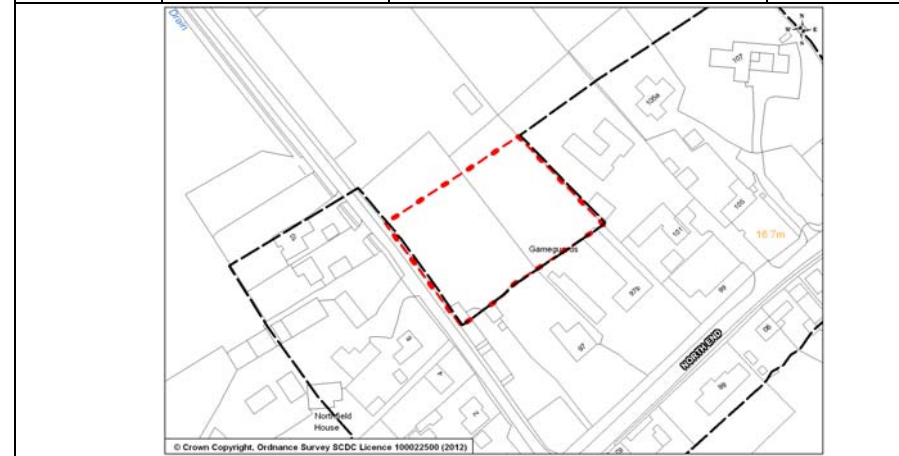
Ref. No.	Village	Address	Rep ID
46	Longstanton	Land off Clive Hall Drive	43118



Ref. No.	Village	Address	Rep ID
47	Melbourn	Victoria Way	41157



Ref. No.	Village	Address	Rep ID
48	Meldreth	Rear of 97a North End	39577



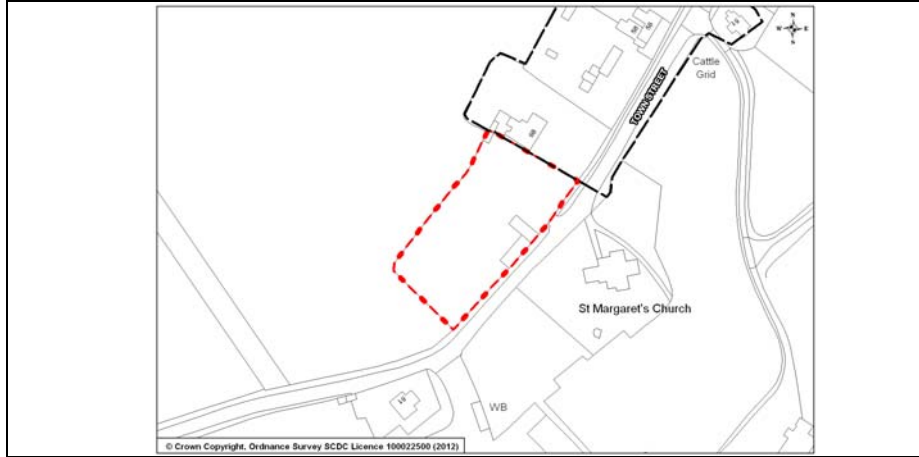


Existing Development Framework Boundary

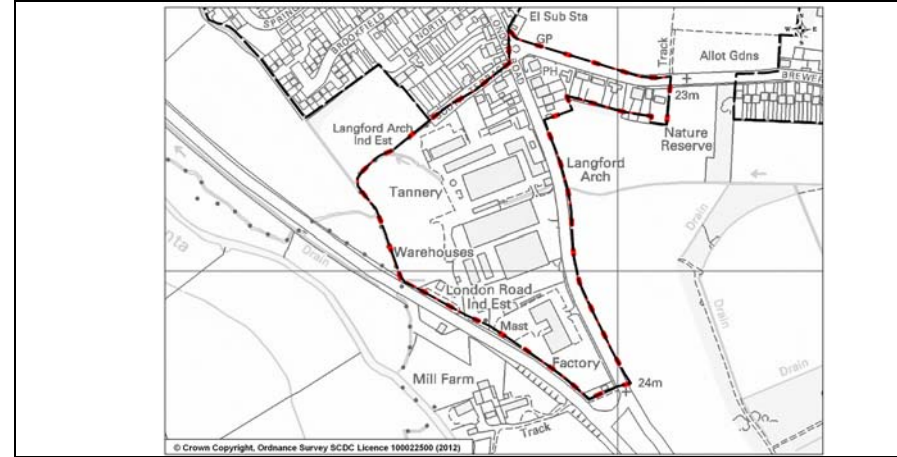


Proposed Amendment to Development Framework Boundary

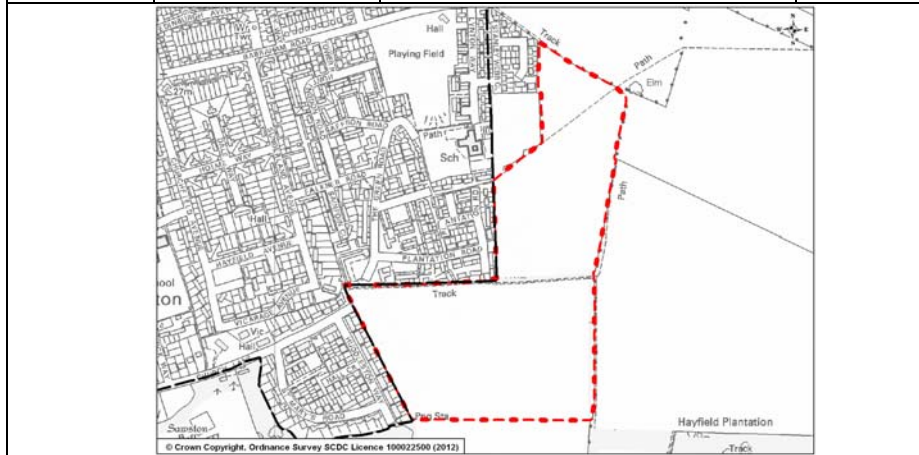
Ref. No.	Village	Address	Rep ID
49	Newton	Land off Town Street	47574



Ref. No.	Village	Address	Rep ID
50	Pampisford	London Road, Pampisford	41099



Ref. No.	Village	Address	Rep ID
51	Sawston	Land east of Sawston	33125



Ref. No.	Village	Address	Rep ID
52	Shepreth	Meldreth Road	45335





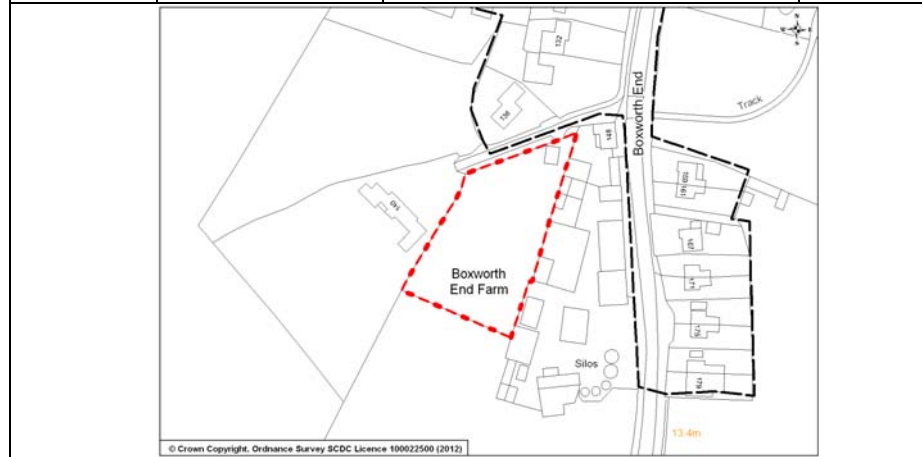


Existing Development Framework Boundary

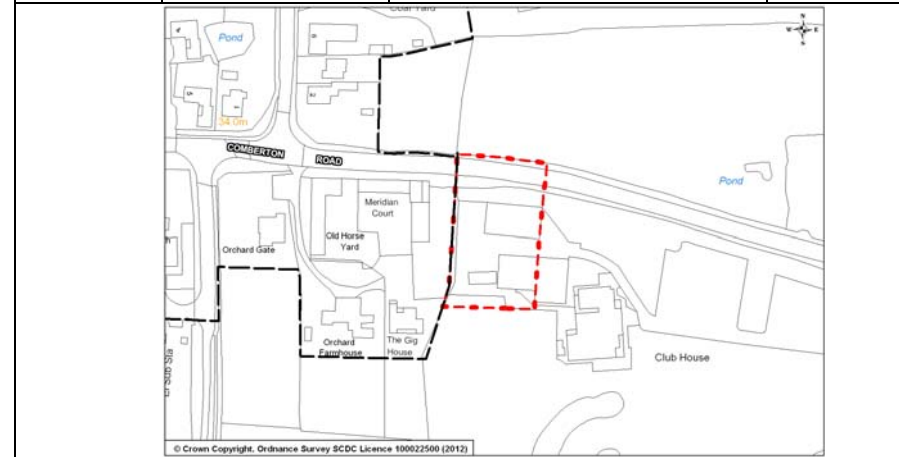


Proposed Amendment to Development Framework Boundary

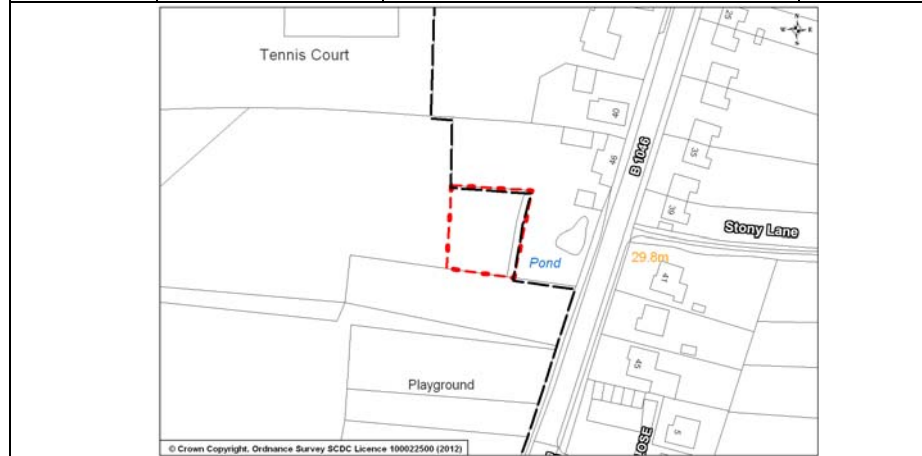
Ref. No.	Village	Address	Rep ID
53	Swavesey	Land at Boxworth End Farm	33687



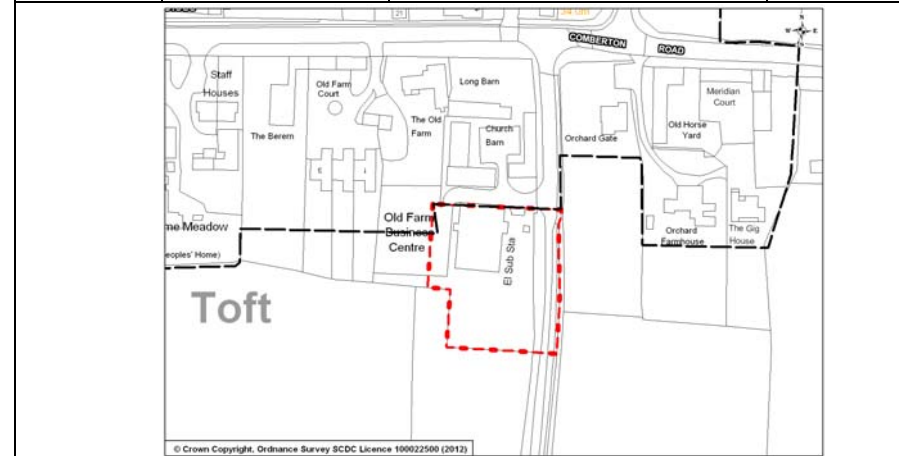
Ref. No.	Village	Address	Rep ID
54	Toft	Offices and barns near the Golf Club	43071



Ref. No.	Village	Address	Rep ID
55	Toft	Land west of 46 High Street	43071



Ref. No.	Village	Address	Rep ID
56	Toft	Land at Old Farm Business Centre	43071



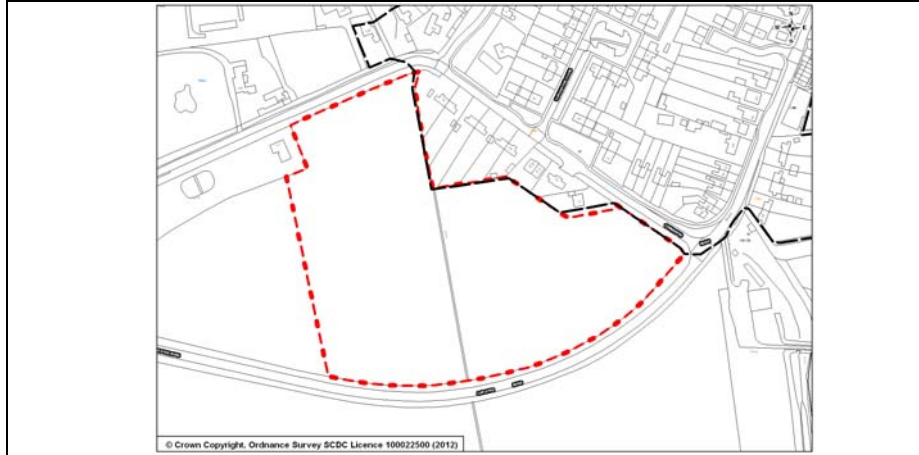


Existing Development Framework Boundary



Proposed Amendment to Development Framework Boundary

Ref. No.	Village	Address	Rep ID
57	Waterbeach	Land to the south of Cambridge Road	36495



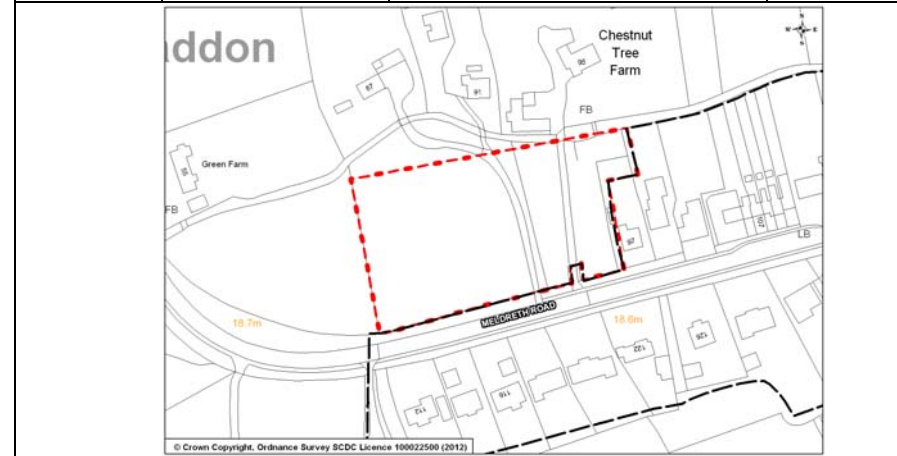
Ref. No.	Village	Address	Rep ID
58	Westwick	Between the Busway and Scallywags Nursery	41108



Ref. No.	Village	Address	Rep ID
59	Westwick	Westwick	41186

NO MAP PROVIDED

Ref. No.	Village	Address	Rep ID
60	Whaddon	Land west of 97 Meldreth Road	38403



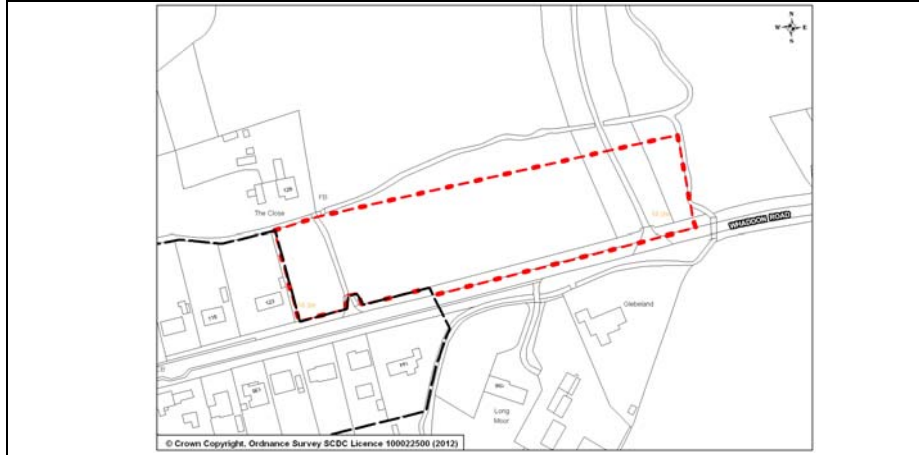


Existing Development Framework Boundary



Proposed Amendment to Development Framework Boundary

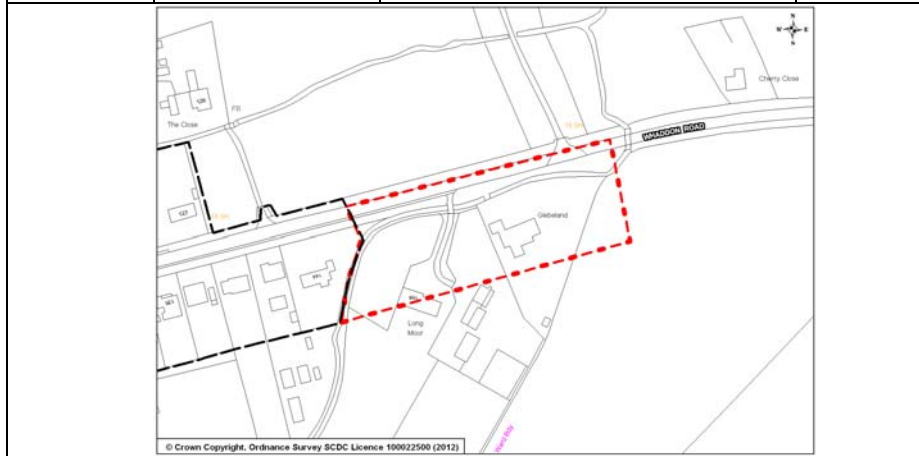
Ref. No.	Village	Address	Rep ID
61	Whaddon	Land east of 123 Meldreth Road	38403



Ref. No.	Village	Address	Rep ID
62	Whaddon	Land at 129 Meldreth Road	38403



Ref. No.	Village	Address	Rep ID
63	Whaddon	Land south of Meldreth Road	38403



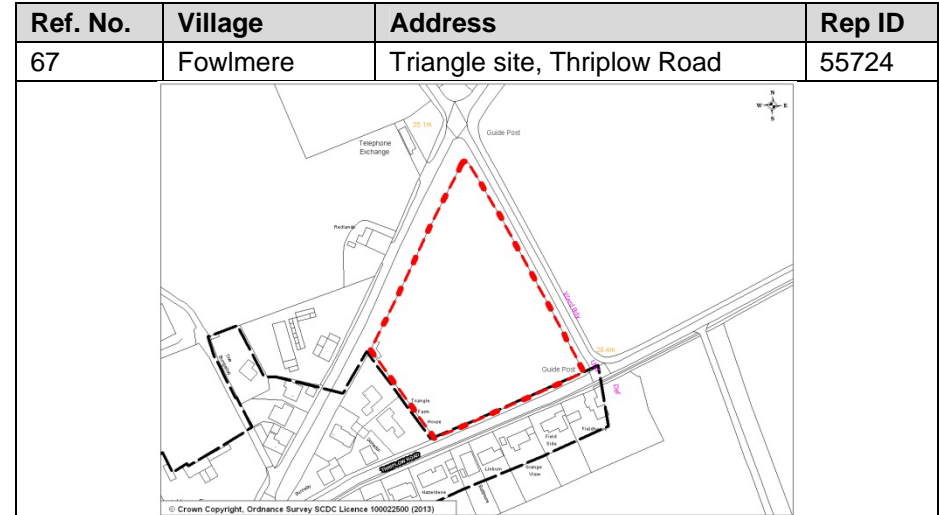
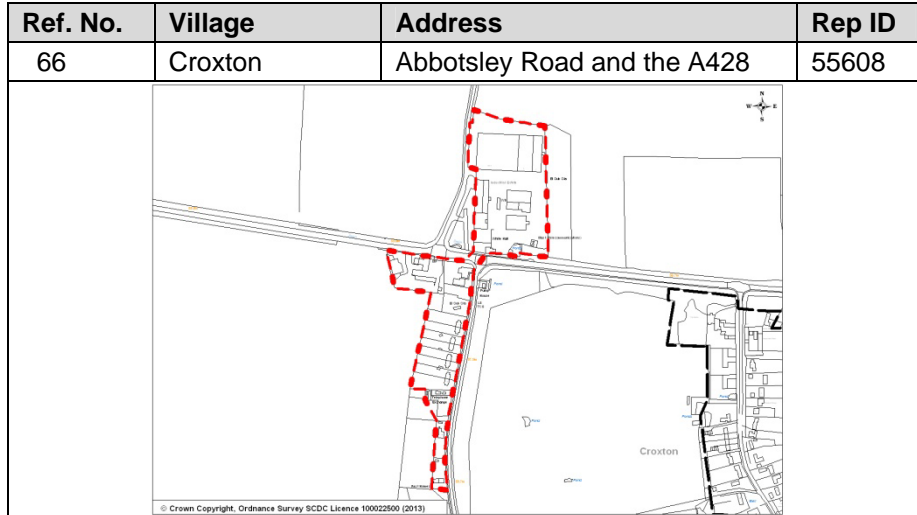
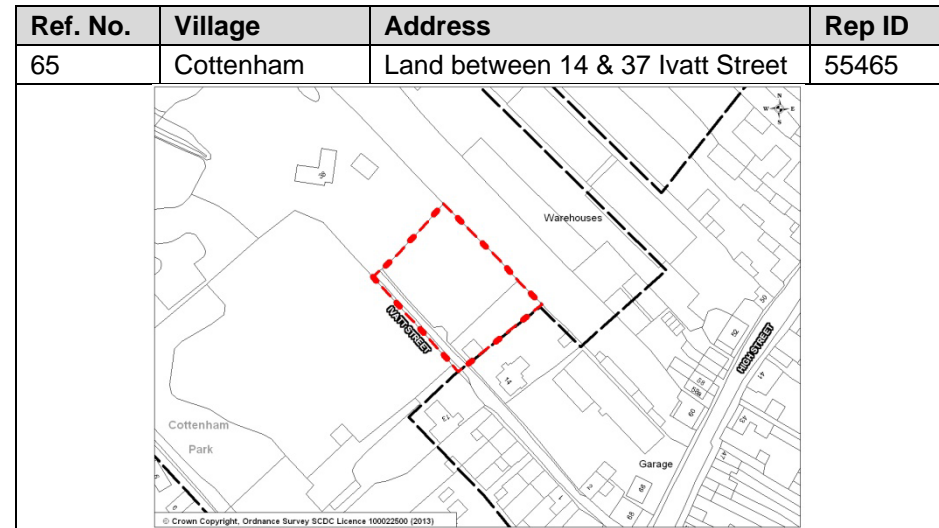
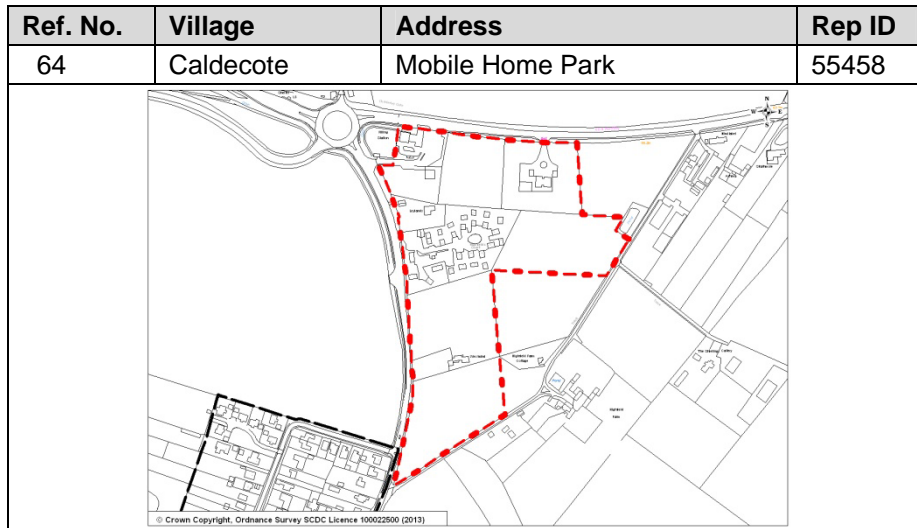
# Maps of Suggested Village Frameworks Amendments From Issues and Options 2



Existing Development Framework Boundary



Proposed Amendment to Development Framework Boundary



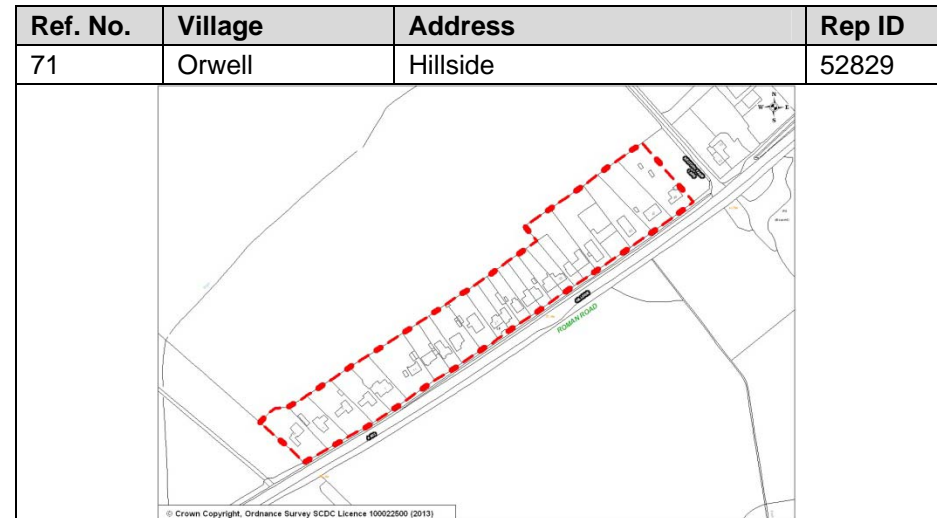
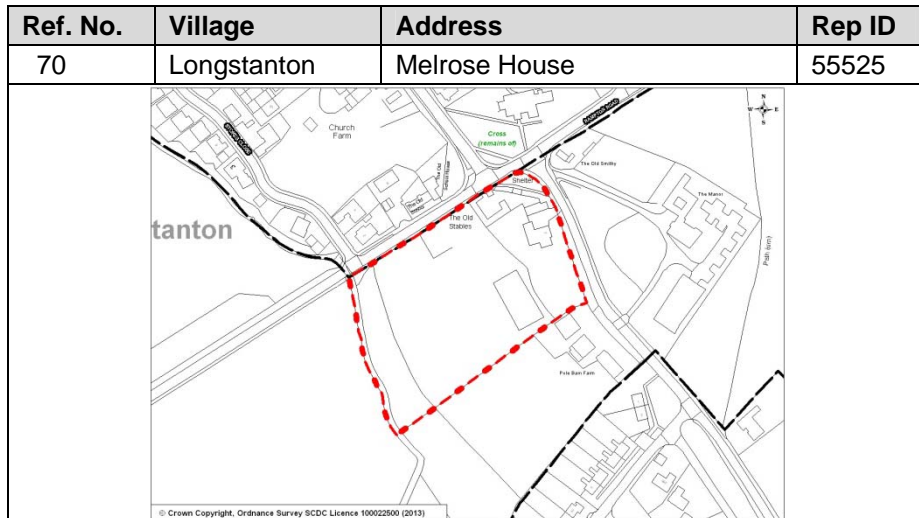
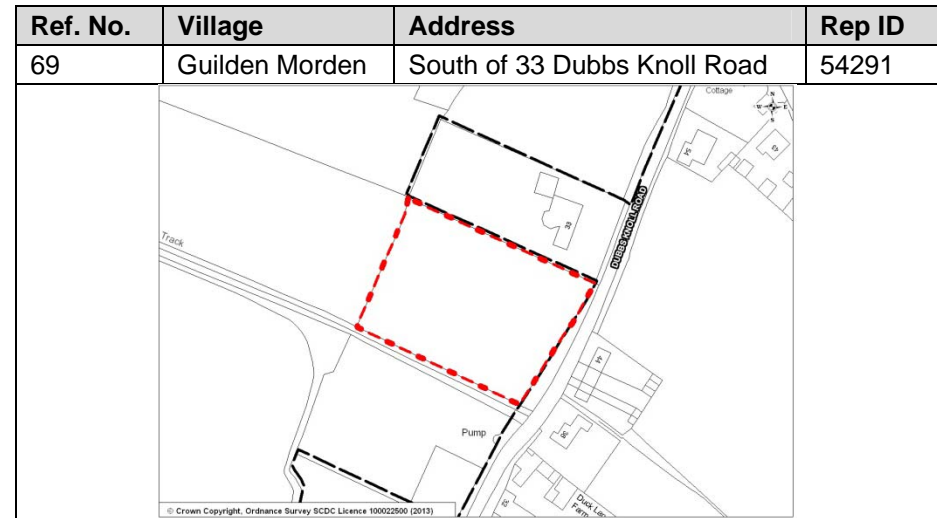
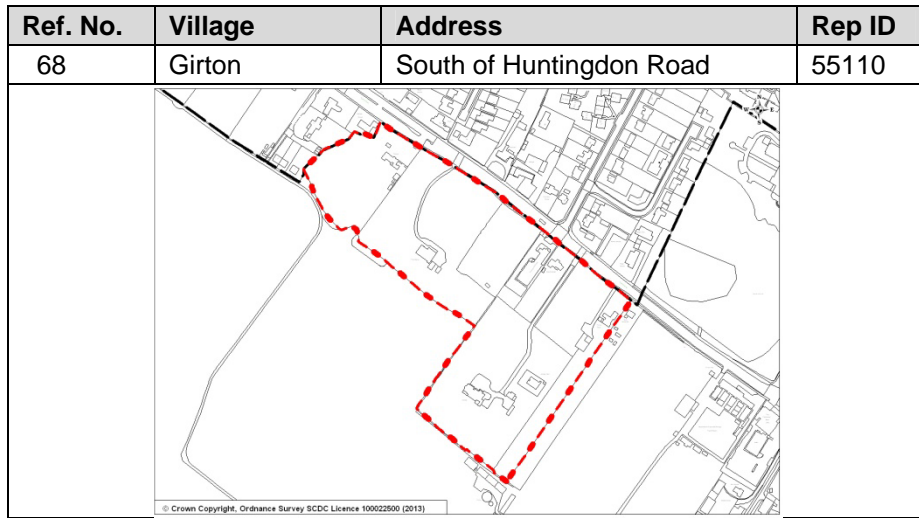
# Maps of Suggested Village Frameworks Amendments From Issues and Options 2



Existing Development Framework Boundary



Proposed Amendment to Development Framework Boundary



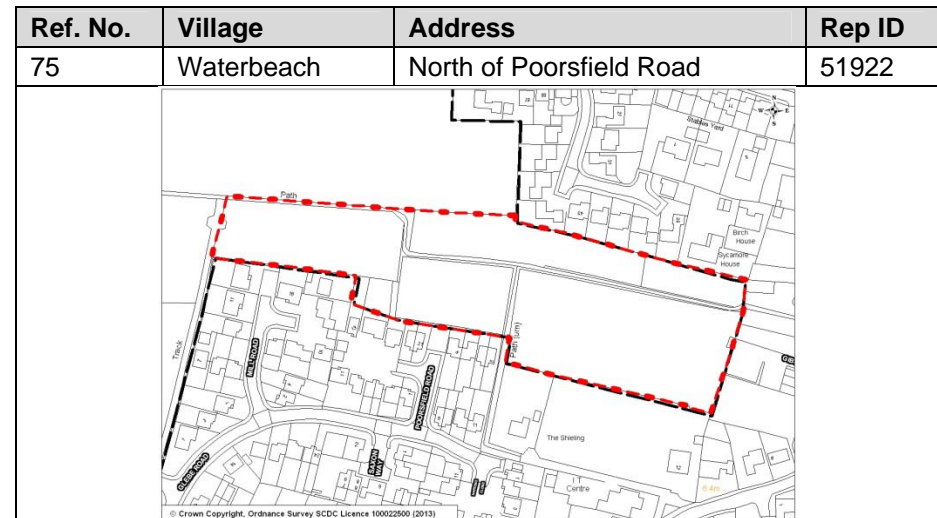
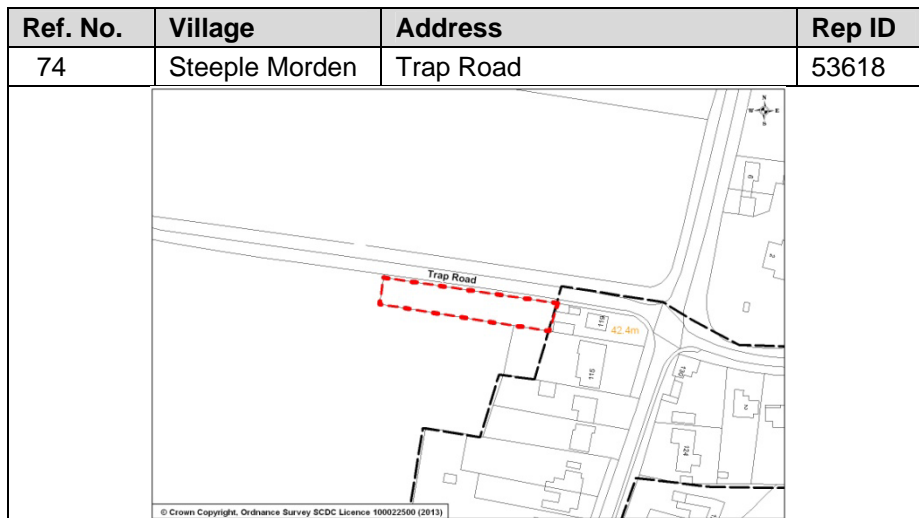
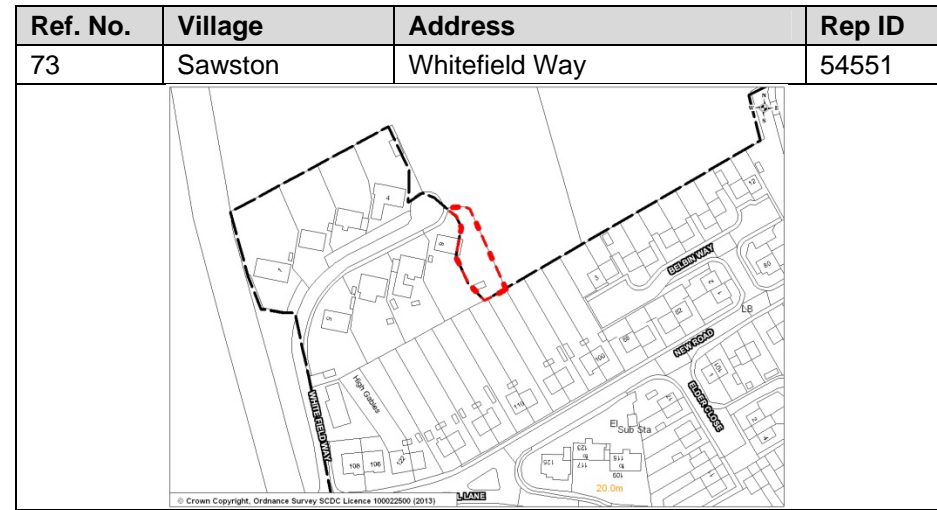
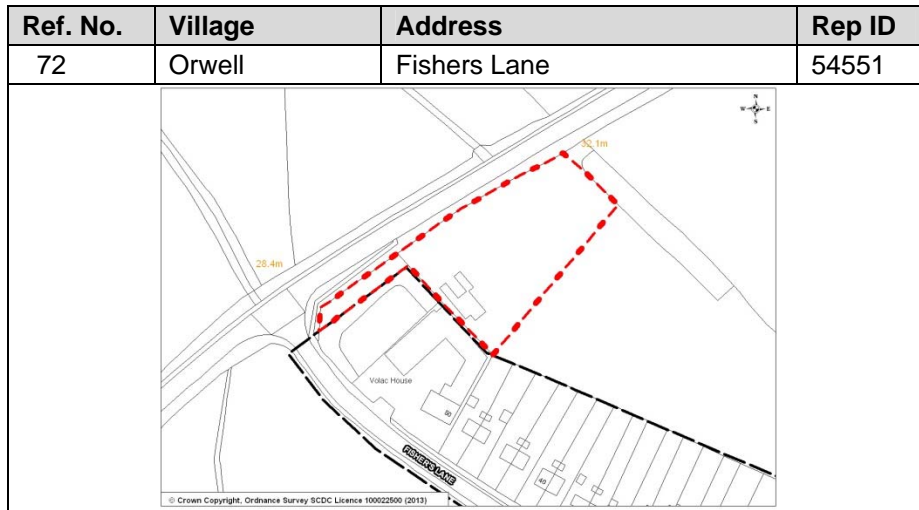
# Maps of Suggested Village Framework Amendments From Issues and Options 2



Existing Development Framework Boundary



Proposed Amendment to Development Framework Boundary



**Maps of Suggested Village Frameworks  
Amendments From Issues and Options 2**



Existing Development Framework Boundary



Proposed Amendment to  
Development Framework Boundary

### Chapter 3: Strategic Sites

<p><b>Issues and Options 2012 Issue 16</b></p> <p><b>Issues and Options 2013 (Part 1) Chapter 9 including Questions 2 and 3</b></p> <p><b>Issues and Options 2013 (Part 2) Issue 1</b></p>	<p><b>Development Options</b></p>
<p>Key evidence</p>	<ul style="list-style-type: none"> <li>• Strategic Housing Land Availability Assessment (SHLAA) and Sustainability Appraisal assessments identify key constraints and considerations relating to potential development sites in South Cambridgeshire.</li> <li>• Site Assessments for Edge of Cambridge Sites 2012 - combined SHLAA and Sustainability Appraisal assessments for sites on the inner boundary of the Cambridge Green Belt (done jointly with Cambridge City Council).</li> <li>• Settlement summaries included in the Initial Sustainability Appraisal Reports combine key elements from both assessments to enable the most and least sustainable sites in each settlement to be identified.</li> <li>• The SHLAA assessments have been updated as necessary to correct errors, refine comments and to reflect changes to site boundaries and areas and these are included in the SHLAA (June 2013).</li> <li>• The Sustainability Appraisal assessments have been updated as necessary to correct errors, refine comments and to reflect changes to boundaries and areas. See the final Sustainability Appraisal.</li> <li>• Evidence relating to the sustainability of settlements including the South Cambridgeshire Village Classification Report 2012</li> <li>• Evidence relating to the level of objectively assessed housing need to be accommodated including an updated SHMA</li> <li>• Annual Monitoring Reports.</li> <li>• Portfolio Holder Meetings regarding the Local Plan held in 2012 and 2013</li> <li>• Highway and Education Authority comments.</li> <li>• Representations to Issue and Options consultations.</li> <li>• Evidence relating to the agreed sustainable development</li> </ul>



	<p>strategy approach for Cambridge and South Cambridgeshire</p> <ul style="list-style-type: none"> <li>• Local Plan Member Workshops held in 2013 including consideration of the factors to be taken into account in the selection of sites for allocation in the Local Plan.</li> <li>• Site specific evidence.</li> </ul>
Existing policies	<p>Sites allocated in existing plans for housing or with planning permission for housing remain suitable for housing development. Policies have been included to provide a policy context for their completion. Where circumstances have changed that could vary the number of dwellings to be built and their phasing, these have been taken into account through the Annual Monitoring Reports, and have been reflected in policies proposed in the draft plan.</p>
Analysis	<p>Local Plans are required by section 39(2) of the Planning and Compulsory Purchase Act 2004 to contribute to the achievement of sustainable development. The NPPF requires that significant adverse impacts on economic, social and environmental aspects of sustainability should be avoided and wherever possible alternative options which reduce or eliminate such impacts should be pursued. Where adverse impacts are unavoidable measures to mitigate the impact should be considered. It follows that housing development allocations are required to contribute to the achievement of sustainable development. In the local context this means that housing to meet objectively assessed needs must be in the most sustainable locations focussing allocation sites in settlements and locations as high as possible on the sustainable development sequence as far as this is consistent with other sustainability considerations such as environmental impacts such as loss of Green Belt, avoiding land at risk of flooding, and social impacts such as avoiding the provision of new housing in settlements where impacts on school places cannot be satisfactorily mitigated.</p> <p>The sustainable development sequence runs from locations in and on the edge of Cambridge, through New Settlements, to Rural Centre and Minor Rural Centre villages and finally to Group Villages. The process followed to identify and assess development site options on the edge of Cambridge and across South Cambridgeshire is set out in a document which reviews the Sustainable Development Strategy for the Cambridge Area. This document also outlines the process followed to narrow down this long list of site options to a preferred package for inclusion in the Local Plan.</p> <p>The SHLAA and SA assessments, together with the settlement summaries and other evidence document the extensive work undertaken to analyse potential development sites.</p>

	<p>A total of 63 potential site options for housing development have been consulted on during the Issue &amp; Options consultations.</p> <p><b>Potential for Reasonable Alternatives</b></p> <p>Around 300 potential development sites were submitted to the Council in response to a 'Call for Sites' in 2011. These were carefully assessed through the SHLAA and SA processes and settlement summaries were prepared. All the sites were assessed including those in Group Villages which are small villages with relatively few services and facilities, alongside submitted sites in our larger better served villages (Rural Centre and Minor Rural Centre villages). 52 site options were consulted on in Issues &amp; Options 1 in Summer 2012 with a total potential capacity of over 25,000 homes. In addition sites have been assessed on the edge of Cambridge in both Cambridge and in South Cambridgeshire with a potential capacity of around 18,000 homes. 4 Cambridge Edge housing site options were consulted on in in the Issues &amp; Options 2, Part 1 consultation including one site in South Cambridgeshire for around 130 homes. In response to the I&amp;O1 consultation, 58 additional sites were submitted as potential development sites. The 30 sites in our larger better served villages were assessed and 10 additional site options were identified for consultation in the Issues &amp; Options 2, Part 2 consultation in January 2013 with an approximate additional potential capacity of 900 dwellings.</p>
<p>Which objectives does this issue or policy address?</p>	<p>Objective A: To support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and supporting the rural economy.</p> <p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective C: To provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type, size, tenure and cost.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p> <p>Objective E: To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools,</p>

	<p>doctors, community buildings, cultural facilities, local open space, and green infrastructure.</p> <p>Objective F: To maximise potential for journeys to be undertaken by sustainable modes of transport including walking, cycling, bus and train.</p>
Final Issues and Options Approaches	<p><b>Issues and Options 2012</b></p> <p><b>Question 16</b></p> <p><b>A.</b> Which of the following site options do you support or object to and why?</p> <p><b>B.</b> Are there any other sites that we should consider? (These could be sites already submitted through the 'Call for Sites' process or new sites).</p> <p><b>Issues and Options 2013 (Part 2)</b></p> <p><b>Question 1</b></p> <p><b>A.</b> Which of the site options do you support or object to and why?</p> <p><b>B.</b> Do you have any comments on sites rejected by the Council? (see list in Appendix 3).</p> <p><b>Issues and Options 2013 (Part 1)</b></p> <p><b>Question 2</b></p> <p>Which of the site options do you support or object to and why?</p> <p><b>Question 3</b></p> <p>Do you have any comments on the sites rejected by the Councils (see list in Appendix 4)?</p>
Initial Sustainability Appraisal Summary	<p>Individual sites have been tested using the Sustainability Appraisal site testing Matrix, and through the Strategic Housing Land Availability Assessments. Summary sheets drawing together the key findings of these assessments have also been prepared.</p>
Representations Received	<p><b>Issues and Options 2012</b></p> <p><b>Question 16A</b></p> <p>Appendix 1 (Responding to Representations on Site Options) provides information on the number of representations received on each site option, a summary of the representations, and the Council's response and conclusion on each of the site options. Amended site assessment forms, sustainability appraisals and summary tables are included in the Strategic Housing Land Availability Assessment (June 2013) and the final Sustainability Appraisal Report.</p>

**Question 16B**

Support: 295

Object: 92

Comment: 98

Total of 690 comments on Question 6 of the questionnaire.

These totals are for all representations against Question 16B. Only a summary of non-site specific representations are included below. Site specific representations are summarised in Appendix 3 (Responding to Representations on Rejected SHLAA Sites), which also includes the Council's response and conclusion on each of the sites. Amended site assessment forms, sustainability appraisals and summary tables are included in the Strategic Housing Land Availability Assessment (June 2013) and the final Sustainability Appraisal Report.

**Issues and Options 2013 (Part 2)****Question 1A**

Appendix 2 (Responding to Representations on Site Options) provides information on the number of representations received on each site option, a summary of the representations, and the Council's response and conclusion on each of the site options. Amended site assessment forms, sustainability appraisals and summary tables are included in the Strategic Housing Land Availability Assessment (June 2013) and the final Sustainability Appraisal Report.

Please provide any comments:

Support: 4

Object: 9

Comment: 57

A summary for these non-site specific representations are included below.

**Question 1B**

Support: 2

Object: 22

Comment: 45

	<p>These totals are for all representations against Question 1B. Only a summary of non-site specific representations are included below. Site specific representations are summarised in Appendix 3 (Responding to Representations on Rejected SHLAA Sites), which also includes the Council's response and conclusion on each of the sites. Amended site assessment forms, sustainability appraisals and summary tables are included in the Strategic Housing Land Availability Assessment (June 2013) and the final Sustainability Appraisal Report.</p> <p><b>Responding to Representations on Rejected SHLAA sites.</b></p> <p>Site specific representations are summarised in Appendix 3 (Responding to Representations on Rejected SHLAA Sites), which also includes the Council's response and conclusion on each of the sites. Amended site assessment forms, sustainability appraisals and summary tables are included in the Strategic Housing Land Availability Assessment (June 2013) and the final Sustainability Appraisal Report.</p> <p><b>Issues and Options 2013 (Part 1)</b></p> <p><b>Question 2</b></p> <p>Representations to Question 2 (together with other representations to Chapter 9) are summarised in Appendix 4 (Issues and Options 2 Part 1 - Site Options on the Edge of Cambridge: Summary of Representations and Response to Key Issues) which also includes the Council's response and conclusion on each site and key issue.</p> <p><b>Question 3</b></p> <p>Representations to Question 2 (together with other representations to Chapter 9) are summarised in Appendix 4 (Issues and Options 2 Part 1 - Site Options on the Edge of Cambridge: Summary of Representations and Response to Key Issues) which also includes the Council's response and conclusion on each site and key issue.</p>
Key Issues from Representations	<p><b>Issues and Options 2012</b></p> <p><b>Question 16A</b></p> <p>Appendix 1 (Responding to Representations on Site Options) provides information on the number of representations received on each site option, a summary of the representations, and the Council's response and conclusion on each of the site options.</p>

Amended site assessment forms, sustainability appraisals and summary tables are included in the Strategic Housing Land Availability Assessment (June 2013) and the final Sustainability Appraisal Report.

**Question 16B**

Only a summary of non-site specific representations are included below. Site specific representations are summarised in Appendix 3 (Responding to Representations on Rejected SHLAA Sites), which also includes the Council's response and conclusion on each of the sites. Amended site assessment forms, sustainability appraisals and summary tables are included in the Strategic Housing Land Availability Assessment (June 2013) and the final Sustainability Appraisal Report.

**COMMENTS:**

- **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.
- **Haslingfield Parish Council** - Regarding the other site options, the pros and cons listed in the local plan are considered appropriate.
- **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. Underlying problem with SHLAA process is that it has been developer led.

	<ul style="list-style-type: none"><li>• <b>Cottenham Village Design Group</b> - 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.</li><li>• <b>Weston Colville Parish Council</b> - No other areas warrant consideration.</li><li>• <b>Sawston Parish Council</b> - 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.</li><li>• <b>Middle Level Commissioners</b> - 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.</li><li>• <b>Wellcome Trust</b> - Support identification of locations in south of district for new housing development. Greater choice of housing locations close to Genome Campus.</li><li>• <b>Advisory Council for the Education of Gypsy and other Travellers</b> - Consider needs of travellers, sites should be spread over a wide number of villages.</li><li>• <b>Cam Valley Forum</b> - Some larger villages should be developed especially where work places are also established.</li><li>• Support for development at Hardwick, to facilitate more facilities e.g. Doctors surgery.</li><li>• 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.</li><li>• 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.</li><li>• The potential sites for development do not include any provision</li></ul>
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	<p>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.</p> <ul style="list-style-type: none"> <li>• Object to sites allocated on edge of Group villages in Green Belt. Should be more flexibility around group and infill villages.</li> <li>• 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.</li> <li>• All rejected sites should remain rejected.</li> <li>• Support for rejection of all sites in Gamlingay.</li> <li>• 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.</li> <li>• Object to all the site options.</li> <li>• Sawston – sites on the flood risk zone should be rejected.</li> <li>• 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.</li> <li>• Meldreth options should not have been rejected, due to access to the railway station.</li> <li>• 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 Council has to win every time.</li> <li>• Although Bassingbourn Barracks site not currently under consideration. History has been explored of the site in recent research.</li> <li>• Develops at Harston can be done without heritage impact.</li> </ul> <p><b>GENERAL COMMENTS FROM QUESTIONNAIRES, QUESTION 6:</b></p> <ul style="list-style-type: none"> <li>• Support for development or brownfield sites rather than Greenfield sites (45 responses).</li> <li>• Support for development in villages (20 responses), and objection to village development (29 responses).</li> <li>• Develop close to transport links, where services can be provided</li> <li>• Build on villages in the guided bus corridor;</li> <li>• Develop close to major employment areas;</li> <li>• Create new settlements rather than swamp existing villages / No</li> </ul>
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- 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), Bassingbourn Airfield (8), Guided bus corridor (2), Hardwick (2), Bourn (1), Hinxton (1), Orwell (2), Little Wilbraham (1), Great Eversden (2), Oakington Airfield (2).

**New site suggestions at 'Better Served Group Villages' or higher in the settlement hierarchy**

(We consulted on a category of better served group villages in I&O1 at question 13, however qualifying villages are now to be added to the minor rural centre category rather than to complicate the hierarchy through the addition of another category).

- (SHLAA Site SC298) – Cambridge – NIAB 3, land between A14, Huntingdon Road and Histon Road: Propose residential and commercial uses in a key location. **REP 39825**
- (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. **REP 46392**
- (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. **REP 45370**
- (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. **REP 42838**
- (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. **REP 35302**
- (SHLAA Site 306) – Histon – Land West of 113 Cottenham Road: Consider this land for residential development purposes. **REP 31128**
- (SHLAA Site 307) – Histon - Land r/o 49-83 Impington Lane: Support is given to Site Options 14 & 15 for housing but with

	<p>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. <a href="#">REP 46590</a></p> <ul style="list-style-type: none"><li>• (SHLAA Site 308) – Impington - Land at Former Bishops Hardware Store, Cambridge Road: Site within village framework, suitable for redevelopment. <a href="#">REP 39452</a></li><li>• (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. <a href="#">REP 44102</a></li><li>• (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. <a href="#">REP 37129</a></li><li>• (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. <a href="#">REP 39546</a></li><li>• (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. <a href="#">REP 45030</a></li><li>• (SHLAA Site 313) – Sawston – Land north of Babraham Road. <a href="#">REP 40548</a></li><li>• (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 &amp; Options Report. <a href="#">REP 32206</a></li></ul>
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	<ul style="list-style-type: none"> <li>• (SHLAA Site 316) – Cottenham – Land to Rear of High Street: Site provides an opportunity for Cottenham to 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. <b>REP 46762</b></li> <li>• (SHLAA Site 317) – Gamlingay – Cinques Road: Would consolidate end of Cinques Road into satellite area of Gamlingay. <b>REP 33604</b></li> <li>• (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. <b>REP 40996</b></li> <li>• (SHLAA Site 319) – Melbourn – CEMEX site: Sustainable location, near existing infrastructure and services, with access to public transport. <b>REP 46408</b></li> <li>• (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. <b>REP 41129</b></li> <li>• (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. <b>REP 39697</b></li> <li>• (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. <b>REP 43882</b></li> <li>• (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. <b>REP 42165</b></li> <li>• (SHLAA Site 324) – Bassingbourn - North End &amp; Elbourn Way: Part waste ground / part arable. Both relate well to village and built form - easy walking distance. Access could be achieved by</li> </ul>
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	<p>demolishing Spar and barn/garage to 37 High Street. <b>REP 34132</b></p> <ul style="list-style-type: none"> <li>• (SHLAA Site 325) – Bassingbourn - Pear Tree Public house site: Perfect infill site. <b>REP 34838</b></li> <li>• (SHLAA Site 326) – Comberton - Bennell Farm (in parish of Toft): The site has extensive mature landscaping 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. <b>REPS 43761 &amp; 39503</b></li> <li>• (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. <b>REP 44014</b></li> <li>• (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. <b>REP 45728</b></li> <li>• (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. <b>REP 44732</b></li> <li>• (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. <b>REP 41330</b></li> <li>• (SHLAA Site 332 &amp; 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</li> </ul>
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desperately needs. [REP 45737](#)

#### **New Sites suggested at Other Villages**

- Balsham - Balsham Buildings, High Street - Deliverable site with highway access, close to village services, potential to enhance conservation area, direct public transport link to Linton Village College. [REP 31806](#)
- Barrington - land to rear of West Green- Requesting land be put forward for consideration for development in Local Plan review. [REP 41359](#)
- 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. [REP 29734](#)
- 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. [REP 43683](#)
- 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. [REP 43853](#)
- 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. [REP 31114](#)
- 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. [REP 33188](#)
- Fowlmere – land to rear of Pipers Close - Would contribute to meeting affordable housing needs of Fowlmere. [REP 45412](#)
- 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. [REP 31808](#)
- 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. [REP 50431](#)
- Hardwick - St. Neots Road - Group landowners who would like to see back scrubland developed to complete Hardwick village. [REPS 46780 & 47584](#) (also included as object to rejection of SHLAA site 180)

	<ul style="list-style-type: none"> <li>• 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. <a href="#">REP 41622</a></li> <li>• 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 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. <a href="#">REP 36683</a></li> <li>• 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. <a href="#">REP 36719</a></li> <li>• 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. <a href="#">REP 30801</a></li> <li>• 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. <a href="#">REP 43762</a></li> <li>• 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. <a href="#">REP 34803</a></li> <li>• 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. <a href="#">REP 44722</a></li> <li>• 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. <a href="#">REP 41127</a></li> </ul>
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- 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. **REP 32014**
- 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. **REP 45266**
- 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. **REP 41034**
- Lolworth - Land at High Street - Available and could accommodated residential development within the plan period. The land is in single ownership and is therefore deliverable. **REP 41050**
- 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. **REP 46941**
- 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. **REP 42522**
- 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. **REP 45766**
- Shepreth – Meldreth Road - Recent affordable housing developments have been absorbed into village, this site could be too. Hourly train service. Logical infill site. **REP 45336**
- 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. **REP 50349**

**Issues and Options 2013 (Part 2)**

**Question 1A**

Appendix 2 (Responding to Representations on Site Options) provides information on the number of representations received on each site option, a summary of the representations, and the Council's response and conclusion on each of the site options. Amended site assessment forms, sustainability appraisals and summary tables are included in the Strategic Housing Land Availability Assessment (June 2013) and the final Sustainability Appraisal Report.

A summary of non-site specific representations are included below:

**ARGUMENTS IN SUPPORT:**

- 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.

**OBJECTIONS:**

- None of these sites are needed. Covering ground in concrete. Sufficient small sites within villages to meet need.
- 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.

**COMMENTS:**

- 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 apartments.
- 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.

#### **Question 1B**

Site specific representations are summarised in Appendix 3 (Responding to Representations on Rejected SHLAA Sites), which also includes the Council's response and conclusion on each of the sites. Amended site assessment forms, sustainability appraisals and summary tables are included in the Strategic Housing Land Availability Assessment (June 2013) and the final Sustainability Appraisal Report.

A summary of non-site specific representations are included below:

#### **ARGUMENTS IN SUPPORT:**

- 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.

**OBJECTIONS:**

- 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.

**COMMENTS:**

- 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.
- 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).

	<ul style="list-style-type: none"> <li>• Do not support the selection of Comberton for expansion due to its poor travel routes.</li> <li>• 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.</li> <li>• What happened to east and north proposals in Sawston – both were good options.</li> <li>• Cambourne was designated for this role years ago and it should be maximised – question whether any of these sites in villages are sustainable.</li> <li>• See no justification in granting additional planning permission to satisfy demands of speculative developers.</li> <li>• Great Eversden – obvious reasons for not allowing development: no school, sharp bends in High Street and Church Street, virtually no employment in village.</li> <li>• <b>Cam Valley Forum &amp; Countryside Restoration Trust:</b> 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 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.</li> <li>• <b>Countryside Restoration Trust:</b> 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.</li> <li>• <b>Great Chesterford Parish Council:</b> 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.</li> <li>• <b>Histon &amp; Impington Village Action Group:</b> 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</li> </ul>
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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.

#### New Sites (Edge of Cambridge)

- **(SHLAA Site 334) 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. **REP 51275**

#### New Sites (Rural Centres)

- **(SHLAA Site 335) 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. **REP 51952**
- **(SHLAA Site 336) Impington, Land off Lone Tree Avenue:** suitable for residential development, access off Lone Tree Avenue, outside of the flood plain, but within Green Belt. **REP 55117**

#### New Sites (Minor Rural Centres)

- **Gamlingay, The Cinques:** 2 new sites, The Cinques somewhat disjointed, some consolidating development would benefit the hamlet. **REP 51350**
- **(SHLAA Site 337) 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. **REP 54745**
- **(SHLAA Site 338) 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 vicinity of Bannold Road have been identified as potential development options. **REP 51222**

#### 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. [REP 50865](#)

- **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). [REP 55457](#)
- **Dry Drayton, Cotton's Field:** working alongside Parish Council to consider the benefits of allocating land for affordable housing. [REP 51825](#)
- **(SHLAA Site 339) 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. [REP 55513](#)
- **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. [REP 54306](#)
- **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). [REP 54294](#)
- **Steeple Morden, North of Bogs Gap Lane (part of SHLAA Site 209):** smaller site for 3 dwellings than previously submitted SHLAA Site 209. [REP 55229](#)
- **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. [REP 51310](#)

#### New Sites (Infill Villages)

- **Great Chishill:** 5 new sites, (1) Land south of Barley Road, west of the village - Would allow 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. [REP 53580](#)

- **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). [REP 55654](#)
- **Little Gransden, The Drift:** planning permission for a bungalow previously turned down, building plans at other end of the street. [REP 51354](#)
- **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. [REP 50808](#)
- **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. [REP 55329](#)
- **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). [REP 55324](#)

#### **Responding to Representations on Rejected SHLAA sites.**

Site specific representations are summarised in Appendix 3 (Responding to Representations on Rejected SHLAA Sites), which also includes the Council's response and conclusion on each of the sites. Amended site assessment forms, sustainability appraisals and summary tables are included in the Strategic Housing Land Availability Assessment (June 2013) and the final Sustainability Appraisal Report.

	<p><b>Issues and Options 2013 (Part 1)</b></p> <p><b>Chapter 9</b></p> <p>Site specific representations are summarised in Appendix 4 (Issues and Options 2 Part 1 - Site Options on the Edge of Cambridge: Summary of Representations and Response to Key Issues), which also includes the Council's response and conclusion on each of the sites.</p>
<p>Preferred Approach and Reasons</p>	<p>To include site allocations to meet the full objectively assessed housing needs. The reasons for the selection of sites and responses to specific points raised are as set out under issue 9 Strategy for Strategic Sites.</p> <p>Responses to specific sites are in Appendices 1 – 4, together with other relevant documentation set out under 'key evidence' above. The Council has sought to identify the most sustainable sites, in the best locations. All of the sites identified are considered to be developable and more than a 5 year supply of sites are considered to be deliverable. Developable sites are allocated for the whole plan period including a considerable capacity which will only be delivered after the end of the plan period in 2031.</p> <p>The sites are identified in the Local Plan and on the Policies Map. The preferred approach is as follows:</p> <p><b><u>Cambridge Edge Sites</u></b>  <u>NIAB3 (site option GB6 I&amp;O2 part 1)</u>  NIAB3 will enable the delivery of 1,000 homes on the combined NIAB2 and 3 sites, which is 100 homes less than had previously been planned for the NIAB2 site alone in order to ensure an appropriate form and density of development.</p> <p>The site is in a sustainable location and could be developed with little impact on Green Belt purposes. Environmental issues such as air quality and noise are capable of appropriate mitigation, and the site boundary has been drawn to avoid development in the identified Air Quality Management Area.</p> <p><b><u>Strategic Sites</u></b>  <u>Northstowe Reserve (site option 1 I&amp;O1)</u>  The Northstowe Reserve site will enable the delivery of planned housing delivery at Northstowe but is not expected to deliver any additional housing.</p>

Waterbeach New Town (site option 2 I&O1)

Expected completions during the plan period are 1,400 dwellings. The remainder of the dwellings would be delivered after the plan period.

The Local Plan proposes to allocate a new town at Waterbeach, with the development area somewhere between options 2 and 3, and an area to be addressed by an area action plan similar to site 2.

Subsequent to the Portfolioholder meeting of 11th June, the site area and policy were amended following site visits and discussions with English Heritage, with particular reference to the historic significance of Denny Abbey

Bourn Airfield New Village (site option 6 I&O1)

Expected completions during the plan period are 1,700 dwellings. The remainder of the dwellings would be delivered after the plan period.

Note that in the draft Local Plan a larger Area Action Plan boundary has been included to enable opportunities outside the built development area to be fully explored. The site assessment and SA have been updated to reflect the new site boundary.

Following the Portfolioholder meeting of 11th June, the reduced capacity at Cambourne West was compensated for by bringing development at Bourn Airfield forward a year, development having been held back in the housing trajectory by two years to provide flexibility and ensure a 5 year supply of housing land.

Cambourne West (site option 17 I&O1)

Expected completions during the plan period are 1,200 dwellings. Note that the site boundary of this option has been amended to help mitigate its impacts. The site assessment and SA have been updated to reflect the new site boundary.

Subsequent to the Portfolioholder Meeting of 11th June, the capacity of the site was reduced from 1500 to 1200 dwellings, the site boundary was not changed. Topography and the development pattern of Cambourne suggest that more of the Major Development area will need to remain open or be used for water management features and therefore the capacity has been reduced from a total of 1,500 dwellings, including the land in the business park, to 1,200 dwellings.



The policy was also refined to clarify the nature of transport access through the business park, and that residential development can only come forward once replacement employment land is secured in Cambourne west. The area of employment land was corrected to 8.1 hectares, to reflect the area within the business park.

### **Village Sites**

The major sites will be supported by limited development at the more sustainable villages in the order of 900 homes to provide flexibility and help ensure a continuous supply of housing land over the plan period, including if there is any delay in progress on any of the major sites.

The first choice of village sites was at Rural Centres, the highest order villages in the district with the best access to services and facilities. In particular development has focused on Sawston, the village that scored highest in the village hierarchy assessment. Sites offered particular opportunities to utilise previously developed land, as well as improve the eastern edge of the village. They also have the benefit of being located in the southern part of the district where there is otherwise limited housing development and where a number of research parks are located. Histon and Impington is also a Rural Centre, and the site small site north of Impington Lane is well integrated with the village. They involve release of land from the Green Belt which is considered to be justified in order to provide an element of housing development at the most sustainable villages. Other sites at Rural Centres have been rejected due to environmental or other impacts. Details can be found in the Audit Trail.

Although Minor Rural Centres generally have a lower level of services and facilities and public transport than Rural Centres, they are better served than the majority of villages in the district. Sites at Melbourn, Gamlingay, Willingham and Comberton have been identified, reflecting the specific opportunities they provide.

### **Dales Manor Business Park, Sawston (site option H5 I&O2 part 2)**

Expected completions during the plan period are 200 dwellings. This is a lower figure than the 260 subject to consultation, the site has a net developable area of 6.6 ha, at 30 dph this would deliver 200 dwellings allowing for some new employment development. The density of development has reduced from 40dph in Issues & Options

1 and 2, to reflect the agreed approach to density included in policy H/7 'Housing Density'. The site assessment and SA have been updated to reflect a density of 30dph. The sustainability appraisal of the site remains a sound assessment of the site).

Land north of Babraham Road, Sawston (site option H6 I&O2 part 2)

Expected completions during the plan period are 80 dwellings. (This is a lower figure than the 110 dwellings subject to consultation. The density of development has reduced from 40dph in Issues & Options 2, to reflect the agreed approach to density included in policy H/7 'Housing Density'. The sustainability appraisal of the site remains a sound assessment of the site)

Land south of Babraham Road, Sawston (site options 8 and 9 I&O1)

Expected completions during the plan period are 260 dwellings. This is a lower figure than the 480 than the Issues and Options 1 consultation described as the total capacity of the two sites.

The southern boundary of the site has been moved north and the capacity has been reduced to provide increased opportunity for landscaping mitigation, including for the setting of Sawston Hall. The density of development has reduced from 40dph in Issues & Options 2, to reflect the agreed approach to density included in policy H/7 'Housing Density'. The site assessment and SA have been updated to reflect a density of 30dph and the revised site boundary.

Land north of Impington Lane, Impington (site options 14 and 15 I&O1)

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

Land off New Road and to the rear of Victoria Way, Melbourn (site options 30 and 31 I&O1)

Expected completions during the plan period are 65 dwellings.

Green End Industrial Estate, Gamlingay (site option 33 I&O1)

Expected completions during the plan period are 90 dwellings.

Land East of Rockmill End, Willingham (site option 46 I&O1)

Expected completions during the plan period are 50 dwellings.

Land at Bennell farm West Street, Comberton (site option H10 I&O2 part 2)

Expected completions during the plan period are 90 dwellings This is a lower figure than the capacity of 115 dwellings subject to consultation through Issues and Options 2013 part 2. This reflects that a substantial part of the site will be used to provide a community football pitch with changing rooms, and car parking to serve both the community and Comberton Village College. A revised SA has been prepared to reflect this).

New site suggestions at 'Better Served Group Villages' or higher in the settlement hierarchy that were submitted through the Issues & Options consultation in Summer 2012 and that met the Strategic Housing Land Availability Assessment (SHLAA) criteria were assessed. The site assessment forms were included in the December 2012 Update to the SHLAA and the sustainability appraisal for each site was included in Appendix 3 of the Supplementary Initial Sustainability Appraisal Report (January 2013). Sites that were considered to have development potential or limited development potential in these villages were subject to consultation in Issues & Options 2: Part 2.

New sites suggested on the edge of Cambridge, and at Rural Centres and Minor Rural Centres, submitted through the Issues & Options 2 consultation in early 2013 and that met the SHLAA criteria have been assessed and a sustainability appraisal completed. Site assessment forms, sustainability appraisals and summary tables for the new sites submitted through the 2013 issues and options consultation are included in the Strategic Housing Land Availability Assessment (June 2013) and the final Sustainability Appraisal Report.

New sites suggested at other villages lower in the settlement hierarchy that were submitted through the Issues & Options consultation in Summer 2012 and the Issues & Options 2 consultation in early 2013 were not assessed. Group and Infill Villages are smaller villages which provide a lower level of services and facilities than larger villages classified as Rural Centres and Minor Rural Centres. Development in Group and Infill Villages is less sustainable than development in locations higher in the sustainable development sequence which runs from locations in and on the edge of Cambridge, through New Settlements, to Rural Centre and Minor Rural Centre villages and finally to Group and Infill Villages. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence and therefore no development allocations are justified in Group and Infill Villages.

Policy included in the draft Local Plan?	<p>Policy SS/2: North West Cambridge – Land between Huntingdon Road and Histon Road</p> <p>Policy SS/5: Waterbeach New Town</p> <p>Policy SS/6: New Village at Bourn Airfield</p> <p>Policy SS/7: Northstowe Extension</p> <p>Policy SS/8: Cambourne West</p> <p>Policy H/1: Allocations for Residential Development at Villages</p> <p>Policy E/8: Mixed-Use Development in Histon and Impington Station area</p>
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<b>Issues and Options 2012 Chapter 13 – Orchard Park</b>	<b>Cambridge Northern Fringe West (Orchard Park)</b>
Key evidence	Orchard Park Design Guide Supplementary Planning Document
Existing policies	Site Specific Policies DPD: Policy SP/1 Cambridge Northern Fringe West (Orchard Park)
Analysis	<p>The Orchard Park site was originally allocated for mixed-use development including 900 dwellings in the South Cambridgeshire Local Plan 2004 and the Site Specific Policies Development Plan Document (adopted January 2010) carried forward the allocation. Outline planning permission was granted in 2005 and has lapsed. The majority of the development has been completed. Pre-application discussions are on-going to bring forward Parcel K1 for 36 self-build dwellings, which is the last remaining housing parcel from the original Development Framework Plan.</p> <p>There is potential for additional dwellings by using parcels originally envisaged for commercial development adjacent to the A14 and for mixed use development and a Heritage Resource &amp; Conservation Centre (HRCC) in the south west corner of the site. A hybrid planning permission for the south west corner including Parcels Q, Com 2a, Com 2b, E3, E4 and HRCC was granted in February 2013, incorporating outline planning permission for 112 dwellings and full planning permission for 28 dwellings, retail units and open space. For Parcels L2 and Com 4 adjacent to the A14, pre-application discussions with the landowners are on-going.</p> <p><b>Potential for Reasonable Alternatives:</b></p> <p>None. The policy should be carried forward into the new Local Plan and remain until the development has been completed. The current policy has been sustainability appraised and found sound at examination by an independent Planning Inspector.</p>

Which objectives does this issue or policy address?	<p>Objective A: To support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and supporting the rural economy.</p> <p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective C: To provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type, size, tenure and cost.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p> <p>Objective E: To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure.</p> <p>Objective F: To maximise potential for journeys to be undertaken by sustainable modes of transport including walking, cycling, bus and train.</p>
Preferred Approach and Reasons	Carry forward the existing policy for Orchard Park into the new Local Plan. The current policy has been sustainability appraised and found sound at examination by an independent Planning Inspector.
Policy included in the draft Local Plan?	Policy SS/1: Orchard Park

<b>Issues and Options 2012 Chapter 13 – NIAB2</b>	<b>North West Cambridge – Huntingdon Road to Histon Road (NIAB2)</b>
Key evidence	
Existing policies	Site Specific Policies DPD: Policy SP/2 North West Cambridge Huntingdon Road to Histon Road
Analysis	Land between Huntingdon Road and Histon Road, known as Darwin Green 2 and formerly NIAB 2, was released from the Green Belt for a sustainable housing-led urban extension of Cambridge in the Site

	<p>Specific Policies Development Plan Document (adopted in January 2010). The site is adjacent to the Cambridge City Council allocation at NIAB1. The site was identified for approximately 1,100 dwellings in the LDF with associated development including a secondary school to serve the whole of the north west part of Cambridge. The capacity of the site is reduced to 900 in the Local Plan informed by pre-application discussions and concerns that the higher figure cannot be achieved with an appropriate density of development taking account of its edge of Cambridge location. This is consistent with the Council's advice to the Inspector at the time the LDF was examined. Development of the site is dependent on sufficient transport capacity on the A14. Pre-application discussions are ongoing.</p> <p><b>Potential for Reasonable Alternatives:</b> None. The policy should be carried forward into the new Local Plan and remain until the development has been completed. The current policy has been sustainability appraised and found sound at examination by an independent Planning Inspector.</p>
Which objectives does this issue or policy address?	<p>Objective A: To support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and supporting the rural economy.</p> <p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective C: To provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type, size, tenure and cost.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p> <p>Objective E: To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure.</p> <p>Objective F: To maximise potential for journeys to be undertaken by sustainable modes of transport including walking, cycling, bus and train.</p>
Preferred Approach	Carry forward the existing policy into the new Local Plan but include

and Reasons	<p>amendments to reflect the inclusion of the adjoining land (NIAB3). This additional site was considered through the joint edge of Cambridge Green Belt review, and subject to consultation as site GB6 in the joint Issues and Options 2013 consultation. Responses to representations are addressed in Appendix 4.</p> <p>An analysis of the NIAB2 site through the pre-application discussions that have taken place subsequent to its allocation has indicated that a more appropriate and robust capacity would be 900 instead of 1,100 houses, which has been reflected in the draft policy.</p> <p>The additional area of GB6 will add approximately 100 dwellings to the capacity subject to detailed masterplanning and a design-led approach. The site boundary has been drawn to avoid housing development in the area of the AQMA, and to consider landscape and townscape impacts and provision of necessary infrastructure including noise bunds and balancing ponds to serve the whole of the NIAB development, including land in Cambridge City Council's area, assuming that the balancing pond for NIAB1, which lies within the area of NIAB2, will be relocated as part of the development.</p>
Policy included in the draft Local Plan?	Policy SS/2: North West Cambridge – Land between Huntingdon Road and Histon Road

<b>Issues and Options 2012</b> <b>Issue 108</b>	<b>Cambridge East</b>
Key evidence	
Existing policies	Cambridge East Area Action Plan
Analysis	<p>The development of a major new urban quarter for Cambridge at Cambridge East, comprising 10,000-12,000 new homes, was a key part of the spatial strategy in the South Cambridgeshire Local Development Framework, and the Cambridge Local Plan. In February 2008, the Councils jointly adopted the Cambridge East Area Action Plan (AAP).</p> <p>Whilst Marshalls had been actively looking into relocation options for the airport activities since 2006, they announced in April 2010 that after a lengthy search, their favoured sites at Wyton and Waterbeach were not deliverable at the present time and they intended to remain at Cambridge Airport for the foreseeable future. This means that the Councils need to explore what this means for the future direction of development in their respective areas as well as how the current</p>

	<p>allocation should be dealt with through the review process.</p> <p><b>Potential for Reasonable Alternatives:</b></p> <p>The following alternative options have been identified for the way the new Local Plan deals with the Cambridge East site:</p> <ul style="list-style-type: none"> <li>• Retain the current allocation for development at Cambridge East – The allocation could remain ‘live’ in case the area became available for development. This would provide flexibility, but as it could not be relied upon the Council could not include the housing numbers in its calculations towards meeting need. It could also create uncertainty and any implications for the delivery of development proposals elsewhere would need to be considered.</li> <li>• Safeguard it for possible future development after 2031 - Safeguarding the site would mean that it could be brought forward through a future plan review if Marshall's plans were to change, but there is no certainty it will ever become available. This approach is consistent with the NPPF and would provide flexibility for the future whilst also providing certainty to developers of other allocations in the Local Plan that their sites can come forward.</li> <li>• Return either the whole site to the Green Belt to reflect the original Green Belt boundary, or just the open parts of the site. The land was removed from the Green Belt for the purpose of housing-led development, and as this is no longer anticipated a further option is to return some or all of the land to the Green Belt.</li> </ul>
<p>Which objectives does this issue or policy address?</p>	<p>Objective A: To support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and supporting the rural economy.</p> <p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective C: To provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type, size, tenure and cost.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p> <p>Objective E: To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and</p>



	<p>green infrastructure.</p> <p>Objective F: To maximise potential for journeys to be undertaken by sustainable modes of transport including walking, cycling, bus and train.</p>
<p>Final Issues and Options Approaches</p>	<p><b>Question 108:</b> What approach should the Local Plan take to Cambridge Airport?</p> <ul style="list-style-type: none"> <li>i. Retain the current allocation for development at Cambridge East.</li> <li>ii. Safeguard the site for development after 2031 or through a review of the Local Plan.</li> <li>iii. Return the whole site to the Green Belt or just the parts of the site which are open</li> </ul>
<p>Initial Sustainability Appraisal Summary</p>	<p>Retaining the Cambridge East AAP means that the wider airport site could still come forward for development, but there is considerable doubt whether it would actually be delivered, with Marshalls stating their intention to remain on the site. Cambridge East offers an opportunity to make a significant contribution to housing needs in a location close to Cambridge.</p> <p>It would also deliver significant employment development. A development of this scale would have a significant impact on the landscape, but the AAP includes policies requiring mitigation measures. The site offers opportunities for biodiversity improvements in association with the development. Additional development would increase scale of resource use, such as demand for water, above the planned level of development. Cambridge East was to provide employment development equivalent to 5,000 jobs on the edge of Cambridge. This loss could impact on the economy objectives, although the Employment Land Review 2012 identified that land availability and changes in the economy meant the loss was not critical. It recommended further employment opportunities may be needed on the edge of Cambridge.</p> <p>As the site is not expected to come forward, this would actually create uncertainty for developers of other sites, and potentially create uncertainty regarding the scale of development that will take place in the district up to 2031.</p> <p>If the land is safeguarded (option ii) the site specific impacts of development will not take place during the plan period, but the location would be reserved for development beyond the plan period. This could have positive benefits in the future, but still no certainty it would be developed.</p>

	Returning land to the Green Belt (option iii) would restrict inappropriate development, and offer protection to the setting of Cambridge.
Representations Received	<p>i. Retain the current allocation for development at Cambridge East. <b>(S: 9 (2 PC), O: 2, C: 0)</b></p> <p>ii. Safeguard the site for development after 2031 or through a review of the Local Plan. <b>(S: 18 (7 PC), O: 2, C: 0)</b></p> <p>iii. Return the whole site to the Green Belt or just the parts of the site which are open. <b>(S: 14 (2 PC), O: 2, C: 2)</b></p> <p>Please provide any comments. <b>(S: 1 (PC), O: 0, C: 7)</b></p>
Key Issues from Representations	<p><b>Main Views Received:</b></p> <ul style="list-style-type: none"> <li>• <b>Marshalls of Cambridge</b> – most sustainable location and no exceptional circumstances to justify changes to Green Belt. Safeguard the site.</li> <li>• <b>Cambridgeshire County Council</b> - retain a policy and safeguard land for post plan development. An HRC is still required in Cambridge East area.</li> <li>• <b>Cambridge City Council</b> – both councils working together and consulting on options – results will inform preferred options in draft plans.</li> <li>• Whilst Marshalls have no current intention to move, it may change in period 2011-31. Most sustainable location - should be retained.</li> <li>• Marshalls indicated no longer looking to relocate - confirms it will not be delivered in foreseeable future. Unavailable - 'unsound' to retain. Return to Green Belt.</li> <li>• Will not come forward in plan period. If it comes forward it can be reintroduced after thorough vetting.</li> <li>• Provides green barrier and open space to this sector of Cambridge. If Marshalls left, a better use would be nature reserve or country park.</li> <li>• Majority of (unbuilt) area should be returned to Green Belt, but built-up areas important for employment safeguarded as such.</li> <li>• What was in Green Belt should be returned to ensure clear separation between city and villages. Return proposed green corridor west of Teversham to Green Belt and where possible increase biodiversity.</li> <li>• Little point returning to Green Belt now it has been removed – may yet be windfall.</li> </ul>
Preferred Approach and Reasons	<p>Safeguard the Airport site for future development beyond the plan period and firmly allocate land north of Newmarket Road and north of Cherry Hinton for residential development, the latter with adjoining land allocated in the Cambridge Local Plan.</p> <p>Marshall has made clear its intention for Cambridge Airport to remain at its current site for the foreseeable future. Notwithstanding, in the event that Marshall were to decide in the longer term to make the site available for development, a major urban expansion to Cambridge at</p>

	<p>the Cambridge Airport site remains the most sustainable location for long term development.</p> <p>In plan making terms, it is a reasonable and appropriate response to the changed circumstances since the current plan to apply a safeguarding policy to the Airport site, safeguarded for possible long term new urban quarter to Cambridge if it becomes available, and that it would be brought forward through a review of the Local Plan. The Cambridge East Area Action Plan would remain 'live' and could be drawn on as necessary, either in its current form or through a review depending on circumstances at the time of any future development.</p>
Policy included in the draft Local Plan?	Policy SS/3: Cambridge East

<b>Issues and Options 2012 Issue 109</b>	<b>Cambridge East – North of Newmarket Road</b>
Key evidence	
Existing policies	Cambridge East Area Action Plan
Analysis	<p>Land north of Newmarket Road and north and west of the Park and Ride was identified in the Area Action Plan for development for 1,500 to 2,000 new homes. It is not constrained by the Airport relocation and could come forward for development on its own. It lies almost entirely within South Cambridgeshire District. It had been expected that the site would be developed by 2016, but no significant progress has yet been made and we need to decide what to do with the site in the Local Plan.</p> <p>The housing targets do not currently take any account of development North of Newmarket Road given the uncertainty that it can be relied on to deliver new housing. The future of the site needs to be established in the new Plan.</p> <p><b>Potential for Reasonable Alternatives:</b> The Council could:</p> <ol style="list-style-type: none"> <li>i. Conclude that development cannot be relied on and the site be treated in the same way as Cambridge Airport.</li> <li>ii. Rely on the existing Cambridge East Area Action Plan policies to guide any development that might come forward north of Newmarket Road.</li> <li>iii. Include a new specific policy for the site in the Local Plan allocating the land for a housing-led development.</li> </ol>
Which objectives does this issue or	Objective A: To support economic growth by supporting South Cambridgeshire's position as a world leader in research and

policy address?	<p>technology based industries, research, and education; and supporting the rural economy.</p> <p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective C: To provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type, size, tenure and cost.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p> <p>Objective E: To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure.</p> <p>Objective F: To maximise potential for journeys to be undertaken by sustainable modes of transport including walking, cycling, bus and train.</p>
Final Issues and Options Approaches	<p><b>Question 109:</b> What approach should the Council take to the potential for housing development on land North of Newmarket Road at Cambridge East? Should the Council:</p> <ul style="list-style-type: none"> <li>i) Conclude that development cannot be relied on and the site be treated in the same way as Cambridge Airport?</li> <li>ii) Rely upon the policies of the Cambridge East Area Action Plan to determine any planning applications for development?</li> <li>iii) Include a new policy for the site in the Local Plan allocating the land for a housing-led development?</li> </ul>
Initial Sustainability Appraisal Summary	<p>If the site was not relied upon, it would be addressed in the same way as the wider airport site covered by Issue 108. It is therefore not appraised separately here.</p> <p>The second option would be to rely on the existing Area Action Plan to provide policy guidance. This contains a range of policies, and has been subject to Sustainability Appraisal prior to its adoption. A direct comparison is difficult, as contrast with the third option to include a policy, as the wider policy framework of the Local Plan is dependent on a range of options at this stage.</p>

	<p>The third option for Cambridge East would be to include a policy for the site in the Local Plan allocated the land for a housing led development. The site specific impacts of an allocation have been considered in this appraisal. Cambridge East is on the edge of Cambridge, at the top of the Core Strategy search sequence.</p> <p>Development would include more than 20 hectares of existing agricultural land, mostly grade 2. The site lies within an area of search for waste recycling and recovery facilities. The AAP identifies potential sources of noise, but requires appropriate mitigation measures. It does not lie within an Air Quality Management Area.</p> <p>The AAP identifies opportunities for improvement to landscape and townscape character, particularly along the frontage with Newmarket Road. It identifies that is crucial that the existing tree belt around the edge of the site is retained and enhanced as part of the development to provide strategic landscaping.</p> <p>The AAP includes a number of polices seeking high quality design, but this option is only considering the option to allocate. The site is located within flood zone 1, the lowest risk zone.</p> <p>Development would be required to include open space to meet needs, it is not clear at this stage whether there would be additional opportunities. On the edge of Cambridge and with access to high quality public transport there would be significant positive impacts from delivering residential development in the area, to achieving sustainable transport, access to services, and access to employment, so long as appropriate measures were included as part of any proposal. The AAP identifies a range of transport improvements that would be required from development north of Newmarket Road, including measures to support cycling and public transport.</p>
Representations Received	<p>i. Conclude that development cannot be relied upon and the site be treated in the same way as Cambridge Airport? <b>(S: 7, O: 0, C: 2)</b></p> <p>ii. Rely upon the policies of the Cambridge East Area Action Plan to determine any planning applications for development? <b>(S: 0, O: 0, C: 2)</b></p> <p>iii. Include a new policy for the site in the Local Plan allocating the land for a housing-led development? <b>(S: 6 (1PC), O: 0, C: 7)</b></p> <p>Please provide any comments. <b>(S: 1, O: 0, C: 5)</b></p>
Key Issues from Representations	<ul style="list-style-type: none"> <li>• <b>Marshalls of Cambridge</b> – 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.</li> <li>• <b>Cambridge City Council</b> – whilst land within SCDC, given the functional relationship with the city, the Council wishes to work</li> </ul>

	<p>together on long-term future of this site.</p> <ul style="list-style-type: none"> <li>• <b>Cambridge Past, Present and Future</b> – obvious site for development provided public transport along Newmarket Road can be improved. Green corridor opposite Teversham should be retained as Green Belt.</li> <li>• Almost certain to come forward before 2031 - need to take proactive approach.</li> <li>• Probably not appropriate to rely on CEAAP as assumes whole area would be developed, therefore some facilities designed to support this site could be accommodated on airfield site.</li> </ul>
Preferred Approach and Reasons	<p>Address in policy, which will replace Cambridge East Area Action Plan Policies CE/3 and CE/35, identifying allocations north of Newmarket Road and north of Cherry Hinton, and safeguarding the remainder of the airport site for potential longer term development if the airport becomes available and flying activities cease.</p> <p>The Cambridge East Area Action Plan provides an up to date policy framework for development of land north of Newmarket Road. The AAP allowed for development on this area, either as an early phase of the full Cambridge East development or as a stand alone new neighbourhood to Cambridge.</p> <p>Marshall is currently in pre-application discussions with the Council and intending to bring forward development and there is no need to include a policy in the new Local Plan, which could have the effect of delaying development of this site in a sustainable location on the edge of Cambridge and would not provide such a detailed policy framework for considering a planning application on this site.</p> <p>As the site is likely to deliver residential development during the plan period, it has been included in the Housing Trajectory.</p>
Policy included in the draft Local Plan?	Policy SS/3: Cambridge East

<b>Issues and Options 2012 Issue 110</b>	<b>Cambridge Northern Fringe East</b>
Key evidence	<ul style="list-style-type: none"> <li>• Employment Land Review Update 2012</li> <li>• South Cambridgeshire Economic Development Strategy 2010</li> <li>• Cambridge Cluster at 50</li> <li>• Cambridge Northern Fringe East Viability Study</li> </ul>
Existing policies	Site Specific Policies DPD: SP/17 Rail Infrastructure
Analysis	The Local development Framework safeguarded the Chesterton

Sidings for the development of a railway station and interchange facility. The Secretary of State for Transport recently confirmed the decision that the proposed Chesterton Station will be developed, now to be known as Cambridge Science Park Station. The proposal will be taken into account in the forthcoming train operating franchises and the County Council have announced that they propose to borrow the necessary money to deliver the funding, with a proposed opening year of 2015. Repayment would be achieved through the franchises. The proposed railway station will be served by the guided busway from St.Ives.

The possibility of relocating the Waste Water Treatment Works was explored through the 2006 Cambridge Local Plan, South Cambridgeshire's Site Specific Policies DPD and the County Council's Minerals and Waste Local Development Framework. Viability and options work undertaken by Roger Tym and Partners in 2008 concluded that comprehensive redevelopment of the site would not be viable and alternative mainly employment-led development options should be explored. This approach is also consistent with the findings of the Cambridge and South Cambridgeshire Employment Land Review (2008) and update (2011) and the Cambridge Cluster at 50 Study (2011).

Rather than produce a separate Area Action Plan, it was agreed by the City Council and South Cambridgeshire District Council in March 2011 that the future coordination and policy development for Cambridge Northern Fringe East should be incorporated within each Council's Local Plans.

The location forms part of a wider opportunity area for development with land in the City of Cambridge in the Cowley Road area, and it is proposed in the Cambridge Local Plan Issues and Options Report for high density mixed employment led development including associated supporting uses to create a vibrant new employment centre. This area also forms an area of search for a Household Recycling Centre to serve the North of Cambridge, and as a location for inert waste recycling. Any proposals for these facilities would need to be explored alongside other uses in the area.

Key principles for development could include:

- Regeneration of the wider area in a coherent and comprehensive manner;
- Provision of high density mixed employment led development including associated supporting uses to create a successful new employment centre;
- Development to achieve excellent standards of sustainability and

	<p>design quality;</p> <ul style="list-style-type: none"> <li>• To secure delivery of a major new transport interchange to service Cambridge and the Sub-region based on high quality access for all modes;</li> <li>• Improvements to existing public transport access to and from Northern Fringe East, with extended and re-routed local bus routes as well as an interchange facility with the Guided Bus.</li> <li>• Improved access for cyclist and pedestrians.</li> <li>• Delivery of high quality, landmark buildings and architecture; and</li> <li>• To minimise the environmental impacts of the WWTW and to support greater environmental sustainability in the operation of the site.</li> </ul> <p><b>Potential for Reasonable Alternatives:</b>  Chesterton Sidings is the only part of the area within South Cambridgeshire. The Station forms part of the Local Transport Plan, and is a major element of the transport strategy for Cambridge.</p>
<p>Which objectives does this issue or policy address?</p>	<p>Objective A: To support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and supporting the rural economy.</p> <p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective C: To provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type, size, tenure and cost.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p> <p>Objective E: To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure.</p> <p>Objective F: To maximise potential for journeys to be undertaken by sustainable modes of transport including walking, cycling, bus and train.</p>
<p>Final Issues and Options</p>	<p><b>Question 110:</b>  What do you think are the key principles for the development of</p>



Approaches	<p>Cambridge Northern Fringe East?</p> <ol style="list-style-type: none"> <li>i. Do you agree with our vision for the area?</li> <li>ii. Have we identified the right key principles for development?</li> <li>iii. What sites should be included in the boundary of the area?</li> </ol>
Initial Sustainability Appraisal Summary	<p>The option would contribute to addressing the wider needs of north east Cambridge. The option's focus on public transport led growth should have significant effects on reducing the reliance on the private car and help mitigate related transport emissions. Provision for an interchange between local buses and the Guided Bus as well as improved access for cyclist and pedestrians should also contribute significantly to transport objectives. The Option's identified key principles require high standards of sustainability and design quality which should help address key sustainability issues relating to the need for high standards of water efficiency, minimising landscape impacts and improving the quality of the built environment. It also primarily involves the redevelopment of previously developed land.</p>
Representations Received	<p>Question 110: Key principles for the development of Cambridge Northern Fringe East?</p> <ol style="list-style-type: none"> <li>i. Do you agree the vision for the area of a high quality, high density, employment led redevelopment focussed on a new public transport interchange (guided bus and rail) at Chesterton Sidings? (S:21 (2 PC), O:1, C:6)</li> <li>ii. Have we identified the right principles for development? (S:7 (2 PC), O:2, C:8)</li> <li>iii. What sites should be included in the boundary of the area? (S:0, O:0, C:7)</li> </ol> <p>Comments: 6</p>
Key Issues from Representations	<p>What sites should be included in the boundary of the area?</p> <ul style="list-style-type: none"> <li>• Need consistent approach by City Council and South Cambridgeshire.</li> <li>• Sewage works (Cambridge City Council: explore down-sizing)</li> <li>• Include the area around Chesterton Fen Road;</li> <li>• Overall support for making the most of the railway/guided bus interchange</li> <li>• Last major redevelopment opportunity in/on edge of Cambridge</li> <li>• Include a new road from Cowley Road area into Chesterton Fen (Milton PC &amp; Fen Road residents association)</li> <li>• Don't build houses – too accessible for London commute</li> <li>• Include some housing as part of mix</li> <li>• Include marina/boat yard</li> <li>• Redevelopment should not prejudice operation of the sewage works (Anglia Water)</li> <li>• Concern on biodiversity impact on</li> <li>• Car parking should be underground</li> </ul>
Preferred Approach	<p>Include a policy to enable the creation of a revitalised, employment</p>

and Reasons	<p>focussed area centred on a new transport interchange, with a joint approach to planning with Cambridge City Council.</p> <p>There is general support for a high quality, employment-led redevelopment. A joint area action plan is now proposed to be prepared, to enable the effective regeneration of the area and provide a more comprehensive joint policy. Work is already underway with the City and County Councils and local stakeholders to develop an implementations plan.</p> <p>The proposed area does not include Chesterton Fen Road. The area contains a number of residential uses, in particular Gypsy and Traveller site provision. These uses are proposed to be safeguarded, so as to avoid displacement of this community.</p> <p>Include a policy safeguarding land at Chesterton Sidings for the development of a railway station and interchange facility in the Promoting and Delivering Sustainable Transport and Infrastructure Chapter.</p>
Policy included in the draft Local Plan?	<p>Policy SS/4: Cambridge Northern Fringe East and land surrounding the proposed Cambridge Science Park Station</p> <p>Policy TI/1: Chesterton Rail Station and Interchange</p> <p>Policy H/19: Provision for Gypsies and Travellers and Travelling Showpeople</p>

## Appendix 2: Responding to Representations on Site Options

The Issues & Options Report that was subject to consultation in July – September 2012 explored options for the amount of future housing that should be provided in the district over the next 20 years and where the new homes should be located. The consultation included 52 site options for housing that could be provided in varying ways from new settlements to smaller sites in villages.

As part of this first consultation, new sites were suggested for consideration. The Issues & Options 2 Report (Part 2) that was subject to consultation in January – February 2013 included 10 additional site options for housing.

This Appendix provides information on the number of representations received on each site option, a summary of the representations, and the Council's response and conclusion on each of the site options. In the conclusion for each site, this document identifies which site options are being allocated for development in the draft Local Plan.

<b>Contents</b>	<b>Site Options</b>
New Settlements	01, 02, 03, 04, 05
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## New Settlements

<b>Settlement:</b>	Extension to Northstowe		
<b>Site Address:</b>	Land north west of B1050, Station Road, Longstanton (Northstowe Reserve)		
<b>SHLAA Reference:</b>	Sites 242 and 273	<b>Site Option Number:</b>	01 (I&O1)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>• Site already reserved for development</li> <li>• Good public transport links via Guided Bus</li> <li>• Would allow for flexibility in how Northstowe is developed</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>• Unlikely to lead to additional housing delivery at Northstowe either to 2031 or overall.</li> </ul>		
<b>Summary of Representations:</b>	<p><b>Support: 57; Object: 13; Comment: 10</b></p> <p>Questionnaire Responses to Question 6:</p> <ul style="list-style-type: none"> <li>• 7 responses supported development at Northstowe.</li> </ul> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• If roads are upgraded, and infrastructure provided.</li> <li>• There is infrastructure to support development.</li> <li>• Site is already reserved for development.</li> <li>• Its inclusion in the Plan followed the examination of the potential for this area to contribute to the future growth of the new town.</li> <li>• <b>Comberton Parish Council</b> – has ability to maximise sustainability for developing in modern infrastructure.</li> <li>• <b>Haslingfield Parish Council</b> – support for flexibility it offers;</li> <li>• <b>Oakington and Westwick Parish Council</b> – Not green belt, heritage buildings must not be compromised, use brownfield land first</li> <li>• <b>Fen Ditton and Weston Colville Parish Councils</b> – support;</li> <li>• <b>Environment Agency</b> – No objection to the allocation of these sites on the basis that the floodplain would be kept free from inappropriate development.</li> <li>• <b>Homes and Communities Agency</b> – support has already been expressed through the site's inclusion in the submitted Development Framework Document for Northstowe.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Will not secure dwellings in the plan period. Unclear how it would help given the trajectory in the South Cambs AMR.</li> <li>• Will not provide a sustainable development strategy.</li> <li>• Development should be focused on Longstanton, rather than making Northstowe even bigger.</li> <li>• Does not relate to the economic base of Cambridge.</li> <li>• A more robust strategy must refocus towards delivery of sustainable new homes at Cambridge and the villages.</li> </ul>		

	<ul style="list-style-type: none"> <li>• Development should be organic, led by market forces not driven by the state.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• <b>Anglian Water</b> – Infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required. Sewers crossing the site.</li> <li>• <b>Cambridgeshire County Council</b> – Any new settlement will require new static library provision on site.</li> <li>• <b>Caldecote Parish Council</b> – Northstowe and Waterbeach will have least impact on the surrounding area, and there is suitable infrastructure to support development</li> <li>• <b>Croydon Parish Council</b> – could be an option due to guided bus, but look at Cambourne and how much that has extended since the first plans.</li> <li>• <b>Great and Little Chishill Parish Council</b> – We broadly agree with the policy of concentration into new communities eg Waterbeach, Northstowe etc and the large villages with facilities and infrastructure.</li> <li>• <b>Natural England</b> – Development of this site should seek to maximise GI creation and enhancement opportunities, in line with the GI Strategy.</li> </ul>
<p><b>Council's Response and Conclusion:</b></p>	<p><b>Council's response:</b></p> <ul style="list-style-type: none"> <li>• New town with high quality public transport links to Cambridge.</li> <li>• No loss of Green Belt.</li> <li>• Avoids land at risk of flooding – only a small part of the site is at risk of flooding.</li> </ul> <p>Northstowe is is located on the Guided Busway and has good public transport links to Cambridge.</p> <p>This site is currently identified in the Northstowe Area Action Plan as an area of longer term strategic reserve for residential development and local services. The site is included in the Framework Masterplan for the Northstowe development that is included in the Northstowe Development Framework Document endorsed by the Council in August 2012.</p> <p>It is not expected that this land will increase the overall number of homes at Northstowe, but the inclusion of this land would provide flexibility in the way the town is built. It is therefore included in the Local Plan.</p> <p><b>Conclusion:</b> Allocate for development in the draft Local Plan.</p>

<b>Settlement:</b>	New Town at Waterbeach (12,750 houses)		
<b>Site Address:</b>	Land north of Waterbeach		
<b>SHLAA Reference:</b>	Site 231	<b>Site Option Number:</b>	02 (I&O1)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with limited development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>• Reuses previously developed land</li> <li>• Relatively close to Cambridge</li> <li>• Close to railway station</li> <li>• Large enough for two secondary schools</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>• Impact on Denny Abbey and landscape setting</li> <li>• Capacity of the A10 and A14</li> </ul>		
<b>Summary of Representations:</b>	<p><b>Support: 57; Object: 35; Comment: 13</b></p> <p>Questionnaire Responses to Question 6:</p> <ul style="list-style-type: none"> <li>• 431 responses indicated support for a new settlement at Waterbeach (no preference given for site 2 or 3) and 24 responses indicated objection.</li> <li>• 39 responses supported development at 'Waterbeach Barracks' and 1 objected.</li> <li>• 2 responses indicated specific support for this option.</li> </ul> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Close to Cambridge, sustainable, uses previously developed land;</li> <li>• But need to upgrade the A10 and put better public transport in;</li> <li>• Babraham Parish Council: Waterbeach Barracks is ideal. We do not support any of the village sites.</li> <li>• Caldecote Parish Council – Support as least impact on the surrounding area, and there is suitable infrastructure to support development</li> <li>• 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.</li> <li>• Cambridge City Council - Support the options being explored by South Cambridgeshire District Council, including Waterbeach, Bourn Airfield and an extension to Cambourne</li> <li>• Caxton Parish Council - Support due to the access into Cambridge, the railway station, and it is a brownfield site</li> <li>• 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.</li> <li>• Croydon Parish Council – Support, brownfield land and takes</li> </ul>		

	<p>development to a less developed area of Cambridge locality</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• Provides for growth after 2031, large enough to provide its own services and facilities</li> <li>• Fen Ditton Parish Council – Support as brownfield land but car commuting risk to Horningsea Rd. New Science Park station and A14 proposals need integration</li> <li>• 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</li> <li>• Could provide a cycling option to Cambridge</li> <li>• 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</li> <li>• 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</li> <li>• Oakington and Westwick Parish Council – Not green belt, heritage buildings must not be compromised, use brownfield land first</li> <li>• 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</li> <li>• A new village at Waterbeach would not impact on existing residents and provide a greater number of homes</li> <li>• 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"> <li>* Close to Cambridge but not Green Belt;</li> <li>* Close to established employment in Northern Fringe and Cambridge Research Park, accessible by cycle and on foot;</li> <li>* Linked to Cambridge by rail and bus, both able to be significantly and viably enhanced;</li> <li>* Includes significant area of previously developed land;</li> <li>* Provides secure long-term future for MOD's landholding for which viable use needed.</li> </ul> </li> <li>• It is important that the development is large enough to justify the transport improvements that should come with it</li> <li>• Additional park and ride services into Cambridge could run from</li> </ul>
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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.

**OBJECTIONS:**

- 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 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
- 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 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
- 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

**COMMENTS:**

- 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

	<p>WWMP</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• 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</li> <li>• Fulfils sustainability criteria by good access to main line rail with direct links to Cambridge and new station at Chesterton</li> <li>• 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)</li> <li>• 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.</li> <li>• Comberton Parish Council - Local residents to decide - but has good transport links to anticipated jobs</li> <li>• 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 and opportunities to reflect significant features within the development should be considered</li> <li>• 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</li> <li>• 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</li> <li>• 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</li> </ul>
<p><b>Council's Response and Conclusion:</b></p>	<p><b>Council's response:</b></p> <ul style="list-style-type: none"> <li>• Higher in the search sequence than village options</li> <li>• Providing homes close to the jobs in and around Cambridge.</li> <li>• Potential to achieve high quality public transport.</li> <li>• No loss of Green Belt.</li> </ul>

Development of a new town at Waterbeach during and beyond the plan period would provide for growth in a sustainable location high in the sustainable development sequence, close to Cambridge, with no loss of Green Belt, making use of extensive areas of brownfield land, and on land not at risk of flooding. The allocation would provide for continued growth beyond the plan period and so help reduce the need for a future review of the Green Belt.

Impacts on Denny Abbey and the landscape are capable of mitigation as are impacts on biodiversity and on Waterbeach Village. The area identified to be reviewed through an Area Action Plan will deliver significant Green Infrastructure, to provide biodiversity mitigation and enhancement, and maintain the setting of Denny Abbey.

The draft local plan does not allocate sites between the barracks and the village. Instead it proposes to extend the Green Belt in these areas, to help avoid coalescence with Waterbeach and help maintain its character as a freestanding village.

The development of the barracks will enable a significant previously developed land resource to be utilised.

The primary vehicular access will be to the A10 and not through the village. To provide for modal shift the town will be required to provide high quality rail, bus and cycle links including to Cambridge. Significant mitigation will be required to increase capacity on the A10 and at the junction with the A14. The town will have the significant benefit of a railway station providing links to Cambridge, London and the national rail network. The transport modelling identifies that development of a new town will still have significant impacts, but will achieve a higher modal share of non-car modes than a more dispersed development strategy. The Cambridge and South Cambridgeshire Transport Strategy proposes a range of mitigation measures to address transport impacts in the area.

A relocated railway station will need to remain convenient for the village, this is addressed in the draft plan.

The new town will require a significant level of new infrastructure. The Council has worked with statutory providers and stakeholders to identify that issues are capable of being addressed. The long lead in time will enable issues to be explored further, particularly through the preparation of an Area Action Plan. Delivery of Northstowe will be well underway before development starts at Waterbeach.

The promoters reduced the capacity of the site to 10,500 dwellings through their response to the Issues & Options consultation in July – September 2012. The Council considers the capacity should be reduced to 8-9000, to reflect a reduced major development site that ensures a sufficiently remote setting to Denny Abbey, and enables an appropriate development density, and provision of formal open space uses within the town.

	<p>Subsequent to the Portfolioholder meeting of 11<sup>th</sup> June, the site area and policy were amended following site visits and discussions with English Heritage, with particular reference to the historic significance of Denny Abbey</p> <p><b>Conclusion:</b> Allocate for development in the draft Local Plan, but with capacity reduced to 8-9000.</p>
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<b>Settlement:</b>	Small New Town at Waterbeach (7,600 houses)		
<b>Site Address:</b>	Land north of Waterbeach (MOD only)		
<b>SHLAA Reference:</b>	Site 231 (part)	<b>Site Option Number:</b>	03 (I&O1)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with limited development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>• Less impact on landscape setting</li> <li>• Large enough for a secondary school</li> <li>• Reuses previously developed land</li> <li>• Relatively close to Cambridge</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>• Less need/incentive to move Railway station and sewage works</li> <li>• Impact on Denny Abbey and landscape setting</li> <li>• Capacity of the A10 and A14</li> </ul>		
<b>Summary of Representations:</b>	<p><b>Support: 23; Object: 32; Comment: 18</b></p> <p>Questionnaire responses to Question 6:</p> <ul style="list-style-type: none"> <li>• 431 responses indicated support for a new settlement at Waterbeach (no preference given for site 2 or 3) and 24 responses indicated objection.</li> <li>• 39 responses supported development at 'Waterbeach Barracks' and 1 objected.</li> <li>• 4 responses indicated specific support for this option.</li> </ul> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• An opportunity to reconsider the A10 option.</li> <li>• Opportunity to redevelop previously developed land.</li> <li>• Good access to mainline rail with links to new station at Chesterton.</li> <li>• Has existing employment nearby.</li> <li>• Could be delivered with a comprehensive approach to infrastructure.</li> <li>• Need to consider traffic impact on Horningsea and Fen Ditton.</li> <li>• <b>Cambridge City Council</b> - Support the options being explored by South Cambridgeshire District Council, including Waterbeach, Bourn Airfield and an extension to Cambourne;</li> <li>• <b>Environment Agency</b> - 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;</li> <li>• <b>Babraham Parish Council:</b> Waterbeach Barracks is ideal. We do not support any of the village sites.</li> <li>• <b>Comberton Parish Council</b> (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</li> </ul>		

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 monument nearby. Transport infrastructure inadequate;
- **Oakington and Westwick Parish Council** – Not green belt, heritage buildings must not be compromised, use brownfield land first.
- **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;

**COMMENTS:**

- 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 of sufficient transport infrastructure provision.
- **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

	<p>interest of these sites;</p> <ul style="list-style-type: none"> <li>• <b>Babraham Parish Council:</b> Waterbeach Barracks is ideal. We do not support any of the village sites.</li> <li>• <b>Caldecote Parish Council</b> – Northstowe and Waterbeach will have least impact on the surrounding area, and there is suitable infrastructure to support development;</li> <li>• <b>Comberton Parish Council</b> – Local residents should determine – but has good transport links to anticipated jobs;</li> </ul>
<p><b>Council's Response and Conclusion:</b></p>	<p><b>Council's response:</b> See site 2 above.</p> <p>The Local Plan proposes to allocate a new town at Waterbeach, with the development area somewhere between options 2 and 3, and an area to be addressed by an area action plan similar to site 2.</p> <p><b>Conclusion:</b> Allocate a new town at Waterbeach but based around the larger site area.</p>



<b>Settlement:</b>	Waterbeach		
<b>Site Address:</b>	Land north of Waterbeach (built area only)		
<b>SHLAA Reference:</b>	Site 231 (part only)	<b>Site Option Number:</b>	04 (I&O1)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with limited development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>• Less impact on landscape setting and Denny Abbey</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>• As a large village extension unlikely to have critical mass to bring significant infrastructure improvements</li> <li>• Too small for a secondary school</li> </ul>		
<b>Summary of Representations:</b>	<p><b>Support: 27; Object: 14; Comment: 20</b></p> <p>Questionnaire Responses to Question 6:</p> <ul style="list-style-type: none"> <li>• 3 responses indicated specific support for this option.</li> <li>• 39 responses supported development at 'Waterbeach Barracks' and 1 objected.</li> </ul> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Previously developed site, would not replace wildlife areas;</li> <li>• If council were to commit to linking the transport network properly through local hubs this growth could be absorbed with smaller transport investment;</li> <li>• <b>Caldecote Parish Council</b> – Support as least impact on the surrounding area, and there is suitable infrastructure to support development;</li> <li>• <b>Cambridge City Council</b> - Support the options being explored by South Cambridgeshire District Council, including Waterbeach, Bourn Airfield and an extension to Cambourne;</li> <li>• <b>Comberton Parish Council</b> – Would allow re-development of brown field site - with opportunity for maximally sustainable development. But prefer Site Option 2;</li> <li>• <b>Environment Agency</b> - 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;</li> <li>• <b>Fen Ditton Parish Council</b> – Support as brownfield land but car commuting risk to Horningsea Rd. New Science Park station and A14 proposals need integration;</li> <li>• 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</li> </ul>		

- **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. 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;

**OBJECTIONS:**

- 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:
  - \* 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

**COMMENTS:**

- **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
- 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

	<p>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.</p> <ul style="list-style-type: none"> <li>• When the Barracks site is developed the open buffer between it and the village should be kept</li> <li>• <b>Natural England</b> - 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</li> <li>• 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</li> <li>• 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</li> <li>• <b>The Farmland Museum and Denny Abbey</b> - 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</li> <li>• <b>The National Trust</b> - 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</li> <li>• 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</li> </ul>
<p><b>Council's Response and Conclusion:</b></p>	<p><b>Council's response:</b></p> <p>This site option was one of three proposed for land north of Waterbeach, including land previously in use as Waterbeach Barracks. The three site options proposed different site areas and capacities ranging from 930 to 12,750 dwellings. The draft Local Plan will allocate land for a new town at Waterbeach (see Site Option 2).</p>

	<p>Allocation of only the barracks site would provide less housing in the plan period than a new town, and would not benefit from the same level of infrastructure, as the barracks site would only deliver a large extension to a minor rural centre.</p> <p>Use of the site as part of a new town provides a better opportunity for the meeting the long term development needs of Cambridge area, as part of a sustainable development strategy.</p> <p><b>Conclusion:</b> Do not allocate for development in the draft Local Plan.</p>
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<b>Settlement:</b>	Bourn Airfield New Village		
<b>Site Address:</b>	Bourn Airfield, Bourn		
<b>SHLAA Reference:</b>	Sites 057 and 238	<b>Site Option Number:</b>	05 (I&O1)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with limited development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>• Former airfield counts as reuse of previously developed land</li> <li>• Relatively close to Cambridge</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>• Relatively poor links to Cambourne, especially to centre</li> <li>• May be too small for a secondary school</li> <li>• Would form a ribbon of development south of the A428</li> </ul>		
<b>Summary of Representations:</b>	<p><b>Support: 15; Object: 115; Comment: 10</b></p> <p>Questionnaire Responses to Question 6:</p> <ul style="list-style-type: none"> <li>• 422 responses indicated specific support for this option. 19 objected.</li> </ul> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Already has the road improvements provided for Cambourne;</li> <li>• Good public transport;</li> <li>• Brownfield site;</li> <li>• Small new village option would not take as long to deliver as some other options;</li> <li>• Would need local provision of both primary and secondary education.</li> <li>• Babraham Parish Council – Support new village at Bourn Airfield. We do not support any of the village sites.</li> <li>• Milton Parish Council – conditional on upgraded Girton interchange for direct link to and from Huntingdon direction to A428 west.</li> <li>• Oakington and Westwick Parish Council – Not green belt, heritage buildings must not be compromised, use brownfield land first.</li> <li>• Comberton Parish Council – brownfield site, good sustainability possible.</li> <li>• 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.</li> <li>• Croydon Parish Council – Not as extension to Cambourne, make a definitive boundary.</li> <li>• Weston Colville Parish Council – Support;</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Would merge Cambourne with Caldecote, creating a ribbon of development along the A428;</li> <li>• Should not be allowed without duelling to the A1.</li> <li>• Would merge with the village of Bourn;</li> </ul>		

- 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 Caldecote and Cambourne;
- 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.

**COMMENTS:**

- 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

	<p>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"> <li>• Natural England - Development should make significant contributions to the aims and aspirations of the Cambridgeshire GI Strategy and the Cambridgeshire BAP.</li> <li>• 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.</li> <li>• Wildlife Trust - County Wildlife Site within the middle of this site must be protected, enhanced and expanded</li> <li>• Cambridgeshire County Council - Initial demographic forecasts suggest that there would be a requirement for a 5-6 form entry secondary school arising from the Bourn Airfield development. In the short term it would be possible to mitigate the impact of Bourn Airfield due to the close proximity to Comberton and Cambourne Village Colleges. However, these schools are both forecast to operate at capacity, and whilst there is some capacity for limited expansion neither could meet the demand of the Bourn Airfield development once completed. To meet the demand from the new development it would therefore be necessary to plan on the basis of splitting the community between two secondary schools. This would not be supported by the County Council, in its role as the Children's Services Authority, for planning and delivery of a new community as it would be detrimental to the development of community cohesion. Therefore, the County Council, in its role as the Children's Services Authority, would be unlikely to support the allocation of Bourn Airfield unless there was a policy requirement for appropriate secondary school provision to be delivered as part of the masterplan.</li> </ul>
<p><b>Council's Response and Conclusion:</b></p>	<p><b>Council's response:</b></p> <ul style="list-style-type: none"> <li>• Providing homes relatively close to the jobs in and around Cambridge.</li> <li>• Potential to achieve high quality public transport.</li> <li>• Making best use of brownfield land.</li> <li>• No loss of Green Belt.</li> <li>• Avoids land at risk of flooding.</li> </ul> <p>Development of a new town at Bourn Airfield during and beyond the plan period would provide for growth in a sustainable location high in the sustainable development sequence, relatively close to Cambridge, with no loss of Green Belt, making use of extensive areas of brownfield land, and on land not at risk of flooding. Drainage can be appropriately addressed, and the policy specifically requires consideration of impacts on Bourn Brook.</p> <p>The allocation would provide for continued growth beyond the plan period and so help reduce the need for a future review of the Green Belt.</p> <p>The scale of development, in conjunction with development at Cambourne</p>



West, provides an opportunity to support transport improvements to Cambridge. These would include bus segregation measures to Cambridge, addressing issues on Madingley Hill, and segregated cycle links to Cambridge and to Cambourne. The Cambridge and South Cambridgeshire Transport Strategy considers a wide range of transport measures to address the development strategy.

Development will support focused delivery of new infrastructure to support the new village, including a new secondary school, and other services and facilities commensurate with a Rural Centre, whilst not competing with Cambridge or Cambourne Village Centre. Employment opportunities will also be provided, in particular the former ThysennKrupp buildings provides an opportunity for employment redevelopment.

The new village will require a significant level of new infrastructure. The Council has worked with statutory providers and stakeholders to identify that issues are capable of being addressed. The length of lead-in time for a new settlement will enable issues to be explored further, particularly through the preparation of an Area Action Plan. The development is also phased, with flexibility to be brought forward earlier if necessary to help the district maintain a five year housing land supply.

Landscape impacts are capable of mitigation including avoiding creating the appearance of a ribbon of development south of the A428, and ensuring effective landscaped separation from Highfields Caldecote, Bourn, and Cambourne. Impacts on the County Wildlife Site can be appropriately addressed, and the site will provide opportunities for biodiversity mitigation and enhancement, and the delivery of Green Infrastructure. A larger Area Action Plan boundary has been included to enable opportunities outside the built development area to be fully explored.

Following the Portfolioholder meeting of 11<sup>th</sup> June, the reduced capacity at Cambourne West was compensated for by bringing development at Bourn Airfield forward a year, development having been held back in the housing trajectory by two years to provide flexibility and ensure a 5 year supply of housing land.

**Conclusion:**

Allocate for development in the draft Local Plan.

## Sawston

<b>Settlement:</b>	Sawston		
<b>Site Address:</b>	Land at Former Marley Tiles Site, Dales Manor Business Park, Sawston		
<b>SHLAA Reference:</b>	Site 153	<b>Site Option Number:</b>	06 (I&O1)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with limited development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>• No impact on landscape or townscape</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>• Loss of employment land</li> <li>• Potential noise nuisance from existing employment</li> </ul>		
<b>Summary of Representations:</b>	<p><b>Support: 17; Object: 4; Comment: 10</b></p> <p>Questionnaire Responses to Question 6:</p> <ul style="list-style-type: none"> <li>• 3 responses indicated specific support for this option.</li> <li>• 4 responses supported development in Sawston, 5 objected.</li> </ul> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Any new build should use sites that avoid arable land.</li> <li>• Brownfield land.</li> <li>• No loss of Green Belt. It would be wrong to build in the Green Belt or on greenfield sites and leave this unused.</li> <li>• Much better to build here than on a greenfield site or a Flood plain.</li> <li>• Housing on these sites should be limited to the local community, not London commuters.</li> <li>• Little landscape effect.</li> <li>• Sawston has good facilities including secondary school.</li> <li>• It is close to primary schools and play facilities.</li> <li>• It would be a loss of employment land, but there appears to be sufficient other available employment land.</li> <li>• 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.</li> <li>• Peterhouse owns land adjoining Site Option 6, which is similarly available for residential use and equally suitable for such use.</li> <li>• 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;</li> <li>• Sawston is sustainable location for growth as Rural Centre.</li> <li>• <b>Oakington and Westwick Parish Council</b> – Not green belt, heritage buildings must not be compromised, use brownfield land first.</li> <li>• <b>Pampisford Parish Council</b> - We support this area for residential development.</li> <li>• <b>Croydon Parish Council</b> - Already on the edge of Sawston and using a brownfield site.</li> <li>• <b>Environment Agency</b> - Some sites identified as having development</li> </ul>		

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:**

- 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.

**COMMENTS:**

- **Anglia 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 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.
- **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 be 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.
<b>Council's Response and Conclusion:</b>	<p><b>Council's response:</b></p> <ul style="list-style-type: none"> <li>• Providing homes close to the jobs in and around Cambridge.</li> <li>• Providing homes close to the jobs south of Cambridge in view of the predominance of new housing in villages to the north over many years and substantial jobs growth in the south.</li> <li>• Focus on more sustainable villages – Rural Centre</li> <li>• Making best use of brownfield land.</li> <li>• Site with parish council and local support.</li> <li>• Avoiding land at risk of flooding.</li> </ul> <p>Part of larger Site Option 7 (I&amp;O1) and H5 (I&amp;O2). Site Option H5 is being allocated in the draft Local Plan.</p> <p>Reasons for its selection are addressed against that site.</p> <p><b>Conclusion:</b> Allocate for development in the draft Local Plan.</p>

<b>Settlement:</b>	Sawston		
<b>Site Address:</b>	Land at Grove Road / West Way, Dales Manor Business Park, Sawston		
<b>SHLAA Reference:</b>	Site 154	<b>Site Option Number:</b>	07 (I&O1)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with limited development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>• No impact on landscape or townscape</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>• Loss of employment land</li> <li>• Potential noise nuisance from existing employment</li> </ul>		
<b>Summary of Representations:</b>	<p><b>Support: 16; Object: 5; Comment: 8</b></p> <p>Questionnaire Responses to Question 6:</p> <ul style="list-style-type: none"> <li>• 2 responses indicated specific support for this option.</li> <li>• 4 responses supported development in Sawston, 5 objected.</li> </ul> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Brownfield land, outside Green Belt.</li> <li>• Little landscape impact.</li> <li>• Away from area of flood risk.</li> <li>• Sawston has facilities, including a secondary school.</li> <li>• Sufficient other employment land.</li> <li>• Site can be considered as part of wider site with development potential.</li> <li>• Should use empty properties in the district first.</li> <li>• Need to ensure development is served by bus services.</li> <li>• <b>Croydon Parish Council</b> – Brownfield land on the edge of a village.</li> <li>• <b>Oakington and Westwick Parish Council</b> – Not green belt, heritage buildings must not be compromised, use brownfield land first.</li> <li>• <b>Environment Agency</b> - 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.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Loss of employment land.</li> <li>• Large parts of site remain surrounded by industrial land, making it unattractive for development.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Consideration of cumulative impact with relocation Cambridge City Football Club to Sawston.</li> <li>• Primary School and health centre at capacity.</li> <li>• Distance from Sawston High Street means that people may use their</li> </ul>		

	<p>cars.</p> <ul style="list-style-type: none"> <li>• Large site that could provide housing and business uses.</li> <li>• <b>Duxford Parish Council</b> - Sawston is at risk of over development, and will attract investment away from villages.</li> <li>• <b>Comberton Parish Council</b> – Local residents should determine.</li> <li>• <b>Anglian Water</b> – There is capacity to serve the site.</li> </ul>
<p><b>Council's Response and Conclusion:</b></p>	<p><b>Council's response:</b></p> <ul style="list-style-type: none"> <li>• Providing homes close to the jobs in and around Cambridge.</li> <li>• Providing homes close to the jobs south of Cambridge in view of the predominance of new housing in villages to the north over many years and substantial jobs growth in the south.</li> <li>• Focus on more sustainable villages – Rural Centre</li> <li>• Making best use of brownfield land.</li> <li>• Site with parish council and local support.</li> <li>• Avoiding land at risk of flooding.</li> </ul> <p>Part of larger Site Option H5 (I&amp;O2) which is being allocated in the draft Local Plan.</p> <p>Reasons for its selection are addressed against that site.</p> <p><b>Conclusion:</b> Allocate for development in the draft Local Plan.</p>

<b>Settlement:</b>	Sawston		
<b>Site Address:</b>	Land south of Babraham Road, Sawston		
<b>SHLAA Reference:</b>	Site 258	<b>Site Option Number:</b>	08 (I&O1)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>• Scope to improve existing village edge</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>• On village edge so relatively distant from services and facilities</li> <li>• Loss of Green Belt</li> </ul>		
<b>Summary of Representations:</b>	<p><b>Support: 6; Object: 19; Comment: 10</b></p> <p>Questionnaire Responses to Question 6:</p> <ul style="list-style-type: none"> <li>• 1 response indicated specific support for this option, 1 objected.</li> <li>• 4 responses supported development in Sawston, 5 objected.</li> </ul> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Land owned by a charity, housing development particularly for low income families and singles would address social needs.</li> <li>• 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.</li> <li>• 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 families can stay locally.</li> <li>• Close to existent P&amp;Ride.</li> <li>• 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.</li> <li>• <b>Environment Agency</b> - 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.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Invaluable green belt would be lost, leaving Sawston as an island between busy roads.</li> <li>• Schools at capacity.</li> </ul>		

- 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.

**COMMENTS:**

- **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.



	<ul style="list-style-type: none"> <li>• <b>Comberton Parish Council</b> - Local residents to determine. Not preferred since it would erode green belt.</li> <li>• 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.</li> <li>• <b>Icknield Primary School</b> – 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 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.</li> <li>• 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.</li> <li>• Possibly - but no to south corner.</li> <li>• 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.</li> </ul>
<p><b>Council's Response and Conclusion:</b></p>	<p><b>Council's response:</b></p> <ul style="list-style-type: none"> <li>• Provides homes close to the jobs in and around Cambridge,</li> <li>• Provides homes close to the jobs south of Cambridge in view of the predominance of new housing in villages to the north over many years and substantial jobs growth in the south</li> <li>• Focus on a more sustainable villages – Rural Centre</li> <li>• Avoids land at risk of flooding</li> </ul> <p>Expected completions during the plan period are 260 dwellings for the combined issues and options 1 sites 8 and 9. This is a lower figure than the 480 than the Issues and Options 1 consultation described as the total capacity of the two sites. The southern boundary of the site has been moved north and the capacity has been reduced to provide increased opportunity for landscaping mitigation, including for the setting of Sawston Hall. The density of development has reduced from 40dph in Issues &amp; Options 2, to reflect the agreed approach to density included in policy H/7 'Housing Density'. The site assessment and SA have been updated to reflect a density of 30dph and the revised site boundary.</p> <p>Development of this site would has the potential to have a positive impact upon the landscape setting of Sawston provided the design makes a generous provision of land to ensure a soft green edge to the east. The site could also provide access from Babraham Road to Site Option 9 to the south, with cycle and pedestrian access at the south western corner of the</p>

	<p>site to link more directly to the village centre. Although there will be additional pressure on infrastructure and utilities, these will be capable of mitigation.</p>
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**Conclusion:**

Allocate for development in the draft Local Plan.

<b>Settlement:</b>	Sawston		
<b>Site Address:</b>	Land east of Sawston		
<b>SHLAA Reference:</b>	Site 178	<b>Site Option Number:</b>	09 (I&O1)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>• Scope to improve existing village edge</li> <li>• Could provide additional space for primary school</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>• On village edge so relatively distant from services and facilities</li> <li>• Loss of Green Belt</li> <li>• Need to respect setting of Sawston Hall</li> </ul>		
<b>Summary of Representations:</b>	<p>Support: 3; Object: 25; Comment: 9</p> <p>Questionnaire Responses to Question 6:</p> <ul style="list-style-type: none"> <li>• 9 responses about development in Sawston – 4 supporting and 5 objecting</li> <li>• 2 responses objecting to this option specifically.</li> </ul> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Need further housing in the village, particularly affordable.</li> <li>• Close to local schools and play facilities.</li> <li>• Potential to enhance setting of Sawston Hall.</li> <li>• <b>Environment Agency</b> - 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.</li> <li>• <b>Oakington and Westwick Parish Council</b> – Not green belt, heritage buildings must not be compromised, use brownfield land first.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Green Belt site.</li> <li>• Would lose green open space and paths, important to the village.</li> <li>• Loss of village identity and creation of urban sprawl.</li> <li>• There are alternative brownfield options in the village.</li> <li>• Building up to Pampisford boundary.</li> <li>• Schools and doctors at capacity.</li> <li>• Close to Sawston Hall.</li> <li>• Distance to village centre.</li> <li>• Increased traffic.</li> <li>• Will make village even more like dormitory settlement.</li> <li>• <b>Croydon Parish Council</b> – Leave Green Belt alone.</li> </ul>		

	<p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• How would access to the site be made? Church Lane, Plantation Road, Green Road not suitable. Babraham Road is a busy road, and would get busier.</li> <li>• County Highways opposed access onto Babraham Road for Stanley Webb Close site.</li> <li>• Would relate awkwardly to centre of village, as Church Lane narrows on approach to High Street.</li> <li>• Consider cumulative impact of relocation Cambridge City Football Club to Sawston.</li> <li>• Would exacerbate congestion.</li> <li>• Include a shop or community room, so services are not so far away.</li> <li>• Develop options 8 and 9 and a road from Babraham Road to reduce congestion.</li> <li>• <b>Anglian Water</b> – There is Capacity to serve the site.</li> <li>• <b>Duxford Parish Council</b> - Sawston is at risk of over development, and will attract investment away from villages.</li> <li>• <b>Comberton Parish Council</b> – Local residents should determine.</li> <li>• <b>Icknield Primary School</b> – Development would impact on school capacity. We would like to be involved in planning process.</li> </ul>
<p><b>Council's Response and Conclusion:</b></p>	<p><b>Council's response:</b></p> <ul style="list-style-type: none"> <li>• Provides homes close to the jobs in and around Cambridge.</li> <li>• Providing homes close to the jobs south of Cambridge in view of the predominance of new housing in villages to the north over many years and substantial jobs growth in the south.</li> <li>• Focuses on a more sustainable village with high quality public transport links to Cambridge.</li> <li>• Avoids land at risk of flooding.</li> </ul> <p>Expected completions during the plan period are 260 dwellings for the combined issues and options 1 sites 8 and 9. This is a lower figure than the 480 than the Issues and Options 1 consultation described as the total capacity of the two sites. The southern boundary of the site has been moved north and the capacity has been reduced to provide increased opportunity for landscaping mitigation, including for the setting of Sawston Hall. The density of development has reduced from 40dph in Issues &amp; Options 2, to reflect the agreed approach to density included in policy H/7 'Housing Density'. The site assessment and SA have been updated to reflect a density of 30dph and the revised site boundary.</p> <p>Development of this site would has the potential to have a positive impact upon the landscape setting of Sawston provided the design makes a generous provision of land to ensure a soft green edge to the east. Development has the potential to impact on the setting of the Grade I Listed Sawston Hall. As a result a reduced scale of development is proposed on the northern part of the site, together with careful boundary treatment to the south to protect and enhance the setting of the Hall.</p> <p>Access to the site could be via a new junction to Babraham Road through Site Option 8, which is also being allocated in the draft Local Plan. Site</p>

	available immediately and capable of delivering houses in the short-term.
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**Conclusion:**

Allocate a smaller site for development in the draft Local Plan.

<b>Settlement:</b>	Sawston		
<b>Site Address:</b>	Mill Lane, Sawston		
<b>SHLAA Reference:</b>	Site 230	<b>Site Option Number:</b>	10 (I&O1)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with limited development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>Limited impact on landscape setting</li> <li>Close to local services and facilities</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>Limited flood risk</li> </ul>		
<b>Summary of Representations:</b>	<p><b>Support: 6; Object: 26; Comment: 7</b></p> <p>Questionnaire Responses to Question 6:</p> <ul style="list-style-type: none"> <li>9 responses about development in Sawston – 4 supporting and 5 objecting</li> <li>1 response supported this option</li> </ul> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>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).</li> <li>Agree with your assessment pros.</li> <li>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.</li> <li>The site is not located within the Green Belt.</li> <li>It has been demonstrated and agreed by the Environment Agency that flooding and drainage can be dealt with adequately.</li> <li>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.</li> <li>Flood risk needs mitigating, otherwise, seems beneficial.</li> <li><b>Environment Agency</b> - 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.</li> <li><b>Oakington and Westwick Parish Council</b> – Not green belt, heritage buildings must not be compromised, use brownfield land first.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul>		

	<ul style="list-style-type: none"> <li>• 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 &amp; 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.</li> <li>• Fire station access would be impeded.</li> <li>• Density proposed is not commensurate to surroundings.</li> <li>• Sawston's amenities are already full to capacity - health centre, childcare, schools etc.</li> <li>• Mill Lane traffic to New Road would increase danger to students.</li> <li>• Road access is onto a very busy and already congested road.</li> <li>• 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.</li> <li>• No nearer the village centre than other options and further from primary schools.</li> <li>• <b>Croydon Parish Council</b> - Any land with a flood risk, however limited, should be avoided.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• <b>Anglian Water</b> - Capacity available to serve the proposed growth.</li> <li>• 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.</li> <li>• Would need to respect setting of new community orchard.</li> <li>• Possibly, but not exceeding 30.</li> <li>• <b>Duxford Parish Council</b> - Sawston is at risk of over development, and will attract investment away from villages.</li> <li>• <b>Comberton Parish Council</b> - Local residents to determine.</li> </ul>
<p><b>Council's Response and Conclusion:</b></p>	<p><b>Councils response:</b></p> <ul style="list-style-type: none"> <li>• Site does not use brownfield land</li> <li>• Does not avoid land at risk of flooding – Flood Zone 2. NPPF Sequential Test applied – other sites in Flood Zone 1 are available.</li> </ul> <p>Site was identified as having limited development potential. Development of this site would have an adverse impact on the landscape setting of Sawston by introducing built development into a small enclosed field visible from the</p>

	<p>west. Better sites are available in the district, including elsewhere in Sawston. Other sites are available which have less flood risk. The Sequential test in the NPPF means that the Council should look to these first.</p>
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**Conclusion:**

Do not allocate for development in the draft Local Plan.



<b>Settlement:</b>	Sawston		
<b>Site Address:</b>	Land rear of 41 Mill Lane, Sawston		
<b>SHLAA Reference:</b>	Site 116	<b>Site Option Number:</b>	11 (I&O1)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with limited development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>Limited impact on townscape and landscape setting</li> <li>Close to local services and facilities</li> <li>Good accessibility by bus, cycle and on foot</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>Limited flood risk</li> </ul>		
<b>Summary of Representations:</b>	<p><b>Support: 7; Object: 20; Comment: 7</b></p> <p>Questionnaire Responses to Question 6:</p> <ul style="list-style-type: none"> <li>1 response indicated specific support for this option.</li> <li>4 responses supported development in Sawston, 5 objected.</li> </ul> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>Within 10 minute walk of High Street.</li> <li>Good travel links.</li> <li>Limited impact on natural environment.</li> <li>Sawston Bypass would act as flood barrier from river.</li> <li><b>Environment Agency</b> - 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.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>Green Belt site.</li> <li>Loss of agricultural land.</li> <li>Flood Risk, sites in this area have previously flooded, could increase risk to surrounding properties, sequential test should be applied.</li> <li>There are more suitable sites elsewhere in the village.</li> <li>Fire Station access would be impeded.</li> <li>Mill lane to New Road Traffic would increase, danger to students.</li> <li>Mill Lane congested with parking.</li> <li>Impact on existing sewage system.</li> <li>Schools and doctors at capacity.</li> <li><b>Croydon Parish Council</b> – any flood risk should be avoided.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>Consider cumulative impact of relocation Cambridge City Football Club to Sawston.</li> </ul>		

	<ul style="list-style-type: none"> <li>• Would exacerbate congestion.</li> <li>• <b>Duxford Parish Council</b> - Sawston is at risk of over development, and will attract investment away from villages.</li> <li>• <b>Comberton Parish Council</b> – Local residents should determine;</li> <li>• <b>Sawston Parish Council</b> – Support for site going forward to next stage of assessment process.</li> <li>• <b>Anglian Water</b> – There is Capacity to serve the site.</li> </ul>
<p><b>Council's Response and Conclusion:</b></p>	<p><b>Council's response:</b></p> <ul style="list-style-type: none"> <li>• Site does not use brownfield land.</li> <li>• Does not avoid land at risk of flooding – Flood Zone 2. NPPF Sequential Test applied – other sites in Flood Zone 1 are available.</li> </ul> <p>Site was identified as having limited development potential. Development of this site would have an adverse impact on the landscape setting of Sawston by introducing built development into a small enclosed field. Better sites are available in the district, including elsewhere in Sawston. Other sites are available which have less flood risk. The Sequential test in the NPPF means that the Council should look to these first.</p> <p><b>Conclusion:</b> Do not allocate for development in the draft Local Plan.</p>

<b>Settlement:</b>	Sawston		
<b>Site Address:</b>	Land between 66 and 68 Common Lane, Sawston		
<b>SHLAA Reference:</b>	Site 023	<b>Site Option Number:</b>	12 (I&O1)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with limited development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>Limited impact on townscape and landscape setting</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>Limited flood risk</li> </ul>		
<b>Summary of Representations:</b>	<p><b>Support: 7; Object: 23; Comment: 5</b></p> <p>Questionnaire Responses to Question 6:</p> <ul style="list-style-type: none"> <li>0 responses referenced this option specifically.</li> <li>4 responses supported development in Sawston, 5 objected.</li> </ul> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>Site option 12 and site option 11 would provide about 60 dwellings and are within a 10 minute walk of the High 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;</li> <li>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</li> <li>Agree with your assessment pros;</li> <li>Appears beneficial, but flood risk needs mitigating ;</li> <li><b>Environment Agency</b> - 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;</li> <li><b>Oakington and Westwick Parish Council</b> – Not green belt, heritage buildings must not be compromised, use brownfield land first;</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>Building on arable or Green Belt land should be avoided There are brownfield sites in the village that could be used;</li> <li>There are more suitable options in the village which use land formally used by industry;</li> <li>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</li> </ul>		

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;
- 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;

**COMMENTS:**

- **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 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.
- Heavy infilling between existing dwellings. Not against it but I feel it's not

	<p>really a viable development at the loss of some good green land</p> <ul style="list-style-type: none"> <li>• <b>Duxford Parish Council</b> - Sawston is at risk of over development, and will attract investment away from villages.</li> <li>• <b>Comberton Parish Council</b> – Local residents to determine</li> </ul>
<p><b>Council's Response and Conclusion:</b></p>	<p><b>Council's response:</b></p> <ul style="list-style-type: none"> <li>• Does not make best use of brownfield land.</li> <li>• Does not avoid land at risk of flooding – Flood Zone 2. NPPF Sequential Test applied – other sites in Flood Zone 1 are available.</li> </ul> <p>Site was identified as having limited development potential. Development of this site would have an adverse impact on the landscape setting of Sawston by introducing built development into a small enclosed field where it would be partly visible from the A1301. Better sites are available in the district, including elsewhere in Sawston. Other sites are available which have less flood risk. The Sequential test in the NPPF means that the Council should look to these first.</p> <p><b>Conclusion:</b> Do not allocate for development in the draft Local Plan.</p>

<b>Settlement:</b>	Sawston		
<b>Site Address:</b>	Land at Dales Manor Business Park		
<b>SHLAA Reference:</b>	310	<b>Site Option Number:</b>	H3 (I&O2)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with limited development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>• No impact on landscape or townscape.</li> <li>• Would replace concrete batching and tarmac plants with benefits to local environment.</li> <li>• Previously developed land.</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>• Loss of employment land.</li> <li>• Potential noise nuisance from existing employment uses.</li> <li>• Not deliverable on its own.</li> </ul>		
<b>Summary of Representations:</b>	<p><a href="#">Support: 39</a>; <a href="#">Object: 21</a>; <a href="#">Comment: 22</a></p> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Support the development of this site but it may conflict with the possible Cambridge City FC development.</li> <li>• Support as otherwise you won't meet the 5 year targets. Need more housing.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• Campaign to Protect Rural England: support as reuse of brownfield site.</li> <li>• Support although fair distance from village amenities and need to consider mix of housing.</li> <li>• Village needs and influx of new residents to ensure continuing prosperity – so brownfield sites should be reused.</li> <li>• Infrastructure is key: support provided that existing infrastructure can cope and there is no adverse effect on the existing residents.</li> <li>• Least worst option but will still create extra traffic and water resource and displacement problems.</li> <li>• New homes will sit well within the area proposed and vastly improve a run-down industrial area.</li> <li>• Ideal for building as most road infrastructure in place (close to main</li> </ul>		

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.

**OBJECTIONS:**

- 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? Proposal for new Cambridge City stadium here (not mentioned in this plan).
- 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

	<p>on the road network in the north of Uttlesford and particular around M11 (junction 9) where there is already congestion.</p> <ul style="list-style-type: none"> <li>• 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.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Anglian Water: capacity available to serve proposed growth.</li> <li>• Sawston can perhaps cope with a small development such as this.</li> <li>• 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.</li> <li>• Two site options on Dales Manor Business Park should be considered as one.</li> <li>• 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.</li> <li>• Consider including small convenience store, industrial starter units and / or live-work units on part of the site.</li> <li>• Capacity of foul sewer may be constraint.</li> <li>• Number of houses assigned to Babraham side of the village is excessive.</li> <li>• 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.</li> <li>• More care needed not to overcrowd these areas – is Sawston getting too big?</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• Until infrastructure guarantees available from responsible organisations, it is impossible to make realistic comments on possible development sites.</li> </ul>
<p><b>Council's Response and Conclusion:</b></p>	<p><b>Council's response:</b></p> <ul style="list-style-type: none"> <li>• Providing homes close to the jobs in and around Cambridge.</li> <li>• Providing homes close to the jobs south of Cambridge in view of the predominance of new housing in villages to the north over many years and substantial jobs growth in the south.</li> <li>• Focus on more sustainable villages – Rural Centre.</li> <li>• Making best use of brownfield land</li> <li>• Site with parish council and local support</li> <li>• Avoiding land at risk of flooding</li> </ul> <p>Part of larger Site Option H5 (I&amp;O2) which is being allocated in the draft</p>



	<p>Local Plan.</p> <p>Reasons for its selection are addressed against that site.</p> <p><b>Conclusion:</b> Site Option H5, which incorporates site H3, is allocated for development in the draft Local Plan.</p>
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<b>Settlement:</b>	Sawston		
<b>Site Address:</b>	Land north of White Field Way		
<b>SHLAA Reference:</b>	311	<b>Site Option Number:</b>	H4 (I&O2)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with development potential.</p> <p>Limited impact on landscape setting.</p> <ul style="list-style-type: none"> <li>• Would preserve green foreground to Sawston if no built development adjoining the A1301.</li> <li>• Sawston has a good range of local services and facilities.</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>• Loss of Green Belt.</li> <li>• Potential noise nuisance from A1301 and mainline railway.</li> </ul>		
<b>Summary of Representations:</b>	<p><b>Support: 31; Object: 56; Comment: 13</b></p> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Good access to Sawston and no impact on the village.</li> <li>• Support as otherwise you won't meet the 5 year targets. Need more housing.</li> <li>• Although this is on flood plain, access to the main road and village centre is better than other possible sites.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• Support although fair distance from village amenities and need to consider mix of housing.</li> <li>• Support provided that existing infrastructure can cope and there is no adverse effect on the existing residents.</li> <li>• Least worst option but will still create extra traffic and water resource and displacement problems.</li> <li>• 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.</li> <li>• New development will give jobs and possibly retail.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Designated Green Belt.</li> <li>• Unfair that requirements for providing housing for City's workforce ignores Sawston's Green Belt.</li> <li>• Site assessment is flawed – site is part of the flood plain and will</li> </ul>		

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.
- 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 need this housing the facilities in these two villages are going to be swamped. Other villages should take more of the pressure.
- '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.

**COMMENTS:**

- 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><b>Council's Response and Conclusion:</b></p>	<p><b>Council's response:</b></p> <ul style="list-style-type: none"> <li>• Focuses on a more sustainable village – Rural Centre.</li> <li>• Provides homes close to the jobs in and around Cambridge.</li> <li>• Providing homes close to the jobs south of Cambridge in view of the predominance of new housing in villages to the north over many years and substantial jobs growth in the south.</li> <li>• Does not make best use of brownfield land.</li> <li>• Loss of Green Belt.</li> </ul> <p>Site was identified as having development potential. However, the site falls within an area where development would have an adverse impact on Green Belt purposes and functions, by having a detrimental impact upon the setting of Sawston. The tree belt running north to south through the middle of the site is protected by a Tree Preservation Order. This makes access to the eastern part of the site difficult as White Field Way which is a private road and not suitable. Development on the eastern part of the site, whilst more capable of being integrated into the landscape setting, would not relate well to the existing built-up area, creating a promontory of backland development. Development west of the tree belt would be very prominent and closer to the A1301, which would present noise issues.</p> <p><b>Conclusion:</b> Do not allocate for development in the draft Local Plan.</p>
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<b>Settlement:</b>	Sawston		
<b>Site Address:</b>	Former Marley Tiles site, Dale Manor Business Park		
<b>SHLAA Reference:</b>	312	<b>Site Option Number:</b>	H5 (I&O2)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with limited development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>• No impact on landscape or townscape</li> <li>• Includes new employment development with potential to more than replace any jobs lost.</li> <li>• Sawston has a good range of local services and facilities.</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>• Loss of employment land.</li> <li>• Potential noise nuisance from existing employment uses.</li> <li>• Distance from local services and facilities.</li> </ul>		
<b>Summary of Representations:</b>	<p><a href="#">Support: 41</a>; <a href="#">Object: 19</a>; <a href="#">Comment: 21</a></p> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Reuse of brownfield land within the village so more suitable than sites in the Green Belt. Benefit from redevelopment.</li> <li>• Support the development of this site but it may conflict with the possible Cambridge City FC development.</li> <li>• Support as otherwise you won't meet the 5 year targets. Need more housing.</li> <li>• Campaign to Protect Rural England: support as reuse of brownfield site.</li> <li>• 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.</li> <li>• 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.</li> <li>• Support although fair distance from village amenities and need to consider mix of housing.</li> <li>• Village needs and influx of new residents to ensure continuing prosperity – so brownfield sites should be reused.</li> <li>• Infrastructure is key: support provided that existing infrastructure can cope and there is no adverse effect on the existing residents.</li> <li>• 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.</li> <li>• Least worst option but will still create extra traffic and water resource and displacement problems.</li> <li>• New homes will sit well within the area proposed and vastly improve a run-down industrial area.</li> <li>• Good for housing but also for the Cambridge City football ground which will give the village extra sports facilities.</li> <li>• 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</li> </ul>		

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.

**OBJECTIONS:**

- 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. 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

	<p>upgrade existing properties to an approved government standard – draught proofing, cavity wall insulation.</p> <ul style="list-style-type: none"> <li>• Providing homes for commuters working elsewhere.</li> <li>• 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.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Anglian Water: Sewers crossing the site. Infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required.</li> <li>• 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.</li> <li>• Two site options on Dales Manor Business Park should be considered as one.</li> <li>• Capacity of foul sewer may be constraint.</li> <li>• 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.</li> <li>• Consider including small convenience store, industrial starter units and / or live-work units on part of the site.</li> <li>• Number of houses assigned to Babraham side of the village is excessive.</li> <li>• 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.</li> <li>• More care needed not to overcrowd these areas.</li> <li>• 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.</li> <li>• 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.</li> <li>• Until infrastructure guarantees available from responsible organisations, it is impossible to make realistic comments on possible development sites.</li> <li>• Endurance Estates &amp; 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.</li> </ul>
<p><b>Council's Response and Conclusion:</b></p>	<p><b>Council's response:</b></p> <ul style="list-style-type: none"> <li>• Focuses on a more sustainable village – Rural Centre.</li> <li>• Provides homes close to the jobs in and around Cambridge.</li> <li>• Providing homes close to the jobs south of Cambridge in view of the predominance of new housing in villages to the north over many years and substantial jobs growth in the south.</li> <li>• Making best use of brownfield land.</li> </ul>



- Site with parish council and local support.
- Avoiding land at risk of flooding.

Expected completions during the plan period are 200 dwellings. This is a lower figure than the 260 subject to consultation, the site has a net developable area of 6.6 ha, at 30 dph this would deliver 200 dwellings allowing for some new employment development. The density of development has reduced from 40dph in Issues & Options 1 and 2, to reflect the agreed approach to density included in policy H/7 'Housing Density'. The site assessment and SA have been updated to reflect a density of 30dph. The sustainability appraisal of the site remains a sound assessment of the site.

The site will enable redevelopment of existing employment sites, providing light industrial and office uses, with a higher density of employment than on the site historically. The site is capable of integrating development into the village with minimal impacts through careful design and provides the opportunity to create a significant landscape buffer along the eastern boundary of the site where it adjoins farmland to provide a soft green village edge. Although there will be additional pressure on infrastructure and utilities, these will be capable of mitigation, including a contribution to any highway works required to mitigate the impact of development on the eastern flank of Sawston and additional local school capacity.

**Conclusion:**

Allocate for development in the draft Local Plan.

<b>Settlement:</b>	Sawston		
<b>Site Address:</b>	Land north of Babraham Road		
<b>SHLAA Reference:</b>	313 (2012 SHLAA Site 076)	<b>Site Option Number:</b>	H6 (I&O2)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with limited development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>Limited impact on landscape setting.</li> <li>Potential to create new soft green edge to the village.</li> <li>Sawston has a good range of local services and facilities.</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>Loss of Green Belt.</li> <li>Potential noise nuisance from existing employment uses.</li> <li>Distance from local services and facilities.</li> </ul>		
<b>Summary of Representations:</b>	<p><b>Support: 28; Object: 39; Comment: 17</b></p> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>Support this option else you won't meet your 5 year targets.</li> <li>Logical place to expand.</li> <li>Sawston - good facilities and schools.</li> <li>Good access to village.</li> <li>Good option because no loss of employment land.</li> <li>Low impact and close to main employment areas (Science Parks etc).</li> <li>Will support more services and maybe jobs which is good.</li> <li>Least worse of the options in Sawston but implications for traffic and school capacities.</li> <li>Support but concerns at access to site – need zebra crossings.</li> <li>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.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>Village needs an influx of new residents to help ensure its continuing prosperity but not this option.</li> <li>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.</li> <li>Loss of Green Belt land. Prefer brownfield land.</li> <li>Does not meet very special circumstances NPPF says is needed to take land out of green belt.</li> <li>Sawston, Haslingfield and Harlton Parish Councils object to loss of Green Belt.</li> <li>RLW Estates and Defence Infrastructure Organisation object to release of green belt land.</li> <li>Village will merge with Cambridge.</li> <li>Sets a precedent for more release of green belt.</li> <li>Increased traffic congestion and make more difficult to commute into Cambridge – already gridlocked at peak times.</li> <li>More development will ruin unique character of village.</li> <li>Loss of agricultural land.</li> </ul>		

	<ul style="list-style-type: none"> <li>• Development on protected groundwater area.</li> <li>• Sawston Parish Council – Development would result in loss of agricultural land and chalk aquifer.</li> <li>• Land in Babraham parish – need change of boundary. Keeps separation between the villages.</li> <li>• Why build new when no money to upgrade old properties?</li> <li>• Detrimental impact on local amenity provision - schools and doctors near capacity.</li> <li>• 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.</li> <li>• Need to take into account impact of Cambridge City Club football stadium – increased traffic – need transport Masterplan.</li> <li>• Object to Sawston sites due to additional traffic through Shelfords and Stapleford.</li> <li>• Detrimental impact on village character and views of village from south.</li> <li>• Overdevelopment.</li> <li>• Water pressure - Aspec Precision Engineering Ltd mention problems of low water pressure.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Natural England notes that situated at distance from any local service centre and facilities which will increase dependence on use of the private car.</li> <li>• Anglian Water - capacity available to serve the proposed growth.</li> <li>• Concern at number of houses allocated to site and all others in Sawston – will swamp village.</li> <li>• Why Sawston and Melbourn and not other villages like Foxton, Orwell or Harston?</li> <li>• Concern that local village services will not meet demand – already over stretched.</li> <li>• 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.</li> </ul>
<p><b>Council's Response and Conclusion:</b></p>	<p><b>Council's response:</b></p> <ul style="list-style-type: none"> <li>• Focuses on more sustainable villages – Rural Centre.</li> <li>• Provides homes close to the jobs in and around Cambridge.</li> <li>• Providing homes close to the jobs south of Cambridge in view of the predominance of new housing in villages to the north over many years and substantial jobs growth in the south.</li> <li>• Avoiding land at risk of flooding.</li> </ul> <p>Expected completions during the plan period are 80 dwellings. This is a lower figure than the 110 dwellings subject to consultation. The density of development has reduced from 40dph in Issues &amp; Options 2, to reflect the agreed approach to density included in policy H/7 'Housing Density'. The sustainability appraisal of the site remains a sound assessment of the site.</p> <p>Although this site lies within the Green Belt, development here has the potential to have a positive impact upon the landscape setting of Sawston, provided the design makes a generous provision of land to ensure a soft green edge to the east. When considered together with the site South of Babraham Road, this site has the potential to round-off the eastern edge of</p>

	<p>the village, softening the current abrupt urban edge. Although there will be additional pressure on infrastructure and utilities, these will be capable of mitigation, including a contribution to any highway works required to mitigate the impact of development on the eastern flank of Sawston and additional local school capacity.</p>
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**Conclusion:**

Allocate for development in the draft Local Plan.

## Histon & Impington

<b>Settlement:</b>	Histon		
<b>Site Address:</b>	Land at Buxhall Farm, Glebe Way, Histon		
<b>SHLAA Reference:</b>	Site 133	<b>Site Option Number:</b>	13 (I&O1)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with limited development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>Limited impact on landscape</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>Loss of Green Belt</li> <li>Distance from local services and facilities</li> </ul>		
<b>Summary of Representations:</b>	<p><b>Support: 4; Object: 215; Comment: 4</b></p> <p>Questionnaire Responses to Question 6:</p> <ul style="list-style-type: none"> <li>0 responses referenced this option specifically.</li> <li>1 response supported development in Histon and Impington, 1 objected.</li> </ul> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>Histon and Impington second best served settlement in the district.</li> <li>Good public transport links, close to Cambridge.</li> <li>Opportunity to provide non-residential uses on-site.</li> <li>Impact on purposes of the Green Belt less than many other sites.</li> <li><b>Environment Agency</b> - 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.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>Green Belt.</li> <li>Loss of valuable agricultural land.</li> <li>Loss of green open space for residents for walking, and wildlife.</li> <li>Detrimental impact on rural character, village will become a town.</li> <li>Increased risk of flooding.</li> <li>Water shortage during summer months.</li> <li>Land is not suitable for building on, as there are beds of shale below the surface soil.</li> <li>Increased pollution, noise, light.</li> <li>Traffic congestion, B1049 over capacity at peak periods.</li> <li>Should be no access onto Mill Lane.</li> <li>Poor public transport, made worse since guided bus opened.</li> <li>Distant from village centre, would cause extra congestion on High Street.</li> <li>Land would be better used for a community centre, additional school,</li> </ul>		

	<p>playgrounds, and other amenities village desperately needs.</p> <ul style="list-style-type: none"> <li>• Impact on local schools, health, and community facilities, already at capacity.</li> <li>• Orchard Park, Northstowe already planned, so why build in the village? Waterbeach Barracks also under investigation for development.</li> <li>• Contrary to Minerals and Waste Plan.</li> <li>• <b>Histon and Impington Parish Council</b> – 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.</li> <li>• <b>Oakington and Westwick Parish Council</b> – Not green belt, heritage buildings must not be compromised, use brownfield land first.</li> <li>• <b>Croydon Parish Council</b> – Leave green belt alone.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Conditions should be in place to see hedgerows planted around the adjacent remaining open fields and other farmland bird friendly measures as a minimum.</li> <li>• <b>Anglian Water</b> – There is Capacity to serve the site.</li> <li>• <b>Comberton Parish Council</b> – Local residents should determine.</li> </ul>
<p><b>Council's Response and Conclusion:</b></p>	<p><b>Council's response:</b></p> <ul style="list-style-type: none"> <li>• Focuses on a more sustainable village – Rural Centre.</li> <li>• Provides homes close to the jobs in and around Cambridge.</li> <li>• Does not make best use of brownfield land.</li> <li>• Loss of Green Belt.</li> </ul> <p>Site was identified as having limited development potential. This assessment acknowledged that development would have some adverse impact on Green Belt purposes and functions. There is a clear edge to the built up part of the village in this location, beyond which the village becomes more sporadic with linear development in long plots. Development in this location would have a detrimental impact on the rural character. The assessment acknowledged that with careful design and landscaping it should be possible to provide mitigation, but negative impacts would remain. There are other sites available in the district which would avoid these impacts.</p> <p>In addition to capacity issues for local primary school education, the Education Authority advise that this site would not be a suitable location for a new school as the site is over 2 miles (the statutory walking distance for primary aged pupils) from some parts of the village.</p> <p>There are more sustainable options available for allocation.</p> <p><b>Conclusion:</b> Do not allocate for development in the draft Local Plan.</p>

<b>Settlement:</b>	Impington		
<b>Site Address:</b>	Land rear of 49-71 Impington Lane, Impington		
<b>SHLAA Reference:</b>	Site 112 (part)	<b>Site Option Number:</b>	14 (I&O1)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with limited development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>• Close to local services and facilities</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>• Loss of Green Belt</li> </ul>		
<b>Summary of Representations:</b>	<p><b>Support: 4; Object: 25; Comment: 5</b></p> <p>Questionnaire Responses to Question 6:</p> <ul style="list-style-type: none"> <li>• 0 responses referenced this option specifically.</li> <li>• 1 response supported development in Histon and Impington, 1 objected.</li> </ul> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Transportation links are good from this area with the guided busway and regular buses, and closeness to employment centres.</li> <li>• Small site, minimal loss of green belt, may benefit existing villagers.</li> <li>• 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.</li> <li>• Appointments at Doctors surgery and dental practice already hard to come by.</li> <li>• <b>Environment Agency</b> - 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.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Development will cause traffic danger to children attending the village college.</li> <li>• 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.</li> <li>• 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.</li> <li>• Histon/Impington should remain as villages and not become a new town.</li> <li>• 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.</li> <li>• Development will result in an unacceptable erosion of Green Belt.</li> <li>• Significant increased risk of flooding.</li> </ul>		

- 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.
- 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.

**COMMENTS:**

- **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 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><b>Council's Response and Conclusion:</b></p>	<p><b>Council's response:</b></p> <ul style="list-style-type: none"> <li>• Provides homes close to the jobs in and around Cambridge.</li> <li>• Focuses on a more sustainable village – Rural Centre.</li> </ul> <p>Adjoins Site Option 15, presenting the opportunity for a comprehensive development.</p> <p>Expected completions during the plan period are 25 dwellings (for the combined sites 14 and 15. This is a lower figure than the 35 dwellings that the Issues &amp; Options 1 consultation describes as the total capacity of the two sites. The density of development has reduced from 40dph in Issues &amp; Options 2, to reflect the agreed approach to density included in policy H/7 'Housing Density'. The sustainability appraisal of the site remains a sound assessment of the site.</p> <p>Although currently in the Green Belt, the site is capable of integrating development into the village with minimal impacts to the historic and natural environment, landscape and townscape through careful design. It can be designed to mitigate impact on the Conservation Area and nearby Listed Buildings, and to create a significant landscape buffer along the boundary of the site to provide a soft green village edge. The site avoids areas of flood zones 2 and 3 to the north. Although there will be additional pressure on infrastructure and utilities, these will be capable of mitigation, including a contribution to any necessary additional capacity in local schools.</p> <p><b>Conclusion:</b> Allocate for development in the draft Local Plan.</p>

<b>Settlement:</b>	Impington		
<b>Site Address:</b>	Land north of Impington Lane, Impington		
<b>SHLAA Reference:</b>	Site 114 (part)	<b>Site Option Number:</b>	15 (I&O1)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with limited development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>• Close to local services and facilities</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>• Loss of Green Belt</li> </ul>		
<b>Summary of Representations:</b>	<p><b>Support: 1; Object: 17; Comment: 4</b></p> <p>Questionnaire Responses to Question 6:</p> <ul style="list-style-type: none"> <li>• 1 response objected to this site.</li> <li>• 1 response supported development in Histon and Impington, 1 objected.</li> </ul> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Flood Risk, Drainage and Highways issues can be properly dealt with.</li> <li>• <b>Environment Agency</b> - - 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.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Green Belt.</li> <li>• Histon and Impington should remain a village rather than a town.</li> <li>• Additional traffic congestion.</li> <li>• Site access is inadequate, Impington Lane is busy with School Children</li> <li>• Increased flood risk.</li> <li>• Increased pollution.</li> <li>• Infrastructure, services and facilities at capacity.</li> <li>• Loss of biodiversity.</li> <li>• Loss of employment land has resulted in increased vehicle movements in and out of the village.</li> <li>• Not in character with the area, detrimental impact on rural character;</li> <li>• Part of piecemeal development proposals north of Impington Lane, which should be addressed as a whole.</li> <li>• Northstowe already planned, so why build in the village?</li> <li>• <b>Histon and Impington Parish Council</b> – Strongly objects to proposal. Historic and important site, should be preserved. Merrington Place showed significant archaeological finds.</li> <li>• <b>Oakington and Westwick Parish Council</b> – Not green belt, heritage buildings must not be compromised, use brownfield land first.</li> <li>• <b>Croydon Parish Council</b> – Leave green belt alone.</li> </ul>		

	<p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• <b>Anglian Water</b> – There is Capacity to serve the site.</li> <li>• <b>Comberton Parish Council</b> – Local residents should determine.</li> </ul>
<p><b>Council's Response and Conclusion:</b></p>	<p><b>Council's response:</b></p> <ul style="list-style-type: none"> <li>• Provides homes close to the jobs in and around Cambridge.</li> <li>• Focuses on a more sustainable village – Rural Centre.</li> </ul> <p>Adjoins Site Option 14, presenting the opportunity for a comprehensive development.</p> <p>Expected completions during the plan period are 25 dwellings (for the combined sites 14 and 15. This is a lower figure than the 35 dwellings that the Issues &amp; Options 1 consultation describes as the total capacity of the two sites. The density of development has reduced from 40dph in Issues &amp; Options 2, to reflect the agreed approach to density included in policy H/7 'Housing Density'. The sustainability appraisal of the site remains a sound assessment of the site.</p> <p>Although currently in the Green Belt, the site is capable of integrating development into the village with minimal impacts to the historic and natural environment, landscape and townscape through careful design. It can be designed to mitigate impact on the Conservation Area and nearby Listed Buildings, and to create a significant landscape buffer along the boundary of the site to provide a soft green village edge. The site avoids areas of flood zones 2 and 3 to the north. Although there will be additional pressure on infrastructure and utilities, these will be capable of mitigation, including a contribution to any necessary additional capacity in local schools.</p> <p><b>Conclusion:</b> Allocate for development in the draft Local Plan.</p>

<b>Settlement:</b>	Impington		
<b>Site Address:</b>	Land at SCA Packaging Ltd, Villa Road, Impington		
<b>SHLAA Reference:</b>	Site 046	<b>Site Option Number:</b>	16 (I&O1)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>• Scope to improve local environment</li> <li>• Reuses previously developed land</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>• Loss of employment land (but disused)</li> <li>• Flood risk to small part of site</li> <li>• Access arrangements</li> </ul>		
<b>Summary of Representations:</b>	<p>Support: 11; Object: 3; Comment: 7</p> <p>Questionnaire Responses to Question 6:</p> <ul style="list-style-type: none"> <li>• 0 responses referenced this option specifically.</li> <li>• 1 response supported development in Histon and Impington, 1 objected.</li> </ul> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Transportation links are good from this area with the guided busway and regular buses, and closeness to employment centres.</li> <li>• Agree with your assessment pros.</li> <li>• 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.</li> <li>• Could enhance the village and surrounding environment if well planned.</li> <li>• Reuses previously developed land.</li> <li>• Within cycling distance of existing employment sites.</li> <li>• <b>Oakington and Westwick Parish Council</b> – Not green belt, heritage buildings must not be compromised, use brownfield land first.</li> <li>• <b>Environment Agency</b> - 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.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Histon/Impington should remain as villages and not become a new town. Additional traffic volumes and congestion resulting from development as</li> </ul>		

	<p>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.</p> <ul style="list-style-type: none"> <li>• Awkward access. Should be retained as an employment site.</li> <li>• 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 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.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• At least it's a brown site but flooding risk.</li> <li>• 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.</li> <li>• <b>Anglian Water</b> - Capacity available to serve the proposed growth. Sewers crossing the site.</li> <li>• <b>Comberton Parish Council</b> – Local residents to determine.</li> <li>• <b>Histon &amp; Impington Parish Council</b> - This site is already under development with 72 dwellings (2 more than Issues and Options).</li> <li>• <b>Croydon Parish Council</b> - General support for reuse of land, but avoid building on the area of flood risk.</li> <li>• Site Option 16 has the benefit of planning permission and is no longer a Site Option but a commitment.</li> </ul>
<p><b>Council's Response and Conclusion:</b></p>	<p><b>Council's response:</b>          Planning permission (S/0809/12) was granted in September 2012 for 72 dwellings with vehicular access, public open space, car parking, associated landscaping, and infrastructure.</p> <p>In determining the application, the Council concluded that:</p> <ul style="list-style-type: none"> <li>• The site is within the development framework of a Rural Centre.</li> <li>• The loss of employment land and use of the site for residential purposes is considered acceptable given a marketing campaign in accordance with Policy ET/6 and an apparent lack of commercial interest in the premises. Planning permission to demolish the buildings had already been approved (S/2530/11) and the buildings have been demolished.</li> <li>• The layout, scale, form, design, details, and materials of the development are considered to preserve the character and appearance of the area.</li> <li>• The traffic generation from the proposal is not considered to result in a significant increase in the level of traffic from the existing lawful use.</li> <li>• Although the site lies partly within flood zones 1, 2 and 3, the public open</li> </ul>

	<p>space would be situated within flood zones 2 and 3 (medium and high risk) and the dwellings would be situated within flood zone 1 (low risk).</p> <p><b>Conclusion:</b> Existing Commitment. Do not allocate for development in the draft Local Plan.</p>
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<b>Settlement:</b>	Histon		
<b>Site Address:</b>	Former Bishops Hardware Store, Station Road		
<b>SHLAA Reference:</b>	308	<b>Site Option Number:</b>	H2 (I&O2)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>• Redevelopment could improve local townscape and environment.</li> <li>• Adjacent to guided bus.</li> <li>• Good accessibility by walking, cycling and public transport.</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>• Distance from local services and facilities.</li> <li>• Potential for noise nuisance from guided busway.</li> <li>• Potential loss of retail floorspace.</li> </ul>		
<b>Summary of Representations:</b>	<p>Support: 30; Object: 5; Comment: 14</p> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Support as otherwise you won't meet the 5 year targets.</li> <li>• 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.</li> <li>• 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.</li> <li>• Campaign to Protect Rural England: support use of this brownfield site.</li> <li>• 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.</li> <li>• Histon &amp; Impington Parish Council: supports redevelopment of this site within the regeneration proposals (PC1).</li> <li>• 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.</li> <li>• Oakington &amp; Westwick Parish Council: support as it is a very good use of this land.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• More suitable for business regeneration to compliment possible redevelopment of the station site – more local employment is needed around this commercial and transport hub.</li> </ul>		

	<ul style="list-style-type: none"> <li>• Will increase traffic congestion making it more difficult to commute into Cambridge and will destroy unique character of village.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Anglian Water: capacity available to serve the proposed growth.</li> <li>• Feel Histon is already quite packed.</li> <li>• 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.</li> <li>• 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.</li> <li>• Should have a maximum of 6 houses.</li> </ul>
<p><b>Council's Response and Conclusion:</b></p>	<p><b>Council's response:</b></p> <ul style="list-style-type: none"> <li>• Focus on more sustainable villages – Rural Centre.</li> <li>• Making best use of brownfield land.</li> <li>• Site with parish council and local support.</li> <li>• No loss of Green Belt.</li> <li>• Avoiding land at risk of flooding.</li> </ul> <p>Site with development potential. Site within the built-up area of Histon, adjacent to Guided Busway stop, within an area proposed by Histon and Impington Parish Council for redevelopment for mixed uses to rejuvenate the area. Redevelopment of this site could have a positive impact on the townscape setting of Histon by replacing the retail buildings in disrepair and areas of car parking with a sensitively designed scheme. Redevelopment of this site could also include ground floor retail, leisure, commercial, office, tourism, cultural, or community uses. Although there will be additional pressure on infrastructure and utilities, these will be capable of mitigation. Site available immediately and capable of delivering houses in the short-term.</p> <p><b>Conclusion:</b> Include site in the area addressed by the 'Station' area policy, proposed by Histon and Impington Parish Council.</p>



## Cambourne

<b>Settlement:</b>	Cambourne		
<b>Site Address:</b>	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)		
<b>SHLAA Reference:</b>	Site 239	<b>Site Option Number:</b>	17 (I&O1)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with limited development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>• Close to services and facilities in Cambourne including new secondary school</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>• Need to improve internal linkages within Cambourne</li> <li>• Landscape impact could be mitigated by a reduced site area</li> </ul>		
<b>Summary of Representations:</b>	<p><b>Support: 22; Object: 112; Comment: 12</b></p> <p>Questionnaire Responses to Question 6:</p> <ul style="list-style-type: none"> <li>• 2 responses supported this site, 3 objected.</li> <li>• 16 responses supported development at Cambourne, 11 objected.</li> </ul> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Natural extension to existing development;</li> <li>• Large enough to make a difference, deliverable in the near term;</li> <li>• Excellent access to new secondary school and other existing infrastructure;</li> <li>• Would help make settlement more sustainable by creating greater demand for rapid public transport to Cambridge;</li> <li>• Could add to and enhance infrastructure, including education and health;</li> <li>• Site well defined between roads;</li> <li>• Cambourne is not yet complete, there is space in the settlement centre for additional community facilities and commercial buildings;</li> <li>• Suitable site access could be achieved, including from the A1198;</li> <li>• 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;</li> <li>• 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;</li> <li>• Milton Parish Council – Conditionally support, only if A428 is dualled to St.Neots;</li> <li>• Oakington and Westwick Parish Council – Not green belt, heritage buildings must not be compromised, use brownfield land first;</li> </ul>		

**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 opposed to Bourn and Cambourne options.
- 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.

**COMMENTS:**

- 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;

	<ul style="list-style-type: none"> <li>• Better parking, with more spaces per house;</li> <li>• Provide studios and workshops;</li> <li>• Anglian Water - Infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required;</li> <li>• Comberton Parish Council – Local residents should determine;</li> <li>• Papworth Everard Parish Council – Natural barrier of the A428 should be observed.</li> </ul>
<p><b>Council's Response and Conclusion:</b></p>	<p><b>Council's response:</b></p> <ul style="list-style-type: none"> <li>• Focus on more sustainable villages – Rural Centre</li> <li>• Potential to deliver significant public transport improvements</li> <li>• No loss of Green Belt.</li> <li>• Avoids land at risk of flooding.</li> </ul> <p>The local plan proposes a smaller site that was subject to consultation in the issues and option report. This will help mitigate wider landscape impacts, and avoid creating a ribbon of development along the A428, and to provide effective landscaped separation from Caxton. The boundary will ensure that the fourth linked village sits comfortably in its setting and retains a green foreground and long views across the open area which will remain to the west of Cambourne between the A1198 and A428. The importance of keeping land open in this locality was previously identified by the inspector who dismissed an appeal for one of the new town options considered in the run up to the approval of the original Cambourne outline planning permission because of its prominence in the wider landscape.</p> <p>Development of an additional village at Cambourne during the plan period would provide for growth in a sustainable location high in the sustainable development sequence, close to Cambridge, with no loss of Green Belt, and on land not at risk of flooding. Drainage issues are capable of mitigation.</p> <p>The development would provide additional services and facilities including for primary and early years education and via additional development in Cambourne town centre. The site is capable of being effectively integrated with Cambourne particularly by making use of the access road to the Business Park and development will make the location of Cambourne Village College more central to the village. Land currently part of the business park is proposed for residential development, but an equivalent area of employment land will be delivered on the northern part of the Cambourne West site. This will be accessible from Sheepfold Lane. This will maintain employment opportunities in the village.</p> <p>Transport impacts are capable of mitigation in conjunction with development at Bourn Airfield. These would include bus segregation measures to Cambridge, addressing issues on Madingley Hill, and segregated cycle links to Cambridge. Wider transport issues are also being considered through the Cambridge and South Cambridgeshire Transport Strategy.</p> <p>Subsequent to the Portfolioholder Meeting of 11<sup>th</sup> June, the capacity of the site was reduced from 1500 to 1200 dwellings, the site boundary was not changed. Topography and the development pattern of Cambourne suggest that more of the Major Development area will need to remain open or be</p>

	<p>used for water management features and therefore the capacity has been reduced from a total of 1,500 dwellings, including the land in the business park, to 1,200 dwellings.</p> <p>The policy was also refined to clarify the nature of transport access through the business park, and that residential development can only come forward once replacement employment land is secured in Cambourne west. The area of employment land was corrected to 8.1 hectares, to reflect the area within the business park.</p> <p><b>Conclusion:</b> Allocate for development in the draft Local Plan.</p>
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<b>Settlement:</b>	Cambourne		
<b>Site Address:</b>	Land at Cambourne Business Park		
<b>SHLAA Reference:</b>	303	<b>Site Option Number:</b>	H1 (I&O2)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>• Site within village already allocated for development.</li> <li>• No adverse landscape or townscape impacts.</li> <li>• Land has been allocated for many years without being developed for employment.</li> <li>• Close to services and facilities, including new secondary school.</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>• Loss of employment land.</li> <li>• Difficult to integrate with residential neighbourhoods of Cambourne.</li> </ul>		
<b>Summary of Representations:</b>	<p><b>Support: 19; Object: 20; Comment: 18</b></p> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Support as otherwise you won't meet the 5 year targets.</li> <li>• The land is unused, so use it!</li> <li>• Caldecote Parish Council: natural expansion to existing development and there are sufficient facilities to accommodate new residents.</li> <li>• Campaign to Protect Rural England: no objection as the site has been allocated for many years without being developed for employment uses.</li> <li>• 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.</li> <li>• Cambourne is a new settlement so sensible site for development, provided that local services are expanded to meet the extra demand.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Bourn Parish Council: should be preserved for local employment (office or light industrial use) given lack of facilities in Cambourne.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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</li> </ul>		

	<p>and which have not been entirely exhausted of their development potential.</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Harcourt Developments &amp; 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.</li> <li>• 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.</li> <li>• No further development should take place at Cambourne until the A428 is duelled. More housing will cause unnecessary congestion.</li> <li>• RLW Estates &amp; Defence Infrastructure Organisation (represented by Boyer Planning): object on the basis of loss of employment potential and consequent sustainability concerns.</li> <li>• 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.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Existing building in progress so more care needed to ensure that areas are not overcrowded.</li> <li>• Surely increased economic and population growth will mean that this land will finally be used for employment purposes.</li> <li>• Whaddon Parish Council: further development at Cambourne will increase traffic on the A1198 and create further road noise for the residents of Whaddon.</li> </ul>
<p><b>Council's Response and Conclusion:</b></p>	<p><b>Council's response:</b></p> <p>The site is proposed to be redeveloped as part of a new West Cambourne. The site is proposed to be redeveloped for residential, with employment uses relocated to an alternative location on the west Cambourne site. This will mean the level of employment provision is maintained.</p> <p>This will enable the more effective integration of Cambourne West with the rest of Cambourne. It will support use of the business park access road for access, making the village college more central to the village.</p>

	<b>Conclusion:</b> Include in new West Cambourne site.
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## Great Shelford & Stapleford

<b>Settlement:</b>	Great Shelford		
<b>Site Address:</b>	Land off Cambridge Road, Great Shelford		
<b>SHLAA Reference:</b>	Site 005	<b>Site Option Number:</b>	18 (I&O1)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with limited development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>Limited impact on landscape and Green Belt</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>Possible noise and lighting nuisance from Rugby Club</li> <li>Some distance from services and facilities</li> </ul>		
<b>Summary of Representations:</b>	<p>Support: 7; Object: 10; Comment: 5</p> <p>Questionnaire Responses to Question 6:</p> <ul style="list-style-type: none"> <li>0 responses referenced this option specifically.</li> <li>6 responses supported development in Great Shelford and Stapleford.</li> </ul> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>Transportation links are good from this area with regular buses, and closeness to employment centres.</li> <li>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.</li> <li>Effectively this is infill.</li> <li>Can act as justification for proper segregated cycleway between Shelford and Trumpington.</li> <li>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.</li> <li>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.</li> <li>The site is available, deliverable and sustainable.</li> <li>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.</li> <li><b>Environment Agency</b> - 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</li> </ul>		



	<p>that the floodplain would be kept free from inappropriate development.</p> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• The land is Green Belt.</li> <li>• Adjacent to the Great Kneighton development.</li> <li>• It will destroy the existing character of the area.</li> <li>• The site has been previously rejected on appeal.</li> <li>• Access is not ideal; the site is not within walking distance of local services. This site is about a mile from the nearest shops.</li> <li>• It would be another step in becoming part of Cambridge rather than Great Shelford.</li> <li>• To many houses already in this area, loss of amenity, water run off considerations, traffic increase and increase in noise and light pollution</li> <li>• Increase in traffic and accompanying impact on safety for pedestrians, especially for children walking to school.</li> <li>• If developed it would surely represent the loss of playing field land.</li> <li>• Good site but density too great for a dormitory suburb of Cambridge.</li> <li>• 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.</li> <li>• <b>Great Shelford Parish Council</b> - 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.</li> <li>• <b>Oakington and Westwick Parish Council</b> – Not green belt, heritage buildings must not be compromised, use brownfield land first.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• <b>Anglian Water</b> - Capacity available to serve the proposed growth.</li> <li>• <b>Comberton Parish Council</b> – Local residents to determine.</li> <li>• 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.</li> <li>• <b>Croydon Parish Council</b> – Any impact or loss of the Green Belt must be avoided.</li> <li>• <b>Sport England</b> - 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.</li> </ul>
<p><b>Council's Response and Conclusion:</b></p>	<p><b>Council's response:</b></p> <p>Site with limited development potential. The site falls within an area where development would have some adverse impact on the Green Belt purposes and functions. It would change the linear character of this area of village, and result in further encroachment of development into the transitional area of enclosed fields that provide a softer edge to the village. There are other sites available in the district which would avoid these impacts.</p> <p>There are potential noise issues from the adjacent Shelford Rugby Club,</p>

	<p>which includes a social club as well as sports pitches. Also issues with artificial lighting. The Highways Authority has concerns that it is not possible to achieve safe access to the site and the access link to the public highway is unsuitable to serve the number of units that are being proposed.</p>
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**Conclusion:**

Do not allocate for development in the draft Local Plan.

<b>Settlement:</b>	Great Shelford		
<b>Site Address:</b>	29 - 35 and 32 London Road, Great Shelford		
<b>SHLAA Reference:</b>	Site 187	<b>Site Option Number:</b>	19 (I&O1)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with limited development potential. Site with development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>• Close to local services and facilities</li> <li>• Scope to improve local environment</li> <li>• Reuses previously developed land</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>• Loss of local employment unless firm can relocate</li> </ul>		
<b>Summary of Representations:</b>	<p><b>Support: 13; Object: 6; Comment: 7</b></p> <p>Questionnaire Responses to Question 6:</p> <ul style="list-style-type: none"> <li>• 2 responses supported this option specifically.</li> <li>• 6 responses supported development in Great Shelford and Stapleford.</li> </ul> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Existing developed site.</li> <li>• Infill site, close to services.</li> <li>• Might improve aesthetics of the village.</li> <li>• Existing business may have unsuitable traffic movements by large vehicles onto busy road.</li> <li>• Need a recreation facility in the area.</li> <li>• <b>Environment Agency</b> - 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.</li> <li>• <b>Stapleford Parish Council</b> – Support.</li> <li>• <b>Oakington and Westwick Parish Council</b> – Not green belt, heritage buildings must not be compromised, use brownfield land first.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• There has already been sufficient development in the village.</li> <li>• Increased traffic, and impact on pedestrian safety.</li> <li>• Impact on rural character of the village.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Housing has to be balanced against loss of employment land.</li> <li>• Access issues -junction with Coppice Avenue has poor visibility and does not meet county standards.</li> <li>• <b>Anglian Water</b> – There is Capacity to serve the site.</li> <li>• <b>Comberton Parish Council</b> – Local residents should determine.</li> </ul>		

<p><b>Council's Response and Conclusion:</b></p>	<p><b>Council's response:</b>  The Council's planning committee in December 2012 resolved to grant two outline planning permissions (S/1727/12 &amp; S/1728/12) which together would provide up to 22 dwellings with associated parking and landscaping.</p> <p>In determining the application, the Council concluded that:</p> <ul style="list-style-type: none"> <li>• The site is within the development framework of a Rural Centre.</li> <li>• Residential development on this site is considered to be acceptable in principle, but only if the proposed new site for the relocation of the existing commercial use to Duxford (S/1726/12) is permitted. Existing jobs and local employment opportunities would therefore be protected ensuring the aims of Policy ET/6 would not be compromised.</li> </ul> <p><b>Conclusion:</b>  Existing Commitment. Do not allocate for development in the draft Local Plan.</p>
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<b>Settlement:</b>	Stapleford		
<b>Site Address:</b>	Granta Terrace, Stapleford		
<b>SHLAA Reference:</b>	Site 186	<b>Site Option Number:</b>	20 (I&O1)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>• Close to local services and facilities</li> <li>• Scope to improve local environment</li> <li>• Reuses previously developed land</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>• Loss of local employment unless firm can relocate as it hopes</li> </ul>		
<b>Summary of Representations:</b>	<p><b>Support: 18; Object: 6; Comment:5</b></p> <p>Questionnaire Responses to Question 6:</p> <ul style="list-style-type: none"> <li>• 2 responses supported this option specifically.</li> <li>• 6 responses supported development in Great Shelford and Stapleford.</li> </ul> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Transportation links are good from this area with regular buses, and closeness to employment centres.</li> <li>• 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.</li> <li>• Will remove HGVs from the village.</li> <li>• Obvious infill site close to services.</li> <li>• Existing industry anomalous in a residential area and should be relocated to allow more housing.</li> <li>• Small development that may actually enhance conditions for nearby residents.</li> <li>• Should be accompanied by additional recreational space which in Stapleford is only around 50% of the space recommended for a village approaching 1800 residents.</li> <li>• 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.</li> <li>• Support as no loss of Green Belt.</li> <li>• <b>Environment Agency</b> - 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.</li> </ul> <p><b>OBJECTIONS:</b></p>		

	<ul style="list-style-type: none"> <li>• Welch's site should be retained for local employment.</li> <li>• 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.</li> <li>• Objects to inclusion of all proposed development sites in Great Shelford &amp; Stapleford.</li> <li>• We need to ensure that we retain a variety of employment sites in Shelford and Stapleford.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• <b>Anglian Water</b> - Capacity available to serve the proposed growth. Sewers crossing the site.</li> <li>• <b>Comberton Parish Council</b> – Local residents to determine.</li> <li>• This site could be developed for housing but this has to be balanced against the loss of employment land.</li> <li>• 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.</li> <li>• <b>Croydon Parish Council</b> - In the centre of housing already, so dependent on the company's ability to relocate, a possibility.</li> </ul>
<p><b>Council's Response and Conclusion:</b></p>	<p><b>Council's response:</b> The Council's planning committee in December 2012 resolved to grant outline planning permission (S/1725/12) for 44 dwellings with associated open space, parking and landscaping.</p> <p>In determining the application, the Council concluded that:</p> <ul style="list-style-type: none"> <li>• The site is within the development framework of a Rural Centre.</li> <li>• Residential development on this site is considered to be acceptable in principle, but only if the proposed new site for the relocation of the existing commercial use to Duxford (S/1726/12) is permitted. Existing jobs and local employment opportunities would therefore be protected ensuring the aims of Policy ET/6 would not be compromised.</li> <li>• Although the southern part of the site, running parallel with the River Granta, lies within an area of high flood risk, the illustrative layout indicated that this area would be designated as public open space.</li> </ul> <p><b>Conclusion:</b> Existing Commitment. Do not allocate for development in the draft Local Plan.</p>

## Cottenham

<b>Settlement:</b>	Cottenham		
<b>Site Address:</b>	Land at the junction of Long Drove and Beach Road, Cottenham		
<b>SHLAA Reference:</b>	Site 234	<b>Site Option Number:</b>	21 (I&O1)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>Limited impact on landscape setting</li> <li>Good accessibility to employment locations</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>Loss of Green Belt</li> <li>Encroachment into countryside</li> <li>On village edge so relatively distant from services and facilities</li> </ul>		
<b>Summary of Representations:</b>	<p><b>Support: 4; Object: 9; Comment: 7</b></p> <p>Questionnaire Responses to Question 6:</p> <ul style="list-style-type: none"> <li>0 responses related to this site.</li> </ul> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>Recent planning application found there to be no technical reasons why the site cannot be developed.</li> <li>Can accommodate 47 dwellings rather than 35.</li> <li>Not in Green Belt.</li> <li>Contribute to wider housing needs around Cambridge.</li> <li>Would not encroach into views of local countryside landscape.</li> <li>Not distant from services and facilities.</li> <li><b>Environment Agency</b> - 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.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>Loss of Green Belt.</li> <li>Previously rejected, due to impact on rural character, why is this being reconsidered?</li> <li><b>Oakington and Westwick Parish Council</b> – Not green belt, heritage buildings must not be compromised, use brownfield land first.</li> <li><b>Rampton Parish Council</b> – Infrastructure limits will cause problems.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>Need to consider connections with village, further employment should also be considered.</li> </ul>		

	<ul style="list-style-type: none"> <li>• <b>Anglian Water</b> - Infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required.</li> <li>• <b>Cottenham Parish Council</b> – Site is not in Green Belt. Acceptable site, but wish to explore a bigger plan.</li> <li>• <b>Comberton Parish Council</b> – Local residents should determine.</li> </ul>
<p><b>Council's Response and Conclusion:</b></p>	<p><b>Council's response:</b>  Planning permission (S/2509/12) was granted in February 2013 for 47 dwellings, garages, public open space, landscaping, vehicular access and associated infrastructure.</p> <p>In determining the application, the Council concluded that the changing policy context provided by the NPPF and emerging Local Plan would overcome the sustainability concerns that were included as a reason for refusal of the previous planning application considered on this site (S/2317/11). In considering the sustainability characteristics of Cottenham, the Village Classification Report concluded that the settlement could be given the higher status of a Rural Centre, and this was included as an option in the public consultation on Issues &amp; Options undertaken in July – September 2012. The site was assessed as being a site with development potential through the Strategic Housing Land Availability Assessment, and was included as a Site Option in the Issues &amp; Options consultation. The Council does not have a 5 year housing land supply and the NPPF requires the delivery of sustainable development; therefore this development adjoining the village framework in one of the more sustainable villages would be consistent with the emerging status of the site in the new Local Plan and the guidance in the NPPF.</p> <p><b>Conclusion:</b>  Existing Commitment. Do not allocate for development in the draft Local Plan.</p>



<b>Settlement:</b>	Cottenham		
<b>Site Address:</b>	Land at Oakington Road, Cottenham		
<b>SHLAA Reference:</b>	Site 260	<b>Site Option Number:</b>	22 (I&O1)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>Limited impact on landscape setting</li> <li>Good accessibility by bus, cycle and on foot</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>On village edge so relatively distant from services and facilities</li> </ul>		
<b>Summary of Representations:</b>	<p><b>Support: 11; Object: 6; Comment: 8</b></p> <p>Questionnaire Responses to Question 6:</p> <ul style="list-style-type: none"> <li>0 responses related to this site.</li> </ul> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>Transportation links are good from this area, and closeness to employment centres.</li> <li>This is not breaking any obvious planning rules of green belt, lack of transport and amenities.</li> <li>Cottenham is one of the most sustainable villages in South Cambridgeshire, as evidenced by the Council's Village Category Assessment.</li> <li>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 from Oakington Road.</li> <li>Outside Green Belt.</li> <li>The development will help meet affordable housing need.</li> <li>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.</li> <li>S106 contributions will help offer community benefits.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li><b>Environment Agency</b> - Some sites identified as having development</li> </ul>		

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:**

- 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 available it should be used first.
- **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."

**COMMENTS:**

- **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 be could be brought forward for further employment as any of these would be a

	<p>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> <ul style="list-style-type: none"> <li>• <b>Croydon Parish Council</b> – Sounds a good option.</li> <li>• 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. 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.</li> </ul>
<p><b>Council's Response and Conclusion:</b></p>	<p><b>Council's response:</b></p> <p>Whilst identified as a development option, development of this site would have an adverse effect on the landscape and townscape setting of Cottenham. Development of this site, with its long plot depth would result in a cul-de-sac that is out of character with the rest of Cottenham and thus have a detrimental impact on the character of this linear approach to the village. Other sites are available in the district which would avoid these impacts.</p> <p>Primary Schools in Cottenham have already been expanded beyond the ideal size. The education needs of further allocations cannot be accommodated in the village.</p> <p><b>Conclusion:</b> Do not allocate for development in the draft Local Plan.</p>

<b>Settlement:</b>	Cottenham		
<b>Site Address:</b>	The Redlands, Oakington Road, Cottenham		
<b>SHLAA Reference:</b>	Site 003	<b>Site Option Number:</b>	23 (I&O1)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>Limited impact on landscape setting</li> <li>Good accessibility by bus, cycle and on foot</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>On village edge so relatively distant from services and facilities</li> </ul>		
<b>Summary of Representations:</b>	<p><b>Support: 6; Object: 6; Comment: 6</b></p> <p>Questionnaire Responses to Question 6:</p> <ul style="list-style-type: none"> <li>1 response supported this site.</li> </ul> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>Cottenham is one of the most sustainable villages in South Cambridgeshire.</li> <li>Logical extension to the village.</li> <li>Can be delivered in the short term.</li> <li>Good transport links.</li> <li>Close to employment areas.</li> <li><b>Environment Agency</b> - 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.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>Adverse effect on the landscape and townscape setting of Cottenham.</li> <li>Detracts from rather than supports site 22.</li> <li><b>Oakington and Westwick Parish Council</b> – Not green belt, heritage buildings must not be compromised, use brownfield land first.</li> <li><b>Rampton Parish Council</b> - Infrastructure limits (schools, traffic) will cause problems.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>Options 22 more suitable due to proximity to village edge.</li> <li>Would be suitable location for additional employment.</li> <li><b>Anglian Water</b> - Infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required.</li> <li><b>Comberton Parish Council</b> – Local residents should determine.</li> <li><b>Cottenham Parish Council</b> - no difficulty with the broad location but the scale of the proposed development needs consideration, 175 dwellings</li> </ul>		

	<p>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>
<p><b>Council's Response and Conclusion:</b></p>	<p><b>Council's response:</b></p> <p>Whilst identified as a development option, development of this site would have an adverse effect on the landscape and townscape setting of Cottenham as development of this site, with its long plot depth, would result in a backland cul-de-sac that is out of character with the rest of Cottenham and contrary to the aims of the Village Design Statement.</p> <p>Primary Schools in Cottenham have already been expanded beyond the ideal size. The education needs of further allocations cannot be accommodated in the village.</p> <p><b>Conclusion:</b></p> <p>Do not allocate for development in the draft Local Plan.</p>

<b>Settlement:</b>	Cottenham		
<b>Site Address:</b>	Land south of Ellis Close and East of Oakington Road, Cottenham		
<b>SHLAA Reference:</b>	Site 129	<b>Site Option Number:</b>	24 (I&O1)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with limited development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>Limited impact on landscape setting</li> <li>Good accessibility by bus, cycle and on foot</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>Impact on setting of Listed Buildings</li> <li>On village edge so relatively distant from services and facilities</li> </ul>		
<b>Summary of Representations:</b>	<p><b>Support: 6; Object: 5; Comment: 7</b></p> <p>Questionnaire Responses to Question 6:</p> <ul style="list-style-type: none"> <li>1 response supported this site.</li> </ul> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>Transportation links are good from this area, and closeness to employment centres.</li> <li>Support as located within one of the more sustainable villages in the district. Cottenham has been put forward for promotion to a Rural Centre. This site offers good development potential.</li> <li>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.</li> <li>Sympathetic development may be possible.</li> <li>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.</li> <li><b>Environment Agency</b> - 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.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>Adverse affects to landscape and within green belt.</li> <li>Object, South Cambs should consider Land to the Rear of High Street, Cottenham as a potential residential allocation.</li> <li>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</li> </ul>		

	<p>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.</p> <ul style="list-style-type: none"> <li>• <b>Cottenham Parish Council</b> - 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.</li> <li>• <b>Oakington and Westwick Parish Council</b> - 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.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• <b>Anglian Water</b> - Infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required.</li> <li>• The site is within the Green Belt, although this issue is not picked up in the 'constraints' summary.</li> <li>• <b>Comberton Parish Council</b> – Local residents to determine.</li> <li>• 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.</li> <li>• 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.</li> </ul>
<p><b>Council's Response and Conclusion:</b></p>	<p><b>Council's response:</b></p> <p>Identified as a site with limited development potential. Site falls within an area where development would have some adverse impact on Green Belt purposes and functions. The site forms an important part of the setting of several Grade II Listed Buildings - adverse effect as northern edge of site obscures rural context, views and backdrop for these buildings. Loss of High Grade agricultural land – Grade 1. Development of this site would have an adverse effect on the landscape and townscape setting of Cottenham. The character of this part of the village is largely linear along Histon Road, with long rear gardens. It is in a prominent location and would create a large area of residential development in a cul-de-sac, which would alter and detract from the character of this largely linear settlement. It would be of a scale which would be detrimental to the rural character and setting of the village and have a detrimental impact on the openness of the Green Belt in this location.</p>

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

Do not allocate for development in the draft Local Plan.



<b>Settlement:</b>	Cottenham		
<b>Site Address:</b>	Land off Histon Road, Cottenham		
<b>SHLAA Reference:</b>	Site 123	<b>Site Option Number:</b>	25 (I&O1)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with limited development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>Limited impact on landscape setting</li> <li>Good accessibility by bus, cycle and on foot</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>On village edge so relatively distant from services and facilities</li> </ul>		
<b>Summary of Representations:</b>	<p><b>Support: 5; Object: 4; Comment: 6</b></p> <p>Questionnaire Responses to Question 6:</p> <ul style="list-style-type: none"> <li>0 responses related to this site.</li> </ul> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>Cottenham is one of the most sustainable villages in South Cambridgeshire.</li> <li>Logical extension to the village.</li> <li>Can be delivered in the short term.</li> <li><b>Environment Agency</b> - We would have no objection to the allocation of these sites on the basis that the floodplain would be kept free from inappropriate development.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>Land to rear of High Street should be considered instead.</li> <li>Extension of development into the Green Belt.</li> <li>Impact on B1049.</li> <li>Loss of agricultural land.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>More appropriate if reviewed with adjoining sites.</li> <li>Connections with the village would need to be considered.</li> <li>Could also consider employment opportunities.</li> <li><b>Anglian Water</b> - Infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required.</li> <li><b>Cambridgeshire County Council</b> – Note that the site is in the Green Belt, although not mentioned in site summary.</li> <li><b>Comberton Parish Council</b> – Local residents should determine.</li> <li><b>Cottenham Parish Council</b> – In the Green Belt, unworthy for any consideration as sustainable sites.</li> </ul>		
<b>Council's Response and Conclusion:</b>	<p><b>Council's response:</b></p> <p>Identified as a site with limited development potential. Site falls within an area where development would have some adverse impact on Green Belt purposes and functions. Loss of High Grade agricultural land – Grade 1. Development of this site would have an adverse effect on the landscape and townscape setting of Cottenham. The character of this part of the village is</p>		

linear, with long rear gardens. Development of this site would create a large area of residential development in a cul-de-sac, which would alter the character of this largely ribbon settlement. It is in a prominent location and would be of a scale which would alter the current rural character and setting of the village and impact on the openness of the Green Belt in this location.

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

**Conclusion:**

Do not allocate for development in the draft Local Plan.

<b>Settlement:</b>	Cottenham		
<b>Site Address:</b>	Land to the rear of 34 - 46 Histon Road, Cottenham		
<b>SHLAA Reference:</b>	Site 263	<b>Site Option Number:</b>	26 (I&O1)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with limited development potential. Site with development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>Limited impact on landscape setting</li> <li>Good accessibility by bus, cycle and on foot</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>On village edge so relatively distant from services and facilities</li> </ul>		
<b>Summary of Representations:</b>	<p><b>Support: 2; Object: 4; Comment: 6</b></p> <p>Questionnaire Responses to Question 6:</p> <ul style="list-style-type: none"> <li>0 responses related to this site.</li> </ul> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li><b>Environment Agency</b> - 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.</li> <li><b>Oakington and Westwick Parish Council</b> - 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.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>Additional traffic volumes on B1049, impact on Histon and Impington.</li> <li>Unacceptable erosion of Green Belt.</li> <li>Loss of valuable agricultural land.</li> <li>Significant increased risk of flooding.</li> <li>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.</li> <li>South Cambs should consider Land to the Rear of High Street, Cottenham as a potential residential allocation.</li> <li>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.</li> <li><b>Cottenham Parish Council</b> - All sites recommended on Histon Road options 24,25,26,27 are in the Green-Belt and thus unacceptable and</li> </ul>		

	<p>unworthy of consideration as 'sustainable' sites.</p> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• <b>Anglian Water</b> - Infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required.</li> <li>• The site is within the Green Belt, although this issue is not picked up in the 'constraints' summary.</li> <li>• <b>Comberton Parish Council</b> – Local residents to determine.</li> <li>• Options 25 and 26 together would be more appropriate if they could be reviewed together with 24 adjacent.</li> <li>• 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.</li> </ul>
<p><b>Council's Response and Conclusion:</b></p>	<p><b>Council's response:</b></p> <p>Identified as a site with limited development potential. Site falls within an area where development would have some adverse impact on Green Belt purposes and functions. Loss of High Grade agricultural land – Grade 1. Development of this site would have an adverse effect on the landscape and townscape setting of Cottenham. The character of this part of the village is linear, with long rear gardens. Development of this site would create a large area of residential development in a cul-de-sac, which would alter the character of this largely ribbon settlement. It is in a prominent location and would be of a scale which would alter the current rural character and setting of the village and impact on the openness of the Green Belt in this location.</p> <p>Primary Schools in Cottenham have already been expanded beyond the ideal size. The education needs of further allocations cannot be accommodated in the village.</p> <p><b>Conclusion:</b> Do not allocate for development in the draft Local Plan.</p>

<b>Settlement:</b>	Cottenham		
<b>Site Address:</b>	Cottenham Sawmills, Cottenham		
<b>SHLAA Reference:</b>	Site 124	<b>Site Option Number:</b>	27 (I&O1)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with limited development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>Limited impact on landscape setting</li> <li>Good accessibility by bus, cycle and on foot</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>On village edge so relatively distant from services and facilities</li> <li>Loss of employment</li> </ul>		
<b>Summary of Representations:</b>	<p><b>Support: 3; Object: 5; Comment: 7</b></p> <p>Questionnaire Responses to Question 6:</p> <ul style="list-style-type: none"> <li>0 responses related to this site.</li> </ul> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>Previously developed land, not in agricultural use.</li> <li>Potential to create a softer settlement edge with the countryside.</li> <li>Can be delivered in the short term.</li> <li>The most sustainable option in Cottenham.</li> <li><b>Environment Agency</b> - 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.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>Loss of employment.</li> <li>Land to rear of High Street should be considered instead.</li> <li>Extension of development into the Green Belt.</li> <li>Impact on B1049.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>More appropriate if reviewed with adjoining sites.</li> <li>Connections with the village would need to be considered.</li> <li>Could also consider employment opportunities.</li> <li><b>Anglian Water</b> - Infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required.</li> <li><b>Cambridgeshire County Council</b> – Note that the site is in the Green Belt, although not mentioned in site summary.</li> <li><b>Comberton Parish Council</b> – Local residents should determine.</li> <li><b>Cottenham Parish Council</b> – In the Green Belt, unworthy for any consideration as sustainable sites.</li> </ul>		

<p><b>Council's Response and Conclusion:</b></p>	<p><b>Council's response:</b></p> <p>The SHLAA assessment and Sustainability Appraisal have been revised in light of comments received from the objector, but this does not change the overall conclusion that this is a site with limited development potential.</p> <p>Site falls within an area where development would have some adverse impact on Green Belt purposes and functions. Although there are potentially beneficial impacts on townscape and landscape, and noise environment from the removal of the sawmill, development of a site in this location would itself have significant townscape and landscape impacts as it is a large backland development in the linear part of the village. No spare capacity into the main drain system.</p> <p>Primary Schools in Cottenham have already been expanded beyond the ideal size. The education needs of further allocations cannot be accommodated in the village.</p> <p><b>Conclusion:</b> Do not allocate for development in the draft Local Plan.</p>
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## Fulbourn

<b>Settlement:</b>	Fulbourn		
<b>Site Address:</b>	Land off Station Road, Fulbourn		
<b>SHLAA Reference:</b>	Site 074	<b>Site Option Number:</b>	28 (I&O1)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with limited development potential. Site with development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>• Close to local services and facilities</li> <li>• Limited impact on landscape setting</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>• Loss of Green Belt</li> <li>• Access concerns near level crossing and via Conservation Area</li> <li>• Impact on Conservation Area and Listed Buildings</li> </ul>		
<b>Summary of Representations:</b>	<p><b>Support: 3; Object: 81; Comment:6</b></p> <p>Questionnaire Responses to Question 6:</p> <ul style="list-style-type: none"> <li>• 1 response supported this option specifically.</li> <li>• 4 responses supported development in Fulbourn, 4 objected</li> </ul> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Support, all issues can be overcome with a low density scheme, careful design and landscaping.</li> <li>• 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.</li> <li>• 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.</li> <li>• Heritage - a well-designed and lower density scheme could ensure that the impact on the listed buildings and significant views is minimised.</li> <li>• 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.</li> <li>• Flooding and drainage - a full flood risk assessment would accompany a planning application.</li> <li>• Utilities - the developer agrees to assess utilities capacity and implement mitigation if required.</li> <li>• <b>Environment Agency</b> - 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</li> </ul>		

(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.

**OBJECTIONS:**

- 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 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.
- 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 economy and farming-related businesses and so pose a threat to much needed employment opportunities, already scarce outside of the nearby city.
- 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.

**COMMENTS:**

- **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.
<b>Council's Response and Conclusion:</b>	<p><b>Council's response:</b></p> <p>Site was identified as having limited development potential. Site falls within an area where development would have an adverse impact on the Green Belt purposes and functions. Adverse effect to setting of Conservation Area due to loss of significant open countryside. Major adverse effect on the setting of several Grade II and one Grade II* Listed Buildings within the Conservation Area if the site were to be developed due to obstruction of significant views and loss of countryside context. Potential vibration, noise and odour issues from adjoining railway line and industrial buildings. There have been reports of flooding close to the site.</p> <p>It would not be possible to achieve satisfactory safe access to the south of the site due to historic constraints or north of the site due to proximity to the railway crossing. Promoters have not demonstrated that alternative access could be achieved.</p> <p><b>Conclusion:</b> Do not allocate for development in the draft Local Plan.</p>

## Linton

<b>Settlement:</b>	Linton		
<b>Site Address:</b>	Land east of Station Road, Linton		
<b>SHLAA Reference:</b>	Site 152	<b>Site Option Number:</b>	29 (I&O1)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with limited development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>• Reuses previously developed land</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>• Loss of employment land</li> <li>• Located south of the A1307</li> </ul>		
<b>Summary of Representations:</b>	<p>Support: 4; Object: 2; Comment: 5</p> <p>Questionnaire Responses to Question 6:</p> <ul style="list-style-type: none"> <li>• 3 responses supported this option specifically.</li> <li>• 4 responses supported development in Linton.</li> </ul> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Previously developed site.</li> <li>• No overriding planning constraints.</li> <li>• Safe highway access can be delivered.</li> <li>• No material impact on employment provision.</li> <li>• <b>Environment Agency</b> - We would have no objection to the allocation of these sites on the basis that the floodplain would be kept free from inappropriate development.</li> <li>• <b>Oakington and Westwick Parish Council</b> – Not green belt, heritage buildings must not be compromised, use brownfield land first.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Loss of employment land.</li> <li>• Poor access to Linton, acknowledged by special policy area restricting residential development.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• If at all possible site should be maintained for industrial use.</li> <li>• Site is cut off from village facilities by the A1307.</li> <li>• Not opposed if social housing.</li> <li>• <b>Linton Parish Council</b> - 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.</li> <li>• <b>Hildersham Parish Council</b> - felt unable to comment on the broader picture, but would have no objection to the proposed development at Linton.</li> <li>• <b>Anglian Water</b> - Infrastructure and/or treatment upgrades required to</li> </ul>		

	<p>serve proposed growth or diversion of assets may be required.</p> <ul style="list-style-type: none"> <li>• <b>Comberton Parish Council</b> – Local residents should determine.</li> </ul>
<p><b>Council's Response and Conclusion:</b></p>	<p><b>Council's response:</b></p> <p>Site was identified as having limited development potential. Setting of a Grade II Listed cottage would be adversely affected due to loss of wooded backdrop and due to higher ground levels. Development of this site would have a neutral effect on the landscape and townscape setting of Linton because of the mix of uses on the site. The setting of the listed building could be enhanced by sensitively designed development on the site and the removal of the industrial neighbour. Potential noise and odour risk from adjoining industrial premises.</p> <p>Within the Linton Special Policy Area (Policy CH/10) – Policy seeks to restrict further residential development to the south of the A1307 due to the segregation from the main part of the village and further development in this area would not be sustainable. It is proposed to retain such a policy in the draft Local Plan.</p> <p><b>Conclusion:</b> Do not allocate for development in the draft Local Plan.</p>

## Melbourn

<b>Settlement:</b>	Melbourn		
<b>Site Address:</b>	36 New Road, Melbourn		
<b>SHLAA Reference:</b>	Site 235	<b>Site Option Number:</b>	30 (I&O1)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>Well screened site, limited landscape impact</li> <li>Good accessibility by bus, cycle and on foot</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>On village edge so relatively distant from services and facilities</li> </ul>		
<b>Summary of Representations:</b>	<p>Support: 8; Object: 1; Comment: 3</p> <p>Questionnaire Responses to Question 6:</p> <ul style="list-style-type: none"> <li>0 responses referenced this option specifically.</li> <li>2 responses supported development in Melbourn, 2 objected.</li> </ul> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>Small development which helps to fulfil housing need to support demand for those working on science park;</li> <li>Minimal disruption, reasonable infrastructure;</li> <li>Could be developed with adjacent site 31;</li> <li>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;</li> <li><b>Environment Agency</b> - 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</li> <li><b>Oakington and Westwick Parish Council</b> – Support</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li><b>Arrington Parish Council</b> - 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;</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>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</li> </ul>		

	<p>be found;</p> <ul style="list-style-type: none"> <li>• <b>Anglian Water</b> - Capacity available to serve the proposed growth.</li> <li>• <b>Comberton Parish Council</b> – Local residents to determine.</li> </ul>
<p><b>Council's Response and Conclusion:</b></p>	<p><b>Council's response:</b></p> <p>Whilst located in a Minor Rural Centre, opportunities provided by the site warrant its allocation.</p> <p>The front of this site lies between existing built development and the rear part is contained by the existing cemetery and well screened from the south by hedgerows, tree belts and plantations. Site capable of integrating development into the village with minimal impacts to the historic and natural environment, landscape and townscape through careful design, provided existing hedgerows, tree belts and plantations are maintained to create a soft green village edge. Although there will be additional pressure on infrastructure and utilities, these will be capable of mitigation, including a contribution towards additional local school capacity. Site available immediately and capable of delivering houses in the short-term.</p> <p>Adjoins Site Option 31, presenting the opportunity for a comprehensive development.</p> <p><b>Conclusions:</b> Allocate for development in the draft Local Plan, with adjoining site 31.</p>

<b>Settlement:</b>	Melbourn		
<b>Site Address:</b>	Land to rear of Victoria Way, off New Road, Melbourn		
<b>SHLAA Reference:</b>	Site 130	<b>Site Option Number:</b>	31 (I&O1)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>Well screened site, limited landscape impact</li> <li>Good accessibility by bus, cycle and on foot</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>On village edge so relatively distant from services and facilities</li> </ul>		
<b>Summary of Representations:</b>	<p><b>Support: 7; Object: 2; Comment: 3</b></p> <p>Questionnaire Responses to Question 6:</p> <ul style="list-style-type: none"> <li>0 responses referenced this option specifically.</li> <li>2 responses supported development in Melbourn, 2 objected.</li> </ul> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>Well screened from public highway.</li> <li>Suitable access can be achieved.</li> <li>Capable of delivery in the short term.</li> <li>Good transport links.</li> <li><b>Environment Agency</b> - 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.</li> <li><b>Oakington and Westwick Parish Council</b> – Not green belt, heritage buildings must not be compromised, use brownfield land first.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>Access to Victoria way is already a problem.</li> <li>Infrastructure cannot accommodate additional development.</li> <li><b>Arrington Parish Council</b> – A1198 would not be able to take further development from sites south of Cambridge.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>Development of sites 30 and 31 would be disproportionate to size of village.</li> <li><b>Anglian Water</b> – There is capacity to serve the site.</li> <li><b>Comberton Parish Council</b> – Local residents should determine.</li> </ul>		
<b>Council's Response and Conclusion:</b>	<p><b>Council's response:</b></p> <p>Whilst located in a Minor Rural Centre, opportunities provided by the site warrant its allocation.</p>		

	<p>The front of this site lies between existing built development and the rear part is contained by the existing cemetery and well screened from the south by hedgerows, tree belts and plantations. Site capable of integrating development into the village with minimal impacts to the historic and natural environment, landscape and townscape through careful design, provided existing hedgerows, tree belts and plantations are maintained to create a soft green village edge. Although there will be additional pressure on infrastructure and utilities, these will be capable of mitigation, including a contribution towards additional local school capacity. Site available immediately and capable of delivering houses in the short-term.</p> <p>Adjoins Site Option 30, presenting the opportunity for a comprehensive development.</p> <p><b>Conclusion:</b> Allocate for development in the draft Local Plan, with adjoining site 30.</p>
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<b>Settlement:</b>	Melbourn		
<b>Site Address:</b>	Land to the east of New Road		
<b>SHLAA Reference:</b>	320	<b>Site Option Number:</b>	H7 (I&O2)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with limited development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>Limited impact on landscape setting if new soft green edge to south created.</li> <li>Good accessibility to a range of employment opportunities.</li> <li>Good accessibility by walking, cycling and public transport.</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>Major impact on landscape setting if development extends too far to the south.</li> <li>Distance from local services and facilities.</li> </ul>		
<b>Summary of Representations:</b>	<p><a href="#">Support: 69</a>; <a href="#">Object: 688</a>; <a href="#">Comment: 71</a></p> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>BUT must consider impacts on services, facilities and infrastructure – resources should be made available to anticipate demands.</li> <li>Support as otherwise you won't meet the 5 year targets.</li> <li>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.</li> <li>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.</li> <li>People need houses and the local economy will benefit BUT houses need to be built with sensible layouts, sufficient access and services.</li> <li>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.</li> <li>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.</li> <li>Foxton Parish Council: Melbourn is a larger village and can sustain development which will be of benefit to its facilities.</li> </ul>		

- 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.

**OBJECTIONS:**

- 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 Foxtan 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 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.
- 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 parking causing congestion on site side roads which would be used for access to H7 and H8.
- 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 exposed position means subject to strong winds.
- 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.

**COMMENTS:**

- 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 stock more effectively.
- 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

	<p>smaller scale development. Village cannot support all of H7 and H8, should be 100-120 homes max.</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Encourage bus company to provide route to include this development.</li> <li>• Decision should be made based on local opinion.</li> <li>• 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.</li> <li>• Have service providers been consulted about this proposal? Doctors, school etc.</li> <li>• Natural England: site is a distance from any local services and facilities so will increase the dependence on use of cars.</li> <li>• 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.</li> <li>• 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.</li> </ul>
<p><b>Council's Response and Conclusion:</b></p>	<p><b>Council's response:</b></p> <p>Site with limited development potential. Development of this site would have an adverse effect on the landscape setting of Melbourn through the development of an open arable field on gently rising land.</p> <p>There are other more sustainable sites available for allocation.</p> <p><b>Conclusion:</b> Do not allocate for development in the draft Local Plan.</p>

<b>Settlement:</b>	Melbourn		
<b>Site Address:</b>	Orchard and land at East Farm		
<b>SHLAA Reference:</b>	331 & 176	<b>Site Option Number:</b>	H8 (I&O2)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with limited development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>Limited impact on landscape setting if new soft green edge to south created.</li> <li>Good accessibility by walking, cycling and public transport.</li> <li>Good accessibility to a range of employment opportunities.</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>Distance from local services and facilities.</li> <li>Previously rejected site, only deliverable with Site Option H7 as otherwise would form a promontory of development into open countryside.</li> </ul>		
<b>Summary of Representations:</b>	<p><b>Support: 68; Object: 670; Comment: 69</b></p> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>BUT must consider impacts on services, facilities and infrastructure – resources should be made available to anticipate demands.</li> <li>Support as otherwise you won't meet the 5 year targets.</li> <li>Logical progression from existing housing. Cycle route to Addenbrooke's.</li> <li>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.</li> <li>People need houses and the local economy will benefit BUT houses need to be built with sensible layouts, sufficient access and services.</li> <li>Foxton Parish Council: Melbourn is a larger village and can sustain development which will be of benefit to its facilities.</li> <li>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.</li> <li>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.</li> </ul>		

- Could be absorbed by the village.

**OBJECTIONS:**

- 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 Foxtan 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 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.
- 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 production given forecasted food shortages) and countryside outside the village framework. Area of natural beauty and wildlife area - habitats for flora and fauna.
- 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.
- 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.

**COMMENTS:**

- 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 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.
- Decision should be made based on local opinion.

	<ul style="list-style-type: none"> <li>• 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.</li> <li>• Have service providers been consulted about this proposal? Doctors, school etc.</li> <li>• Natural England: site is a distance from any local services and facilities so will increase the dependence on use of cars.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> </ul>
<p><b>Council's Response and Conclusion:</b></p>	<p><b>Council's response:</b></p> <p>Site with limited development potential. On its own, site previously rejected as a promontory of development into open countryside. Considered together with Site Option H7 there would be no promontory of development. However, development at sites H7 and H8 would have adverse impacts on wildlife through loss of an area of orchard and an adverse effect on the landscape setting of Melbourn through the development of an open arable field on gently rising land.</p> <p>There are other more sustainable sites available for allocation.</p> <p><b>Conclusion:</b> Do not allocate for development in the draft Local Plan.</p>

## Gamlingay

<b>Settlement:</b>	Gamlingay		
<b>Site Address:</b>	Land off Grays Road, Gamlingay		
<b>SHLAA Reference:</b>	171 (part)	<b>Site Option Number:</b>	32 (I&O1)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with limited development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>• Scope to improve existing village edge.</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>• Loss of greenfield land.</li> </ul>		
<b>Summary of Representations:</b>	<p><b>Support: 3; Object: 11; Comment: 4</b></p> <p>Questionnaire Responses to Question 6:</p> <ul style="list-style-type: none"> <li>• 0 responses referenced this option specifically.</li> <li>• 4 responses supported development in Gamlingay, 2 objected.</li> </ul> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Additional housing for existing village residents.</li> <li>• <b>Environment Agency</b> - 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.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Loss of Agricultural land.</li> <li>• 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.</li> <li>• Impact on views of the woods.</li> <li>• 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.</li> <li>• Traffic volumes – village already struggling to cope, will impact on quality of life.</li> <li>• This site would threaten the rural landscape setting of a historic village.</li> <li>• Business of the Local Plan is not "to improve" any edge of any village.</li> <li>• There are substantial existing access issues with site which no assessment appears to have been done.</li> </ul>		

	<ul style="list-style-type: none"> <li>• No further developments should be considered in Gamlingay until impacts of the major developments at Station Road and Green End are known.</li> <li>• The successful sheltered housing scheme is currently on this edge of the village. To surround it with housing would change its character completely.</li> <li>• Existing services and infrastructure struggling to cope.</li> <li>• <b>Arrington Parish Council</b> – 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.</li> <li>• <b>Gamlingay Parish Council</b> – 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.</li> <li>• <b>Oakington and Westwick Parish Council</b> – Object.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• <b>Anglian Water</b> – Capacity available to serve the proposed growth.</li> <li>• <b>Comberton Parish Council</b> – Local residents to determine.</li> <li>• <b>Croydon Parish Council</b> – Do not use greenfield land - it can never be replaced.</li> <li>• <b>The Wildlife Trust</b> – 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</li> </ul>
<p><b>Council’s Response and Conclusion:</b></p>	<p><b>Council’s response:</b></p> <p>Site with limited development potential. Development of this site would have a material effect upon the landscape setting of Gamlingay by introducing development to the rear of the historic linear development along Church End. On balance, continuing the harsh exposed village edge in this location when viewed from the north would not be appropriate, particularly when other development options are available.</p> <p><b>Conclusion:</b> Do not allocate for development in the draft Local Plan.</p>

<b>Settlement:</b>	Gamlingay		
<b>Site Address:</b>	Green End Industrial Estate, Green End, Gamlingay		
<b>SHLAA Reference:</b>	Site 117	<b>Site Option Number:</b>	33 (I&O1)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>• Scope to improve local environment.</li> <li>• Could provide additional space for primary school</li> <li>• Close to local services and facilities</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>• Loss of employment land</li> </ul>		
<b>Summary of Representations:</b>	<p><b>Support: 5; Object: 2; Comment: 9</b></p> <p>Questionnaire Responses to Question 6:</p> <ul style="list-style-type: none"> <li>• 3 responses supported this option specifically.</li> <li>• 4 responses supported development in Gamlingay, 2 objected.</li> </ul> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Site owner reports building difficult to let when they become vacant.</li> <li>• Opportunity for mix of employment and housing.</li> <li>• <b>Environment Agency</b> - 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.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Scale of potential development in Gamlingay seems greatly disproportionate.</li> <li>• Traffic volumes have increased substantially.</li> <li>• Community infrastructure in the village reducing rather than increasing.</li> <li>• <b>Arrington Parish Council</b> – A1198 would not be able to take further development form sites south of Cambridge.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Should employment be lost to housing? Steps should be taken to avoid net loss of jobs to the village.</li> <li>• Road obstruction due to parking from Green End to Gamlingay Church. Could school parking be addressed?</li> <li>• <b>Anglian Water</b> – There is capacity to serve the site.</li> <li>• <b>Comberton Parish Council</b> – Local residents should determine.</li> <li>• <b>Gamlingay Parish Council</b> - There is a general historical expectation that this site will come forward for mixed use- industry/housing development in the near future.</li> </ul>		

<p><b>Council's Response and Conclusion:</b></p>	<p><b>Council's response:</b></p> <p>Although located at a Minor Rural Centre, the site offers particular opportunities which warrant its allocation.</p> <p>The site is primarily occupied by a wide variety of commercial buildings of no townscape merit, and is run down and in need of improvement. Redevelopment has the potential to improve the townscape in this part of the village and improve vehicular and pedestrian permeability. Whilst it will result in the loss of some employment, part of the site could provide employment uses that are compatible with residential uses which could result in a significant positive benefit to the existing noise environment. Although there will be additional pressure on infrastructure and utilities, these will be capable of mitigation, including a contribution to additional local school capacity. The site is capable of delivering houses in the short-term.</p> <p><b>Conclusion:</b> Allocate for development in the draft Local Plan.</p>
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<b>Settlement:</b>	Gamlingay		
<b>Site Address:</b>	Land at Mill Road, Gamlingay		
<b>SHLAA Reference:</b>	Site 093	<b>Site Option Number:</b>	34 (I&O1)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>• Close to local services and facilities</li> <li>• Limited impacts on landscape setting</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>• Need to mitigate impacts on Listed Building settings.</li> </ul>		
<b>Summary of Representations:</b>	<p><b>Support: 3; Object: 10; Comment: 2</b></p> <p>Questionnaire Responses to Question 6:</p> <ul style="list-style-type: none"> <li>• 0 responses referenced this option specifically.</li> <li>• 4 responses supported development in Gamlingay, 2 objected.</li> </ul> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• <b>Environment Agency</b> - 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.</li> <li>• Sympathetically build.</li> <li>• 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.</li> <li>• 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.</li> <li>• Village centre within easy walking and cycling distance.</li> <li>• There would not be an increased risk of flooding on the site or surrounding it.</li> <li>• 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.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• The development of this site would have an adverse impact at the entrance to the village and the conservation area.</li> <li>• 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.</li> </ul>		

	<ul style="list-style-type: none"> <li>• Impact on village services and facilities.</li> <li>• Greenfield site, should not be considered until all existing brownfield options have been exhausted.</li> <li>• Loss of green space and an impact on wildlife.</li> <li>• Adjacent to a conservation area, visual impact that is inappropriate for this setting.</li> <li>• Impact on wildlife, green spaces essential to village life.</li> <li>• Increase in noise and traffic movements in Mill Street, West Road, and Heath Road.</li> <li>• 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.</li> <li>• 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 equally impossible. This scheme is currently a cul de sac which makes it attractive to the very many young families who are housed there.</li> <li>• Increased noise and pollution.</li> <li>• The site is at the edge of the village, and it would invite further contiguous development in future.</li> <li>• It would extend the village framework in one of the most historic parts of the village. New houses will look out of character.</li> <li>• 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.</li> <li>• <b>Gamlingay Parish Council</b> - 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.</li> <li>• <b>Oakington and Westwick Parish Council</b> – Object.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• <b>Anglian Water</b> - Capacity available to serve the proposed growth.</li> <li>• <b>Comberton Parish Council</b> – Local residents to determine.</li> <li>• <b>Croydon Parish Council</b> - Do not use greenfield land - it can never be replaced.</li> </ul>
<p><b>Council's Response and Conclusion:</b></p>	<p><b>Council's response:</b></p> <p>Site with limited development potential. The open field to the south of the site provides the most visible element of the immediate setting for Gamlingay when approaching from the south. Important frontage and prominent in approach to the Conservation Area and village. Adverse effects on settings of Listed Buildings along Mill Street and Honey Hill. There are other more sustainable sites available for allocation.</p>



	<b>Conclusion:</b> Do not allocate for development in the draft Local Plan.
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## Milton

<b>Settlement:</b>	Milton		
<b>Site Address:</b>	The Former EDF Depot & Training Centre, Ely Road, Milton		
<b>SHLAA Reference:</b>	Site 132	<b>Site Option Number:</b>	35 (I&O1)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>• Close to local services and facilities</li> <li>• Planning permission for housing already granted for part of site</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>• Loss of Green Belt</li> <li>• Loss of employment land</li> </ul>		
<b>Summary of Representations:</b>	<p><b>Support: 3; Object: 4; Comment: 5</b></p> <p>Questionnaire Responses to Question 6:</p> <ul style="list-style-type: none"> <li>• 0 responses referenced this option specifically.</li> <li>• 3 responses supported development in Gamlingay, 1 objected.</li> </ul> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Good transport links.</li> <li>• Close to employment.</li> <li>• <b>Environment Agency</b> - 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.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Loss of open space.</li> <li>• Impact on Conservation Area.</li> <li>• In a Group Village.</li> <li>• <b>Oakington and Westwick Parish Council</b> – Not green belt, heritage buildings must not be compromised, use brownfield land first.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Existing conditions regarding access and leisure/countryside facilities which were part of the Helical retirement village agreement must remain.</li> <li>• <b>Anglian Water</b> – There is capacity to serve the site.</li> <li>• <b>Comberton Parish Council</b> – Local residents should determine.</li> <li>• <b>Croydon Parish Council</b> - loss of Green Belt and employment land.</li> <li>• <b>Milton Parish Council</b> - development has planning permission for 89 not 130 and rest cannot be built on owing to development constraints as</li> </ul>		

	parkland is Humphry Repton landscape.
<p><b>Council's Response and Conclusion:</b></p>	<p><b>Council's response:</b>          Planning permission (S/0983/11) was granted in May 2012 for 89 dwellings with vehicular access, public open space, car parking, associated landscaping, and infrastructure.</p> <p>With the exception of the proposed sports pavilion and football pitches, the proposals are by definition 'inappropriate development'. In determining the application, the Council concluded that the very special circumstances identified are sufficient to clearly outweigh the harm by way of inappropriateness and the other identified harm in regard to openness of the Green Belt. The Council also concluded that the proposed redevelopment of the site would achieve improvements to the historic and landscape environments, the provision of housing including affordable housing, and the provision of community facilities and publicly accessible open space. It is clear that the site's unique circumstances can accommodate the development in a positive and sustainable way.</p> <p><b>Conclusion:</b>          Existing commitment. Do not allocate for development in the draft Local Plan.</p>

## Swavesey

<b>Settlement:</b>	Swavesey		
<b>Site Address:</b>	Land south of Whitton Close & west of Boxworth End, Swavesey		
<b>SHLAA Reference:</b>	Site 083 (part)	<b>Site Option Number:</b>	36 (I&O1)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with limited development potential. Site with development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>• Good accessibility by bus, cycle and on foot</li> <li>• Scope to mitigate adverse impacts by development of part of the site only</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>• Impact on landscape and townscape</li> <li>• On village edge so relatively distant from services and facilities</li> </ul>		
<b>Summary of Representations:</b>	<p><b>Support: 4; Object: 9; Comment: 6</b></p> <p>Questionnaire Responses to Question 6:</p> <ul style="list-style-type: none"> <li>• 0 responses referenced this option specifically.</li> <li>• 1 response supported development in Swavesey, 2 objected.</li> </ul> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Additional housing for existing village families.</li> <li>• 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.</li> <li>• 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.</li> <li>• <b>Oakington and Westwick Parish Council</b> – Support.</li> <li>• <b>Environment Agency</b> - 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.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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</li> </ul>		

	<p>commuter/ghost village.</p> <ul style="list-style-type: none"> <li>• Not the jobs available.</li> <li>• Natural habitat - impact needs fully investigating and mitigating.</li> <li>• 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.</li> <li>• Increase volume of traffic - already congested.</li> <li>• 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&amp;R at Longstanton would increase traffic along narrow Ramper Road.</li> <li>• Surrounding Properties: Water run-off and localised flooding at present - site is higher, adding to problems.</li> <li>• Loss of light and shadowing.</li> <li>• 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?</li> <li>• Already been enough housing development.</li> <li>• Woodland - Historic woodland.</li> <li>• Road - volumes of peak traffic. Concern Whitton Close become a rat run depending on site entrance locations.</li> <li>• Flooding &amp; 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• Doctor's surgery - no spare capacity and difficulties parking for those with mobility problems.</li> <li>• Increased traffic would add to the burden of parking in areas which are already a bottleneck such as Market Street.</li> <li>• Difficult to expand sewage treatment facilities, particularly in view of Northstowe.</li> <li>• 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</li> </ul>
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	<p>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.</p> <ul style="list-style-type: none"> <li>• Marginal differences between site and other rejected sites.</li> <li>• Will Northstowe not be able to accommodate demand?</li> <li>• <b>Swavesey Parish Council</b> - 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.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• <b>Anglian Water</b> - Capacity available to serve the proposed growth.</li> <li>• <b>Comberton Parish Council</b> – Local residents to determine.</li> <li>• <b>Middle Level Commissioners</b> - 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.</li> <li>• <b>Swavesey Primary School</b> - 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 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.</li> <li>• <b>The Wildlife Trust</b> - Aerial photos suggests that much of the land is wooded and or rough grassland that could have value as a wildlfie rich local green space. This potential value must be fully assessed before any decision is taken on allocation of the site for development.</li> </ul>
<p><b>Council's Response and Conclusion:</b></p>	<p><b>Council's response:</b></p> <p>Site was identifies as having limited development potential. Development of this site would have an adverse effect on the landscape and townscape setting of Swavesey. Development on this site would be very large scale and harmful to the character of this compact, linear village and the setting of several Grade II Listed Buildings. It would constitute substantial back land</p>

	<p>development, poorly related to the existing built-up part of the village, significantly extending the village to the west. Development on this site has previously been adjudged to be harmful to the countryside and character to this rural, linear part of the village by independent planning inspectors.</p> <p><b>Conclusion:</b> Do not allocate for development in the draft Local Plan.</p>
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## Bassingbourn

<b>Settlement:</b>	Bassingbourn		
<b>Site Address:</b>	Next to Walnut Tree Close, North End, Bassingbourn		
<b>SHLAA Reference:</b>	Site 085	<b>Site Option Number:</b>	37 (I&O1)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with limited development potential. Site with development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>Limited landscape and townscape impact</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>Flood risk to small part of site</li> </ul>		
<b>Summary of Representations:</b>	<p>Support: 4; Object: 96; Comment: 5</p> <p>Questionnaire Responses to Question 6:</p> <ul style="list-style-type: none"> <li>2 responses objected this option specifically.</li> <li>7 responses supported development in Bassingbourn, 6 objected.</li> </ul> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>Meet local needs, and contribute to the vitality and viability of services.</li> <li>Landscaping could mitigate any significant impacts.</li> <li>Accessible to services and transport in the village centre.</li> <li>Flood risk Assessment, landscape and traffic impact statements submitted by site proposer.</li> <li><b>Environment Agency</b> - 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.</li> <li><b>Oakington and Westwick Parish Council</b> – Not green belt, heritage buildings must not be compromised, use brownfield land first.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>Bassingbourn not a sustainable location for development due to lack of employment opportunities in village and the local area.</li> <li>Poor public transport (could be further reductions).</li> <li>Increased risk of flooding, parts of site at flood risk.</li> <li>Drainage problems on North End.</li> <li>Loss of open space, creating ribbon of development north of the village.</li> <li>Impact on wildlife habitats.</li> <li>High grade agricultural land.</li> <li>Impact on rural character of the area.</li> <li>Outside the existing development framework.</li> <li>Becoming a dormitory town rather than a village.</li> <li>Impact on historic character, and archaeology.</li> </ul>		



	<ul style="list-style-type: none"> <li>• High Street cannot cope with additional traffic (the third most notorious blackspot within South Cambs).</li> <li>• Through traffic would be increased to Shingay, along a single track road.</li> <li>• Developments in the Causeway remain unsold.</li> <li>• Oil pipeline runs under the site.</li> <li>• Infrastructure inadequate or close to capacity.</li> <li>• Insufficient capacity in schools and doctors surgery.</li> <li>• No account has been taken of future military use of Bassingbourn Barrack, which could include housing a multi-role brigade.</li> <li>• Village has already grown significantly in recent years.</li> <li>• Focus of development should be on more sustainable locations in the district.</li> <li>• <b>Arrington Parish Council</b> – A1198 would not be able to take further development form sites south of Cambridge.</li> <li>• <b>Bassingbourn Cum Kneesworth Parish Council</b> – Not suitable due to lack of local employment, lack of infrastructure, traffic congestion and flood risk. No account taken of future of Bassingbourn Barracks.</li> <li>• <b>Croydon Parish Council</b> – No site with flood risk should be considered.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• <b>Anglian Water</b> – There is capacity to serve the site.</li> <li>• <b>Bassingbourn Cum Kneesworth Parish council</b> – Localism requires the District Council to engage with Parish councils proactively. Too often communication is too little too late.</li> <li>• <b>Comberton Parish Council</b> – Local residents should determine.</li> </ul>
<p><b>Council's Response and Conclusion:</b></p>	<p><b>Council's response:</b></p> <p>Site was identified as having limited development potential. Approximately a quarter of the site along the western and eastern boundaries is within Flood Zones 2, 3a and 3b. NPPF Sequential Test applied – other sites in Flood Zone 1 are available. Development of this site would have some adverse impact on the landscape and townscape of this area as it would result in the encroachment of built development into the views across the open fields, which are considered as key attribute, and would also change the well defined village edge provided by the gardens of Walnut Tree Close.</p> <p><b>Conclusion:</b> Do not allocate for development in the draft Local Plan.</p>

<b>Settlement:</b>	Bassingbourn		
<b>Site Address:</b>	Land north of Elbourn Way, Bassingbourn		
<b>SHLAA Reference:</b>	Site 219 (part)	<b>Site Option Number:</b>	38 (I&O1)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with limited development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>• Close to local services and facilities</li> <li>• Scope to mitigate adverse impacts by development of part of the site only</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>• Flood risk to small part of site.</li> <li>• Landscape and townscape impacts</li> </ul>		
<b>Summary of Representations:</b>	<p><b>Support: 1; Object: 78; Comment: 7</b></p> <p>Questionnaire Responses to Question 6:</p> <ul style="list-style-type: none"> <li>• 2 responses objected this option specifically.</li> <li>• 7 responses supported development in Bassingbourn, 6 objected.</li> </ul> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• <b>Environment Agency</b> - 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.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• <b>Arrington Parish Council</b> - 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.</li> <li>• <b>Bassingbourn cum Kneesworth Parish Council</b> - 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 buildings in the conservation area.</li> <li>• 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.</li> <li>• Outside village framework, contrary to saved policies.</li> <li>• High grade agricultural land.</li> <li>• Site previously rejected on application.</li> </ul>		

- 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 enable easy access for cars and also to Royston station.
- 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

	<p>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.</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• Would inevitably worsen problems with surface water, and entail a major upgrade of drainage system to prevent further flooding.</li> <li>• 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.</li> <li>• Access is poor and development would require demolition of at least one property.</li> <li>• 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 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.</li> <li>• Demand for new housing is unproven - empty houses on Butterfield Way.</li> <li>• 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</li> <li>• There is wildlife in the copse at the end of Elbourn Way i.e. deer, birds (barn owl, woodpeckers).</li> <li>• <b>Oakington and Westwick Parish Council – Object</b></li> <li>• 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.</li> <li>• 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.</li> <li>• Before massive new development is allowed in Bassingbourn, has SCDC taken into account the vast new housing developments in Royston?</li> <li>• People follow jobs and it would be mutually beneficial for jobs to be re-deployed/created in the north of England.</li> <li>• 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.</li> <li>• 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</li> </ul>
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	<p>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> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• <b>Anglian Water</b> - Capacity available to serve the proposed growth. Sewers crossing the site.</li> <li>• 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 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.</li> <li>• 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.</li> <li>• <b>Comberton Parish Council</b> – Local residents to determine.</li> <li>• <b>Croydon Parish Council</b> - Do not use the part of the site where there is flood risk.</li> <li>• Possibly the best site in Bassingbourn as access does not need to use the overcrowded High Street.</li> <li>• 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).</li> </ul>
<p><b>Council's Response and Conclusion:</b></p>	<p><b>Council's response:</b></p> <p>Site was identified as having limited development potential. The site includes very small areas of Flood Zones 2 and 3a along the western boundary of the site. NPPF Sequential Test applied – other sites in Flood Zone 1 are available. Achieving suitable access would be problematic.</p> <p>Development of the whole of this site is likely to have a major adverse effect on the setting of the Conservation Area and the setting of several Listed Buildings, including the Grade I Listed church, due to the loss of significant open space, the green rural backdrop and the functional link with countryside beyond. The site has significant archaeological potential. Development of</p>

this site would have an adverse impact on the landscape and townscape of this area as it would result in the encroachment of built development into the enclosed fields that form a soft edge to the village and form part of the rural setting for the listed buildings and conservation area. The proposed development would be contrary to the pattern of single depth development in the historic core of the village.

**Conclusion:**

Do not allocate for development in the draft Local Plan.

<b>Settlement:</b>	Bassingbourn		
<b>Site Address:</b>	Land between South End & Spring Lane, Bassingbourn		
<b>SHLAA Reference:</b>	Site 078	<b>Site Option Number:</b>	39 (I&O1)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with limited development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>• Close to local services and facilities</li> <li>• Limited landscape and townscape impact</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>• Impact on setting of Listed Buildings</li> <li>• Site access suitability</li> </ul>		
<b>Summary of Representations:</b>	<p><b>Support: 2; Object: 119; Comment: 9</b></p> <p>Questionnaire Responses to Question 6:</p> <ul style="list-style-type: none"> <li>• 2 responses objected this option specifically.</li> <li>• 7 responses supported development in Bassingbourn, 6 objected.</li> </ul> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Listed Buildings nearby but not significant part of their setting and will not cause harm.</li> <li>• Services within walking distance of site.</li> <li>• Village Classification Report recognise services available in the village.</li> <li>• Suitable access can be achieved.</li> <li>• <b>Environment Agency</b> - 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.</li> <li>• <b>Cambridgeshire County Council</b> - 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.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Bassingbourn not a sustainable location for development due to lack of employment opportunities in village and the local area.</li> <li>• Increased traffic on Spring Lane, increased danger to pedestrians.</li> <li>• Site at flood risk, and would increase flooding elsewhere. Site contains a spring, with high water table.</li> <li>• High Street cannot cope with additional traffic (the third most notorious blackspot within South Cambs).</li> <li>• Access is poor and development would require demolition of at least one property.</li> </ul>		

	<ul style="list-style-type: none"> <li>• Important green space and amenity area, it provides an area for dog-walkers who cannot use the recreation ground. Highly valued by local community.</li> <li>• Impact on biodiversity, wildlife regularly seen.</li> <li>• Provides a green corridor from the broad farmland into the openness of the recreation ground. Development would be detrimental to village character.</li> <li>• Close to Ford Wood which is a protected wood used by walkers and villagers.</li> <li>• It is joined to the recreation ground which is in need of an extension for junior football pitches.</li> <li>• Would impact on historic character of Bassingbourn, including Conservation Area, evidence of historic features on site.</li> <li>• Outside the existing development framework.</li> <li>• Site has been considered before, and rejected.</li> <li>• Becoming a dormitory town rather than a village.</li> <li>• Infrastructure inadequate or close to capacity.</li> <li>• Insufficient capacity in schools and doctors surgery.</li> <li>• No account has been taken of future military use of Bassingbourn Barrack, which could include housing a multi-role brigade.</li> <li>• Poor public transport (could be further reductions).</li> <li>• Focus of development should be on more sustainable locations in the district.</li> <li>• Village has already grown significantly in recent years.</li> <li>• Development already taking place in Royston.</li> <li>• Developments in the Causeway remain unsold.</li> <li>• <b>Bassingbourn Cum Kneesworth Parish Council</b> – 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.</li> <li>• <b>Oakington and Westwick Parish Council</b> – Not green belt, heritage buildings must not be compromised, use brownfield land first.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Site is ideally located to deliver additional open space in the village;</li> <li>• <b>Anglian Water</b> – There is capacity to serve the site.</li> <li>• <b>Bassingbourn Cum Kneesworth Parish council</b> – Localism requires the District Council to engage with Parish councils proactively. Too often communication is too little too late.</li> <li>• <b>Comberton Parish Council</b> – Local residents should determine.</li> </ul>
<p><b>Council's Response and Conclusion:</b></p>	<p><b>Council's response:</b></p> <p>Site was identified as having limited development potential. The site includes a small area within Flood Zones 2, 3a and 3b within the eastern section of the site. NPPF Sequential Test applied – other sites in Flood Zone 1 are available. Development of this site would have some adverse impact on the landscape and townscape of this area as it would result in the encroachment of built development into the enclosed fields that form a soft edge to the village, and would also change the rural character of this area of the village. It would also impact on the setting of the Conservation Area and several Listed Buildings.</p>



	<p>Consultations have indicated that the site has value as an open space in the village, and following Parish Council representation has been proposed as a Local Green Space.</p> <p><b>Conclusion:</b> Do not allocate for development in the draft Local Plan.</p>
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## Girton

<b>Settlement:</b>	Girton		
<b>Site Address:</b>	Land at Cockerton Road, Girton		
<b>SHLAA Reference:</b>	Site 143	<b>Site Option Number:</b>	40 (I&O1)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with limited development potential..</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>• Close to local services and facilities</li> <li>• Good accessibility by bus, cycle and on foot</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>• Impacts on landscape and townscape and Listed Church</li> </ul>		
<b>Summary of Representations:</b>	<p>Support: 2; Object: 10; Comment: 4</p> <p>Questionnaire Responses to Question 6:</p> <ul style="list-style-type: none"> <li>• 0 responses referenced this option specifically.</li> <li>• 3 responses supported development in Girton, 1 objected.</li> </ul> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• 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</li> <li>• <b>Environment Agency</b> - 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</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Green Belt should be rigorously defended;</li> <li>• The site would have an adverse effect on the landscape and townscape setting of north Girton and in particular Cockerton Road;</li> <li>• 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;</li> <li>• 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;</li> <li>• 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;</li> <li>• Primary school is oversubscribed, therefore children driven to schools in other villages;</li> </ul>		

- 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 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;
- 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

**COMMENTS:**

- **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
<b>Council's Response and Conclusion:</b>	<p><b>Council's response:</b></p> <p>Site was identified as having limited development potential. Development of this site would have an adverse impact on Green Belt purposes and functions and an adverse effect on the landscape and townscape setting of Girton. There is currently a clear edge to the village at the end of Cockerton Road. The site has a rural character and provides an important part of the setting of the historic core of the village. The church tower (Grade II* Listed) and two other Listed Buildings are visible to the south. There are other more sustainable sites available for allocation.</p> <p><b>Conclusion:</b></p> <p>Do not allocate for development in the draft Local Plan.</p>

## Comberton

<b>Settlement:</b>	Comberton		
<b>Site Address:</b>	Land off Long Road (south of Branch Road), Comberton		
<b>SHLAA Reference:</b>	Site 158	<b>Site Option Number:</b>	41 (I&O1)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with limited development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>Well screened site, limited landscape impact</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>On village edge so relatively distant from services and facilities</li> </ul>		
<b>Summary of Representations:</b>	<p><b>Support: 15; Object: 69; Comment: 14</b></p> <p>Questionnaire Responses to Question 6:</p> <ul style="list-style-type: none"> <li>7 responses objected this option specifically.</li> <li>4 responses supported development at Comberton, 307 objected.</li> </ul> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>Development will have little impact relative to the village size;</li> <li>Less traffic impact on village.</li> <li>Benefits to community include affordable and market housing (and other facilities), and improvements to footpath.</li> <li><b>Environment Agency</b> - - 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.</li> <li><b>Oakington and Westwick Parish Council</b> – Not green belt, heritage buildings must not be compromised, use brownfield land first.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>Green Belt site.</li> <li>Adverse impact on setting scale, and character of Comberton.</li> <li>Elevated land would be visible form wide area; heritage impact – would be visible from Grade 1 Listed Church.</li> <li>Links with wildlife corridors, supporting BAP species; loss of high grade agricultural land; increased flood risk to village.</li> <li>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.</li> <li>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.</li> <li>Impact on Highfield Farm Tourist Campsite; insufficient water supply for</li> </ul>		

	<p>additional development.</p> <ul style="list-style-type: none"> <li>• Too far from services in the centre of the village to access on foot; would harm public rights of way.</li> <li>• No mains gas, unsustainable heating.</li> <li>• <b>University of Cambridge</b> - 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.</li> <li>• <b>Comberton Parish Council</b> – strongly object, for reasons including impact on Green Belt and rural character, and on the Lords Bridge Radio Telescope.</li> <li>• <b>Hardwick Parish Council</b> - will overwhelm medical and secondary education facilities which Hardwick residents use. Road connecting villages are unsafe to cycle.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• <b>Barton Parish Council</b> - 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.</li> <li>• If more houses have to be built in Comberton - the best Site Option 41;</li> <li>• Site 41 is too far from the centre.</li> <li>• Villages need growth over time to avoid stagnation.</li> <li>• 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.</li> <li>• Any developments, although not ideal or necessary to the village, should be confined to the north of Jane's Estate.</li> <li>• Falling numbers in local schools is not reason for building more houses.</li> <li>• 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.</li> <li>• Should be made available to self-builders.</li> <li>• <b>Anglian Water</b> – There is capacity to serve the site.</li> </ul>
<p><b>Council's Response and Conclusion:</b></p>	<p><b>Council's response:</b></p> <p>Identified as a site with limited development potential. Development of this site would have an adverse impact on Green Belt purposes regarding the setting, scale and character of Comberton. It would extend further the linear estate housing of Long Road further to the north into open countryside with a strong rural character away from the village centre. Development would have an adverse effect on the landscape setting of Comberton. Concern from Mullard Radio Telescope that it could interfere with observatory.</p> <p><b>Conclusion:</b></p> <p>Do not allocate for development in the draft Local Plan.</p>



<b>Settlement:</b>	Comberton		
<b>Site Address:</b>	Land adjacent (north) to 69 Long Road, Comberton		
<b>SHLAA Reference:</b>	Site 004	<b>Site Option Number:</b>	42 (I&O1)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>Well screened site, limited landscape impact</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>On village edge so relatively distant from services and facilities</li> </ul>		
<b>Summary of Representations:</b>	<p><a href="#">Support: 14</a>; <a href="#">Object: 59</a>; <a href="#">Comment: 15</a></p> <p>Questionnaire Responses to Question 6:</p> <ul style="list-style-type: none"> <li>6 responses objected this option specifically.</li> <li>4 responses supported development at Comberton, 307 objected</li> </ul> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>Development is viable, including allowance for planning obligations.</li> <li>Could provide affordable housing. Drainage and sewerage issues need to be addressed.</li> <li>Convenient location to cycle into Cambridge - people do not have to use cars therefore less impact on road infrastructure. Close to village facilities.</li> <li><b>Oakington and Westwick Parish Council</b> – Support.</li> <li><b>Environment Agency</b> - 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.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>Increased flood risk.</li> <li>Increasing size and status of village will reduce community feel. Removed from village, on busy road and ribbon development.</li> <li>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</li> </ul>		



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 school in Cambourne. New pupils can be sought from surrounding villages, they don't have to live in Comberton itself.
- 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.

	<ul style="list-style-type: none"> <li>• 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?</li> <li>• 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.</li> <li>• 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.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• <b>Anglian Water</b> - Capacity available to serve the proposed growth</li> <li>• 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.</li> <li>• <b>Barton Parish Council</b> - 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.</li> <li>• <b>Caldecote Parish Council</b> - Comberton. Site option 41-44 29% support.</li> <li>• <b>Chancellor, Masters and Scholars of the Univ. of Cambridge</b> - 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</li> <li>• Site 42. This site benefits from easy access to Long Road and Barton Road, keeping the heavy lorries etc. out of the village</li> <li>• Site 42 is small and can readily be fitted in.</li> <li>• Support some development in Comberton, especially affordable housing.</li> <li>• 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.</li> </ul>
<p><b>Council's Response and Conclusion:</b></p>	<p><b>Council's response:</b></p> <p>Small site at the furthest northern extent of the village. Development would have an adverse impact on Green Belt purposes regarding the setting, scale and character of Comberton. Development of this site would extend the linear estate housing of Long Road further to the north into open countryside with a strong rural character away from the village centre. There are other more sustainable sites available for allocation.</p> <p><b>Conclusion:</b></p> <p>Do not allocate for development in the draft Local Plan.</p>



<b>Settlement:</b>	Comberton		
<b>Site Address:</b>	Land to the east of Bush Close, Comberton		
<b>SHLAA Reference:</b>	Site 255	<b>Site Option Number:</b>	43 (I&O1)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with limited development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>Well screened site, limited landscape impact</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>Uncertainty regarding site access arrangements</li> </ul>		
<b>Summary of Representations:</b>	<p><a href="#">Support: 14</a>; <a href="#">Object: 70</a>; <a href="#">Comment: 14</a></p> <p>Questionnaire Responses to Question 6:</p> <ul style="list-style-type: none"> <li>2 responses objected this option specifically.</li> <li>4 responses supported development at Comberton, 307 objected.</li> </ul> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>Development is achievable;</li> <li>Would contribute to meeting local affordable housing needs;</li> <li>Access would have to be via the Drift;</li> <li><b>Environment Agency</b> - - 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;</li> <li><b>Oakington and Westwick Parish Council</b> – Not green belt, heritage buildings must not be compromised, use brownfield land first;</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Loss of agricultural land;</li> <li>Heritage impact, close of Conservation area and Grade 1 listed church, part of historic setting of the village;</li> <li>Impact on rural character, scale, and setting of village;</li> <li>Increased flood risk, surface water drainage problems;</li> <li>Will reduce community feel;</li> <li>Facilities and infrastructure already at capacity (doctors, village centre parking, open space);</li> <li>Sewers already overloaded in heavy rain, process of upgrading would be costly and disruptive. Pressurised system, no connection could be made;</li> <li>Increased traffic (noise, pollution, safety issues);</li> <li>Roads and paths incapable of accommodating increased traffic (already village is rat-run to M11), and unsafe for cycling;</li> <li>Lack of suitable access. Access difficulties on Bush close, including due to parked cars. Mini roundabout would not be able to cope;</li> </ul>		

	<ul style="list-style-type: none"> <li>• Site is not well served by public transport;</li> <li>• Insufficient water supply for additional development;</li> <li>• Too far from services in the centre of the village to access on foot;</li> <li>• Would harm public rights of way (the Drift);</li> <li>• Swaynes Lane area often used by dog walkers, and for recreation (under stewardship scheme);</li> <li>• Impact on wildlife and biodiversity, supports a wide variety of species;</li> <li>• No mains gas, unsustainable heating;</li> <li>• Significant cost factors would impact on deliverability;</li> <li>• Significantly larger than village hierarchy suggests;</li> <li>• <b>Comberton Parish Council</b> – 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.</li> <li>• <b>Hardwick Parish Council</b> - will overwhelm medical and secondary education facilities which Hardwick residents use. Road connecting villages are unsafe to cycle.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Villages need growth over time to avoid stagnation;</li> <li>• Any developments, although not ideal or necessary to the village, should be confined to the north of Jane's Estate;</li> <li>• Falling numbers in local schools is not reason for building more houses;</li> <li>• 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.</li> <li>• 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.</li> <li>• Should be made available to self builders;</li> <li>• Reasonably close to central cross roads;</li> <li>• <b>Barton Parish Council</b> - 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.</li> <li>• <b>Anglian Water</b> – There is capacity to serve the site;</li> <li>• <b>University of Cambridge</b> – within the restricted area, but would not affect observatory if height did not exceed surrounding development;</li> </ul>
<p><b>Council's Response and Conclusion:</b></p>	<p><b>Council's response:</b></p> <p>Evidence indicates that it is not possible to provide safe highway access to the site and it is not linked to the adopted public highway. The SHLAA assessment and Sustainability Appraisal have been revised in light of comments received from an objector, such that the site is no longer considered to have development potential.</p> <p><b>Conclusion:</b></p> <p>Do not allocate for development in the draft Local Plan.</p>



<b>Settlement:</b>	Comberton		
<b>Site Address:</b>	Land to the west of Birdlines, Manor Farm, Comberton		
<b>SHLAA Reference:</b>	Site 110	<b>Site Option Number:</b>	44 (I&O1)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with limited development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>• Good accessibility by bus, cycle and on foot</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>• Adverse impact on Green Belt purposes, landscape setting and setting of Listed Buildings. Capable of mitigation by limiting development to a part of the site</li> </ul>		
<b>Summary of Representations:</b>	<p><b>Support: 10; Object: 80; Comment:15</b></p> <p>Questionnaire Responses to Question 6:</p> <ul style="list-style-type: none"> <li>• 2 responses objected this option specifically.</li> <li>• 4 responses supported development at Comberton, 307 objected.</li> </ul> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Support.</li> <li>• <b>Environment Agency</b> - 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</li> <li>• Development should be organic, led by market forces, not driven by the state.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• The sites earmarked for new housing are not suitable.</li> <li>• Increased flood risk.</li> <li>• 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.</li> <li>• Traffic - so much more traffic since Cambourne, and speeds dangerously through village. Dangerous, noisy and degrade quality of life.</li> <li>• 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.</li> <li>• 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.</li> <li>• Conflicts with Policy SF/8 Lords Bridge Restricted Area.</li> </ul>		

- 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 on recreation facilities at Hines Lane.
- 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 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.
- This land has a wide and diverse wildlife environment, including reed



	<p>buntings, hares, rooks, owls, rookeries, wood peckers, bats and starlings. Loss of wildlife and 'soft' rural edge to village.</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Suggest if any development in Comberton should be north of Jane's Estate.</li> <li>• 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.</li> <li>• <b>Comberton Parish Council</b> - 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• Building even partially on site 44 would be a disaster - access and environmental impacts preclude these areas totally.</li> <li>• <b>Croydon Parish Council</b> - If Green Belt purposes are to be maintained, this site must not be developed.</li> <li>• 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.</li> <li>• 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 problems on flood plains of southern border of village.</li> <li>• 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</li> <li>• <b>Hardwick Parish Council</b> - 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</li> </ul>
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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.

**COMMENTS:**

- **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 large scale development in Comberton would spoil this lovely rural town and Green Belt should be protected for future generations.
- **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

	<p>development of low-rise housing at this site.</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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).</li> <li>• 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.</li> <li>• Would like to see some development in Comberton, especially affordable housing.</li> <li>• 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.</li> <li>• There is overwhelming (local) support for building on viable new settlements (including Waterbeach/Bourn Airfield).</li> <li>• 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 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.</li> </ul>
<p><b>Council's Response and Conclusion:</b></p>	<p><b>Council's response:</b></p> <p>Site assessments acknowledged that site had limited potential and only a part of the site could potentially be developed in order to mitigate landscape and historic impacts.</p> <p>Evidence now indicates that it is not possible to provide safe highway access to the site and it is not linked to the adopted public highway. The SHLAA assessment and Sustainability Appraisal have been revised in light of comments received from an objector, such that the site is no longer considered to have development potential.</p> <p><b>Conclusion:</b></p> <p>Do not allocate for development in the draft Local Plan.</p>

<b>Settlement:</b>	Comberton		
<b>Site Address:</b>	Land at Bennell Farm, West Street		
<b>SHLAA Reference:</b>	326	<b>Site Option Number:</b>	H10 (I&O2)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>Limited impact on landscape setting if existing soft green edge retained.</li> <li>Submission proposes development at a low density to match local character.</li> <li>Good accessibility to a range of employment opportunities.</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>Loss of Green Belt.</li> </ul>		
<b>Summary of Representations:</b>	<p><b>Support: 15; Object: 102; Comment: 19</b></p> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>To meet 5 year land supply targets.</li> <li>Can be well integrated with village, if well designed and not too large.</li> <li>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;</li> <li>Site can be developed without adverse landscape impact and demonstrates that a low density solution to the redevelopment of this site can be achieved.</li> <li>Well-served by supporting facilities and local bus services.</li> <li>Near to village college.</li> <li>Available, suitable, achievable and deliverable.</li> <li>Site scores exceptionally well in the Council's Interim Sustainability Appraisal (2013).</li> <li>On-site surface water drainage systems are achievable.</li> <li>Drainage and sewer problems should not be made worse.</li> <li>Would need to address landscape impacts;</li> <li>It would appear to be a better option than the other sites identified in Comberton.</li> <li>Would bring further employment to the village.</li> <li>Meet needs for affordable housing.</li> <li><b>Toft Parish Council</b> – 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.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>Erosion of Green Belt.</li> <li>Outside the existing Village Framework.</li> <li>Grade 2/3 agricultural land.</li> <li>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</li> </ul>		

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 should be restricted to brownfield sites with appropriate amenities and infrastructure.
- 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.

**COMMENTS:**

- **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;
  - 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

	<p>the foreseeable future.</p> <ul style="list-style-type: none"> <li>• Should be decided by local opinion.</li> </ul>
<p><b>Council's Response and Conclusion:</b></p>	<p><b>Council's response:</b></p> <p>Although located at a Minor Rural Centre, the site offers specific opportunities.</p> <p>Part of the site to be used to provide public benefits which could include parking for Comberton Village College and for recreation use, and the affordable housing provision to be of equal benefit to the villages of Toft and Comberton.</p> <p>The site is surrounded by mature boundary landscaping comprising hedgerows and trees which effectively hide it from view. Development of the site to a lower density to merge into this part of the village would have little impact on the landscape and townscape setting of the village and would not impinge upon the linear nature of development in the most historic parts of the village. Although there will be additional pressure on infrastructure and utilities, these will be capable of mitigation. Sustainable Drainage Systems to be used to ensure water run-off from the site is no worse than the existing situation. Site available immediately and capable of delivering houses in the short-term.</p> <p><b>Conclusion:</b> Allocate for development in the draft Local Plan.</p>

## Papworth Everard

<b>Settlement:</b>	Papworth Everard		
<b>Site Address:</b>	Papworth Hospital, Papworth Everard		
<b>SHLAA Reference:</b>	Site 151	<b>Site Option Number:</b>	45 (I&O1)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with limited development potential. Site with development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>• Reuses previously developed land</li> <li>• Scope to improve local environment</li> <li>• Good accessibility by bus, cycle and on foot</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>• Loss of employment land</li> <li>• Risk to settings of listed buildings</li> </ul>		
<b>Summary of Representations:</b>	<p><b>Support: 23; Object: 7; Comment: 6</b></p> <p>Questionnaire Responses to Question 6:</p> <ul style="list-style-type: none"> <li>• 2 responses supported development at Papworth Everard</li> </ul> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• <b>Environment Agency</b> - 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;</li> <li>• <b>Oakington and Westwick Parish Council</b> – Not green belt, heritage buildings must not be compromised, use brownfield land first.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Should remain an employment site.</li> <li>• Too much development already in the area at Cambourne.</li> <li>• <b>Arrington Parish Council</b> - The A1198, already a very busy road, would not be able to take further traffic from developments south of Cambridge.</li> <li>• <b>Papworth Everard Parish Council</b> - 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.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• <b>Anglian Water</b> – There is capacity to serve the site.</li> <li>• <b>Wildlife Trust</b> – Consider impacts on Papworth Wood SSSI. Nearest open space, but susceptible to inappropriate recreation uses. Residential would create greater pressures than employment.</li> <li>• <b>Comberton Parish Council</b> – Local residents to determine, note that it is a brownfield site.</li> </ul>		



<p><b>Council's Response and Conclusion:</b></p>	<p><b>Council's response:</b></p> <p>Site is currently allocated for reuse or redevelopment for employment uses in the Site Specific Policies DPD (Policy SP/10) - requires a sequential approach to finding suitable replacement uses, starting with healthcare then employment uses within the B1 use class. The draft Local Plan will continue to include a policy for the redevelopment of the site for a mix of uses to avoid furthering the imbalance between jobs and housing in the village.</p> <p><b>Conclusion:</b></p> <p>Do not allocate for development in the draft Local Plan.</p>
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## Willingham

<b>Settlement:</b>	Willingham		
<b>Site Address:</b>	Land east of 39-65 Rockmill End, Willingham		
<b>SHLAA Reference:</b>	Site 045 (part)	<b>Site Option Number:</b>	46 ((I&O1))
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with limited development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>Limited impact on landscape setting</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>On village edge so relatively distant from services and facilities</li> </ul>		
<b>Summary of Representations:</b>	<p>Support: 4; Object: 6; Comment: 2</p> <p>Questionnaire Responses to Question 6:</p> <ul style="list-style-type: none"> <li>0 responses referenced this option specifically.</li> <li>1 response supported development at Willingham, 5 objected .</li> </ul> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>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;</li> <li><b>Oakington and Westwick Parish Council</b> – Support;</li> <li><b>Environment Agency</b> - 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;</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>Loss of valuable agricultural land.</li> <li>Inadequate local facilities to cope with increase in housing. Northstowe should be developed with further new housing development in New Towns;</li> <li>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</li> </ul>		

	<p>than this site option</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• Significant problems with traffic, poor bus service despite completion of Guided Busway</li> <li>• 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.</li> <li>• Previously rejected site.</li> <li>• 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.</li> <li>• <b>Rampton Parish Council</b> - Increase in the size of Willingham will increase the traffic load through Rampton.</li> <li>• Development of this site would have an adverse effect on the landscape and townscape setting of Willingham. And it is outside the village envelope.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• <b>Anglian Water</b> - Capacity available to serve the proposed growth</li> <li>• <b>Comberton Parish Council</b> - Local residents to determine</li> </ul>
<p><b>Council's Response and Conclusion:</b></p>	<p><b>Council's response:</b></p> <p>Whilst located at a Minor Rural Centre, the site offers particular opportunities to warrant its allocation.</p> <p>Site capable of integrating development into the village with minimal impacts to the historic and natural environment, landscape and townscape through careful design, including the creation of a significant landscape buffer to provide a soft green village edge. Although there will be additional pressure on infrastructure and utilities, these will be capable of mitigation, including a contribution to additional local school capacity. Site available immediately and capable of delivering houses in the short-term.</p> <p><b>Conclusion:</b> Allocate for development in the draft Local Plan.</p>

<b>Settlement:</b>	Willingham		
<b>Site Address:</b>	Land to the rear of Green Street, Willingham		
<b>SHLAA Reference:</b>	Site 204	<b>Site Option Number:</b>	47 (I&O1)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with limited development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>• Close to local services and facilities</li> <li>• Scope to mitigate adverse impacts by development of part of the site only</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>• Impact on townscape and character of Conservation Area</li> <li>• Impact on setting of Listed Buildings</li> </ul>		
<b>Summary of Representations:</b>	<p><b>Support: 2; Object:6; Comment: 2</b></p> <p>Questionnaire Responses to Question 6:</p> <ul style="list-style-type: none"> <li>• 0 responses referenced this option specifically.</li> <li>• 1 responses supported development at Willingham, 5 objected.</li> </ul> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• <b>Environment Agency</b> - 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.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Additional traffic and congestion on B1049.</li> <li>• Impact on listed building and Conservation Area.</li> <li>• Adverse impact on landscape and townscape.</li> <li>• Site is not deliverable, site would be difficult to assemble.</li> <li>• <b>Rampton Parish Council</b> – Increase traffic load through Rampton;</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• <b>Anglian Water</b> – There is capacity to serve the site.</li> <li>• <b>Comberton Parish Council</b> – Local residents to determine, note the impact on heritage.</li> </ul>		
<b>Council's Response and Conclusion:</b>	<p><b>Council's response:</b></p> <p>Site with limited development potential. Adverse impact on the setting of the Conservation Area and a adverse impact on the setting of several Listed Buildings. Development of this site would have an adverse effect on the landscape and townscape setting of Willingham. Site in multiple land ownership would make deliverability more difficult. There are other more sustainable sites available for allocation.</p>		

	<b>Conclusion:</b>
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	Do not allocate for development in the draft Local Plan.
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## Waterbeach

<b>Settlement:</b>	Waterbeach		
<b>Site Address:</b>	Cody Road, Waterbeach		
<b>SHLAA Reference:</b>	Site 089 and 189	<b>Site Option Number:</b>	48 (I&O1)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>• Good accessibility by bus, cycle and on foot</li> <li>• Limited impacts on landscape setting</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>• Would reduce separation from Barracks</li> </ul>		
<b>Summary of Representations:</b>	<p><b>Support: 6; Object: 13; Comment: 6</b></p> <p>Questionnaire Responses to Question 6:</p> <ul style="list-style-type: none"> <li>• 0 responses referenced this option specifically.</li> <li>• 5 responses supported development at Waterbeach, 1 objected.</li> </ul> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Acceptable disbenefit.</li> <li>• Good alternative to a new village/town on MoD land.</li> <li>• Already has good infrastructure and easy access to public transport.</li> <li>• Small development, seems reasonable.</li> <li>• <b>Oakington and Westwick Parish Council</b> – Support.</li> <li>• <b>Environment Agency</b> - 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.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• <b>Waterbeach Parish Council</b> – Object on the basis that there is a need for green space in this part of Waterbeach and that its development</li> </ul>		

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 provide 900 homes and access to A10 without driving through village, or detrimental impact on rural character of village.
- Outside village envelope.

**COMMENTS:**

- **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).
<b>Council's Response and Conclusion:</b>	<p><b>Council's response:</b></p> <p>The new local plan proposes a new town north of Waterbeach. Sites in this area should remain open to assist in maintaining the village character of Waterbeach. The plan proposes to extend the Green Belt in this area to achieve this goal.</p> <p><b>Conclusion:</b></p> <p>Do not allocate for development in the draft Local Plan.</p>



<b>Settlement:</b>	Waterbeach		
<b>Site Address:</b>	Land at Bannold Road and Bannold Drove, Waterbeach		
<b>SHLAA Reference:</b>	Site 206	<b>Site Option Number:</b>	49 (I&O1)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>• Good accessibility by bus, cycle and on foot</li> <li>• Limited impacts on landscape setting</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>• Potential for noise and odour from farm</li> </ul>		
<b>Summary of Representations:</b>	<p><b>Support: 6; Object: 7; Comment: 5</b></p> <p>Questionnaire Responses to Question 6:</p> <ul style="list-style-type: none"> <li>• 0 responses referenced this option specifically.</li> <li>• 5 responses supported development at Waterbeach, 1 objected.</li> </ul> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• The farm (and odour) is in the nature of a village community;</li> <li>• Site is available and deliverable in early stages of the plan period;</li> <li>• <b>Environment Agency</b> - 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;</li> <li>• <b>Oakington and Westwick Parish Council</b> – Not green belt, heritage buildings must not be compromised, use brownfield land first;</li> <li>• <b>Waterbeach Parish Council</b> - No objection to this site.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Green Belt.</li> <li>• Impact on rural character.</li> <li>• Loss of buffer between village and barracks.</li> <li>• Loss of agricultural land.</li> <li>• Impact on wildlife and biodiversity.</li> <li>• Hedgerows in the area should be preserved.</li> <li>• Odour issues due to farm to the east.</li> <li>• Noise level from waste treatment unit and over capacity.</li> <li>• Additional traffic, poor public transport.</li> <li>• Already vacant properties available following departure of the army.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Should be considered in conjunction with new settlement site.</li> <li>• <b>Anglian Water</b> – There is capacity to serve the site.</li> <li>• <b>National Trust</b> – Should recognise opportunities to improve access to</li> </ul>		

	<p>Wicken Fen Vision.</p> <ul style="list-style-type: none"> <li>• <b>Comberton Parish Council</b> – Local residents to determine.</li> </ul>
<p><b>Council's Response and Conclusion:</b></p>	<p><b>Council's response:</b></p> <p>The new local plan proposes a new town north of Waterbeach. Sites in this area should remain open to assist in maintaining the village character of Waterbeach. The plan proposes to extend the Green Belt in this area to achieve this goal.</p> <p><b>Conclusion:</b></p> <p>Do not allocate for development in the draft Local Plan.</p>

<b>Settlement:</b>	Waterbeach		
<b>Site Address:</b>	North side of Bannold Road, Waterbeach		
<b>SHLAA Reference:</b>	Site 155	<b>Site Option Number:</b>	50 (I&O1)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>• Good accessibility by bus, cycle and on foot</li> <li>• Limited impacts on landscape setting</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>• Would reduce separation from Barracks</li> </ul>		
<b>Summary of Representations:</b>	<p><b>Support: 6; Object: 7; Comment: 5</b></p> <p>Questionnaire Responses to Question 6:</p> <ul style="list-style-type: none"> <li>• 0 response referenced this option specifically.</li> <li>• 5 responses supported development at Waterbeach, 1 objected.</li> </ul> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Acceptable disbenefit.</li> <li>• 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.</li> <li>• <b>Oakington and Westwick Parish Council</b> – Support</li> <li>• <b>Waterbeach Parish Council</b> – No objection.</li> <li>• <b>Environment Agency</b> - 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.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Waterbeach is a traditional agricultural village and not a suburb of</li> </ul>		

	<p>Cambridge; pockets of agricultural land should not be sacrificed; hedgerows in this area should be 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"> <li>• Development of the site would reduce separation from the Barracks</li> <li>• Bannold Road will change from rural to urban, disappearance of habitats and worsening of life quality.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• <b>Anglian Water</b> - Capacity available to serve the proposed growth.</li> <li>• <b>Comberton Parish Council</b> - Local residents to determine.</li> <li>• This site should be considered in conjunction with the assessment of Waterbeach as the site of a major new settlement.</li> <li>• <b>The National Trust</b> - 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 &amp; Open Space study and the Cambridgeshire Green Infrastructure Study).</li> <li>• This site should be considered in conjunction with the assessment of Waterbeach as the site of a major new settlement.</li> </ul>
<p><b>Council's Response and Conclusion:</b></p>	<p><b>Council's response:</b></p> <p>The new local plan proposes a new town north of Waterbeach. Sites in this area should remain open to assist in maintaining the village character of Waterbeach. The plan proposes to extend the Green Belt in this area to achieve this goal.</p> <p><b>Conclusion:</b></p> <p>Do not allocate for development in the draft Local Plan.</p>

<b>Settlement:</b>	Waterbeach		
<b>Site Address:</b>	Land off Lode Avenue, Waterbeach		
<b>SHLAA Reference:</b>	Site 001	<b>Site Option Number:</b>	51 (I&O1)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with limited development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>• Good accessibility by bus, cycle and on foot</li> <li>• Limited impacts on landscape setting</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>• Limited flood risk to half of site</li> <li>• Railway noise</li> </ul>		
<b>Summary of Representations:</b>	<p><b>Support: 2; Object: 4; Comment: 7</b></p> <p>Questionnaire Responses to Question 6:</p> <ul style="list-style-type: none"> <li>• 0 response referenced this option specifically.</li> <li>• 5 responses supported development at Waterbeach, 1 objected.</li> </ul> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• <b>Environment Agency</b> - 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;</li> <li>• <b>Waterbeach Parish Council</b> - No objection to this site, not object to site 48 (Cody Road);</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Flood risk on part of the site;</li> <li>• Difficult access;</li> <li>• Noise from railway;</li> <li>• <b>Oakington and Westwick Parish Council</b> – Not green belt, heritage buildings must not be compromised, use brownfield land first;</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Should be considered in conjunction with new settlement site;</li> <li>• <b>Anglian Water</b> – There is capacity to serve the site;</li> <li>• <b>National Trust</b> – Should recognise opportunities to improve access to Wicken Fen Vision;</li> <li>• <b>Comberton Parish Council</b> – Local residents to determine.</li> </ul>		
<b>Council's Response and Conclusion:</b>	<p><b>Council's response:</b></p> <p>Does not avoid land at risk of flooding – Flood Zone 2. NPPF Sequential Test applied – other sites in Flood Zone 1 are available.</p>		

	<p>Site with limited development potential identified for consultation. There are other more sustainable sites available for allocation.</p> <p><b>Conclusion:</b> Do not allocate for development in the draft Local Plan.</p>
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<b>Settlement:</b>	Waterbeach		
<b>Site Address:</b>	Land off Cambridge Road, Waterbeach		
<b>SHLAA Reference:</b>	Site 202 (part)	<b>Site Option Number:</b>	52 (I&O1)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with limited development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>• Good accessibility by bus, cycle and on foot</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>• Loss of Green Belt</li> <li>• Impact on landscape setting unless development limited to Cambridge Road frontage</li> </ul>		
<b>Summary of Representations:</b>	<p><b>Support: 5; Object: 15; Comment: 5</b></p> <p>Questionnaire Responses to Question 6:</p> <ul style="list-style-type: none"> <li>• 1 response supported this option specifically.</li> <li>• 5 responses supported development in Waterbeach, 1 objected.</li> </ul> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• 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;</li> <li>• 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;</li> <li>• <b>Waterbeach Parish Council</b> – No objection;</li> <li>• <b>Environment Agency</b> - 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;</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• The site is within the Green Belt;</li> <li>• Impact on the landscape setting where the Fenland landscape is beginning;</li> <li>• An unnecessary encroachment on green belt land given the better development potential of brown field land north of Waterbeach;</li> <li>• 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.</li> </ul>		

	<p>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;</p> <ul style="list-style-type: none"> <li>• 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;</li> <li>• 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;</li> <li>• Major concerns on road design and safe access to any proposed properties close to junction with Car Dyke Road;</li> <li>• <b>Croydon Parish Council</b> – No loss of Green Belt</li> <li>• 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'</li> <li>• 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;</li> <li>• No decision should be taken whilst future development of Waterbeach Barracks is undecided (brownfield land);</li> <li>• This land floods in winter;</li> <li>• <b>Oakington and Westwick Parish Council</b> – Object</li> <li>• The current sporadic housing in this area, interspersed with paddocks surrounded by more mature hedges and 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;</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• <b>Anglian Water</b> - Capacity available to serve the proposed growth. Sewers crossing the site</li> <li>• <b>Comberton Parish Council</b> - Local residents to determine</li> <li>• This site should be considered in conjunction with the assessment of Waterbeach as the site of a major new settlement</li> <li>• <b>The National Trust</b> - 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</li> </ul>
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	<p>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 &amp; Open Space study and the Cambridgeshire Green Infrastructure Study)</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• Occasionally in winter this land has standing water on it so homes built there are likely to flood.</li> </ul>
<p><b>Council's Response and Conclusion:</b></p>	<p><b>Council's response:</b></p> <p>Site with limited development potential identified for consultation. Whilst potentially capable of development, it would impact on the rural character of the area, and would be some distance from services and facilities in the centre of the village. There are other more sustainable site available for allocation.</p> <p><b>Conclusion:</b> Do not allocate for development in the draft Local Plan.</p>

<b>Settlement:</b>	Waterbeach		
<b>Site Address:</b>	Land north of Bannold Road		
<b>SHLAA Reference:</b>	322 (overlaps part of 155)	<b>Site Option Number:</b>	H9 (I&O2)
<b>Summary of Council's Original Reasons for Consultation:</b>	<p>Site with limited development potential.</p> <p>Pros:</p> <ul style="list-style-type: none"> <li>• No impact on landscape setting.</li> <li>• Good accessibility to a range of employment opportunities.</li> <li>• Good accessibility by walking, cycling and public transport.</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>• Major impact on townscape through loss of green separation from Barracks unless only part of site developed.</li> </ul>		
<b>Summary of Representations:</b>	<p>Support: 14; Object: 44; Comment: 11</p> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Support this option else you won't meet your 5 year targets.</li> <li>• Persimmon Homes support this option with additional land to west up to Cody Rd – 2.2ha. Site available and deliverable.</li> <li>• Support this small development because impact of loss of barracks on low businesses. Object to large scale of proposed development of barracks.</li> <li>• Small scale of development will not have great impact on village.</li> <li>• Low impact and close to main employment areas (Science Parks etc).</li> <li>• Ideal site for housing. Waterbeach has services and with barracks gone there is need for housing to support local businesses.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Will lose rural aspect that is part of historic character of village. Would remove green buffer between village and barracks.</li> <li>• 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</li> <li>• Impact on wildlife.</li> <li>• Loss of agricultural land.</li> <li>• Influx of new people will undermine village identity.</li> <li>• Already accepted new development recently within village. Waterbeach should not have to take so much new housing to meet targets.</li> <li>• Do not want this option AND redevelopment of barracks site.</li> <li>• Too much low cost affordable housing.</li> <li>• Prefer gradual infill in village of housing with mixed style and sizes.</li> <li>• Increased traffic from development detrimental to road safety - Bannold Road and Way Lane (doctors surgery and primary school).</li> <li>• Traffic problems at junction of Cody Road, Bannold Road and Way Lane.</li> <li>• Bannold Rd serves as access for farmland with very large lorries transporting crops and tankers to Anglian Water treatment works.</li> <li>• Increased traffic congestion especially commuting into Cambridge at peak times.</li> <li>• Object unless A10 improved.</li> </ul>		

	<ul style="list-style-type: none"> <li>• Waterbeach Railway station heavily overused.</li> <li>• Land is within Internal Drainage District and falls below 5m contour.</li> <li>• Poor drainage. Land has flooded in past. If new housing where will flood water drain to?</li> <li>• Treatments work in Bannold Drive at capacity.</li> <li>• 300 empty houses within barracks so new houses not needed.</li> <li>• Villages services near capacity e.g. schools.</li> <li>• Cottenham Village College would have to be expanded and then would be too big.</li> <li>• Follow guidance of 1993 Inspector who indicated these sites should not be included and land should keep its open rural character.</li> <li>• Outside village framework.</li> <li>• Better to develop barracks and leave this site as green lung.</li> <li>• Ashdale Land and Property Company object to this option because SHLAA site 142 better option.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• English Heritage thinks site should not be allocated at this stage until proposals for Waterbeach 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.</li> <li>• If barracks are developed this site should be left as open space.</li> <li>• 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.</li> <li>• Maximum of 90 to preserve 'village'.</li> <li>• 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.</li> </ul>
<p><b>Council's Response and Conclusion:</b></p>	<p><b>Council's response:</b></p> <ul style="list-style-type: none"> <li>• Located at Minor Rural Centre</li> <li>• Does not make best use of brownfield land.</li> <li>• Strong Parish Council and local objection.</li> </ul> <p>The new local plan proposes a new town north of Waterbeach. Sites in this area should remain open to assist in maintaining the village character of Waterbeach. The plan proposes to extend the Green Belt in this area to achieve this goal.</p> <p><b>Conclusion:</b> Do not allocate for development in the draft Local Plan.</p>

## Appendix 3: Responding to Representations on Rejected SHLAA Sites

This Strategic Housing Land Availability Assessment (SHLAA) considers the potential supply of housing land across the whole District. It is a technical assessment of sites to determine whether they may have potential to be suitable for housing.

The Council has assessed over 300 sites which met the Council criteria; a site of at least 0.25 ha, which could provide 10 or more homes, and if not a strategic scale development, be in or adjacent to a reasonably sized settlement (including those classified as a rural centre, minor rural centre or group village). Sites were assessed to be sites with development potential, sites with limited development potential or sites with no development potential.

During the Issues and Options 1 and 2 consultations the Council received a number of comments on sites that the Council had rejected as having no development potential.

This Appendix summarises the site specific representations received to all the rejected SHLAA sites, together with the Council's response and conclusion on each of the sites.

<b>Settlement Hierarchy</b>	<b>Settlement / Location</b>	<b>Rejected SHLAA Site Number(s)</b>	
<b>New Settlement</b>	Six Mile Bottom	135	
	Hanley Grange	248	
	Barrington Quarry	261	
	North of A428, Cambourne	265	
	North and NE of Northstowe	274	
	Old Goods Yard, Oakington	275	
<b>Rural Centres</b>	Cottenham	128, 260, 269, 316	
	Great Shelford & Stapleford	139, 145, 146, 149, 188, 207, 212	
	Histon & Impington	227, 306	
	Sawston	076 & 313	
<b>Minor Rural Centre</b>	Bassingbourn	059	
	Comberton	079, 181	
	Fulbourn	108 & 109, 111 & 284, 136, 162, 214	
	Gamlingay	174	
	Girton	018, 144, 177, 203	
	Linton	032, 276, 318	
	Milton	094	
	Papworth Everard	321	
	Swavesey	065, 169, 250	
	Waterbeach	142, 202, 270	
	Willingham	047, 157	
		Great Chesterford	330
<b>Group Villages</b>	Various	(see Table 1)	

## Sites in New Settlements

<b>Settlement:</b>	New Settlement (Carlton, Little Wilbraham & Weston Colville Parish)		
<b>Site Address:</b>	Land at Six Mile Bottom		
<b>SHLAA Reference:</b>	135		
<b>Summary of Council's Original Reasons for Rejection (as published in the SHLAA):</b>	<p>Site with no development potential. Due to the landform and deeply rural character, it will be very difficult to offer any landscape mitigation to development of this scale and character on this site. There may be opportunities for limited, small to medium scale development between the A11 and the A1304. Development of this site will have a direct impact on the A11 and A14. The A14 has capacity problems and the A11 / A14 / A1303 interchange provides no access from the A11 South to A14, both to and from Cambridge. Such access would be required to prevent traffic from using local routes to travel to Cambridge. Potential impact on the A1303, A1304 and local roads. Some utilities will need to be upgraded.</p>		
<b>Summary of Support(s) and Comment(s):</b>	N/A		
<b>Summary of Objection(s):</b>	<b>Representation Number(s):</b>	50766 (I&O1)	<b>Respondent(s):</b> Smiths Gore
	<p>The key issues raised (landscape impact, highways considerations, and utilities capacity) can all be addressed and do not detract from the merits of the site in principle as a location for growth. The site should have been identified as a potential location for sustainable growth.</p>		
<b>Council's Response and Conclusion:</b>	<p>The site is within a remote, rural, open and rolling landscape, with many areas of mature woodland, shelter belts and hedges separating a regular pattern of medium to very large sized fields. The horizon is almost entirely treed, but the rolling, rising land allows long views in all directions. The scale and character of the proposed development would be visible over large areas, and would form developed skylines to the north, south and east. Development would be very large in relation to the existing settlements and of such a different character that it would have a very significant adverse effect on them. The landscape would be unable to accommodate the proposed development without total and adverse character change.</p> <p>Development of this site will have a direct impact on the A11 and A14, however, the A14 has capacity problems and the A11 / A14 / A1303 interchange provides no access from the A11 South to A14, both to and from Cambridge. Such access would be required to prevent traffic from using local routes to travel to Cambridge. Potential impact on the A1303, A1304 and local roads. The promoter proposes a new station on the Newmarket to Cambridge railway, potential timetabling and capacity issues on this line would need to be checked.</p> <p>New infrastructure and / or reinforcement of existing infrastructure will be</p>		

	<p>required to provide capacity in utility services. The SHLAA site assessment acknowledged that the promoter had held discussions with Transco, 24 Seven, and Cambridge Water Company and that there were no anticipated problems servicing the new community in terms of gas, electricity and mains water supply.</p>
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The promoters have not provided any additional information to outline how the harm to the landscape can be mitigated or how the highways issues can be resolved. Housing capacity exists in more sustainable locations, closer to Cambridge, with better transport links, with less landscape impacts and with a greater use of brownfield land. The site has no development potential.

<b>Settlement:</b>	New Settlement		
<b>Site Address:</b>	Hanley Grange, east of A1301 and west of A11		
<b>SHLAA Reference:</b>	248		
<b>Summary of Council's Original Reasons for Rejection (as published in the SHLAA):</b>	<p>Site with no development potential. Grade II Listed Hinxtan Grange and associated Grade II Listed stable and coach house are located in the middle of the site. Close proximity are three Conservation Areas. Close to Scheduled Monument. Site contains evidence for significant archaeology. Close to County Wildlife Site and SSSI, and possible presence of protected species. High Grade agricultural land – Grade 2. The site lies over the Granta Chalk Aquifer. Potential for significant increases in traffic emissions and static emissions that could affect local air quality. Noise issues from road &amp; rail transport surrounding the site. Significant landscape and townscape impacts on the setting of nearby villages and Cambridge. Full Transport Assessment required and traffic impacts would need mitigating. Significant utility upgrades required.</p>		
<b>Summary of Support(s) and Comment(s):</b>	<p>8 representations (including Little Abington and Ickleton Parish Councils) supporting the rejection of this site:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Pampisford Parish Council - land should NOT be reconsidered.</li> </ul>		
<b>Summary of Objection(s):</b>	<b>Representation Number(s):</b>	42586 (I&O1)	<b>Respondent(s):</b> Hinxtan Land Ltd
	<p>The Sustainability Appraisal has significant deficiencies and cannot be relied upon as a basis for selecting new settlement options:</p> <ul style="list-style-type: none"> <li>- SA does not conform to SA guidance published by the Government</li> <li>- Level of information provided by each site promoter varies widely in detail and depth.</li> <li>- The red / amber / green scoring appears subjective and is difficult to reconcile with the evidence.</li> </ul> <p>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. Wardell Armstrong have undertaken a rescoring of the red / amber / green assessment for the new settlement candidates and conclude that there is nothing in the evidence which would lead to Hanley Grange being rejected at this stage. Unless the Council rectifies the deficiencies in the SA process, the promoters of Hanley Grange will urge the Local Plan Inspector to reject the plan as being unsound due to the deficiencies of the SA.</p>		
<b>Council's Response and Conclusion:</b>	<p>The SHLAA assessment and Sustainability Appraisal have been revised in light of comments received from the objector, but this does not change the overall conclusion that this is a site with no development potential.</p> <p>Several historic environment constraints and significant sites and settings</p>		

potentially compromised. The need to preserve the setting of numerous historic features and areas imposes constraints on the development. However, with an appropriate scale of development and careful design it should be possible to mitigate these impacts. Significant archaeological interest is likely and will need early assessment.

There are records of protected species in the area and the bird survey indicates the presence of BAP species and one Schedule 1 species. Several natural environment constraints which would require further survey and investigation. However, with an appropriate scale of development and careful design it should be possible to mitigate these impacts. The loss of agricultural land cannot be mitigated.

Significant townscape and landscape impacts. Through careful planning, phasing and design mitigation measures can be incorporated into the site's design to reduce the visual impact of the development. However, mitigation of a large-scale development would be very difficult. The form, scale and character of the proposal is likely to be at odds with the local landscape and settlement pattern, overwhelming the local village character and small-scale river valley landscape. The scale and extent of the development will ensure that it becomes the dominant feature in the landscape. This will result in a very substantial negative effect on the adjacent villages and local landscape character and on views from the countryside beyond the site. The additional infrastructure required to connect the proposed development would add further damage.

Although a new settlement is one of the most sustainable means to provide for new housing, this is outweighed by the harm to the historic and natural environment, landscape and townscape. Housing capacity exists in more sustainable locations, closer to Cambridge, with better transport links, with less landscape impacts and with a greater use of brownfield land. The site has no development potential.



<b>Settlement:</b>	New Settlement (Barrington & Haslingfield Parish)		
<b>Site Address:</b>	Land at Barrington Quarry		
<b>SHLAA Reference:</b>	261		
<b>Summary of Council's Original Reasons for Rejection (as published in the SHLAA):</b>	<p>Site with no development potential. The eastern part of the site is a former quarry. Barrington Chalk Pit extends over this area and is a designated SSSI for geological purposes. Approximately half the site is within a safeguarding area for chalk identified in the Cambridgeshire and Peterborough Councils Minerals and Waste LDF.</p> <p>The presence of the SSSI and safeguarding area for chalk together result in the site having no development potential.</p> <p>The form and scale of the proposed development are completely at odds with the local Landscape Character and settlement patterns.</p> <p>Additionally there would be major adverse impact on the setting of the Conservation Areas in the villages of Barrington, Orwell, Haslingfield and Harlton as well as the setting of a number of listed buildings.</p>		
<b>Summary of Support(s) and Comment(s):</b>	Harlton and Haslingfield Parish Councils support rejection of site.		
<b>Summary of Objection(s):</b>	<b>Representation Number(s):</b>	40899 (I&O1) 52144 (I&O2)	<b>Respondent(s):</b> Cemex Mr David Blake
	<ul style="list-style-type: none"> <li>• CEMEX considers the Council has been inconsistent in assessing sites. The Council called for "large" sites as possible locations for new settlements. CEMEX's landholding including the cement works and quarries is a large site, hence it was put forward.</li> <li>• In rejecting the site at Barrington for a new settlement, the Council should have considered a smaller development parcel on the cement works (as previously developed land of low environmental value on the edge of Barrington). This approach was taken to Waterbeach.</li> <li>• CEMEX considers that based on sound planning principles, Barrington cement works should be considered as a suitable housing site.</li> <li>• Support for development of Barrington Quarry included in questionnaire response.</li> <li>• Barrington cement works is unused and would provide an opportunity for redevelopment. It has a railway line connection which can be re-established and would enable easy access to Cambridge.</li> </ul>		
<b>Council's Response and Conclusion:</b>	The scale of the development proposed would have a significant impact on the landscape character and settlement pattern of the area. Development of this new settlement would have a major adverse impact on a number of Conservation Areas of villages nearby particularly that of Barrington. It would impact on the setting of a number of listed buildings and bring unacceptable development into the landscape.		

Part of the site is designated as an SSSI and is within a chalk safeguarding area identified in the Cambridgeshire and Peterborough Councils' Minerals and Waste LDF. Such protections would prevent development of these parts of the site.

The Council has not considered a smaller development allocation because if this were to be adjoining the village of Barrington the SSSI and chalk safeguarding would seriously impact the land available and this is a Group Village. The Council has not proposed allocating sites within such villages. Group Villages are smaller villages which provide a lower level of services and facilities than larger villages classified as Rural Centres and Minor Rural Centres. Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence which runs from locations in and on the edge of Cambridge, through New Settlements, to Rural Centre and Minor Rural Centre villages and finally to Group Villages. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence and therefore no development allocations are justified in Group Villages.

<b>Settlement:</b>	New Settlement (Elsworth & Knapwell Parishes)			
<b>Site Address:</b>	Land to the north of the A428, Cambourne			
<b>SHLAA Reference:</b>	265			
<b>Summary of Council's Original Reasons for Rejection (as published in the SHLAA):</b>	Site with no development potential. It should be possible to partly mitigate the noise and air quality issues, and impacts on the listed buildings, SSSI, County Wildlife Site, protected trees and biodiversity. However, it would not be possible to mitigate the landscape impacts as the scale of the development and types of buildings proposed would be very difficult to integrate into the local landscape. The development would have a direct impact on A428 with potential capacity issues.			
<b>Summary of Support(s) and Comment(s):</b>	N/A			
<b>Summary of Objection(s):</b>	<b>Representation Number(s):</b>	39859 (I&O1) 55265 & 55261 (I&O2)	<b>Respondent(s):</b>	Martin Grant Homes Limited, Harcourt Developments Limited
	<p>The development could deliver circa 2,500 dwellings (with opportunities to increase this to 4,000 dwellings over the longer term) as well as new jobs, education facilities (including primary and secondary provision), a park &amp; ride site, improved public transport services, new leisure and recreation facilities and footway and cycle links to the existing villages to the south. The land is not subject to any landscape designations, and provides opportunities for landscape and habitat creation linking woodland, copses and hedges that will also contribute to the overall enhanced sustainability of the expanded community at Cambourne. Traversing the A428 and connecting the existing and proposed new communities at Cambourne will be a key aspect to delivering an integrated settlement. Connections can be achieved through highway, cycleway, footpath and public transport. The 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.</p> <p>The initial SHLAA assessment did not assess the site on a comparable basis with other sites such as Bourn Airfield or extensions of Cambourne to the west and therefore a reassessment should be carried out.</p> <ul style="list-style-type: none"> <li>• Highways: potential impacts on the A428 would be significantly less than a similar quantum of development on Bourn Airfield as that site would form a linear extension along the A428 which is less sustainable because journeys are extended over greater distances.</li> <li>• Access to facilities: would create better opportunities for walking and cycling to existing facilities because closer to key services including new secondary school, and most direct link via pedestrian or cycle bridges over A428 would be inaccessible for motor users.</li> <li>• Landscape: this development is a garden suburb with a high proportion of</li> </ul>			

	<p>the site for landscaping and open space. Existing landscape of hedgerows, trees and woodland provides considerable visual enclosure which prevents many long views. A comprehensive range of mitigation measures has been incorporated including extensive tree planting to screen key viewpoints. Not within a protected landscape.</p>
<p><b>Council's Response and Conclusion:</b></p>	<p>The Highways Agency advised that development on this site is likely to be largely Cambridge focussed but that there is also likely to be a significant number of trips to St Neots. The A428 corridor between the A1 and the A1198 is severely limited in capacity. There is some scope for larger sites to enhance the overall transport sustainability this area through better integration with the potential to offset some of the new demand. The capacity to accommodate new development on this corridor is directly related to this scope, which will need to be demonstrated by the promoters. Although the promoters have indicated that the development would include a park and ride site and improved public transport services, the development will still generate a significant number of car journeys.</p> <p>The centre point of the proposed site is more than 1km from the existing services and facilities provided in Cambourne, although the proposed development would provide some new facilities. Even with pedestrian and cycle bridges across the A428, it would be difficult to view this development as an extension of Cambourne given the separation from the existing settlement by the A428, other roads and structural landscaping. If the site were to be developed, it would be best seen as a new village.</p> <p>The site is part of a layered landscape that consists of fairly open and rolling land that falls away to the north towards Knapwell and contains areas of mature woodlands often in the valley bottoms of small streams which cut through the site. This layered landscape means that long views are not so frequent as adjacent areas. Although the proposal includes open space and landscaping, and other mitigation measures to reduce the impact on the landscape, the existing detailed and layered landscape would become obscured by the development. The scale of the development proposed would also make integration of the development into this landscape very difficult and the new built skyline would be viewable from local roads and villages changing the rural character of the area. This development alongside the existing Cambourne development would create a significant built up area that is at odds with the local landscape.</p> <p>Housing capacity exists in more sustainable locations, closer to Cambridge, with better transport links, with a closer relationship to Cambourne, with less environmental and landscape impact and with a greater use of brownfield land. The site has no development potential.</p>

<b>Settlement:</b>	Northstowe			
<b>Site Address:</b>	Land generally to the north and north east of Northstowe adjoining the Cambridgeshire Guided Busway			
<b>SHLAA Reference:</b>	274			
<b>Summary of Council's Original Reasons for Rejection (as published in the SHLAA):</b>	Site with no development potential. A small part of the site is within Flood Zones 2 and 3. 1/3 of the site is within a Sand and Gravel Minerals Safeguarding Area. High grade agricultural land – Grades 1 and 2. Possible land contamination, odour, air quality and noise issues. Significant townscape and landscape impacts. Full Transport Assessment required and traffic impacts would need mitigating. No spare capacity in the drainage system. Significant utility upgrades required.			
<b>Summary of Support(s) and Comment(s):</b>	N/A			
<b>Summary of Objection(s):</b>	<b>Representation Number(s):</b>	46333 (I&O1)	<b>Respondent(s):</b>	The Fairfield Partnership
	Fairfield Partnership propose that 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 and create greater self-containment and sustainability within town, with 1 job to every home. Further development at Northstowe can ease pressure on Cambridge Green Belt in providing homes and jobs which the area needs.			
<b>Council's Response and Conclusion:</b>	<p>The promoter has modified the original residential-led submission to include a higher proportion of employment uses within a mixed-use proposal. A new SHLAA assessment and Sustainability Appraisal has been undertaken, but this did not change the overall conclusion.</p> <p>Significant historic environment, townscape and landscape impacts. The development is at odds with the local landscape character. It would be extremely difficult to integrate an extended development of this scale with existing proposals and the local landscape. If this site is to form an extension to Northstowe then the form of the combined developments, their structural landscape, connections to the wider landscape and their transport infrastructure and connections will have to be re-addressed. The proposed layout of Northstowe and the existing transport infrastructure will make satisfactory connections between the two sites very difficult. Given its likely form and scale the development will form an extensive urban edge clearly visible from Willingham and Rampton to the north. Development would be very large in relation to the existing and proposed settlements and would adversely affect the landscape setting of Longstanton Oakington, Willingham and Rampton.</p>			

	<p>Although a new settlement is one of the most sustainable means to provide for new housing, this is outweighed by the identified impacts to the landscape and townscape. Housing capacity exists in more sustainable locations, with less environmental and landscape impact and with a greater use of brownfield land. The site has no development potential.</p>
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<b>Settlement:</b>	Northstowe		
<b>Site Address:</b>	Old East Goods Yard, Station Road, Oakington		
<b>SHLAA Reference:</b>	275		
<b>Summary of Council's Original Reasons for Rejection (as published in the SHLAA):</b>	<p>Site with no development potential. The site includes areas in flood zones 2 and 3. Development of this site would have a significant adverse effect on the landscape and townscape setting of Westwick as despite the opportunity for the proposal to improve an unoccupied commercial site, the planning history demonstrates the unsuitability of this site for backland development given the historically sensitive nature of the area. The site forms an important part of the setting of several listed buildings and the conservation area. There are likely to be noise and vibration impacts from the close proximity to the guided busway and the physical constraints of the site are likely to influence the design and layout of the site.</p>		
<b>Summary of Support(s) and Comment(s):</b>	N/A		
<b>Summary of Objection(s):</b>	<b>Representation Number(s):</b>	29732, 55250 & 34590 (I&O1)	<b>Respondent(s):</b> Simon Collis
	<ul style="list-style-type: none"> <li>• Factual correction: the plot width is 26m at entrance, narrowing to 16m and then 11m for the final 40m of its length.</li> <li>• The site is close to Oakington Station and directly adjoining the guided busway and cycle way. Factual correction: the nearest guided busway stop is around 80m from the site not 872m. The site is linked to Cambridge without using roads, therefore minimising car use and encouraging cycling and walking for both work and leisure. SA Criteria 51 (shorter journeys, modal choice and integration of transport modes) should be +++, not +.</li> <li>• A high quality scheme is achievable and would be much more in keeping with the surrounding land use than the existing commercial use.</li> <li>• Flood risk issues have already been addressed in the Flood Risk Assessment and the proposed layout reduces the hard-surfaced areas further alleviating the risk. The land proposed for development is between 8.3 and 8.5 metres AOD and is therefore within Flood Zone 1 or 2 and certainly not Flood Zone 3.</li> <li>• The assessment lists noise and vibration from guided buses as a potential impact, although the frequency and proximity of buses is less intrusive than a minor road. A noise and vibration study would be carried out if required.</li> <li>• Objections to development on the grounds of townscape impact and the pattern of development in relation to the existing settlement of Westwick seem to be inconsistent with the approval of S/0352/12/FL.</li> <li>• The proposal would match closely the extent of development on the opposite side of the busway and development of the goods yard would in no way be alien and out of keeping with the historic pattern of development.</li> </ul>		

	<ul style="list-style-type: none"> <li>• The site would reuse brownfield land.</li> <li>• SA Criteria 37 &amp; 38 (accessibility to key local services and facilities, and distance to centre) should be 0 or -, not ---. All local schools and recreational facilities are within 800m ACF. Post office and shop is only just beyond this range. Doctor's surgery would form part of the development proposal.</li> <li>• Land Contamination: study submitted with soil analysis data showing limited risk especially on proposed location for construction.</li> </ul>
<p><b>Council's Response and Conclusion:</b></p>	<p>The SHLAA assessment has been updated to include revised information regarding the dimensions of the site and the sustainability appraisal has been updated to include the correct information on the location of the nearest bus stop.</p> <p>The SHLAA assessment has been updated to include revised information regarding flood risk. The whole of the site is within Flood Zones 2 and 3 with the site entrance being within Flood Zone 3, and the NPPF states that new development should be located in areas with the lowest probability of flooding and that development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. The Council has identified other sites in the district that are not at risk of flooding that could meet the identified housing need.</p> <p>It may be possible to mitigate the noise and vibration impacts from the guided buses, however these impacts would need to be thoroughly investigated in accordance with national planning policy and a full noise assessment would be needed.</p> <p>S/0352/12/FL allows the construction of an office building with associated landscaping and car parking on the former railway sidings site on the opposite side of the guided busway. The planning application was considered as a departure to adopted planning policies and having taken all relevant considerations into account, it was considered that planning permission should be approved in this instance. This proposal is for a commercial building within an existing commercial site and therefore is different to a proposal for residential uses.</p> <p>Westwick is a very linear settlement with the majority of houses directly facing the road often with no front gardens. Only Westwick Hall which is surrounded by parkland and the model farm are set back from the road. The site adjoins a row of railway workers houses and the station masters house. Development of this site would be contrary to this linear settlement pattern. The site also forms an important part of the setting of listed buildings and the conservation area. Careful design of a smaller scale of development that does not extend so far back from the road frontage may allow some of the impacts on the historic environment to be mitigated.</p> <p>Any physical measures to mitigate the impacts identified will leave a reduced site area that is unsuitable to create a well-designed development compatible with its surroundings.</p>



The site is in the countryside (as it is not within a village framework) and was only considered for assessment through the SHLAA as an extension to Northstowe. The nearest existing settlement is Westwick. The distance to local services and facilities is measured as the crow flies to a specific central point in the village centre identified considering the location of facilities. Therefore although some facilities may be closer than 1000m, the specific central point in Oakington is over 1,000m from the centre point of the site. The scoring of these two criteria should remain unchanged.

Due to the previous uses of the site, there is potential for land contamination and therefore the Environmental Health Officer has stated that a Contaminated Land Assessment would be required.

Although the site is located adjacent to the guided busway and would involve the reuse of brownfield land, this does not outweigh the harm to the townscape and landscape and the settings of the listed buildings and conservation area. Housing capacity exists in more sustainable locations. The site has no development potential.

## Sites in Rural Centres

<b>Settlement:</b>	Cottenham		
<b>Site Address:</b>	Land at Rampton Road		
<b>SHLAA Reference:</b>	128		
<b>Summary of Council's Original Reasons for Rejection (as published in the SHLAA):</b>	Site with no development potential. Archaeological potential in the area. High grade agricultural land of Grades 1, 2 and 3. Minor to moderate noise / odour risk. There have been reports of flooding near the site. Development of this site would have a significant adverse effect on the landscape and townscape setting of Cottenham. The Highway Authority has access concerns on part of the site. Significant utility upgrades required. No spare capacity in the drainage system.		
<b>Summary of Support(s) and Comment(s):</b>	N/A		
<b>Summary of Objection(s):</b>	<b>Representation Number(s):</b>	45163 (I&O1)	<b>Respondent(s):</b> Cambridgeshire County Council
	<p>Site currently forms part of an agricultural holding. Opportunity for a residential led mixed use development. 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.</p> <p>Site not in Green Belt, low flood risk. No heritage or ecology impacts. Access should be achievable.</p> <p>Cottenham is sustainable, well served village, which may be upgraded. Site easy walking distance of most services. Sustainable growth would assist in maintaining vitality and viability of the rural community, supporting existing facilities and potentially making viable new ones.</p>		
<b>Council's Response and Conclusion:</b>	<p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Cottenham. The site is in an elevated position and slopes down to the west from relatively high land at the edge of the village. It is largely open with few trees and there are long views to and from the site over the flat fen landscape to the north and west. Although a smaller scale of development could be considered, the site is remote and rural, and does not relate well to the built up part of the village.</p> <p>There are flooding and drainage issues in the area and the local drainage board states there is no capacity to accept any direct discharge flow from the village into its main drain system.</p> <p>Although Cottenham is one of the more sustainable villages in the district, this is outweighed by the harm to the landscape and townscape. The site has no development potential.</p>		

<b>Settlement:</b>	Cottenham		
<b>Site Address:</b>	Land at Oakington Road		
<b>SHLAA Reference:</b>	260 (Part of Site Option 22 I&O 2012)		
<b>Summary of Council's Original Reasons for Rejection (as published in the SHLAA):</b>	Site with development potential. Archaeological potential in the area. High grade agricultural land of Grade 1. Development of this site would have an adverse effect on the landscape and townscape setting of Cottenham. No spare capacity in the drainage system.		
<b>Summary of Support(s) and Comment(s):</b>	N/A		
<b>Summary of Objection(s):</b>	<b>Representation Number(s):</b>	46075 (I&O1)	<b>Respondent(s):</b> Mr Derek Brown and Mr Peter Savidge
	<p>Propose smaller site suitable for development. In ownership of two landowners (remainder of site owned by 4 landowners).</p> <p>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.</p> <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>		
<b>Council's Response and Conclusion:</b>	<p><b>Council's response:</b></p> <ul style="list-style-type: none"> <li>• Does not provide homes close to the jobs in and around Cambridge.</li> <li>• Does not provide homes close to the jobs south of Cambridge in view of the predominance of new housing in villages to the north over many years and substantial jobs growth in the south.</li> <li>• Does not make best use of brownfield land.</li> <li>• Does not have parish council or local support.</li> </ul> <p>Site with development potential – part of a site consulted on in I&amp;O1 (Site Option 22). 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. No spare capacity into the main drain system.</p> <p><b>Conclusion:</b> Do not allocate for development in the draft Local Plan.</p>		

<b>Settlement:</b>	Cottenham		
<b>Site Address:</b>	Land adjacent to The Woodyard		
<b>SHLAA Reference:</b>	269		
<b>Summary of Council's Original Reasons for Rejection (as published in the SHLAA):</b>	Site with no development potential. Site lies adjacent to the Cottenham Conservation Area and several Listed Buildings nearby. High grade agricultural land of Grade 2. Flooding and noise issues. Development of this site would have a significant adverse effect on the landscape and townscape setting of Cottenham. No spare capacity in the drainage system.		
<b>Summary of Support(s) and Comment(s):</b>	Supporting rejection, against development due to costly constraints and requirements on adjoining property and provision of drainage.		
<b>Summary of Objection(s):</b>	<b>Representation Number(s):</b>	55157 (I&O2)	<b>Respondent(s):</b> Stewart Cole & Paul Cole
	Site provides an opportunity for Cottenham to 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. A scheme in this location would create an exemplar development, incorporating a mixture of tenures, house sizes and densities. Open space and landscaping would be key elements and relationship to conservation carefully planned. Access through demolition of 33 High Street, Cottenham which is a 1970's house in an otherwise traditional street scene.		
<b>Council's Response and Conclusion:</b>	<p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Cottenham. The land forms an important part of the setting of this part of historically sensitive part of Cottenham. Previous planning applications have been refused, as development in this location would constitute a sporadic form of development, detached from the village, and would represent an intrusion into open countryside. Detrimental impact on the setting of Grade I Listed church and Conservation Area, which it would not be possible to mitigate.</p> <p>Although Cottenham is one of the more sustainable villages in the district, this is outweighed by the harm to the landscape and townscape. The site has no development potential.</p>		

<b>Settlement:</b>	Cottenham		
<b>Site Address:</b>	Land to rear of High Street		
<b>SHLAA Reference:</b>	316		
<b>Summary of Council's Original Reasons for Rejection (as published in the SHLAA):</b>	Site with no development potential. Part within and part adjoining the Cottenham Conservation Area and several Listed Buildings nearby. Development of this site would have a significant adverse effect on the landscape and townscape setting of Cottenham. No spare capacity in the drainage system.		
<b>Summary of Support(s) and Comment(s):</b>	Cottenham Parish Council: while the Parish Council can appreciate exclusion from the Local Plan, this site would appear to be included in the Neighbourhood Development Plan Option 2 and to that extent, the Parish Council's acceptance / rejection of this site is subject to the consultation response.		
<b>Summary of Objection(s):</b>	<b>Representation Number(s):</b>	55132 (I&O2)	<b>Respondent(s):</b> Mr Unwin and Mr Smith
	We believe that the site merits consideration as an independent site but would also be prepared to bring it forward as part of a larger scheme as envisaged by the Parish Council. Do not agree with the site assessment which highlights that potential townscape and landscape impacts would be difficult to mitigate against. A well designed scheme will enhance the surrounding area and there is the opportunity to create a truly unique development that will complement and enhance the traditional architecture of the adjacent village centre. Cottenham is a sustainable location benefiting from good service provision and excellent public transport.		
<b>Council's Response and Conclusion:</b>	<p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Cottenham. The site is part within and adjacent to the Conservation Area, adjacent to and close to several Listed Buildings. Development of this site would result in backland development contrary to single depth development on this part of village, harming the historic linear settlement pattern, and would result in the loss of significant green backdrop.</p> <p>Although Cottenham is one of the more sustainable villages in the district, this is outweighed by the harm to the landscape and townscape. The site has no development potential.</p>		

### **Cottenham Sites with no objections**

The Woodyard, Cottenham (SHLAA Site 241): 1 representation supported the continued rejection of the site as against the development due to costly constraints and requirements on adjoining property and provision of drainage.

<b>Settlement:</b>	Great Shelford & Stapleford		
<b>Site Address:</b>	Land east of Bar Lane and South of Gog Magog Way, Stapleford		
<b>SHLAA Reference:</b>	139		
<b>Summary of Council's Original Reasons for Rejection (as published in the SHLAA):</b>	Site with no development potential. The site falls within an area where development would have an adverse impact on Green Belt purposes and functions. If the site were to be developed there would be a significant adverse impact on landscape due to loss of a significant open green space which reflects the rural character of this part of the village.		
<b>Summary of Support(s) and Comment(s):</b>	<p>This site was referenced in 204 of the 254 representations that supported the continued rejection of one or more of the Great Shelford and Stapleford sites. The following reasons were cited:</p> <ul style="list-style-type: none"> <li>• impact on infrastructure and services;</li> <li>• congestion and traffic (queues for railway crossing);</li> <li>• Green Belt / open space is valuable;</li> <li>• Surrounding fields are an attractive part of village;</li> <li>• Protect the allotments;</li> <li>• Impact on rural character of settlements;</li> <li>• Impact on historic character and landscape;</li> <li>• Loss of agricultural land; and</li> <li>• Stapleford Parish Plan states no development on Green Belt.</li> </ul>		
<b>Summary of Objection(s):</b>	<b>Representation Number(s):</b>	39244 (I&O1)	<b>Respondent(s):</b> Endurance Estates Limited
	<ul style="list-style-type: none"> <li>• The land does not provide a Green Belt function, the land to the east of Haverhill Road does.</li> <li>• The site can be developed at a lower density in a manner to be respectful to its setting.</li> <li>• The proposal also includes the formation of a recreation area to the north part of the site, adjacent to the existing recreation ground.</li> </ul>		
<b>Council's Response and Conclusion:</b>	<p>The site comprises two paddocks which are within the Green Belt. They are divided by a well-established hedgerow with mature trees some of which are protected. These bring a distinctive rural character into this part of Stapleford bringing a finger of green into the urban form of the village therefore fulfilling a Green Belt function.</p> <p>There are a number of listed buildings near to the site whose setting would be adversely affected by the loss of openness and rural character if the site were to be developed.</p> <p>The area being proposed as a recreational area is one that is allocated within the LDF for this purpose and would benefit the local community but implementation of this open space should not be as a result of the development of the rural land within the Green Belt to the south.</p>		

	<p>Development in this location would result in the loss of land with a rural character and would harm the Green Belt. If this site were to be developed it would impact on the setting of a number of listed buildings. The site has no development potential.</p>
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<b>Settlement:</b>	Great Shelford & Stapleford		
<b>Site Address:</b>	Land at Granhams Farm, Great Shelford		
<b>SHLAA Reference:</b>	145		
<b>Summary of Council's Original Reasons for Rejection (as published in the SHLAA):</b>	<p>Site with no development potential. The site falls within an area where development would have some adverse impact on the Green Belt purposes and functions. Development of this site would have a significant adverse impact on the landscape and townscape of this area as it would result in the encroachment of development into the open farmland that provides a countryside setting to the village and it would also harm the earthworks, moat and spring at Granhams Farm that are listed in the Village Design Statement as features to protect. It is not possible to mitigate the impacts on the settings of the listed buildings, the archaeological remains, and the townscape and landscape.</p>		
<b>Summary of Support(s) and Comment(s):</b>	<p>This site was referenced in 198 of the 254 representations that supported the continued rejection of one or more of the Great Shelford and Stapleford sites. The following reasons were cited:</p> <ul style="list-style-type: none"> <li>• impact on infrastructure and services;</li> <li>• congestion and traffic (queues for railway crossing);</li> <li>• Green Belt / open space is valuable;</li> <li>• Surrounding fields are an attractive part of village;</li> <li>• Protect the allotments;</li> <li>• Impact on rural character of settlements;</li> <li>• Impact on historic character and landscape;</li> <li>• Loss of agricultural land; and</li> <li>• Stapleford Parish Plan states no development on Green Belt.</li> </ul>		
<b>Summary of Objection(s):</b>	<b>Representation Number(s):</b>	37043 (I&O1)	<b>Respondent(s):</b> College of Saint John the Evangelist, University of Cambridge
	<p>The site lies close to the Cambridge - Kings Cross main line railway line at Great Shelford. The site includes both open land as well as a large collection of buildings and structures associated with the farmyard. 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.</p>		
<b>Council's Response and Conclusion:</b>	<p>Only a small proportion of this site (around 10%) includes buildings used for residential and commercial purposes. The residential properties include a row of listed cottages and a listed former dovecote that is now a dwelling. A cluster of former agricultural buildings have been converted to commercial use.</p> <p>The remainder of the site is open fields divided by hedges and trees. The site includes earthwork remains of a medieval moat and previous archaeological investigations in this area demonstrate the significance of the site. The site is</p>		

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

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

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

<b>Settlement:</b>	Great Shelford & Stapleford		
<b>Site Address:</b>	Land at Hinton Way, Great Shelford		
<b>SHLAA Reference:</b>	146		
<b>Summary of Council's Original Reasons for Rejection (as published in the SHLAA):</b>	Site with no development potential. The site falls within an area where development would have some adverse impact on the Green Belt purposes and functions. Development of this site would have a significant adverse impact on the landscape and townscape of this area, as it would result in considerable encroachment of built development into the strongly rolling chalk hills rising from the village edge and would change the agricultural character of this approach to the village.		
<b>Summary of Support(s) and Comment(s):</b>	<p>This site was referenced in 198 of the 254 representations that supported the continued rejection of one or more of the Great Shelford and Stapleford sites. The following reasons were cited:</p> <ul style="list-style-type: none"> <li>• impact on infrastructure and services;</li> <li>• congestion and traffic (queues for railway crossing);</li> <li>• Green Belt / open space is valuable;</li> <li>• Surrounding fields are an attractive part of village;</li> <li>• Protect the allotments;</li> <li>• Impact on rural character of settlements;</li> <li>• Impact on historic character and landscape;</li> <li>• Loss of agricultural land; and</li> <li>• Stapleford Parish Plan states no development on Green Belt.</li> </ul>		
<b>Summary of Objection(s):</b>	<b>Representation Number(s):</b>	37045 (I&O1)	<b>Respondent(s):</b> College of Saint John the Evangelist, University of Cambridge
	This land lies adjacent to existing residential development and is thus well related to the settlement of Great Shelford and Stapleford which in our view has been appropriately identified for new growth. The extent of the site means that it is capable of accommodating approximately 150 dwellings and it can bring forward much needed affordable housing. Given the history of land immediately to the east which had planning permission for a new hotel development, it is considered that this site should be excluded from the Green Belt and allocated for residential development.		
<b>Council's Response and Conclusion:</b>	<p>The site is within the Green Belt and is part of the rural landscape that plays a critical role in preserving the separate identity of Great Shelford and in providing a countryside setting for the City of Cambridge. It is also within an area identified for improved landscaping to mitigate the impact of the Trumpington Meadows development.</p> <p>Development in this location would result in the encroachment of the built up area into the strongly rolling chalk hills rising from the village edge to a ridge and would change the agricultural character of this approach to the village.</p>		

	<p>The planning application for a hotel with associated car parking and landscaping (S/1229/00) was considered as a departure as the use was considered to be inappropriate development in the Green Belt. Exceptional circumstances were provided to justify the development.</p>
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	<p>Although Great Shelford is one of the most sustainable villages in the district, the harm to the Green Belt and the significant adverse impact of development of this site on the landscape and townscape outweighs this. The site has no development potential.</p>
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<b>Settlement:</b>	Great Shelford & Stapleford		
<b>Site Address:</b>	Land at Marfleet Close, Great Shelford		
<b>SHLAA Reference:</b>	149		
<b>Summary of Council's Original Reasons for Rejection (as published in the SHLAA):</b>	<p>Site with no development potential. The majority of the site falls within an area where development would have some adverse impact on the Green Belt purposes and functions. Development of this site would have a significant adverse impact on the townscape and landscape of this area, as it would create development contrary to the ribbon development character of this area of village and result in further encroachment of development into the transitional area of enclosed fields that provide a softer edge to the village. It should be possible to partly mitigate the noise impacts from Scotsdales Garden Centre through careful design.</p>		
<b>Summary of Support(s) and Comment(s):</b>	<p>This site was referenced in 190 of the 254 representations that supported the continued rejection of one or more of the Great Shelford and Stapleford sites. The following reasons were cited:</p> <ul style="list-style-type: none"> <li>• impact on infrastructure and services;</li> <li>• congestion and traffic (queues for railway crossing);</li> <li>• Green Belt / open space is valuable;</li> <li>• Surrounding fields are an attractive part of village;</li> <li>• Protect the allotments;</li> <li>• Impact on rural character of settlements;</li> <li>• Impact on historic character and landscape;</li> <li>• Loss of agricultural land; and</li> <li>• Stapleford Parish Plan states no development on Green Belt.</li> </ul>		
<b>Summary of Objection(s):</b>	<b>Representation Number(s):</b>	37038 (I&O1)	<b>Respondent(s):</b> College of Saint John the Evangelist, University of Cambridge
	<p>The land is paddock land located close to a major commercial enterprise at Scotsdales garden centre and it is considered that the impact of that major development in the Green Belt is a factor in reconsidering our clients land. 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 therefore we consider that the Green Belt should be amended and this land allocated for housing development.</p>		
<b>Council's Response and Conclusion:</b>	<p>Scotsdales Garden Centre is within the Green Belt and development on the site has grown incrementally over the last 40 years as the services and facilities it provides have been increased. Recent changes on site have been justified by special circumstances. This is not justification for land at Marfleet Close being released from the Green Belt for housing development.</p> <p>The site is also within the Green Belt and is part of the rural landscape that separates the inner necklace villages from Cambridge. It is also within an</p>		

area identified for improved landscaping to mitigate the impact of the Trumpington Meadows development.

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

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

<b>Settlement:</b>	Great Shelford & Stapleford		
<b>Site Address:</b>	Land south of Great Shelford Caravan and Camping Club, Cambridge Road, Great Shelford		
<b>SHLAA Reference:</b>	188		
<b>Summary of Council's Original Reasons for Rejection (as published in the SHLAA):</b>	<p>Site with no development potential. The site falls within an area where development would have some adverse impact on the Green Belt purposes and functions. Development of this site would have some adverse impact on the townscape and landscape of this area, as it would create development contrary to the ribbon development character of this part of the village and result in further encroachment of development into the transitional area of enclosed fields that provide a softer edge to the village. It should be possible to partly mitigate noise issues from the adjacent commercial / industrial uses through careful design. Suitable access would need to be agreed with the Highways Authority.</p>		
<b>Summary of Support(s) and Comment(s):</b>	<p>This site was referenced in 190 of the 254 representations that supported the continued rejection of one or more of the Great Shelford and Stapleford sites. The following reasons were cited:</p> <ul style="list-style-type: none"> <li>• impact on infrastructure and services;</li> <li>• congestion and traffic (queues for railway crossing);</li> <li>• Green Belt / open space is valuable;</li> <li>• Surrounding fields are an attractive part of village;</li> <li>• Protect the allotments;</li> <li>• Impact on rural character of settlements;</li> <li>• Impact on historic character and landscape;</li> <li>• Loss of agricultural land; and</li> <li>• Stapleford Parish Plan states no development on Green Belt.</li> </ul>		
<b>Summary of Objection(s):</b>	<b>Representation Number(s):</b>	39151 (I&O1)	<b>Respondent(s):</b> Mr Colin Astin
	<p>There are too few development options identified for Great Shelford. This site is accessible to the services and facilities provided by the village, but it is possibly better related to those that exist to the north in Trumpington. The Green Belt boundary around the village should be reviewed and this site should be allocated for residential development. The development of backland sites is the typical form of development for Great Shelford. It is within an area identified for landscape improvements and these could be undertaken in conjunction with this development. The site is not part of the wider landscape but is related to the urban area. It has an existing access to the highway network, which will need to be upgraded to accommodate residential development on the site.</p>		
<b>Council's Response and Conclusion:</b>	<p>Only a small proportion of the site (around 20%) includes a dwelling and garden, land used for the storage of caravans and agricultural buildings. The remainder of the site is an open grassed field within the transitional area of enclosed fields that provide a softer edge to the village and which form part of the rural landscape separating the inner necklace villages from Cambridge.</p>		

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

This part of the village has a linear character and as this site is to the rear of the existing residential properties along Cambridge Road, its development would change this linear character and would increase the depth of the coalescence between Trumpington and Great Shelford.

Suitable access would need to be agreed with the Highways Authority. Even if a suitable access to the site could be provided, the site would still have no development potential due as there are other issues that cannot be mitigated.

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



<b>Settlement:</b>	Great Shelford & Stapleford			
<b>Site Address:</b>	Land east of Hinton Way, north of Mingle Lane, Great Shelford			
<b>SHLAA Reference:</b>	207			
<b>Summary of Council's Original Reasons for Rejection (as published in the SHLAA):</b>	<p>Site with no development potential. The site falls within an area where development would have some adverse impact on the Green Belt purposes and functions. Development of this site would have a significant adverse impact on the landscape and townscape of this area, as it would result in considerable encroachment of built development into the strongly rolling chalk hills rising from the village edge and would create development contrary to the ribbon development character of this part of the village. It should be possible to partly mitigate the impact on the setting of the Conservation Area through careful design. Suitable access to the site would need to be agreed with the Highways Authority.</p>			
<b>Summary of Support(s) and Comment(s):</b>	<p>This site was referenced in 230 of the 254 representations that supported the continued rejection of one or more of the Great Shelford and Stapleford sites. The following reasons were cited:</p> <ul style="list-style-type: none"> <li>• impact on infrastructure and services;</li> <li>• congestion and traffic (queues for railway crossing);</li> <li>• Green Belt / open space is valuable;</li> <li>• Surrounding fields are an attractive part of village;</li> <li>• Protect the allotments;</li> <li>• Impact on rural character of settlements;</li> <li>• Impact on historic character and landscape;</li> <li>• Loss of agricultural land; and</li> <li>• Stapleford Parish Plan states no development on Green Belt.</li> </ul>			
<b>Summary of Objection(s):</b>	<b>Representation Number(s):</b>	40783 (I&O1)	<b>Respondent(s):</b>	Landowners of land off Mingle Lane in Great Shelford
	<p>The site represents a suitable location for 200+ dwellings and associated open space, outdoor recreation, and strategic landscaping, and therefore should be allocated for development with associated amendments to the development framework boundary. A Concept Masterplan and a Landscape and Visual Impact Assessment have been submitted to illustrate how the proposed development would relate to its surroundings including the wider landscape. The development of backland sites is a not untypical form of development for Great Shelford. The main access to the site would be from Mingle Lane and access can be achieved via a simple priority junction that accommodates visibility splays consistent with current standards and guidance.</p>			
<b>Council's Response and Conclusion:</b>	<p>The site is an agricultural field within the transitional area of enclosed fields that provide a softer edge to the village.</p> <p>The site is within the Green Belt and is also within an area identified for improved landscaping to mitigate the impact of the Trumpington Meadows</p>			

development.

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

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

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

<b>Settlement:</b>	Great Shelford & Stapleford			
<b>Site Address:</b>	Land east of Hinton Way, north of Mingle Lane, Great Shelford			
<b>SHLAA Reference:</b>	212			
<b>Summary of Council's Original Reasons for Rejection (as published in the SHLAA):</b>	Site with no development potential. The site falls within an area where development would have some adverse impact on the Green Belt purposes and functions. Development of this site would have some adverse impact on the landscape and townscape of this area, as it would result in the encroachment of built development into the strongly rolling chalk hills rising from the village edge and would create development contrary to the ribbon development character of this part of the village. There is no access to the site.			
<b>Summary of Support(s) and Comment(s):</b>	<p>This site was referenced in 226 of the 254 representations that supported the continued rejection of one or more of the Great Shelford and Stapleford sites. The following reasons were cited:</p> <ul style="list-style-type: none"> <li>• impact on infrastructure and services;</li> <li>• congestion and traffic (queues for railway crossing);</li> <li>• Green Belt / open space is valuable;</li> <li>• Surrounding fields are an attractive part of village;</li> <li>• Protect the allotments;</li> <li>• Impact on rural character of settlements;</li> <li>• Impact on historic character and landscape;</li> <li>• Loss of agricultural land; and</li> <li>• Stapleford Parish Plan states no development on Green Belt.</li> </ul>			
<b>Summary of Objection(s):</b>	<b>Representation Number(s):</b>	40783 (I&O1)	<b>Respondent(s):</b>	Landowners of land off Mingle Lane in Great Shelford
	The site represents a suitable location for 200+ dwellings and associated open space, outdoor recreation, and strategic landscaping, and therefore should be allocated for development with associated amendments to the development framework boundary. A Concept Masterplan and a Landscape and Visual Impact Assessment have been submitted to illustrate how the proposed development would relate to its surroundings including the wider landscape. The development of backland sites is a not untypical form of development for Great Shelford. The main access to the site would be from Mingle Lane and access can be achieved via a simple priority junction that accommodates visibility splays consistent with current standards and guidance.			
<b>Council's Response and Conclusion:</b>	<p>The site is an agricultural field within the transitional area of enclosed fields that provide a softer edge to the village.</p> <p>The site is within the Green Belt and is also within an area identified for improved landscaping to mitigate the impact of the Trumpington Meadows development.</p> <p>This part of the village has a linear character and as this site is to the rear of</p>			

the existing residential properties along Hinton Way and Mingle Lane, its development would create extensive backland development and result in considerable encroachment of the built up area into the strongly rolling chalk hills rising from the village edge. The adverse impact would be greater than originally assessed for this site as the landowners have proposed that this site is considered in association with the adjoining site (SHLAA Site 207).

The site adjoining site (SHLAA Site 207) would provide the access to this site and suitable access to that site would need to be agreed with the Highways Authority and would need to take account of the adjoining Conservation Area as an intensification to create a vehicular entrance is likely to have an adverse effect on this. Even if a suitable access to the site could be provided, the site would still have no development potential due as there are other issues that cannot be mitigated.

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

## **Great Shelford and Stapleford Sites with no objections**

In total 254 representations supported the continued rejection of one or more of the Great Shelford and Stapleford sites. The following reasons were cited:

- impact on infrastructure and services;
- congestion and traffic (queues for railway crossing);
- Green Belt / open space is valuable;
- Surrounding fields are an attractive part of village;
- Protect the allotments;
- Impact on rural character of settlements;
- Impact on historic character and landscape;
- Loss of agricultural land; and
- Stapleford Parish Plan states no development on Green Belt.

Land east of Bar Lane, Stapleford (SHLAA Site 033) was referenced in 199 of the 254 representations.

Land Between Hinton Way and Mingle Lane, Stapleford (SHLAA Site 041) was referenced in 226 of the 254 representations.

Land east of Bar Lane and Gog Magog Way, Stapleford (SHLAA Site 140) was referenced in 204 of the 254 representations.

Land east of Bar Lane and Gog Magog Way, Stapleford (SHLAA Site 141) was referenced in 205 of the 254 representations.

Land north west of 11 Cambridge Road, Great Shelford (SHLAA Site 205) was referenced in 190 of the 254 representations.

Land north of Gog Magog Way, Stapleford (SHLAA Site 208) was referenced in 194 of the 254 representations.

Land at Gog Magog Way / Haverhill Road, Stapleford (SHLAA Site 253) was referenced in 194 of the 254 representations.

Land at Land at Hinton Way, Stapleford (SHLAA Site 262) was referenced in 193 of the 254 representations.

<b>Settlement:</b>	Histon and Impington		
<b>Site Address:</b>	Land off Villa Road		
<b>SHLAA Reference:</b>	227		
<b>Summary of Council's Original Reasons for Rejection (as published in the SHLAA):</b>	<p>Site with no development potential. Site falls within an area where development would have a significant adverse impact on Green Belt purposes and functions. Whole site is within the Mineral Safeguarding Area for sand and gravel. A large proportion of the site is within Flood Zones 2 and 3. The site contains an area of filled land. Noise issues from the A14. Development of this site would have an adverse effect on the landscape and townscape setting of Histon. The site does not appear to have a direct link to the adopted public highway.</p>		
<b>Summary of Support(s) and Comment(s):</b>	N/A		
<b>Summary of Objection(s):</b>	<b>Representation Number(s):</b>	43517 (I&O1)	<b>Respondent(s):</b> Kingsgate Management Company Ltd
	<p>Site was considered by Council in the SHLAA report as being suitable for residential development in planning policy terms and conclusions stated that the site has limited development potential.</p> <p>The majority of the other sites being consulted also were categorised as being of limited development potential. Unclear why our client's site has not been included as a site of limited development potential, as it has similar, and better, characteristics to provide for a range of housing needs. Our client's site is not in any worse category for providing for development than the other sites around Histon / Impington that are being consulted upon.</p> <p>It is unclear if an error has been made regarding the site options but we would request that our client's site on land off Villa Road in Histon is considered as a residential allocation in the Local Plan process.</p>		
<b>Council's Response and Conclusion:</b>	<p>The site is within the Green Belt, within an area of land considered to be most critical in separating settlements within the immediate setting of Cambridge, and which should be afforded the greatest protection.</p> <p>Approximately 4/5ths of the site is within Flood Zones 2 and 3, which will reduce the developable area to a small area unsuitable for development.</p> <p>Further investigation and possible mitigation will be required to address the physical considerations, including possible land contamination and noise. The site does not appear to have a direct link to the adopted public highway.</p> <p>Although Histon and Impington is one of the most sustainable villages in the district, this is outweighed by the harm to the Green Belt, the landscape and townscape. The site has no development potential.</p>		

<b>Settlement:</b>	Histon and Impington		
<b>Site Address:</b>	Land west of 113 Cottenham Road, Histon		
<b>SHLAA Reference:</b>	306		
<b>Summary of Council's Original Reasons for Rejection (as published in the SHLAA):</b>	<p>Site with no development potential. Site falls within an area where development would have some adverse impact on GB purposes and functions. Development of this site would have an adverse effect on the landscape and townscape setting of Histon. Whilst the site is screened from adjoining residential properties, and the Unwins industrial estate, it is open to views across to the north west, where the landscape becomes more exposed. The landscape is clearly rural in character and the northern edge of Histon is characterised by linear development. Development of this site would be backland, much deeper than the adjoining properties and would be detached from the current northern edge of the village. Further investigation and possible mitigation will be required to address the potential for noise and malodour. It is not established that safe access can be provided. The access track is unlikely to be suitable for such a large area of land. Access could be taken through 113 Cottenham Road if the house were to be demolished and replaced by an access road.</p>		
<b>Summary of Support(s) and Comment(s):</b>	N/A		
<b>Summary of Objection(s):</b>	<b>Representation Number(s):</b>	50850 (I&O2)	<b>Respondent(s):</b> Mr Chris Meadows
	I do not understand how on one hand this proposal (31128) is rejected, but then representation 47253, adjacent to representation 31128, is also a proposal for public open space. Also, 31128 was rejected on the basis of 'unsuitable access'. There is direct access from Cottenham Road.		
<b>Council's Response and Conclusion:</b>	<p>Land at ByPass Farm, Histon was suggested through representation 47253 as a site for public open space by Histon &amp; Impington Parish Council, and was not suggested for housing development. Land west of 113 Cottenham Road, Histon was suggested through representation 31128 as a site for housing development. The two representations cannot be compared.</p> <p>Suitable access to the site would need to be agreed with the Highways Authority. Even if a suitable access to the site could be provided, the site would still have no development potential due to its adverse impact on the landscape and townscape. The site has no development potential.</p>		

<b>Settlement:</b>	Sawston		
<b>Site Address:</b>	Land north of Babraham Road		
<b>SHLAA Reference:</b>	076 in July 2012 initial SHLAA / 313 in December 2012 SHLAA update		
<b>Summary of Council's Original Reasons for Rejection (as published in the SHLAA):</b>	Site with no development potential. Development of the site would have an adverse impact on Green Belt purposes and functions, including reducing the separation of Sawston and Babraham, and increasing Sawston's footprint into the open countryside. In addition, the site's proximity to Dales Manor Business Park / Industrial Estate would require noise mitigation / abatement measures on the Business Park as well as on-site to reduce the significant negative impact potential in terms of health and well being and a poor quality living environment.		
<b>Summary of Support(s) and Comment(s):</b>	N/A		
<b>Summary of Objection(s):</b>	<b>Representation Number(s):</b>	42281, 29771 & 33140 (I&O1)	<b>Respondent(s):</b> Dr David Bard, KWA Architects, Sawston Parish Council
	<p>Objections to the rejection of site 076 include the following arguments:</p> <ul style="list-style-type: none"> <li>Noisy activities on the Business Park / Industrial Estate have greatly reduced in recent years; the boundary of the Business Park / Industrial Estate is mainly comprised of offices, and it is already bordered by residential properties. Any minor nuisance effects could be mitigated.</li> <li>The site is adjacent the highway.</li> <li>Sawston Parish Council would support this site going forward for the next stage of the assessment process based on the information it has at present. However the Parish Council do have concerns about the infrastructure and traffic.</li> </ul>		
<b>Council's Response and Conclusion:</b>	<p>In response to the objections to the rejection of site 076, the Council reassessed the site as site no. 313 in the SHLAA update of December 2012.</p> <p>This SHLAA update concluded its site assessment as follows:</p> <ul style="list-style-type: none"> <li>Development of the site would have an adverse impact on Green Belt purposes and functions. However, this site has the potential to have a positive impact upon the landscape setting of Sawston, provided the design makes a generous provision of land to ensure a soft green edge to the east.</li> <li>While noise mitigation measures on-site and reduction/abatement measures off-site could be required, overall the impact of noise on this site from the Business Park is not of such concern as to prevent residential development on this site.</li> </ul> <p>The site was included as site option H6 in the Issues &amp; Options 2 consultation, and is now being taken forward as a site option within the draft Local Plan.</p>		



## **Sawston Sites with no objections**

Land to south of Mill Lane, Sawston (SHLAA Site 044): 2 representations supported the continued rejection of the site. The following reasons were cited:

- Site has history of flooding.
- Would impact on infrastructure.

## Sites in Minor Rural Centres

<b>Settlement:</b>	Bassingbourn			
<b>Site Address:</b>	North End & Elbourn Way, Bassingbourn			
<b>SHLAA Reference:</b>	059			
<b>Summary of Council's Original Reasons for Rejection (as published in the SHLAA):</b>	Site with no development potential. Development of this site would have a significant adverse impact on the landscape and townscape of this area that provides a setting for the listed buildings, conservation area and historic core of the village, and it would also change the rural character of this wooded and enclosed area of the village. The proposed development would be contrary to the pattern of single depth development in the historic core of this part of village. Suitable access to the site would need to be agreed with the Highways Authority.			
<b>Summary of Support(s) and Comment(s):</b>	N/A			
<b>Summary of Objection(s):</b>	<b>Representation Number(s):</b>	32473, 32474, 32476 & 32477 (I&O1)	<b>Respondent(s):</b>	Mrs Carol Mailer and D&M Sharp Farming Limited
	<p>The site is divided into two distinct areas but it has only been considered as one development.</p> <p>The western part of the site (1.7 ha) adjoins existing residential development. The site is bounded by trees along its northern boundary and is screened by a wooded area to the west. All existing trees and hedgerows will be retained. These will screen the proposed site from the Listed Buildings. No direct access to the site – access via The Limes would have to be by an agreement with Council (believed to be the landowners of the space at the end of The Limes). Bungalows for aged persons (as found in The Limes) could be extended onto the proposed site together with limited affordable housing. Significant “green area” to be retained for use by the public. Very limited and specific development of this site would have no significant affect on the adjoining conservation area and listed buildings, and no adverse impact on the landscape and townscape. Other constraints including minor flooding issues and archaeology would have to be investigated but the land should be considered as suitable for inclusion as a site option.</p> <p>The eastern part of the site (1.1 ha) adjoins existing residential development. All existing trees and hedgerows will be retained and northern and western boundaries can be landscaped. Proposed site is screened from listed buildings by wooded area on adjoining land – these trees form a natural division between the site and listed buildings and therefore the use of this site for housing would have no adverse impact on any listed building or the area as a whole. Agreed contract to permit access over ransom strip from</p>			

	<p>Elbourn Way and to remove the balancing tank to the adjoining land. No major flood risk issues. Sewers, surface water drainage and highways infrastructure capable of accommodating this development. Development of this site would have no significant affect on the adjoining conservation area and listed buildings, and it would not be a major intrusion into the open countryside or have any adverse impact on the landscape and townscape. The land would be a natural extension of the existing development.</p>
<p><b>Council's Response and Conclusion:</b></p>	<p>In assessing the sites submitted, officers considered whether the site as a whole had development potential, and if not, whether a smaller proportion of the site had development potential. None of this site was considered to have development potential.</p> <p>Two accesses to the site have been proposed one of which is already subject to a legal agreement and the other would need to be agreed with the landowner. Suitable access would need to be agreed with the Highways Authority. Even if a suitable access to the site could be provided, the site would still have no development potential due as there are other issues that cannot be mitigated.</p> <p>Development of any of this site would have a significant adverse impact on the landscape and townscape of this area as it would result in the encroachment of the built up area into the wooded area and enclosed fields that form a soft rural edge to the village and provide a rural and green setting for the listed buildings, conservation area and historic core of the village. Development would also be contrary to the pattern of single depth development in the historic core of this part of village.</p> <p>Although the landowners have indicated that all existing trees and hedgerows will be retained and a significant area of green space would be provided within the development, this does not outweigh the harm to the landscape and townscape, the conservation area and its setting, and the settings of the listed buildings. The site has no development potential.</p>

<b>Settlement:</b>	Comberton			
<b>Site Address:</b>	40 - 48 West Street, Comberton			
<b>SHLAA Reference:</b>	079			
<b>Summary of Council's Original Reasons for Rejection (as published in the SHLAA):</b>	Site with no development potential. The majority of the site is within the Green Belt, and development here therefore would have an adverse impact on Green Belt purposes and functions. In addition, the proposal would have major adverse effects, which could only be mitigated in part, on settings of several nearby Grade II Listed buildings.			
<b>Summary of Support(s) and Comment(s):</b>	N/A			
<b>Summary of Objection(s):</b>	<b>Representation Number(s):</b>	41365 (I&O1)	<b>Respondent(s):</b>	Mr Barry Barker
	This site should be reconsidered as an excellent central site that would help combine the village rather than extend it in a fragmented way. The village needs to grow even larger to accommodate the younger generations, and to create a better balance of the population. The site is close to the bus route, and is near other amenities.			
<b>Council's Response and Conclusion:</b>	<p>The majority of the site is within the Green Belt, and would have an adverse impact on Green Belt purposes and functions through the loss of enclosed farmland close to the village so causing a loss of rural character. In addition, the proposal would have major adverse effects on settings of Grade II Listed buildings at 38, 40 and 54 West Street Manor House on Green End, due to possible loss of mature hedge and trees prominent in the streetscape and the loss of openness and rural character of backdrops and skylines. These adverse effects could only be mitigated in part by retention of trees and hedges.</p> <p>While Comberton does have some village services and is on a bus route, these factors do not outweigh the adverse impacts on Green Belt and heritage assets noted above, which cannot be fully mitigated. The site therefore has no development potential.</p>			

<b>Settlement:</b>	Comberton		
<b>Site Address:</b>	Land to the West of Green End, Comberton		
<b>SHLAA Reference:</b>	181		
<b>Summary of Council's Original Reasons for Rejection (as published in the SHLAA):</b>	Site with no development potential. Development at this site would have an adverse impact on Green Belt purposes and functions. Development here would have a major adverse impact on backdrop and open rural functional settings of nearby Grade II Listed buildings, and would have an adverse impact upon a non-statutory archaeological site. It would also adversely impact the current soft edge of the village, and would introduce back-land development behind the linear single depth of properties fronting Green End.		
<b>Summary of Support(s) and Comment(s):</b>	N/A		
<b>Summary of Objection(s):</b>	<b>Representation Number(s):</b>	32164 (I&O1)	<b>Respondent(s):</b> Mrs A E Scott
	Site should be carried forward for further consideration, together with road access to West Street.		
<b>Council's Response and Conclusion:</b>	<p>This site lies within the Green Belt. Development would therefore have an adverse impact on upon the setting, scale and character of Comberton by increasing the footprint of the village out into the countryside, and by the loss of farmland causing a loss of rural character. It would also adversely impact on the backdrop and setting of two Grade II Listed buildings within 10 metres of the site. Development of this site would develop part of the enclosed fields and paddocks forming a soft edge to the village in this location, and would bring additional traffic to Green End. Overall, development would have an adverse effect on the landscape setting and townscape of Comberton.</p> <p>The representation supporting development at this site has not addressed any of the initial reasons for rejection. The site therefore has no development potential.</p>		

<b>Settlement:</b>	Fulbourn		
<b>Site Address:</b>	Land south of Hinton Road & Land to the South of Fulbourn Old Drift & Hinton Road		
<b>SHLAA Reference:</b>	108 & 109		
<b>Summary of Council's Original Reasons for Rejection (as published in the SHLAA):</b>	Sites with no development potential. Sites fall within an area where development would have a significant adverse impact on Green Belt purposes and functions. Sites lie approximately 360m south of nationally important Caudle Corner Iron Age settlement (SAM 95). The sites form an important part of the setting of the two Conservation Areas and a Grade II Listed windmill. Development of these sites would have a significant adverse effect on the landscape and townscape setting of Fulbourn.		
<b>Summary of Support(s) and Comment(s):</b>	N/A		
<b>Summary of Objection(s):</b>	<b>Representation Number(s):</b>	41086 (I&O1)	<b>Respondent(s):</b> Endurance Estates Limited
	Objection is made that this land is not a site option. The SHLAA assessment appears to have been made on the presumption that the land would be intensively developed. It would be more appropriate for the land to be developed in a manner that respects its settlement edge location. 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. As commercial promoters of land we are confident that the site is economically viable, with allowance for affordable homes and planning obligation agreements.		
<b>Council's Response and Conclusion:</b>	<p>The site lies within the Green Belt. Development of this site would reduce the extent of Green Belt between the edge of Cherry Hinton (Fulbourn Hospital) and Fulbourn from 665m to 530m (site 108) or 310m (site 109). This area has been identified in various Green Belt studies as being particularly important:</p> <ul style="list-style-type: none"> <li>• "key elevated panoramic views to Cambridge. Cambridge Road is an important approach to the city"</li> <li>• "an area of landscape close to the city to be safeguarded"</li> <li>• "an area with no or very limited potential development capacity"</li> <li>• [development] "would create physical and visual coalescence between city and Fulbourn"</li> <li>• "Fine views over Cambridge, and over the surrounding countryside, are available from this area. The area is widely visible and prominent in many local views and therefore highly sensitive to change, be it development or misplaced tree planting."</li> </ul>		

Development of this site would have a significant adverse effect on the landscape and townscape setting of Fulbourn. To the south and west of the village the land rises to the prominent 'dome' of Lime Pit Hill, which forms part of the Gog Magog hill group. It would be very difficult to mitigate against the adverse impacts of even a small amount of development in this very prominent location, as any landscaping may itself be incongruous in the largely open and highly prominent landscape.

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

<b>Settlement:</b>	Fulbourn		
<b>Site Address:</b>	Broad Location 7: Land between Babraham Road & Fulbourn Road		
<b>SHLAA Reference:</b>	111 & 284		
<b>Summary of Council's Original Reasons for Rejection (as published in the SHLAA):</b>	<p>Site with no development potential. The site falls within an area where development would have a very significant adverse impact on Green Belt purposes and functions being landscape essential to the special character of Cambridge. Adjoins the Gog-Magog SSSI to the south, and the Cherry Hinton Pit &amp; East Pit Site SSSI to the north. Two Scheduled Monuments located south of the golf course at Wandlebury and Magog Down. Roadside verges of Limekiln Road &amp; Worts Causeway are a County Wildlife Site as is Netherhall Farm. Adjoins Beechwoods Local Nature Reserve to south. Permissive Access Path alongside Worts Causeway and down Cherry Hinton Road. Netherhall school playing fields are designated protected open space in Green Infrastructure Study 2011. Development of the site would have very significant adverse effects on landscape and townscape. High pressure gas main crosses the location. Significant infrastructure and utility upgrades required.</p>		
<b>Summary of Support(s) and Comment(s):</b>	N/A		
<b>Summary of Objection(s):</b>	<b>Representation Number(s):</b>	45073 (I&O1)	<b>Respondent(s):</b> Commercial Estates Group
	<p>The site represents 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. It can provide 3,000 dwellings in Cambridge City and 1,000 dwellings in SCDC. It is also the most appropriate and sustainable in connectivity terms for all modes of transport away from the A14/M11 and close to Babraham Park and Ride and Addenbrooke's Hospital. It is able to deliver sustainable development by making economic, social and environmental gains through the mixed development proposal, providing a balance of jobs, homes and supporting these elements by exemplar movement, community, educational servicing, infrastructure and recreation planning (forming the social function); whilst respecting and enhancing the Green Belt and countryside element by improving public access and increasing biodiversity in the area (public open space, creating chalk grassland and wildlife corridors).</p>		
<b>Council's Response and Conclusion:</b>	<p>The site falls within an area where development would have a very significant adverse impact on Green Belt purposes and functions being landscape essential to the special character of Cambridge. This area has been identified in various Green Belt studies as being particularly important:</p> <ul style="list-style-type: none"> <li>• location are categorised as medium to very high in terms of importance to the setting of the City and to Green Belt purposes.</li> <li>• majority of the land in this area is elevated with important views, accords it more importance to both the setting of the City and to Green</li> </ul>		



Belt purposes in general.

- urban edge of the City is clearly defined in this area resulting in a very direct relationship between the city and its surroundings

The site covers the entire area between the edge of the city and Cherry Hinton to the lower slopes of the Gog Magog hills to the south. The dramatic approaches to the city and beyond from the south will be lost with development forming a new skyline to the north. It would be very difficult to mitigate against the adverse effects of a large-scale development in this location as many qualities of the site are related to the landform and open character of the landscape.

Although the edge of Cambridge is one of the most sustainable locations, this is outweighed by the harm to the Green Belt, the landscape and townscape. The site has no development potential.

<b>Settlement:</b>	Fulbourn		
<b>Site Address:</b>	Land at Balsham Road		
<b>SHLAA Reference:</b>	136		
<b>Summary of Council's Original Reasons for Rejection (as published in the SHLAA):</b>	<p>Site with no development potential. Site falls within an area where development would have an adverse impact on the GB purposes and functions. The entire site is within a minerals safeguarding area for sand and gravel. Adverse effect on setting of Conservation Area and listed buildings. Development of this site would have a significant adverse effect on the landscape and townscape setting of Fulbourn</p>		
<b>Summary of Support(s) and Comment(s):</b>	N/A		
<b>Summary of Objection(s):</b>	<b>Representation Number(s):</b>	46865 (I&O1)	<b>Respondent(s):</b> Christopher Barnes and Joyce Burling
	<p>Tier 1 - although Green Belt, would not cause coalescence, impact on physical separation, setting, scale and character of village; or affect general landscape.</p> <p>Tier 2 appears based on assumption 'whole site' would be developed - limited development up to 35 dwellings on front of site, with back land landscaped.</p> <p>Discussions with Accent Nene for provision of affordable housing.</p> <p>Potential to provide a range of benefits for local population and wildlife, without detriment to Conservation Area, Green Belt, Listed Buildings (in Stonebridge Lane) or general biodiversity of surrounding area.</p> <p>No Physical Considerations or Highways Issues and landscape, utility, school and health considerations, could be dealt with through Section 106 Agreement.</p>		
<b>Council's Response and Conclusion:</b>	<p>The site lies within the Green Belt. Fulbourn is identified as an inner necklace village within an area of townscape/ landscape that is an integral part of the city and its environs but lacks individual distinction.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Fulbourn because it would extend the built form of the eastern edge of the village. The listed buildings in Stonebridge Lane look directly southward over the site and the setting of all these properties would be adversely affected if the site were to be developed – their rural location would be lost. The views of rolling countryside from within the village looking outwards would also be impacted by an extension to the built form of the village.</p>		

	<p>Although Fulbourn is one of the most sustainable villages in the district, this is outweighed by the harm to the Green Belt, the landscape and townscape. The site has no development potential.</p>
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<b>Settlement:</b>	Fulbourn		
<b>Site Address:</b>	Land between Teversham Road and Cow Lane		
<b>SHLAA Reference:</b>	162		
<b>Summary of Council's Original Reasons for Rejection (as published in the SHLAA):</b>	Site with no development potential. The site is white land adjacent to the Green Belt. Adverse effect on setting of Conservation Area as loss of significant green space as backdrop and approach to Conservation Area. Land contamination, noise, odour, and vibration issues. Drainage issues resulting from high water table. Development of this site would have a neutral effect on the landscape setting of Fulbourn. Significant utility upgrades required.		
<b>Summary of Support(s) and Comment(s):</b>	<p>3 representations supporting rejection of this site due to:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Loss of a local open space amenity.</li> </ul>		
<b>Summary of Objection(s):</b>	<b>Representation Number(s):</b>	45023 (I&O1) 51903 (I&O2)	<b>Respondent(s):</b> Castlefield International Limited
	<p>The site east of Teversham Road is well related to the built-up framework of the village and existing community facilities. The potential impact of development will be minimal:</p> <ul style="list-style-type: none"> <li>• The site is the only one of the 10 sites at Fulbourn being assessed for development which is not within the Green Belt and which meets the aspirations of South Cambridgeshire. The site will therefore enable the Council to avoid setting a precedent of allocating village sites in the Green Belt for development elsewhere.</li> <li>• The site is in single ownership, facilitating early delivery.</li> <li>• The site owner has the required finance to secure the development of the site which will equally facilitate early delivery. They are a credible, well funded international developer who will be able to provide certainty in its ability to bring the development of the site to fruition.</li> <li>• The site is easily accessible, both from outside of the village and from areas within the village, making it a highly sustainable option.</li> <li>• All the technical work undertaken has been professionally evaluated by independent consultants who conclude that the site raises no issues for development and therefore is an unconstrained site; noise, odour, transportation, sustainability, landscape and townscape setting; drainage; outside of the Green Belt.</li> </ul> <p>It is noted that some six criteria are advanced for the purpose of selecting additional housing site options for consultation. In relation to SHLAA site 162, Land between Teversham Road and Cow Lane, Fulbourn, these criteria are entirely met and therefore the site should appear in the Local Plan document for consultation purposes:</p>		

	<ul style="list-style-type: none"> <li>* The site exceeds 10 dwellings;</li> <li>* The site is in a sustainable location given Fulbourn's position in the settlement hierarchy;</li> <li>* Development of the site would not affect any townscape, biodiversity, heritage assets;</li> <li>* Development of the site is viable;</li> <li>* The site could deliver housing development over the Plan period; and</li> <li>* Development of the site involves no loss of employment.</li> </ul> <p>On behalf of Castlefield International Ltd, a planning assessment report together with technical reports was submitted to the initial Issues and Options Consultation in September 2012, to support an allocation for residential purposes of land east of Teversham Road, Fulbourn.</p> <p>The Issues and Options 2 document for consultation is incomplete in that it does not make any reference whatsoever to SHLAA Site 162 in terms either of a policy option for allocation or a comprehensive sustainability appraisal.</p> <p>Appendix 3 contains a list of certain sites rejected by the Council for inclusion in this current consultation document. This is a partial list of rejected sites and does not include a significant number of sites which were initially rejected as part of the SHLAA process. It is not acceptable for this appendix to cross-reference the SHLAA which is an entirely separate process, with the resulting SHLAA being a document to support the Local Plan. All sites, whether or not assessed through the SHLAA, should be listed in Appendix 3. The SHLAA cannot be used as a document to support or not support the inclusion of sites within the Local Plan.</p>
<p><b>Council's Response and Conclusion:</b></p>	<p>There are drainage issues on the site, which it has not been demonstrated can be adequately addressed. The Environment Agency recommends that the site not be allocated unless it can be demonstrated that this risk can be mitigated to their satisfaction.</p> <p>The site adjoins industrial type units with the potential to generate solvent type smells / odours and potential to cause noise nuisance. It is unlikely that mitigation measures on the proposed development site alone can provide an acceptable ambient noise environment and it is very difficult to abate off site odour sources effectively.</p> <p>Development of the site would have an adverse effect on the setting of the Conservation Area as it would result in the loss of significant green space which provides a backdrop and approach to the Conservation Area. The site includes trees protected by Tree Preservation Orders. The South Cambridgeshire Village Capacity Study (1998) describes the edge of the village to the south of the site as soft and well defined with mature woodland and low density development adjoining the open fields that form the site. Development of this site would therefore be harmful to the character of the village.</p> <p>Although Fulbourn is one of the most sustainable villages in the district, this is outweighed by the harm to the village character and by the environmental issues on this site, which it has not been demonstrated can be adequately</p>

	addressed to provide acceptable living conditions. The site has no development potential.
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<b>Settlement:</b>	Fulbourn		
<b>Site Address:</b>	Land off Home End		
<b>SHLAA Reference:</b>	214		
<b>Summary of Council's Original Reasons for Rejection (as published in the SHLAA):</b>	<p>Site with no development potential. Site falls within an area where development would have an adverse impact on the Green Belt purposes and functions. Major adverse effect on Conservation Area due to loss of prominent and important open green space, playing fields and countryside views. Adverse effect on settings of listed buildings in Home End. There is an Important Countryside Frontage along the western edge looking across the site. Moderate to major significant noise related issues. Reports of flooding in the vicinity. Development of this site would have a significant adverse effect on the landscape and townscape setting of Fulbourn. The proposed site does not appear to have a direct link to the adopted public highway.</p>		
<b>Summary of Support(s) and Comment(s):</b>	N/A		
<b>Summary of Objection(s):</b>	<b>Representation Number(s):</b>	46079 (I&O1)	<b>Respondent(s):</b> Trustees of the Late K G Moss
	<p>The land off Home End, Fulbourn provides a clear example of where circumstances have changed at the site and its immediate surroundings which means that it no longer performs the function or purpose of land within the Green Belt. The site is now surrounded by buildings and a car park. We request that a review of the Green Belt boundary is required, and land off Home Farm should be released from the Green Belt for development. The site is an undeveloped parcel of land, adjacent to the Development Framework boundary of Fulbourn. Fulbourn is a Rural Centre and one of the preferred locations for development.</p>		
<b>Council's Response and Conclusion:</b>	<p>The site lies within the Green Belt. Development of this site would have a significant adverse effect on the landscape and townscape setting of Fulbourn. It would have a major adverse effect on Conservation Area due to loss of prominent and important open green space, playing fields and countryside views, and the setting of listed buildings nearby would be adversely affected. The land has been an Important Countryside Frontage to protect the views towards the recreation ground and the rural area beyond.</p> <p>Moderate to major significant noise related issues from the adjoining recreational and social uses. Such short distance separation between a skateboard park and residential is unlikely to be in accordance with SCDCs Open Space SPD.</p> <p>Although Fulbourn is one of the most sustainable villages in the district, this is outweighed by the harm to the Green Belt, the landscape and townscape and environmental issues. The site has no development potential.</p>		

<b>Settlement:</b>	Gamlingay			
<b>Site Address:</b>	Land off Heath Road / Green End			
<b>SHLAA Reference:</b>	174			
<b>Summary of Council's Original Reasons for Rejection (as published in the SHLAA):</b>	<p>Site with no development potential.</p> <p>Development here would have adverse impacts on the landscape setting of Gamlingay by reducing the transitional area of small fields, hedgerows and trees, and by the creation of a promontory of built development into the countryside. The development would also cause the loss of rural context and green backdrop for nearby Listed Buildings. Neither of the above two factors could be effectively mitigated.</p> <p>The local planning authority also has concerns about the landowner's ability to deliver a financially viable development; this site may not be sufficiently attractive for developers to be interested in acquiring it in the current market.</p>			
<b>Summary of Support(s) and Comment(s):</b>	The site was not specifically referred to in any representations supporting its continued rejection for development. One representor expressed support for the rejection of all sites in Gamlingay, on the grounds of traffic impact and visual impact.			
<b>Summary of Objection(s):</b>	<b>Representation Number(s):</b>	40797 (I&O1)	<b>Respondent(s):</b>	Wyboston Lakes Limited
	<p>The site has scope to provide a logical and sustainable expansion of the village that relates well to the existing built framework, with good access links to village facilities.</p> <ul style="list-style-type: none"> <li>• The site is enclosed by established boundary planting, and there is ample scope for reinforcing existing boundary trees and hedges to maintain a 'soft' green edge to this part of the village. There is also the opportunity to safeguard/enhance the setting of the Listed Cottage at 1 Dennis Green by reintroducing a Village Green (Dennis Green) between the existing cottage and any new development.</li> <li>• The development of the land would have no adverse impact on the conservation area.</li> <li>• Although the site has been the subject of landfill in the past, the Council's Environmental Protection officer was satisfied this did not pose a risk to development on adjacent land.</li> <li>• Contrary to the statement in the SHLAA there are no viability issues. In the absence of any significant on or off-site abnormal development costs, the current poor grazing use and the extremely low current use (and book) value, a residential development will provide sufficient return to enable a viable development scheme and meet the development/infrastructure costs.</li> </ul>			
<b>Council's Response and</b>	While the objector responds to several of the original reasons for rejection, the Council considers that the adverse effects on the landscape, rural			



<b>Conclusion:</b>	character of the area, and major adverse impacts via the loss of rural context and green backdrop to the Grade II Listed 1 Dennis Green, cannot be sufficiently mitigated. In particular, this development would create a promontory of development into the countryside, and as noted in the original reasons for rejection, the upper floors of houses would be visible above retained hedgerows. The site therefore has no development potential.
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<b>Settlement:</b>	Girton		
<b>Site Address:</b>	Town End, Duck End		
<b>SHLAA Reference:</b>	018		
<b>Summary of Council's Original Reasons for Rejection (as published in the SHLAA):</b>	<p>Site with no development potential. Site falls within an area where development would have a significant adverse impact on Green Belt purposes and functions. It would not be possible to mitigate impacts on heritage considerations as the only vehicular access to the site is via a narrow driveway, situated between two Listed Buildings, which would need upgrading to provide safe access. Development of this site would have a significant adverse effect on the landscape and townscape setting of Girton. The Highway Authority has concerns relating to the provision of suitable safe access for this site.</p>		
<b>Summary of Support(s) and Comment(s):</b>	N/A		
<b>Summary of Objection(s):</b>	<b>Representation Number(s):</b>	46790 (I&O1)	<b>Respondent(s):</b> J Gordon
	<p>Our client's site on land off Duck End, Girton, should be considered for a residential allocation to include for both affordable and market housing. The site is located immediately adjacent the existing settlement framework and would provide a logical extension to the village.</p> <p>The site on land off Duck End in Girton (as shown on the attached plan) should therefore be considered for development by the Council.</p>		
<b>Council's Response and Conclusion:</b>	<p>The site is within the Green Belt, within an area of land considered to be most critical in separating settlements within the immediate setting of Cambridge, and which should be afforded the greatest protection.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Girton as even a small scale of development will be harmful to the small scale and intimate character of Duck End.</p> <p>It is not possible to provide suitable vehicular access to the site without detrimental impact to adjoining Listed Buildings, as access can only be achieved via a narrow driveway between the properties. The Highways Authority does not consider it possible to achieve appropriate visibility splays necessary for safe access to the site. The site has no development potential.</p>		

<b>Settlement:</b>	Girton		
<b>Site Address:</b>	Land at Dodford Lane, High Street		
<b>SHLAA Reference:</b>	144		
<b>Summary of Council's Original Reasons for Rejection (as published in the SHLAA):</b>	<p>The site has no development potential. Site falls within an area where development would have some adverse impact on GB purposes and functions. Approximately 1/3 of the site is within the Flood Zones 2 and 3. Significant historic environment, townscape and landscape impacts. Development would have a detrimental impact on the setting of two Grade II Listed Buildings and Important Countryside Frontage, which it would be very difficult to mitigate unless a much smaller scale of development were proposed, which would be difficult to integrate into the built form of the village. Further investigation and possible mitigation will be required to address the physical considerations, including potential for noise from the adjacent public house and A14 and nuisance from artificial lighting from the Golf Club.</p>		
<b>Summary of Support(s) and Comment(s):</b>	N/A		
<b>Summary of Objection(s):</b>	<b>Representation Number(s):</b>	37035 (I&O1)	<b>Respondent(s):</b> College of Saint John the Evangelist, University of Cambridge
	<p>This site lies to the south of existing residential properties, south of Dodford Lane and housing frontage to the High Street. The site lies within the Green Belt and is some 3 hectares in extent. The site could accommodate approximately 50 dwellings having regard to the character of this site and will provide an important contribution to the Council's Housing Land Supply in the village with a good level of services and facilities.</p> <p>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.</p>		
<b>Council's Response and Conclusion:</b>	<p>Site falls within an area where development would have some adverse impact on Green Belt purposes and functions. The site forms an important part of the setting for the High Street, where it forms a particularly attractive incursion of countryside into the village. Development would have significant historic environment, townscape and landscape impacts, including a detrimental impact on the setting of two Grade II Listed Buildings and the Important Countryside Frontage. It would be very difficult to mitigate these impacts unless a much smaller scale of development were proposed, which would be difficult to integrate into the built form of the village. A view shared by an independent planning inspector - "The site can be prominently seen from High Street, where it forms a particularly attractive incursion of countryside into the northern part of the village." (Local Plan 1993 Inspector)</p>		

	<p>In addition, potential for noise from the adjacent public house and possibly from the A14, together with potential impact from floodlighting at the golf club, could influence the design and layout of any development, making it even more difficult to achieve a suitable development in a very sensitive location.</p>
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	<p>Although Girton is one of the more sustainable villages in the district, this is outweighed by the harm to the Green Belt, the landscape and townscape, and the setting of the listed buildings, and the adverse impacts on the Important Countryside Frontage. The site has no development potential.</p>
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<b>Settlement:</b>	Girton			
<b>Site Address:</b>	Land off Oakington Road			
<b>SHLAA Reference:</b>	177			
<b>Summary of Council's Original Reasons for Rejection (as published in the SHLAA):</b>	The site has no development potential. Site falls within an area where development would have some adverse impact on Green Belt purposes and functions. Approximately half of the site is within Flood Zones 2 and 3. Possible noise and malodour from Dapple and Manor Farm and A14. A high voltage overhead electricity line runs through the middle of the site so possible Electromagnetic fields concerns (EMFs). Development of this site would have an adverse effect on the landscape and townscape setting of Girton.			
<b>Summary of Support(s) and Comment(s):</b>	N/A			
<b>Summary of Objection(s):</b>	<b>Representation Number(s):</b>	37458 (I&O1)	<b>Respondent(s):</b>	Girton Golf Club (Cambridge) Limited
	<p>Object to the rejection of this site as I support development at site 177:</p> <ul style="list-style-type: none"> <li>- With more landscaping, the impact of any development will be minimal.</li> <li>- The area at risk of flooding is not necessary to the development of the site.</li> <li>- The impact on school capacity will not be large.</li> <li>- The pylons which pass over the site are not in the way of the housing.</li> <li>- Given the agricultural nature of East Anglia nearly every development would be near noise and malodour from farms.</li> <li>- The need to look at utilities upgrades is common to all new developments.</li> </ul>			
<b>Council's Response and Conclusion:</b>	<p>Site falls within an area where development would have some adverse impact on Green Belt purposes and functions.</p> <p>The western half of the site falls within Flood Zone 3 and national planning guidance confirms that houses are not appropriate in this zone. Half of the remaining site is within Flood Zone 2, which the Sequential Test considers should only be considered where there are no reasonable available sites in Flood Zone 1. There are sufficient suitable alternative sites available.</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Girton as the site currently forms an area of rural separation between the edge of the village and a complex of farm and commercial uses to the north, and creates a soft edge and visually interesting entrance to the village from the north.</p> <p>There are also other environmental and health concerns with locating residential uses close to high voltage overhead electricity lines and possible noise and malodour from nearby uses which would need further consideration before the site could be allocated for housing.</p>			

	<p>Although Girton is one of the more sustainable villages in the district, this is outweighed by the harm to the Green Belt and the flood risk, as well as the harm to landscape and townscape. The site has no development potential.</p>
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<b>Settlement:</b>	Girton		
<b>Site Address:</b>	Land off Duck End		
<b>SHLAA Reference:</b>	203		
<b>Summary of Council's Original Reasons for Rejection (as published in the SHLAA):</b>	<p>Site with no development potential. Site falls within an area where development would have a significant adverse impact on Green Belt purposes and functions. A very small part of the site is within Flood Zones 2 and 3. Development of this site would have a significant adverse effect on the landscape and townscape setting of Girton. The Highway Authority has concerns with regards to the intensification of Wash Pit Road.</p>		
<b>Summary of Support(s) and Comment(s):</b>	N/A		
<b>Summary of Objection(s):</b>	<b>Representation Number(s):</b>	41007 (I&O1)	<b>Respondent(s):</b> Trustees of T W Green
	<p>We request that the merits our client's site is reconsidered on the basis of a reduced amount of the development and in the context of other representations regarding the re appraisal of the green belt. 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. This could include some form of ribbon development along the perimeter of the site. Such development would offer opportunities for landscape and ecological improvements, and provision of affordable housing in a location that is located close to employment and benefits from good links into Cambridge. The main constraint to redevelopment of the site seems to relate to the site's location in the Green Belt.</p>		
<b>Council's Response and Conclusion:</b>	<p>The site is within the Green Belt, within an area of land considered to be most critical in separating settlements within the immediate setting of Cambridge, and which should be afforded the greatest protection.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Girton as even a small scale of development will be harmful to the small scale and intimate character of Duck End. A smaller ribbon development along the perimeter of the site, consistent with the existing properties in Duck End would not be of sufficient scale to allocate.</p> <p>Although Girton is one of the more sustainable villages in the district, this is outweighed by the harm to the Green Belt, as well as the harm to landscape and townscape. The site has no development potential.</p>		

<b>Settlement:</b>	Linton		
<b>Site Address:</b>	Land to south of Horseheath Road, Linton (land south of Wheatsheaf, Horseheath Road, Linton)		
<b>SHLAA Reference:</b>	032		
<b>Summary of Council's Original Reasons for Rejection (as published in the SHLAA):</b>	Site with no development potential. Development of this site would have a significant adverse effect on the landscape setting of Linton because the site is part of the open undulating farmland that extends eastward from the village. Highway Authority has severe concerns with regards to the accident record of the A1307 and how scheme would access this road.		
<b>Summary of Support(s) and Comment(s):</b>	N/A		
<b>Summary of Objection(s):</b>	<b>Representation Number(s):</b>	43165 (I&O1)	<b>Respondent(s):</b> Ely Diocesan Board of Finance
	Site is available, suitable, and achievable and can be brought forward at early stage in the period of emerging Local Plan. A number of technical studies have been commissioned including a Transport Statement, Flood Risk Statement, Phase 1 Habitat Assessment and Landscape and Visual Assessment which further confirm the site's suitability. An Indicative Concept Plan has also demonstrates an appropriate scheme can be achieved which conforms to necessary adopted policy requirements.		
<b>Council's Response and Conclusion:</b>	<p>Whilst recognising that longer views towards the site could be mitigated by careful design and layout taking account of the height of any new buildings and the associated landscaping the Council consider that there would be an adverse impact on the landscape setting of Linton if this site were to be developed.</p> <p>The Highway Authority has accepted that in principle access to the site could be via a junction located on Horseheath Road but traffic generated from development is highly likely to need to access the A1307 and this road continues to have a poor accident record.</p> <p>Due to the impact on the landscape setting of Linton and the concerns regarding the A1307 by the Highway Authority the site has no development potential.</p>		



<b>Settlement:</b>	Linton		
<b>Site Address:</b>	Land adjacent to Paynes Meadow		
<b>SHLAA Reference:</b>	276		
<b>Summary of Council's Original Reasons for Rejection (as published in the SHLAA):</b>	<p>Site with no development potential. Development of this site would have a significant adverse effect on the landscape setting of Linton because the site is within the open countryside that is an important part of the setting of Linton. It would impact on views from the historic centre and ones across the village.</p> <p>The Highway Authority has severe concerns with regards to the accident record of the A1307 and how scheme would access this road.</p>		
<b>Summary of Support(s) and Comment(s):</b>	N/A		
<b>Summary of Objection(s):</b>	<b>Representation Number(s):</b>	39213 (I&O1) 51227 (I&O2)	<b>Respondent(s):</b> The Fairey Family
	<ul style="list-style-type: none"> <li>• The assessment of the site contains some inaccuracies. The site is not part of a large arable field. It is enclosed by mature hedge boundaries on three sides, which makes it separate from the neighbouring open land.</li> <li>• 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.</li> <li>• The highways concerns about the impact on the A1307 would apply to all the sites around Linton.</li> <li>• Linton is a suitable village for additional development, and sites should be identified within and adjacent to the development framework boundary.</li> </ul>		
<b>Council's Response and Conclusion:</b>	<p>This site is adjoining an exception site for housing and separate from the village framework. An adjoining site promoted during the SHLAA Call for Sites (Sites 101 and 120) was found not to have development potential when it was assessed and therefore was rejected as being considered suitable for housing. Site 276 is not adjoining the village framework and there are no proposals to alter the Linton framework as part of the review of the local plan. Since sites 101 and 120 are not being proposed as having development potential this site 276 could not be considered for housing allocation in the local plan as it is not adjoining the village framework.</p> <p>The concerns that the Highway Authority has about the A1307 and its accident record have been stated for all the site assessments in Linton as it is equally valid for any additional larger scale development within the village.</p> <p>The site has no development potential since it neither adjoins the village framework nor is adjacent to a housing site to be allocated in the local plan. Also the concern about the A1307 on any development in Linton is likely to make any larger scale development unacceptable.</p>		

<b>Settlement:</b>	Linton		
<b>Site Address:</b>	Land to the east of Linton		
<b>SHLAA Reference:</b>	318		
<b>Summary of Council's Original Reasons for Rejection (as published in the SHLAA):</b>	<p>Site with no development potential. Major adverse effect on the conservation area as a very prominent countryside site in views across valley and village and on approach. Major adverse effect on settings of Barham Hall and Water Tower on Rivey Hill, vista along High Street and as backdrop to other listed buildings. Development of this site would have a significant adverse effect on the landscape setting of Linton as the fields that make up this site are all on the edge of the village and many are in locations where development would have significant impacts on the views from the historic centre and long views across the village. The Highway Authority has severe concerns with regards to the accident record of the A1307 and therefore detailed analysis of access points onto the A1307 will need to be completed. The promoter claims these can be adequately addressed, however the scale and likely cost of measures proposed would require a significant level of development.</p>		
<b>Summary of Support(s) and Comment(s):</b>	N/A		
<b>Summary of Objection(s):</b>	<b>Representation Number(s):</b>	51923 (I&O2)	<b>Respondent(s):</b> Pembroke College, G W Balaam, and The Fairey Family Trust
	<p>Promoters dispute the critique made in the site assessment. The main concern of the Council is landscape and historic setting impact. Those concerns are not well-founded.</p> <ul style="list-style-type: none"> <li>• There is flexibility within the site to form a development that is most sympathetic to its context and have space available for landscape mitigation or public open space.</li> <li>• All views of the developable part of the site will be screened from the conservation area by the existing built form of Linton.</li> <li>• Minimal development has been proposed within the area surrounding the listed Tower Mill due to the exposed nature of the land. Any development would be sensitively located and appear, in the context of Linton, to be viewed as an extension to the built form.</li> <li>• Development proposed will be partially visible from the Barham Hall (listed building), however it will be seen in context to the existing backdrop of Linton thereby not significantly altering the character of the setting.</li> <li>• Within long distance views, the proposed development would appear as a minor extension to Linton.</li> </ul> <p>Specific reference by the Council is made to the delivery of the A1307 junction improvements. A clear proposal was included for the improvement</p>		

	<p>of the junctions to the A1307. Detailed traffic assessment and junction designs have been discussed with the Highway Authority and their preliminary assessment is that the junction designs are appropriate. The land to deliver the junctions is in the sole control of the site promoters and the County Council.</p> <p>The achievability of the site is also questioned. Letters from the landowners confirm their commitment to delivering a high quality site along with community infrastructure, not least improvements to the A1307. There is no technical reason why the proposal cannot be delivered.</p>
<p><b>Council's Response and Conclusion:</b></p>	<p>The promoter is suggesting the site offers the opportunity to provide up to 420 dwellings, associated public open space and ecological enhancements, which will be designed to incorporate existing landscape features such as boundary and hedgerows to help integrate it into the landscape.</p> <p>Linton is set within a river valley surrounded by undulating landscape. It is accepted that with a smaller scale of development and careful design, the impacts on the Conservation Area may not be as severe as indicated in the original SHLAA assessment. However, there remains the potential for development on the southern part of the site to impact on the setting of the river valley and the wider setting of the Conservation Area. Similarly, development of the southern and south eastern part of the site would be on hillside facing the Grade II* Barham Hall, whilst the northern part would impact on the setting of the Grade II Water Tower on Rivey Hill, a dominant backcloth to the village.</p> <p>The promoter, through their Transport and Access Appraisal, claims to highway impacts of development can be adequately addressed. The Highway Authority has severe concerns with regards to the accident record of the A1307, the A1307 is a high casualty route, and how a scheme would access this road. The scale and likely cost of measures proposed, including junction improvements and measures to improve access by non-car modes, would require a significant level of development. Any necessary road infrastructure, including potential lighting, on the A1307 is likely to be visually intrusive and impact on the setting of Linton Conservation Area and Barham Hall.</p>

<b>Settlement:</b>	Milton		
<b>Site Address:</b>	Fen Road		
<b>SHLAA Reference:</b>	094		
<b>Summary of Council's Original Reasons for Rejection (as published in the SHLAA):</b>	Site with no development potential. The area is located within the Green Belt. Development would impact on the openness of the Green Belt and consolidate development on the east side of Chesterton Fen Road. The River Cam and its meadows are an important and sensitive location. Part of the site is also situated within Flood Zone 3, which would rule it out from further assessment. The Local Highway Authority would question the suitability of this site for the number of pitches being proposed in addition the existing levels of development.		
<b>Summary of Support(s) and Comment(s):</b>	N/A		
<b>Summary of Objection(s):</b>	<b>Representation Number(s):</b>	40598 (I&O1) 51258 (I&O2)	<b>Respondent(s):</b> Jesus College (Cambridge)
	<p>In its initial submission and then in response to the rejection of site 94, the promoter made the following arguments:</p> <p>There is a current unmet need for Gypsy &amp; Traveller pitch provision:</p> <ul style="list-style-type: none"> <li>• National planning policy requires that the Council must provide for the needs of the Gypsy &amp; Traveller community, using relevant evidence.</li> <li>• The Council's own evidence shows that South Cambridgeshire needs to provide 65 new pitches to meet the current backlog and a further 20 new pitches to meet future demand by 2026. The site is in single ownership with immediate access to the site being possible to deliver Gypsy and Traveller pitches, which would substantially help to meet this identified need, and also the needs identified for Cambridge, given the site's close proximity to the City.</li> </ul> <p>All adverse impacts relating Site 94 can be effectively mitigated:</p> <ul style="list-style-type: none"> <li>• A Transport Appraisal demonstrates that suitable access to the site can be achieved via Fen Road, and that traffic generation associated with the site can be easily accommodated within the existing highway network.</li> <li>• A Flood Risk Assessment for the site demonstrates that the proposed developable area of the site is considered appropriate for caravan pitches and that a suitable sustainable drainage strategy can be provided.</li> <li>• Land between the developable area of the site and the river would be set aside for open space and landscaping purposes. The site is at the heart of an existing established gypsy and traveller community, has no other useable purpose and performs no Green Belt function whatsoever.</li> </ul>		

<b>Council's Response and Conclusion:</b>	<p>In response to the argument that development at this site is needed to meet identified gypsy and traveller needs, sites have come forward through planning applications that are sufficient to meet the level of need identified through the Gypsy and Traveller Accommodation Needs Assessment. Additional allocations are not needed in the Local Plan.</p> <p>The Council accepts the Flood Risk Assessment evidence that part of the site would be developable for caravan pitches, and that a suitable drainage strategy can be provided. It also accepts the Transport Appraisal evidence that traffic generation associated with the site can be accommodated within the existing highway network.</p> <p>The site lies within the Green Belt, and no exceptional circumstances for review of the Green Belt have been identified in responses to the consultation. The major impact of development here would be the closure of views to the River Cam – a county wildlife site - and from, across and of Fen Ditton's Conservation Area. It would also link existing residential sites, resulting in a continuous frontage of development, which would adversely impact the rural character of Cambridge's Green Belt. Setting aside the developable area of the site and the river for open space and landscaping would not mitigate either of these adverse impacts.</p> <p>In conclusion, this site has no development potential.</p>
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**Milton Sites with no objections**

Land west of A10, Milton (SHLAA Site 327): 1 representation from Milton Parish Council supported the continued rejection of the site.

<b>Settlement:</b>	Papworth Everard		
<b>Site Address:</b>	Land at The Ridgeway, Papworth Everard		
<b>SHLAA Reference:</b>	321		
<b>Summary of Council's Original Reasons for Rejection (as published in the SHLAA):</b>	Site with no development potential. Development of this site would have a significant adverse impact on the landscape and townscape of the area, as the site is located on a ridge and therefore any built development would be a prominent, harsh edge to the village in the wide views across the undulating arable fields. Development of the site would also change the strong linear character of the village. The promoter has indicated that a substantial tree buffer would be provided to screen the site from the surrounding countryside. Development would have a direct impact on the A428 with potential capacity issues.		
<b>Summary of Support(s) and Comment(s):</b>	N/A		
<b>Summary of Objection(s):</b>	<b>Representation Number(s):</b>	50869 (I&O2)	<b>Respondent(s):</b> Davison & Sons (Great Barford) Ltd
	<p>We object to the Council's assessment of this site because it is not robust and effectively ignores the Concept Masterplan submitted.</p> <p><i>Townscape and Landscape:</i> There would inevitably be some views of the development from the open countryside but the existing housing along the Ridgeway is already visible and the proposed development would be seen below that and set within a landscape framework. The Concept Masterplan for the site makes provision for planting within and on the edge of the development to ensure that the scheme is assimilated into the surrounding landscape. This approach would minimise the visual prominence of the site. The relatively recent development at Old Pinewood Way (in 2002) to the northeast demonstrates how a soft and robust landscape edge can be created in a short space of time.</p> <p>Papworth Everard originally adopted a linear form but has subsequently expanded and now contains significant areas of development which is set back behind the main street. The construction of the bypass has also had an effect on the form of the village. The roundabout junctions of the bypass effectively contain the settlement in those directions and the most logical and sustainable pattern for future development is to consolidate the village.</p> <p><i>Highways:</i> The assessment identified "potential capacity issues" relating to the A428 corridor between the A1198 (Caxton Gibbet) and the A1 at St Neots. Any development within Papworth Everard will have a dispersed impact on all the approach roads within the area. Only a proportion of that impact will be on the A428 corridor between Caxton Gibbet and St Neots. The greater</p>		

	<p>balance of impact will be on either the A428 towards Cambridge, or northwards to Huntingdon and the A14. It is unlikely that the impact of development at the Ridgeway would be materially significant on traffic flows within the A428 corridor.</p> <p><i>Suitability, Availability and Achievability:</i>  The assessment concluded that the site has “no potential suitability, serious availability concerns, serious achievability concerns”. The site is a suitable location for residential development, it is a deliverable housing site - there is developer interest. There is no reason to doubt the viability of the site for development or its attractiveness to developers.</p>
<p><b>Council's Response and Conclusion:</b></p>	<p>The north-eastern edge of Papworth Everard is largely screened by a ridge that runs parallel to Rogues Lane and the new tree-belts planted to screen the new housing development at Old Pinewood Way. The areas that are not screened by tree belts (e.g. Ridgeway) still include mature trees that provide a soft village edge. Papworth Wood a distinctive landscape feature and it provides a substantial buffer between the village and the arable fields. The planting that screens Old Pinewood Way also provides an extensive buffer between the existing residential properties and the arable fields that are being proposed for development. New development in this location would therefore be separated from the existing built up area of the village. Due to the topography of the site, planting and landscaping buffers along the new edge will not be sufficient to mitigate the adverse impacts of the development on the landscape. The existence of existing impacts on the landscape is not a good reason to reinforce those impacts through additional development.</p> <p>Papworth Everard has changed considerably since the 1990s due to a new bypass, relocation of some employment uses to the new business park and the building of a significant number of new homes. This change was planned in response to a perceived need to create a more balanced community. To maintain the vitality and viability of the village, there needs to be a continued balance of housing and employment. Altering this balance will make it a challenge to achieve a sustainable future for the village.</p> <p>English Heritage comments that Papworth has already been subject to major expansion over recent years and further expansion will mean the village will be completely out of kilter with its historic core, adversely affecting the character and appearance of the Conservation Area.</p> <p>The impact of the site on the A428 and other roads would need to be addressed in a Transport Assessment.</p> <p>Although Papworth Everard is one of the more sustainable settlements in the district, this is not outweighed by the harm that this development would have on the landscape. The site has no development potential.</p>



<b>Settlement:</b>	Swavesey			
<b>Site Address:</b>	Land abutting Fen Drayton Road			
<b>SHLAA Reference:</b>	065			
<b>Summary of Council's Original Reasons for Rejection (as published in the SHLAA):</b>	Site with no development potential. Historic environment, townscape and landscape impacts of development of this site. The site is in an exposed location and does not relate well to the built form of this part of the village. Further investigation and possible mitigation will be required to address the physical considerations, including potential for noise.			
<b>Summary of Support(s) and Comment(s):</b>	1 representation support rejection of this site.			
<b>Summary of Objection(s):</b>	<b>Representation Number(s):</b>	42437 (I&O1)	<b>Respondent(s):</b>	A E Johnson
	<p>Object to rejection of this site. We note that SHLAA site 83 has been included as a potential option. We consider that given the identified sustainability of Swavesey (highly accessible to the CGB) that it is a settlement capable of taking at least one additional residential allocation.</p> <p>Ours is the only other potential site allocation, at least in part, as it lies outside the flood zone and Green Belt, and does not impact on heritage assets. Visual impact on the countryside can be mitigated through sensitive design, layout and landscaping. The site is an unencumbered greenfield site readily deliverable in the short term.</p>			
<b>Council's Response and Conclusion:</b>	<p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Swavesey. The site is very open and rural in character and development on this site would be very large scale and harmful to the character of the village. It would constitute substantial back land development, poorly related to the existing built-up part of the village. It would result in a large scale westwards expansion of the village along School Lane, having a significant impact on the approach to the village. A previous attempt to gain planning permission for residential development has also been unsuccessful as it would adversely change its character.</p> <p>Although Swavesey has access to the Guided Busway and is one of the more sustainable villages in the district this is outweighed by the harm to the townscape and landscape. Site with no development potential.</p>			

<b>Settlement:</b>	Swavesey		
<b>Site Address:</b>	Land south of Market Street & at Fenwillow Farm		
<b>SHLAA Reference:</b>	169		
<b>Summary of Council's Original Reasons for Rejection (as published in the SHLAA):</b>	Site with no development potential. The whole site is within Flood Zone 3a. PPG25 Table D2 confirms that houses are not appropriate in this zone. Historic environment, townscape and landscape impacts, in this historically sensitive part of the village. Potential for land contamination and noise, vibration, odour impacts, which it may not be possible to mitigate. It is unclear whether appropriate access can be secured to the site as it is not linked to the adopted public highway.		
<b>Summary of Support(s) and Comment(s):</b>	N/A		
<b>Summary of Objection(s):</b>	<b>Representation Number(s):</b>	46182 (I&O1)	<b>Respondent(s):</b> Mr Keith Wilderspin
	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 the land to the north (SHLAA site 169), enabling the farm to be restructured.		
<b>Council's Response and Conclusion:</b>	<p>The whole site is within Flood Zone 3a and national planning guidance confirms that houses are not appropriate in this zone.</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Swavesey. The site is close to the historic core of the village and forms an important part of the setting of the Conservation Area and several Listed Buildings, including two that are Grade I Listed. It provides a soft edge and rural setting to the village.</p> <p>The site has been considered through two Local Plans and both independent planning inspectors concluded the site was not suitable for housing, as the whole site was in the flood zone; it would represent a clear extension of the village into generally flat and open countryside; and the benefits offered [removal of intensive pig rearing unit and provision of additional public open space] would not justify the intrusion into the countryside. Planning permission has also been refused as the proposed access is inadequate and below the minimum standard required (being a private unmade road).</p> <p>Site with no development potential.</p>		

<b>Settlement:</b>	Swavesey		
<b>Site Address:</b>	Driftwood Farm		
<b>SHLAA Reference:</b>	250		
<b>Summary of Council's Original Reasons for Rejection (as published in the SHLAA):</b>	Site with no development potential. It is adjacent to a nationally important Scheduled Monument and it will not be possible to mitigate impact. Part of the site is also within Flood Zone 2 and most of the site is within the Minerals Safeguarding Area for sand and gravel. Development of this site would have a significant adverse effect on the landscape and townscape setting of Swavesey. It is not possible to provide safe highway access to the site and it is not linked to the adopted public highway.		
<b>Summary of Support(s) and Comment(s):</b>	N/A		
<b>Summary of Objection(s):</b>	<b>Representation Number(s):</b>	50433 (I&O1) 55166 (I&O2)	<b>Respondent(s):</b> Mr & Mrs R Smart
	<p>Site's current lawful use and nature has significant potential to cause harm, particularly following the construction of residential estate bordering to south.</p> <p>Brownfield site located adjacent to village boundary and outside area at risk from flooding.</p> <p>Allocation for housing would remove a potential nuisance and help to enhance character and appearance of locality and setting of nearby heritage asset.</p> <p>In the absence of any harm to anything of acknowledged importance and with a number of significant advantages we ask the Council to put this site forward as a housing allocation.</p> <p>A more robust strategy must refocus towards delivery of sustainable new homes at a larger number of locations throughout the district. More development should be directed towards larger villages such as Swavesey which are sustainable locations and which, with additional development, could be more sustainable as growth could help facilitate provision of additional facilities within village.</p> <p>The site is within 1km of Guided Busway and previously developed, currently comprising mixed use of general industrial, warehousing open storage and residential. Limited development (for small number of executive homes) will help enhance setting of conservation area and nearby SAM.</p>		
<b>Council's Response and Conclusion:</b>	The site is adjacent to the nationally designated earthworks of Swavesey Castle Scheduled Monument. Development would have a significant negative impact on the Scheduled site, and undesignated remains which may survive in the proposal area. It will not be possible to mitigate the		

impact of development.

Development of this site would have a significant adverse effect on the landscape and townscape setting of Swavesey. The site is close to the historic core of the village and forms an important part of the setting of the Conservation Area. Development of this site would have a negative impact on the setting of this historic part of the village.

The proposed site does not appear to have a direct link to the adopted public highway. It is unlikely that access would be able to meet highway standards to provide satisfactory access without significant harm to the character and appearance of this very rural and historic part of the village.

The site has been considered through three Local Plans and independent planning inspectors who make the following comments:

- a small proportion in the middle of the site is occupied by commercial buildings;
- access is by a narrow road leading out of the Conservation Area (Taylors Lane); any significant additional amount of traffic upon it in its present state would seriously erode its character, as would any substantial upgrading
- nearby housing is visible but surrounded by substantial hedge;
- there are long views across open land to the north and west;
- new buildings would intrude into the countryside, effectively severing the Conservation Area (and the town ramparts within the Ancient Monument) from their rural setting;
- this site would be detached from the main body of the village and, despite the buildings which it contains, would remain more part of the open countryside.

Although Swavesey has access to the Guided Busway and is one of the more sustainable villages in the district and there is potential to improve the site, this is outweighed by the harm to the nationally important Scheduled Monument, townscape and landscape. It is not clear that suitable safe access can be achieved in an acceptable manner. Site with no development potential.

## **Swavesey Sites with no objections**

Land adjacent to Fen Drayton Road, Swavesey (SHLAA Site 287): 1 representation supported the continued rejection of the site.

<b>Settlement:</b>	Waterbeach		
<b>Site Address:</b>	Land north of Poorsfield Road		
<b>SHLAA Reference:</b>	142		
<b>Summary of Council's Original Reasons for Rejection (as published in the SHLAA):</b>	This site has no development potential. It would be very difficult to mitigate any impact on the historic environment as development would impact on the setting of three Grade II Listed Buildings and the Conservation Area due to the loss of significant green setting. The site forms a semi-rural transition area between the village and the countryside beyond, and retains the rural character of the local footpaths. Development of this site would therefore have a significant adverse effect on the landscape and townscape setting of Waterbeach.		
<b>Summary of Support(s) and Comment(s):</b>	N/A		
<b>Summary of Objection(s):</b>	<b>Representation Number(s):</b>	40976 (I&O1) 51921 (I&O2)	<b>Respondent(s):</b> Ashdale Land and Property Company Ltd
	<ul style="list-style-type: none"> <li>• The site is an underused site (a derelict orchard) and immediately adjoins an existing residential development on the western edge of Waterbeach;</li> <li>• The site can be accessed from the existing residential development via Poorsfield Road, which is entirely under the control of Ashdale Land;</li> <li>• The site would therefore represent a natural rounding off of residential uses in this part of Waterbeach;</li> <li>• Ashdale Land is aware that the site falls below the Council's minimum thresholds. However, sites 043, 142 and 270 should be considered as one development opportunity.</li> </ul>		
<b>Council's Response and Conclusion:</b>	<p>While the site itself is not used by the public, its significance lies in its landscape role providing a semi-rural transition area between the village and the countryside beyond. An appeal inspector noted the trees on this site provide screening in this part of the village. Together with the adjacent plots of land to the east and west, the site therefore provides an important amenity area, since it forms an undeveloped green wedge coming in almost to the heart of the village. The appeal inspector also noted the rural character of the footpaths that run along the northern and eastern boundaries of the site.</p> <p>When considered as a single site, development would create adverse impacts on the setting of numbers 5 and 19 Greenside, and on 10 Cambridge Road, all Grade II Listed Buildings. Development here would also adversely impact on the setting of Waterbeach Conservation Area, and on the rural character of the footpaths referred to above. When considered together with sites 043 and 270, development would wholly remove the current green wedge, increasing the accompanying adverse landscape impacts noted above. This site therefore has no development potential.</p> <p>Waterbeach Barracks is proposed for development in the draft Local Plan and further development in the village is not considered appropriate.</p>		

<b>Settlement:</b>	Waterbeach		
<b>Site Address:</b>	Land off Cambridge Road		
<b>SHLAA Reference:</b>	202		
<b>Summary of Council's Original Reasons for Rejection (as published in the SHLAA):</b>	<p>Considering the whole site as proposed by the promoter, this site has no development potential. The site falls within an area where development would have some adverse impact on Green Belt purposes and functions. Development of this site would have a significant adverse effect on the landscape and townscape setting of Waterbeach, given that it does not relate well to the built-up part of the village.</p> <p>N.B. The Council considered that a smaller scale of development along the Cambridge Road frontage at this site did have limited development potential. Two smaller areas within the site were therefore consulted upon in July 2012 Issues &amp; Options consultation as Site Option 52.</p>		
<b>Summary of Support(s) and Comment(s):</b>	N/A		
<b>Summary of Objection(s):</b>	<b>Representation Number(s):</b>	36501 (I&O1)	<b>Respondent(s):</b> Mr M Gingell
	<p>Objections to the rejection of the site argued that the whole of site 202 should be allocated for housing development, for the following reasons:</p> <ul style="list-style-type: none"> <li>• It is deliverable;</li> <li>• The site has suitable access to the local highway network;</li> <li>• It would create a logical extension to the village;</li> <li>• The site has the potential to complement development at the barracks site through housing delivery early in the plan period;</li> <li>• It represents an environmentally sound approach;</li> <li>• Development here would not lead to the coalescence of settlements.</li> </ul> <p>The objector commented that the Council had incorrectly assessed the site in relation to the impact on noise, light pollution, odour and vibration in the Sustainability Appraisal.</p>		
<b>Council's Response and Conclusion:</b>	<p>The Council has already amended the Sustainability Appraisal to address the objector's concerns (this is referenced in the errata and the revised site assessment form has been published on the website).</p> <p>The site is open and exposed to the wider countryside, visible over long distances to the south and west, and the land clearly performs a Green Belt function. Development on the whole of this site would adversely impact on the rural character of this landscape, and therefore on the rural setting of Waterbeach.</p> <p>Cambridge Road to the north and Car Dyke Road to the south provide strong boundaries to the edge of the built up area of Waterbeach. The site is</p>		

therefore somewhat separated from the village, and as a result does not relate well to it. The site would not therefore create a logical extension to the village.

Objections to the rejection of this site do not address the adverse impacts discussed above. When considered as a whole, therefore, this site has no development potential.

Waterbeach Barracks is proposed for development in the draft Local Plan and further development in the village is not considered appropriate.



<b>Settlement:</b>	Waterbeach		
<b>Site Address:</b>	Land off Gibson Close		
<b>SHLAA Reference:</b>	270		
<b>Summary of Council's Original Reasons for Rejection (as published in the SHLAA):</b>	Site with no development potential. Development at this site would have an adverse effect on the setting of Waterbeach Conservation Area due to loss of green rural backdrop and countryside setting, and major adverse effects on the setting of number 5 Greenside, a Grade II Listed Building. Overall, development of this site would have an adverse effect on the landscape and townscape setting of Waterbeach.		
<b>Summary of Support(s) and Comment(s):</b>	N/A		
<b>Summary of Objection(s):</b>	<b>Representation Number(s):</b>	51541 & 40691 (I&O1)	<b>Respondent(s):</b> Foregreen Developments Limited
	<ul style="list-style-type: none"> <li>The Planning Inspector for the 2004 Local Plan concluded that this site, and adjacent sites, should be brought within the development framework boundary.</li> <li>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.</li> <li>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.</li> </ul>		
<b>Council's Response and Conclusion:</b>	<p>This site would have major adverse effects on the setting of a Grade II Listed Building, which is adjacent to the proposed access road. If, as the promoters suggest, access were to be provided via Mill Road and Poorsfield Road by combining sites 270, 142 and part of 043, some of the noted impacts on the setting of number 5 Greenside Listed Building would be reduced.</p> <p>However, changing vehicular access to the site does not mitigate the broader landscape / townscape impacts. The site is adjacent to the Waterbeach Conservation Area, and the Green is a "key landmark". A footpath runs along the northern boundary of this site leading from The Green to the open countryside to the west. An appeal inspector adjudged the site provides an undeveloped green wedge coming in almost to the heart of the village, acting as an important amenity area, and as a setting for the Conservation Area with the Green at its centre. The introduction of built form at this site would be harmful to the rural attributes of this part of the village, and would therefore adversely impact on the Conservation Area.</p> <p>This site therefore has no development potential. Waterbeach Barracks is proposed for development in the draft Local Plan and further development in the village is not considered appropriate.</p>		

<b>Settlement:</b>	Willingham		
<b>Site Address:</b>	Land to the south of Over Road		
<b>SHLAA Reference:</b>	047		
<b>Summary of Council's Original Reasons for Rejection (as published in the SHLAA):</b>	<p>Site with no development potential. Approximately 2/3 of the site is within Flood Zones 2 and 3. Significant townscape and landscape impacts as development would be to the rear of the site, closest to the countryside. This would not relate well to the built form, with a largely linear pattern of development. Further investigation and possible mitigation will be required to address the physical considerations, including potential for land contamination, noise, odour and dust. However it is not clear that these impacts can be overcome. The current status of the A14 gives rise to concern regarding the cumulative effect of developments in the area. The Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site.</p>		
<b>Summary of Support(s) and Comment(s):</b>	<p>Access onto Over Road would be too dangerous and disruptive to traffic flows and pedestrian safety.</p>		
<b>Summary of Objection(s):</b>	<b>Representation Number(s):</b>	33040 (I&O1)	<b>Respondent(s):</b> Mr John Wynn
	<p>Additional land to be included and site reconsidered.</p> <p>Well related to the town centre, school and shopping and other facilities, and is closer than site options. It has good sustainability.</p> <p>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.</p> <p>Townscape - well related to Willingham and facilities.</p> <p>Noise - Aspinall's yard ceased as builders merchants years ago.</p> <p>Access - suitable access retained when frontage parcels sold off for development.</p> <p>Redundant horticulture and storage - tidy up area which may become nuisance to adjoining residents.</p>		
<b>Council's Response and Conclusion:</b>	<p>The Council's Strategic Flood Risk Assessment shows approximately 2/3 of the site is within Flood Zones 2 and 3. With a large proportion of the site situated within Flood Zone 3, the remaining land is located to the rear of the site, away from the road frontage, within an area characterised by a largely linear pattern of development. Development would therefore have considerable landscape and townscape impacts as it would not relate well to the built form of the village, as there would be a large area of open land between the road frontage and potential development. It would not be possible to mitigate these impacts.</p>		

The Highways Agency has concerns regarding the cumulative impact of developments in the area on the A14. The Highways Authority does not consider it possible to achieve appropriate visibility splays necessary for safe access to the site.

Although Willingham is one of the more sustainable villages in the district and there is potential to remove redundant horticulture and storage to tidy up the site, this is outweighed by the harm to the landscape and townscape. The site has no development potential.

<b>Settlement:</b>	Willingham		
<b>Site Address:</b>	Land to the rear of High Street / George Street		
<b>SHLAA Reference:</b>	157		
<b>Summary of Council's Original Reasons for Rejection (as published in the SHLAA):</b>	Site with no development potential. A small part of the site located within Flood Zone 3. The whole site is within the Minerals Safeguarding Area for sand and gravel. Significant historic environment, townscape and landscape impacts on this historically sensitive part of the village. The current status of the A14 gives rise to concern regarding the cumulative effect of developments in the area. It is unclear whether appropriate access can be secured to the site as it is not linked to the adopted public highway.		
<b>Summary of Support(s) and Comment(s):</b>	N/A		
<b>Summary of Objection(s):</b>	<b>Representation Number(s):</b>	42164 (I&O1)	<b>Respondent(s):</b> Mr B Papworth
	It is considered that site 157 within the Council's SHLAA be considered suitable for development and be consulted upon formally as such. The location of site 157 relates well to our client's site (see details below) and both sites could be developed in tandem to provide for housing in the village that would relate well to the existing character and nature of development in Willingham.		
<b>Council's Response and Conclusion:</b>	<p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Willingham. Development would intensify development, extending the built area of the village outwards into land that is open and rural in character, resulting in the loss of historic burgage plots characteristic of the village. This would have a significant adverse effect on the setting of the Conservation Area and several Listed Buildings due to the loss of burgage plots and views out from the High Street into open countryside.</p> <p>Several attempts for planning permission for various scales of development on parts of the site have been unsuccessful as it would represent too large an extension to the village and adversely change its character; it would seriously detract from the living conditions of nearby residents; it would not represent a logical extension or rounding off of existing residential development on this edge of the village but an intrusion into the surrounding area of land in horticultural use.</p> <p>The Highways Agency has concerns regarding the cumulative impact of developments in the area on the A14. The Highways Authority does not consider it possible to achieve access to the site as it does not appear to have a direct link to the adopted public highway.</p> <p>Although Willingham is one of the more sustainable villages in the district, this is outweighed by the harm to the landscape and townscape, and</p>		

	significant harm to the setting of the Conservation Area and listed buildings. It is not clear whether suitable safe access can be achieved to the site. The site has no development potential.
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<b>Settlement:</b>	Great Chesterford (in the parish of Ickleton)		
<b>Site Address:</b>	Land adjacent to Whiteways, Ickleton Road, Great Chesterford		
<b>SHLAA Reference:</b>	330		
<b>Summary of Council's Original Reasons for Rejection (as published in the SHLAA):</b>	Site with no development potential. Development of this site would result in an isolated housing estate that does not relate well to the built-up area of Great Chesterford. The Highway Authority has concerns over this site as it is very close to the main trunk network and therefore has the potential to impact on the working of the network as a whole. Adjoins M11/A11 and mainline railway, therefore this site requires full noise and air quality assessments including consideration of any noise attenuation measures.		
<b>Summary of Support(s) and Comment(s):</b>	<p>2 representations supporting the rejection of this site:</p> <ul style="list-style-type: none"> <li>• Ickleton Society: Good quality agricultural land should not be developed. 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. It would increase traffic through Ickleton where rat running is already a major problem.</li> <li>• Ickleton Parish Council: Development here would be completely severed from Great Chesterford village and would not be capable of integration with that community. 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.</li> </ul>		
<b>Summary of Objection(s):</b>	<b>Representation Number(s):</b>	54194 (I&O2)	<b>Respondent(s):</b> KMBC Planning (Katherine Munro)
	<ul style="list-style-type: none"> <li>• In our view the site is in a truly sustainable location.</li> <li>• Air quality and noise concerns – no concerns were expressed in the accompanying sustainability appraisal of the site. The site is not in an AQMA. Some housing sites proposed are in similar proximity to major roads however they are still included as noise concerns can be mitigated against.</li> <li>• Townscape and landscape concerns – the site is adjacent to existing housing in Great Chesterford, and is opposite to shops and facilities at Riverside, it is therefore not isolated or completely separate from the built up area.</li> <li>• Access concerns – the sustainability appraisal only makes reference to 'minor' negative effects. The potential development of the site will not materially impact on the working of the transport network, as the development proposed is relatively small in scale and being close to the major routes of A11 and M11 means it is likely most road users will access these routes. The development could allow for the upgrade of the road for the benefit of the community.</li> </ul>		
<b>Council's Response and Conclusion:</b>	The site lies adjacent to the A11/M11 and mainline railway, and therefore lies near the source of air pollution (although the area is not a designated AQMA) and is subject to traffic and railway noise. Significant levels of ambient / diffuse traffic noise dominant the environment both during the day and night.		

This site requires full noise and air quality assessments including consideration of any noise attenuation measures such as noise barriers / berms. The sustainability appraisal should be updated to reflect these conclusions that were included in the site assessment proforma, it was an error that these had not been completed rather than meaning that there was no harm.

The western edge of Great Chesterford adjacent to the level crossing is predominantly commercial uses, and the site is separated from Great Chesterford by the railway line. The site is adjacent to an isolated cluster of houses and additional land submitted for housing. Riverside Barns, which are located between Ickleton and Great Chesterford, is a collection of small retail units including galleries, craft and gift shops, and a cafe. Uttlesford District Council's Town and Village Profiles (2012) lists Great Chesterford as having a "thriving" post office / shop, and the nearest supermarkets as being at Saffron Walden (4 miles) and Sawston (5 miles). Uttlesford District Council's Historic Settlement Character Assessment (2007) considers that development in this area would diminish the sense of place and local distinctiveness of the settlement and would extend the village beyond the clearly defined boundary formed by the railway. Development of this site would result in an isolated housing estate that does not relate well to the built-up area of Great Chesterford.

Suitable access would need to be agreed with the Highways Authority. The impact of the site on the surrounding roads would need to be addressed in a Transport Assessment.

Even if the access issues can be overcome, the site would have no development potential as there are other issues that cannot be overcome such as the isolation of the site from the built up area of Great Chesterford.

## Sites in Group Villages

Representations were received on 51 specific sites in Group Villages as outlined in Table 1.

### Council's Response and Conclusion:

Group Villages are smaller villages which provide a lower level of services and facilities than larger villages classified as Rural Centres and Minor Rural Centres. Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence which runs from locations in and on the edge of Cambridge, through New Settlements, to Rural Centre and Minor Rural Centre villages and finally to Group Villages. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence and therefore no development allocations are justified in Group Villages.

**Table 1: Summary of Representations on Rejected SHLAA Sites in Group Villages**

Site Address	SHLAA Reference	Summary of Support(s) and Comment(s)	Summary of Objection(s)
Land between 12 & 22 Shepreth Road, <b>Barrington</b>	012		Neglected derelict land. Group village status permits additional development. Existing developments set precedence and compromise visual amenity. <b>REPS 36966 &amp; 52125</b>
Land north of Comberton Road, <b>Barton</b>	222 & 223		Should be reconsidered for inclusion as the sustainability appraisal is considered to present an inaccurate assessment of the potential impacts of 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. <b>REP 45814</b>



Site Address	SHLAA Reference	Summary of Support(s) and Comment(s)	Summary of Objection(s)
Land opposite Sadlers Close, Whitwell Way, <b>Coton</b>	147		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 countryside. <b>REP 37053</b>
Land opposite Silverdale Avenue, Whitwell Way, <b>Coton</b>	148		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. <b>REP 37049</b>
The Paddock, End of Mangers Lane, <b>Duxford</b>	092		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. <b>REP 55882</b>

Site Address	SHLAA Reference	Summary of Support(s) and Comment(s)	Summary of Objection(s)
Land west and north of <b>Duxford</b>	131	2 representations: i. 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. ii. Ickleton Society: adverse impact on Ickleton which already suffers from a large amount of rat running traffic.	
Rear of 8 Greenacres, <b>Duxford</b>	166		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. <b>REP 39559</b>
Land to the rear of 28 The Green, <b>Eltisley</b>	022	2 representations: Noise, pollution, access, impact on historic environment. Lack of amenities. Sewer problems.	
Land south of St Neots Road, <b>Eltisley</b>	035	1 representation: Would be detrimental to listed buildings and conservation area. Lack of amenities.	
Land west and east of Ditton Lane, <b>Fen Ditton</b>	159 & 160		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. <b>REP 45598</b>

Site Address	SHLAA Reference	Summary of Support(s) and Comment(s)	Summary of Objection(s)
Land behind Ridgeleys Farm House, <b>Fen Drayton</b>	064		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. <b>REP 42557</b>
Appleacre Park, London Road, <b>Fowlmere</b>	077		Located at the edge of Fowlmere, Appleacre Park is already a well-established residential park. We contend that the proposed site which is within the perimeter of the park is well capable of residential development. <b>REP 41029</b>
Land west of High Street, <b>Fowlmere</b>	107		<p>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. <b>REP 40706</b></p> <p>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 Fowlmere. Essential in retaining in excess of 40 jobs at Ion Science. <b>REP 51627</b></p>

Site Address	SHLAA Reference	Summary of Support(s) and Comment(s)	Summary of Objection(s)
Land at Triangle Farm, <b>Fowlmere</b>	218		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. <b>REP 41352</b>
Land west of Station Road, <b>Foxton</b>	233		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. <b>REP 38086</b>
Land east of <b>Great Abington</b>	027		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. <b>REP 47014</b>  Little Abington Parish Council: 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. <b>REP 41746</b>
104 High Street, <b>Great Abington</b>	293		Infill development, with no trees on site, good access, would not impact on listed building. Would provide affordable housing for village. <b>REP 53655</b>

Site Address	SHLAA Reference	Summary of Support(s) and Comment(s)	Summary of Objection(s)
Land off St Neots Road, <b>Hardwick</b>	180		<p>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. <b>REP 42450</b></p> <p>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. <b>REP 55462</b></p>
Land off St Neots Road, <b>Hardwick</b>	180 & part new site		<p>This part of Hardwick comprises an opportunity for a comprehensive approach to development to provide a positive scheme of development. <b>REPS 46780 &amp; 47584</b></p>
158 High Street, <b>Harston</b>	164	1 representation: High water table, High Street already busy.	

Site Address	SHLAA Reference	Summary of Support(s) and Comment(s)	Summary of Objection(s)
Land to rear of High Street, <b>Harston</b>	226 & 289		<p>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. <b>REP 41001</b></p> <p>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. <b>REP 51621</b></p>
Land at River Lane, <b>Haslingfield</b>	150	8 representations (including Harlton and Haslingfield Parish Councils): Access inadequate, flood risk, infrastructure at capacity. Impact on rural character. Detrimental impact on grade 2 listed buildings.	
Land at Barton Road, <b>Haslingfield</b>	163	2 representations supporting rejection from Haslingfield and Harlton Parish Councils.	
72 and 64A West Drive, <b>Highfields Caldecote</b>	052		<p>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. <b>REP 36986</b></p>

Site Address	SHLAA Reference	Summary of Support(s) and Comment(s)	Summary of Objection(s)
Rear of 104 West Drive, <b>Highfields Caldecote</b>	010		Can mitigate landscape impacts, access can be achieved. <b>REP 47499</b>
Rear of 10 West Drive, <b>Highfields Caldecote</b>	011		Landscaping can be achieved, access can be achieved, highly accessible. <b>REP 47507</b>
Bancroft Farm, Church Lane, <b>Little Abington</b>	028		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. <b>REP 47013</b>  Little Abington Parish Council: 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. <b>REP 41746</b>
Green End Farm, <b>Longstanton</b>	002		Within boundary of bypass, good access to employment, deliverable. <b>REPS 32165 &amp; 34219</b>
Land west of Over Road, <b>Longstanton</b>	244		Has been discounted even though it is part of Longstanton which with Northstowe will be the largest settlement in the District. <b>REP 46254</b>
Land east of B1050, <b>Longstanton</b>	246		It is superior to many of the sites suggested within the Issues and Options document and also consider that Longstanton / Oakington / Northstowe should be upgraded in terms of the flawed settlement hierarchy. <b>REPS 34089 &amp; 46257</b>
Land off Clive Hall Drive, <b>Longstanton</b>	257		There is justification for rationalising and rounding off village framework by including land for residential development Would follow a defined property boundary. <b>REP 43124</b>

Site Address	SHLAA Reference	Summary of Support(s) and Comment(s)	Summary of Objection(s)
Land north of Gables Close, <b>Meldreth</b>	100		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 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. <b>REPS 39395 &amp; 41636</b>
Land adjacent to Whitecroft Road, <b>Meldreth</b>	191		Suitable location, subject to detailed findings of noise assessment. Previously developed site, within village framework. <b>REP 39169</b>
80a High Street, <b>Meldreth</b>	264	2 representations: Would destroy small orchard, important habitat in river Mel corridor. Impact on riverside footpath. The development could result in the destruction of a number of trees, included some covered by a TPO.	Site does not flood, no smell from sewage works, near to services. Site is fully screened from the public footpath. <b>REP 37503</b>



Site Address	SHLAA Reference	Summary of Support(s) and Comment(s)	Summary of Objection(s)
Land at Kettles Close, <b>Oakington</b>	185		<p>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. <b>REP 42476</b></p> <p>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. <b>REP 55463</b></p>
Land adjacent to Petersfield Primary School, off Hurdleditch Road, <b>Orwell</b>	020		<p>Object that only larger Group Villages have been identified. Site performs better than some site options. <b>REP 41236</b></p> <p>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. <b>REP 55124</b></p>

Site Address	SHLAA Reference	Summary of Support(s) and Comment(s)	Summary of Objection(s)
Land at and to the rear of 16 The Lanes, <b>Over</b>	097		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. <b>REPS 40718 &amp; 51620</b>
Land at Station Road and New Road, <b>Over</b>	121 & 256		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. <b>REP 43745</b>
Land fronting New Road and Station Road, <b>Over</b>	121		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. <b>REPS 55115, 42652 &amp; 43140</b>

Site Address	SHLAA Reference	Summary of Support(s) and Comment(s)	Summary of Objection(s)
Land off Meadow Lane, <b>Over</b>	165		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. <b>REP 38366</b>
Land north of New Road, <b>Over</b>	182		<p>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. <b>REP 31158</b></p> <p>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. <b>REP 55449</b></p>
Land east of Mill Road, <b>Over</b>	290		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. <b>REP 34004</b>

Site Address	SHLAA Reference	Summary of Support(s) and Comment(s)	Summary of Objection(s)
Land north of Bogs Gap Lane, <b>Steeple Morden</b>	209		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. <b>REP 31127</b>
Land to south of Pembroke Way, <b>Teversham</b>	099		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. <b>REP 39418</b>
The Grain Store, Lodge Road  Land west of Rectory Farm, Middle Street  Land east of Farm Lane,  <b>Thriplow</b>	016, 062 & 063	1 representation: Landscape and transport impacts.	

Site Address	SHLAA Reference	Summary of Support(s) and Comment(s)	Summary of Objection(s)
Land at rear of Swanns Corner, Mill Lane, <b>Whittlesford</b>	210		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. <b>REP 40724</b>
Highway Agency depot, Station Road East, <b>Whittlesford Bridge</b>	278		Good public transport access. Whittlesford plus Whittlesford Bridge justify status as minor rural centre. Would not harm setting of listed buildings. <b>REP 45254</b>

# **Appendix 4**

## **South Cambridgeshire Local Plan Review**

### **Issues and Options 2 Part 1 - Site Options on the Edge of Cambridge**

# ***Summary of Representations and Response to Key Issues***

**May 2013**

## Chapter 9

### Site Options

<b>Para Number: 9.1</b>		
<b>Total representations: 3</b>		
<b>Object<sup>1</sup>: 3</b>	<b>Support: 0</b>	<b>Comment: 0</b>

	<b>KEY ISSUES ARISING FROM CONSULTATION</b>
<b>Objections</b>	<ul style="list-style-type: none"><li>• Erosion of the Green Belt will impact on countryside</li><li>• Commercial Estates Group- technical assessment did not take into account submissions to previous consultation or benefits BL7 could provide with new employment land and self sustaining services and facilities</li></ul>
<b>Support</b>	<ul style="list-style-type: none"><li>• None</li></ul>
<b>Comment</b>	<ul style="list-style-type: none"><li>• None</li></ul>

#### **ANALYSIS OF KEY ISSUES AND OFFICER RESPONSE**

**Representations: total 3; Object 3 Support 0 Comment 0**

##### **Key Issues:**

- i. Loss of Green Belt
  - a. The site options being considered for release from the Green Belt do not cause significant harm to Green Belt purposes
- ii. Assessment Omissions
  - a. The assessment process is robust and appropriate to the Cambridge context and has been consistently applied to all sites. The previous consultations on the SHLAA and Issues and Options were responded to separately. It is acknowledged that a development of the size proposed by the objector could self sustain itself in services and facilities but the assessment methodology had to take other factors into account in particular impact on Green Belt.

<sup>1</sup> Object support and comment as allocated in the JDI schedule

<b>Para Number: 9.2</b>		
<b>Total representations: 3</b>		
<b>Object<sup>1</sup>: 3</b>	<b>Support: 0</b>	<b>Comment: 0</b>

	<b>KEY ISSUES ARISING FROM CONSULTATION</b>
<b>Objections</b>	<ul style="list-style-type: none"> <li>• Impact on setting of City</li> <li>• Loss of Green Belt</li> <li>• Commercial Estates Group-Criteria used in Council proforma are landscape issues and not relevant to purposes of Green Belt; and assessment doesn't take into account the CEG master plan</li> <li>• It is not clear how Level 1 and Level 2 conclusions were arrived at</li> </ul>
<b>Support</b>	<ul style="list-style-type: none"> <li>• None</li> </ul>
<b>Comment</b>	<ul style="list-style-type: none"> <li>• None</li> </ul>

<b>ANALYSIS OF KEY ISSUES AND OFFICER RESPONSE</b>
<p><b>Representations: total 3; Object 3 Support 0 Comment 0</b></p> <p><b>Key Issues:</b></p> <ol style="list-style-type: none"> <li>i. Impact on setting of City <ol style="list-style-type: none"> <li>a. Provided development was kept to 2 storeys and appropriate landscape buffer areas are provided the impact of the proposed Green Belt releases on setting would be minor.</li> </ol> </li> <li>ii. Loss Of Green Belt <ol style="list-style-type: none"> <li>a. Having thoroughly studied the Inner Green Belt boundary the 2012 Green Belt Review found a limited number of small sites which were of lesser importance to Green Belt purposes.</li> </ol> </li> <li>iii. Green Belt Assessment criteria. <ol style="list-style-type: none"> <li>a. The criteria provide an objective method of analysis of all sites. The Green Belt criteria were based upon the role of Green Belts as set out in the NPPF and the purpose and functions of Green Belt as set out in both Council's Local Plans. SCDC adopted Core Strategy gives guidance on the criteria to be used in future Green Belt Reviews.</li> <li>b. The methodology was explained in a separate report to members and was devised in conjunction with Sustainability Appraisal consultants and Cambridge City Council. A range of officers internal and external inputted depending on their expertise. Planning judgement was used to reach conclusions based on the agreed methodology.</li> </ol> </li> </ol>



<b>Para Number: 9.3</b>		
<b>Total representations: 1</b>		
<b>Object<sup>2</sup>: 1</b>	<b>Support: 0</b>	<b>Comment: 0</b>

	<b>KEY ISSUES ARISING FROM CONSULTATION</b>
<b>Objections</b>	<ul style="list-style-type: none"> <li>Commercial Estates Group-unclear how assessment scores have been aggregated e.g. Green Belt 11 factors into one.</li> </ul>
<b>Support</b>	<ul style="list-style-type: none"> <li>None</li> </ul>
<b>Comment</b>	<ul style="list-style-type: none"> <li>None</li> </ul>

<b>ANALYSIS OF KEY ISSUES AND OFFICER RESPONSE</b>
<b>Representations: total 1; Object 1 Support 0 Comment 0</b> <b>Key Issues:</b> <ul style="list-style-type: none"> <li>i. Assessment scoring aggregation <ul style="list-style-type: none"> <li>a. The red scores at level 1 strategic considerations were more likely to result in a site being knocked out in the overall conclusions having regard to any scope for mitigation. Green Belt impact was a key determinant in the overall conclusions.</li> </ul> </li> </ul>

<b>Para Number: 9.4</b>		
<b>Total representations: 3</b>		
<b>Object<sup>3</sup>: 3</b>	<b>Support: 0</b>	<b>Comment: 0</b>

	<b>KEY ISSUES ARISING FROM CONSULTATION</b>
<b>Objections</b>	<ul style="list-style-type: none"> <li>Loss of Green Belt and precedent it creates</li> <li>Traffic issues Babraham Road</li> <li>Guided busway not shown on map 2</li> </ul>
<b>Support</b>	<ul style="list-style-type: none"> <li>None</li> </ul>
<b>Comment</b>	<ul style="list-style-type: none"> <li>None</li> </ul>

<sup>2</sup> Object support and comment as allocated in the JDI schedule

<sup>3</sup> Object support and comment as allocated in the JDI schedule

<b>ANALYSIS OF KEY ISSUES AND OFFICER RESPONSE</b>	
<b>Representations: total 3; Object 3 Support 0 Comment 0</b>	
<b>Key Issues:</b>	
i.	Traffic Issues <ul style="list-style-type: none"> <li>a. County Transport Strategy will address broader issues of congestion and have regard to existing and future infrastructure. It is being prepared in tandem with Local Plan.</li> </ul>
ii.	Green Belt <ul style="list-style-type: none"> <li>a. Having thoroughly studied the Inner Green Belt boundary the 2012 Green Belt Review found a limited number of small sites which were of lesser importance to Green Belt purposes, and where the impact of the proposed Green Belt releases on setting would be minor.</li> </ul>
iii.	Map 2 <ul style="list-style-type: none"> <li>a. The Local Plan will include maps to identify site allocations, consideration will be given to inclusion of the Guided Busway.</li> </ul>

<b>Question 2:</b>		
<b>Total representations: 181</b>		
<b>Object<sup>4</sup>: 95</b>	<b>Support: 14</b>	<b>Comment: 72</b>
<b>KEY ISSUES ARISING FROM CONSULTATION</b>		
<b>Objections</b>	<ul style="list-style-type: none"> <li>• Rustat Road Residents Association-Views from Gogs and Beechwoods harmed by GB1 and GB2 but do not object to GB3, GB4 and GB5</li> <li>• The Wildlife Trust BCN- objections to sites GB1, GB2, and GB3 on ecology grounds and impact on achieving Strategic Green Infrastructure Strategy. See below against these sites.</li> <li>• CPRE-Will erode attractive countryside leading to Gogs which form important part of setting of City</li> <li>• Impact on views</li> <li>• Cherry Hinton Rd Rathmore Road RA-Object to GB1 GB2 and GB5 loss of precious landscape Robert MacFarlane’s “Wild Places”</li> <li>• Newtown RA object to GB1-GB2 as will lead to sprawl and worsen congestion. No objection to GB3-4. Mixed views on GB5 sprawl, visual impact. No objection GB6</li> <li>• I&amp;O Working Group Windsor Road RA-Relieved GB6 smaller than BL10 but too close to Histon Road. Object to use of Green Belt but if justifiable others are least bad options</li> <li>• PSRA Committee-Protect Green Belt presumption its available destroys its purpose.</li> </ul>	

<sup>4</sup> Object support and comment as allocated in the JDI schedule

	<p>Oppose GB6</p> <ul style="list-style-type: none"> <li>• Trumpington RA-Oppose GB1 and GB2 as will increase urbanisation of this entrance to City adding to pressure on services and congestion in southern fringe.</li> <li>• Cambridge Past Present and Future- Object to GB1, GB2 GB3 and GB6. 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.</li> <li>• Nineteen Acre Field RA-Site GB6 has significant environmental issues. The technical assessment offers no mitigation of red scores.</li> <li>• St Johns College-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</li> <li>• Barratt Eastern Counties and NW Cambridge Consortium- NIAB 3/Darwin Green 3 boundary is incorrect see plan attached to rep 22639</li> <li>• 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.</li> <li>• Cambridgeshire County Council-Additional development at GB1 and GB2 and R15 Glebe Farm exacerbates an unsustainable situation in relation to waste management which is a strategic priority in the NPPF</li> <li>• Cllr Anthony Orgee-Opposes all site options. GB3 and GB4 have access issues</li> <li>• Taylor Family and Countryside Properties (UK) Ltd-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.</li> <li>• Oppose any development in Green Belt at Stapleford</li> <li>• Use smaller sites in villages. Its up to parish councils to come up with sites</li> </ul>
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	<ul style="list-style-type: none"> <li>• Netherhall Farm could become an educational resource (urban farm)</li> <li>• Impact on bee population</li> <li>• Green Belt must be protected to prevent urban sprawl towards and compromising the character of necklace villages</li> <li>• Loss of Green Belt creates a precedent</li> <li>• Area around Gogs has great historical interest and natural beauty and should be protected.</li> <li>• Recreational value of Gogs area to walkers, cyclists joggers</li> <li>• Impact on quality of life if use Green Belt</li> <li>• There is identifiable harm to Green Belt purposes by all sites put forward</li> <li>• The NPPF provides for Green Belt boundaries to be changed only in exceptional circumstances</li> <li>• Housing and economy don't require exceptional circumstances. 95% of City's 14,000 projected housing need met by consents allocations and SHLAA sites</li> <li>• Not worth going into Green Belt for such a small number of sites</li> <li>• Infrastructure pressures.</li> <li>• Road not built for heavy traffic. Capacity safety width of local roads</li> <li>• Congestion on southern approaches to City in rush hour and access to Addenbrooke's.</li> <li>• Pressure on local road network roads narrow</li> <li>• Ecological impacts on rare species who thrive on existing enclosed farmland, reduced resistance to pests and impact on UK agricultural policy</li> <li>• Density will preclude providing amenities on site causing residents to jump into cars</li> <li>• Commuter parking pressures from Addenbrooke's</li> <li>• 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.</li> </ul>
<b>Support</b>	<ul style="list-style-type: none"> <li>• Richmond Road RA-Support for housing provided avoid the AQMA area and use latter for employment.</li> <li>• Commercial Estates Group support GB1, GB2, GB3, GB4 and GB5 but consider a larger area within BL7 could be considered.</li> <li>• As will help meet demand for affordable homes</li> <li>• Small size and location will have negligible</li> </ul>

	<p>impact on Green Belt and will help meet housing needs</p> <ul style="list-style-type: none"> <li>• Housing need given other committed developments</li> <li>• Sites are accessible by public transport and bicycle</li> <li>• Support GB1-GB3 for residential and GB4, GB5, and GB6 for employment</li> <li>• Sites are close to employment and services</li> <li>• Add to outside boundary of Green Belt to compensate</li> </ul>
<p><b>Comment</b></p>	<ul style="list-style-type: none"> <li>• English Heritage-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</li> <li>• Boyer Planning-Green Belt release is not sequentially preferred to Denny St Francis proposal. All cause harm particularly GB6</li> <li>• Comberton Parish Council-Welcome fact that some of plans to develop on green belt have been dropped.</li> <li>• Teversham Parish Council-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.</li> <li>• Cllr Gail Kenny-Opposes GB1-GB6. Are access issues with GB3 and GB4</li> <li>• Orwell Parish Council-Develop brownfield sites first. Keep GB3-GB5 for employment. GB6 not suited to housing</li> <li>• Foxton Parish Council-Emphasis should be on new settlements rather than edge of Cambridge</li> <li>• Chesterford Parish Council-recognise need for practical housing strategy. Congestion on southern approach routes needs tackling.</li> <li>• Dry Drayton Parish Council-Don't object to Bourn Airfield and welcome the initiative for</li> </ul>

	<p>initiating community led plans</p> <ul style="list-style-type: none"> <li>• Given concentration of over 30 villages feeding onto the B1049 and A1307 Milton Rd and Madingley Rd P&amp;R sites are not accessible to these villages</li> <li>• All sites lend themselves to expansion. A14 and M11 provide barrier to future expansion</li> <li>• Green Belt should be last resort</li> <li>• Create more green space rather than houses</li> <li>• We must have green 'soft edges' to avoid sprawl</li> <li>• Infrastructure pressures</li> <li>• Don't believe boundary will be long term</li> <li>• Emphasis should be on brownfield land and new settlements</li> <li>• Sites will not deliver quantum of development needed</li> <li>• Sufficient provision has already been made</li> <li>• Impact on commuting routes into Cambridge from the south</li> <li>• Sites offer sustainable employment locations but do research companies need so many employees</li> <li>• Don't object to any of these as provide good access to employment. Favour GB3-5 and GB6 as integrated transport important (guided bus)</li> <li>• GB6 should be developed for employment</li> <li>• Keep green space between NIAB 3 and A14</li> </ul>
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#### **ANALYSIS OF KEY ISSUES AND OFFICER RESPONSE**

**Representations: total 3; Object 95 Support 14 Comment 72 The question elicited a significant number of objections and comments**  
**Key Issues:**

- i. Impact of GB1 and GB2 on views from Gogs and Beechwoods
  - a. This can be mitigated by buffer planting on the eastern edge of these sites to soften the existing hard urban edge
- ii. Impact on green infrastructure and biodiversity
  - a. Development can help to open up more permissive paths and enhance access to the countryside through S106 contributions
- iii. Setting of the City
  - a. The setting of the City could be mitigated if development of Sites GB1 and GB2 were restricted to two storeys and include landscape buffer areas
- iv. GB1 and GB2 will lead to sprawl and urbanisation

- a. The boundary suggested would form a long-term boundary with planting on its eastern side to create a soft green edge and prevent development creeping up the hill.
- v. Development will worsen congestion
  - a. County Transport Strategy will address broader issues of congestion and have regard to existing and future infrastructure. It is being prepared in tandem with Local Plan
- vi. GB6 is too close to Histon Road
  - a. The site option assumes the retention of hedges and woodland and a set back of the development from Histon Road and the A14 to provide effective separation between Cambridge and Impington.
- vii. GB1 and GB2 will add to pressure on services
  - a. This can be addressed through planning contributions and design
- viii. No “special circumstances” to warrant building houses in the green belt
  - a. The NPPF provides for Green Belts to be revised by Local plans. The current boundary was established in 2002 and was expected to endure until 2016 and beyond. However circumstances change and major development at Cambridge East will no longer be deliverable for the foreseeable future. Good progress is being made with the current strategy with the exception of Cambridge East but insufficient land has been found within the urban area of Cambridge to meet identified objectively assessed needs. The NPPF requires that Green Belt boundaries are established in Local Plans, that the boundaries can endure beyond the end of the plan period (2031) and that consideration is given to the consequences for sustainable development of channelling development towards urban areas inside the inner Green Belt boundary, towards villages within the Green Belt and towards locations beyond the outer Green Belt boundary. The LPA’s have taken and will continue to take a sequential sustainable approach to the location of growth using City brownfield land first before considering land on the edge of Cambridge (including land in the Green Belt), in new settlements beyond the outer Green Belt boundary and then in the most sustainable villages. A joint review of the inner Green Belt boundary has established that there is no scope for major Green Belt releases without there being very significant detriment to the purposes of the Cambridge Green Belt. The review did identify several small sites, which could be released from the Green Belt on the edge of Cambridge where the

detriment would be limited in nature and scope. This finding together with the guidance in the NPPF concerning sustainability and the need to establish a durable Green Belt boundary provides justification for the release of land from the Green Belt for development.

- ix. Technical assessment of GB6 offers no mitigation on red scores for environmental issues.
  - a. The assessment methodology allows for mitigation to be taken into account where appropriate.
- x. Absence of objectively assessed needs and submission by GL Hearn on behalf St Johns
  - a. The Local Plans will meet objectively assessed needs now that the SHMA update process has been completed.
- xi. Darwin Green 3 boundary is wrong
  - a. The boundary will be reviewed and corrected as necessary
- xii. Green Belt boundaries along Barton Road are not clearly defined as required by the NPPF nor will they deliver the quantum of development needed
  - a. The boundaries are long established, are clear and the Local Plans will provide for objectively assessed needs.
- xiii. Sites on southern fringe including GB1 and GB2 exacerbate position on waste management which is strategic priority in NPPF
  - a. Disagree that GB1 and GB2 will have a significant impact on waste management issues.
- xiv. Bourn Airfield represents best option in terms of balance of jobs and homes
  - a. Noted
- xv. Use smaller sites in villages. Parishes can come up with sites
  - a. Noted
- xvi. Risks of urban sprawl compromising character of necklace villages.
  - a. The new Green Belt boundary proposed on the edge of sites GB1-GB4 will serve to prevent further built development from encroaching on the surrounding necklace villages, key landscape, and historic features beyond the edge. The Council disagrees given the distance that there is any risk of coalescence with nearby villages. The scale and location of site GB5 together with a requirement for a landscape buffer will effectively mitigate any appearance of urban encroachment between Cambridge and Fulbourn. The GB6 site option assumes the retention of hedges and woodland and a set back of the development from Histon Road and the A14 to provide effective separation between Cambridge



and Impington.

- xvii. Area around Gogs has historical interest and natural beauty which should be protected.
  - a. Agree but the development proposed is some distance from the Gogs and not likely to encroach upon them.
- xviii. Importance of recreational value of Gogs area to walkers cyclists and joggers
  - a. Noted. There is scope to enhance the recreational value of the area by the Green Infrastructure Strategy and by sensitive alterations to Worts Causeway to strengthen the country lane feel by additional through traffic restrictions in conjunction with the development of GB1 and GB2
- xix. Impact on quality of life if use Green Belt
  - a. Noted but land areas involved are small and are unlikely to have this effect
- xx. Identifiable harm to Green Belt purposes from all sites put forward
  - a. Disagree. The sites put forward have minimal impact on Green Belt purposes as explained in the assessments.
- xxi. 95% of the 14,000 projected housing need is met by commitments and SHLAA sites
  - a. Reference to the Cambridge SHLAA shows that these sites only just make up the land supply to meet identified need
- xxii. Capacity width and safety of local roads around GB1, GB2, GB3, GB4 and GB5 for drivers walkers and cyclists
  - a. There is scope to strengthen the country lane feel of Worts' Causeway by additional through traffic restrictions in conjunction with the development of GB1 and GB2.
- xxiii. Biodiversity pressures on sites and nature reserves
  - a. This can be sensitively managed in relation to each site to restrict access, minimise harm and create wildlife routes to open countryside.
- xxiv. Density on sites will preclude providing amenities and force residents to jump into cars.
  - a. Noted. Planning and design measures will be used to mitigate this adverse impact
- xxv. Other good alternatives exist in infill villages at Bourn, Northstowe, Cambourne, Waterbeach, and on other sites on the southern fringe. Emphasis should be on brownfield land and new settlements.
  - a. Development in such locations would be in less sustainable locations than development on the Cambridge edge where a review of the Green Belt has concluded that some land could

	<p>be released with limited detriment to Green Belt purposes. In addition the development of new settlements has a very long lead in time of 8-10 years, can be dependent on major infrastructure delivery and so will not be completed by the end of the plan period in 2031.</p>
xxvi.	<p>Ensure appropriate boundary planting</p> <p>a. Noted. These will be required to integrate with existing communities and strengthen the quality of the urban edge.</p>
xxvii.	<p>GB5 impacts upon Fulbourn Hospital Conservation Area</p> <p>a. Any impacts would be limited in scope and nature</p>
xxviii.	<p>More land should be allocated development at BL7</p> <p>a. The Councils have carefully assessed the scope for development at BL7 and identified areas which can be released for development with limited impact on Green Belt purposes.</p>
xxix.	<p>GB4 GB5 and GB6 should be developed as sustainable employment locations</p> <p>a. Noted</p>
xxx.	<p>All sites lend them selves to expansion.A14 and M11 provide long term barrier</p> <p>a. Noted but it would not be desirable to develop up to these for green belt, landscape and environmental reasons.</p>
xxxi.	<p>Keep more green space between NIAB 3 and the A14</p> <p>a. Land will be kept green because no development will be permitted within the Air Quality Management Area (AQMA)</p>

<b>Question 3:</b>		
<b>Total representations: 57</b>		
<b>Object<sup>5</sup>: 14</b>	<b>Support: 31</b>	<b>Comment: 12</b>

	<b>KEY ISSUES ARISING FROM CONSULTATION</b>
<b>Objections</b>	<ul style="list-style-type: none"> <li>St John’s College-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</li> </ul>

<sup>5</sup> Object support and comment as allocated in the JDI schedule

	<p>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.</p> <ul style="list-style-type: none"> <li>• Barratt Eastern Counties and NW Cambridge Consortium- NIAB 3/Darwin Green 3 boundary is incorrect see plan attached to rep 22639</li> <li>• 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 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</li> </ul>
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	<p>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"> <li>• Commercial Estates Group-The summary assessment of BL7, land between Babraham Road and Fulbourn Road 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.</li> <li>• 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 not addressed cross boundary delivery of housing and employment. The draft plan is not consistent with national policy. BL5, land south of Addenbrooke's Road 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</li> </ul>
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	<p>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&amp;D development to the south related to a new sustainable community. Would meet all NPPF sustainability objectives.</p> <ul style="list-style-type: none"> <li>• MCA Developments Ltd-have no objection to a new Community Stadium at Bourn 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.</li> <li>• Carter Jonas (4412) and the Quy Estate (2918)- Object to the rejection of BL9, land at Fen Ditton. 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.</li> <li>• Quy Estate-Object to the rejection of BL9 as it is an appropriate location</li> <li>• Reduce traffic on Worts Causeway by only developing half of GB2 and access it from the Park and Ride safeguarding the permissive right of way</li> <li>• Rejections reasons for BL4 and BL5 are thin sites should be reconsidered</li> <li>• City has limited influence over what is achieved in new settlements. BL1 and BL5 must be considered.</li> </ul>
<b>Support</b>	<ul style="list-style-type: none"> <li>• Grantchester Parish Council-strongly supports</li> </ul>

	<p>rejection of BL1, BL2, BL3, BL4 and BL5 in the light of their QTSQ vision document. They also offer additional comments in relation to BL3-5.</p> <ul style="list-style-type: none"> <li>• Trumpington Residents Association-Supports the Council's conclusions on the remaining sites in the Green Belt around Trumpington. They offer additional reasons supporting the rejection of BL3-BL6</li> <li>• 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.</li> <li>• 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.</li> <li>• A further 7 Parish Council's supported the Council's reasons for rejection of edge of City Green Belt sites</li> <li>• Boyer Planning-RLW/DIO support rejection of other possible Green Belt sites.in Appendix 4</li> <li>• 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.</li> <li>• Hinxton Land Ltd-Councils are correct to dismiss all sites listed</li> <li>• 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</li> <li>• Strongly support rejection of BL1 and BL2 in light of importance of these locations</li> <li>• Need to retain Green Belt around Girton</li> <li>• Endorse reasons for rejection but criteria applied in subjective way and could equally be used to reject GB1 and GB2</li> <li>• Support rejections in BL3-5</li> <li>• City has rightly rejected sites that would aggravate flooding issues. Use of playing fields must be stopped there is not enough open</li> </ul>
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	<p>space to replace them.</p> <ul style="list-style-type: none"> <li>• Support rejection of BL1 which would damage setting of the University city as well as views.</li> <li>• Strongly support the rejection of Site 911 in BL7.</li> <li>• Support all rejections there are no exceptional circumstances</li> </ul>
<b>Comment</b>	<ul style="list-style-type: none"> <li>• 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</li> <li>• 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</li> <li>• 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.</li> <li>• 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.</li> <li>• English Heritage-BL9 in spite of its close proximity Fen Ditton retains a distinct identity with clear and discernable character of a small Cambridgeshire village. Allocation of any of the sites would harm the setting of many heritage assets within it.</li> <li>• Support rejection of Barton Road sites which would have adverse impact on very sensitive Green Belt</li> <li>• Would encourage re-assessment as it is more sustainable to develop close to City</li> <li>• 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.</li> </ul>

**ANALYSIS OF KEY ISSUES AND OFFICER RESPONSE**

**Representations: Total 57; Object 14 Support 31 Comment 12 The**

**question elicited a significant number of support and comments for the proposed rejections**

**Key Issues:**

**Grange Farm Site BL 1 CC916**

- i. Lack of objectively assessed needs
  - a. Disagree. The earlier stages of plan making were founded upon a substantial body of relevant evidence concerning the quantum of development. Objectively assessed needs are identified in the Strategic Housing Market Assessment and will be met in full by the Local Plan.
- ii. Impact on coalescence
  - a. Disagree that development in this location would contribute to coalescence.
- iii. Green corridors. There are two distinctive green corridors on the west side of the City the one south of the Coton footpath and the other focusing on the Rifle Range. The whole purpose of siting the West Cambridge Development where it is was to safeguard these corridors and the Green Belt to the south
  - a. Comment noted
- iv. Vehicular access. This point of access would necessitate an unacceptably long cul de sac. Access if it to be achieved would be better from the south.
  - a. Comment noted
- v. Air quality
  - a. Disagree the Council is not pre-empting air quality studies in making this assessment.

**Barton Road Sites BL 1 CC921 SC232 SC299**

- vi. Sustainability dispersal is unsustainable
  - a. Agree that a dispersal strategy would not be as sustainable as a strategy focussing development in more sustainable locations. However sustainability also concerns environmental matters including the natural, built and historic environment. Looked at together the emerging new Local Plans of Cambridge and South Cambridgeshire cannot be characterised as following a strategy of dispersal. Housing will be built in the most sustainable locations subject to known constraints including the protection of the Green Belt setting of Cambridge.
- vii. Evidence to reject is not robust having regard to technical documents submitted
  - a. Disagree. The Local Plans are being developed supported by a substantial body of evidence. The Local Plans will meet objectively assessed needs for housing and employment. The level of employment growth has been addressed in the Strategic



Housing Market Assessment. The identified level of growth reflects the outcome of two different employment models, and it is a sound evidence base for the Local Plan. The Councils completed and published an update of the joint Employment Land Review in July 2012. It explores a range of factors, and concludes that there is sufficient employment land committed to meet forecast employment growth. It highlights a particular issue of high demand in Cambridge. The draft Local Plan has responded to this, supporting further employment development around the Cambridge Science Park Station, and near to the Peterhouse Technology Park. Future new settlements will also include employment development. The representation proposes an additional Science Park which would significantly exceed the level of employment land needed in the plan period. Development of this scale would undermine the wider development strategy.

- b. The Councils do not accept the criticisms of the 2012 Green Belt boundary study which followed a well-established and sound methodology. The study examines the importance and significance of sites with regard to Green Belt purposes. Some development sites have been identified through this process. But not including land at Barton Road where a significant level of impact would arise because of the resulting impact on the setting of Cambridge.
- viii. Process issues- timing of rejection while quantum of development was being finalised is procedurally unsound
- a. Comment noted, however plan making must also be prompt and the earlier stages of plan making were founded upon a substantial body of relevant evidence concerning the quantum of development.
- ix. Importance of having an up to date SHMA
- a. The SHMA has been updated and agreed and was published in early May. The SHMA does not support the GL Hearn's Housing Requirements Study conclusions regarding housing requirements.
- x. Need for a Green Belt release to cater for longer term-safeguarded land
- a. Longer term growth is provided for in two ways. First by the inclusion of new settlements in South Cambridgeshire whose completion will be post 2031, and by the land at Cambridge Airport which was removed from the Green Belt and is unlikely to be developed before 2031.
- xi. Proposed Strategy is not justified and will be unsound unless early and material change made
- a. Disagree.

- xii. Not legally compliant given reps to Issues and Options One have been ignored and given they are promoting a reasonable alternative
  - a. Disagree. The sites have been assessed and reasonable alternatives are being tested through the Sustainability Appraisal process.
  
- Cambridge SE BL7 CC911 SC111 SC284**
- xiii. Assessment is flawed in that it didn't take submission to previous consultation into account in particular scope for development to self sustain services
  - a. The assessment of Green Belt fringe sites did take into account their ability to self-sustain services.
- xiv. Assumption that all GB land equally of high quality. Assessment didn't differentiate between different parcels of high and low quality in different areas.
  - a. The Green Belt assessment provides a sound approach to testing development options and does differentiate between the significance to the Green Belt of different areas of land. It would not be possible to deliver development on the site identified by the representor without the impacts identified.
- xv. No overarching SA undertaken reviewing current strategy before any departure
  - a. The emerging Local Plans are continuing the current strategy of focussing growth in the most sustainable locations. There is no departure. The South Cambridgeshire District Council has worked closely with Cambridge City Council. The joint consultation in 2013 allowed people to comment on the direction the strategy should take, including edge of Cambridge, new settlements, and villages.
  - b. The Final Sustainability Appraisal has considered the development strategy, and the impact of choosing different strategic development options. A joint SA was undertaken of different strategy options as part of the preparation of the Councils' Local Plans. It should be noted that the strategy retains a significant focus on the edge of Cambridge. The Council's SA has identified transport impacts of different strategies, including the benefits of locating development on the edge of Cambridge, however, sustainability requires the Council to balance a range of factors.
- xvi. Air Safeguarding Zone
  - a. Noted the zone is a consultation zone but in this instance cover all structures of any height the most stringent in the classification. The Council is not the regulator so it remains a key constraint on any development.
- xvii. HPQT and cycle access
  - a. The services from the Park and Ride do not meet the Local Plan

definition of a High Quality Public Transport route for the majority of the site hence the scoring. Cycle access is available in the Broad Location but there isn't a link via Beaumont Road so the red score in terms of distance is justified. The Council has carried out transport modelling of the development strategy and alternatives. The Council has explored infrastructure requirements of the new plan, and will continue to develop the evidence.

- xviii. Green Belt purposes
- a. Disagree that the assessment of Green Belt in Chapter 7 is skewed regarding land at BL7. The great majority of the land comprising BL7 is important with regard to Green Belt purposes as shown by the Council's joint review of the Inner Green Belt undertaken to support the Local Plan.

**Cambridge South BL5 SC105 CC878**

Plan is not sound because:-

- xix. It has not been positively prepared -based on objectively assessed needs
- a. Disagree. The earlier stages of plan making were founded upon a substantial body of relevant evidence concerning the quantum of development. Objectively assessed needs are identified in the Strategic Housing Market Assessment and will be met in full by the Local Plan.
- xx. Draft Plan is not justified-background technical work has not been carried out
- a. Comment noted, however plan making must also be prompt and the earlier stages of plan making were founded upon a substantial body of relevant evidence concerning the quantum of development.
- xxi. Draft Plan is not the most appropriate Strategy –there is no strategic assessment of development on the edge of Cambridge
- a. Disagree. A review of the sustainable development strategy was undertaken by the Joint Strategic Planning Unit as part of the preparation of the Issues and Options 2 Part 1 consultation and detailed assessment of all sites proposed on the edge of Cambridge. The sites have been assessed and reasonable alternatives have been tested through the Sustainability Appraisal process including assessment of development on the edge of Cambridge. The two Councils have worked jointly together on cross boundary issues and also with regard to key parts of the evidence base including with regard to the SHMA.
- xxii. Joint working has not addressed cross boundary delivery of housing and employment
- a. Disagree. There has been effective cross boundary working.

- xxiii. Draft Plan is Inconsistent with national policy

- a. Disagree, consistency with national policy in the NPPF is a test that has been applied as the plan has been developed.
- xxiv. The site should be allocated for development to meet need for additional employment development and a new Science Park.
- a. The level of employment growth has been addressed in the Strategic Housing Market Assessment. The identified level of growth reflects the outcome of two different employment models, and it is a sound evidence base for the Local Plan. The Council completed about published an update of the Employment Land Review in July 2012. It explores a range of factors, and concludes that there is sufficient employment land committed to meet forecast employment growth. It highlights a particular issue of high demand in Cambridge. The draft Local Plan has responded to this, supporting further employment development around the Cambridge Science Park Station, and near to the Peterhouse Technology Park. Future new settlements will also include employment development. The representation proposes an additional 45 hectares of employment land. This would significantly exceed the level of employment land needed in the plan period. Development of this scale would undermine the wider development strategy.
- xxv. Adequacy of the Sustainability Appraisal.
- a. The Councils have completed a Sustainability Appraisal of the development strategy, and development at different levels in the development sequence around Cambridge. This is included in the Final Sustainability Appraisal Report. The SA acknowledges potential benefits of edge of Cambridge for certain sustainability objectives, but also potential harm to others. The Councils have to make a judgement regarding the relative merits of alternative development options. The strategy identified in the plan retains a significant Cambridge focus, and further development would have a significant negative impact on a number of objectives, therefore the strategy including development of new settlements has been selected.
  - b. Provision of a science park would bring employment additional employment land to the area. The SA already acknowledges the area is close to existing and planned employment. The SA also acknowledges that larger sites would be capable of incorporating their own local centres, and could also incorporate other uses. The SA notes positive impacts in terms of sustainable transport, but also the potential negative impacts of locating development in areas of poor air quality, such as near the M11. The SA has considered landscape and townscape impact. Objectives of the Green Belt reflect many important issues of landscape and townscape of key relevance to this area. Adding up the number of impacts as the objectors have done is overly simplistic.

- xxvi. Green Belt critique.
- a. The Green Belt critique is incorrect with regard to its comments on the purpose of the Buchanan Study and of the 2002 City Green Belt Study. The Buchanan Study was to inform the Structure Plan and if any land could be released from the inner Green Belt boundary. The Structure Plan did identify broad locations for release informed by the study. The City Green Belt study from 2002 then identified the detailed boundaries of those Green Belt releases.
  - b. The critique places its emphasis on the economic and social aspects of sustainable development and downplays / ignores the importance of the environment to sustainable development according to the NPPF definition on page 2. The Cambridge Green Belt is of fundamental importance to sustainable development in the Cambridge context and development which would cause significant harm to Green Belt purposes on the edge of Cambridge cannot be sustainable. The Councils have considered the need to promote sustainable patterns of development as shown in its SA and the emphasis of providing new development as high as possible in the sustainable development sequence.
  - c. The Councils do not accept the criticisms of the 2012 Green Belt boundary study which followed a well-established and sound methodology. The study examines the importance and significance of sites with regard to Green Belt purposes. Some development sites have been identified through this process. It did not start from an assumption that sites must be identified for Green Belt release to meet development needs because it would be most sustainable to do so which is the approach advocated by the objector.

**NIAB 3 /Darwin Green GB6**

- xxvii. Boundary plan is incorrect
- a. The Council consulted on a boundary that would have provided for residential development outside the AQMA and employment development within it. Following consultation and in light of comments and with the benefit of pre-application discussions on the adjoining allocated site no employment is allocated in the Local Plan given the need to provide landscaping, noise and water attenuation measures to the north of the development to serve all parts of the development in this sector of Cambridge.

**Bourn Airfield**

- xxviii. Community stadium should not be catalyst for large scale housing allocation on unsustainable site
- a. Comment noted.

**BL 9 Fen Ditton**

- xxix. Council has underestimated potential of Science Park station and Chisholm Trail.

	<p>a. Comments noted and are recognised in the allocation of Cambridge Northern Fringe East for employment led development. It is not considered that these benefits outweigh the significant harm there would be to Green Belt purposes in this location.</p>
xxx.	<p>Will retain a green wedge to A14 The retention of a Green wedge would not effectively mitigate the impacts of development on Green Belt purposes.</p>
xxxi.	<p>Marshalls will fall short on delivery a. Both Cambridge City Council and South Cambridgeshire Council will be able to meet their objectively assessed needs for new housing development without the development of Cambridge Airport.</p>
	<p><b>Other Objections</b></p>
xxii.	<p>Rejection reasons for BL1 and BL5 are weak and should be reconsidered a. Comment noted</p>
xxiii.	<p>City has limited influence over what is achieved in new settlements BL1 and BL5 must be reconsidered a. Comment noted</p>
xxiv.	<p>May be a case for special exceptions in order to maintain balanced portfolio of sites to attract knowledge based firms a. Comment noted</p>
xxv.	<p>We will be back here discussing these sites again within 10 years and some will have to be allowed if the Airport is unavailable a. Disagree, objectively assessed development needs can be met.</p>
xxvi.	<p>English Heritage –agree rejection of all sites in Appendix 2 a. Comment noted</p>

**Site Number: GB1**

**Total representations: 292**

**Object<sup>6</sup>: 250**

**Support: 25**

**Comment: 17**

	<b>KEY ISSUES ARISING FROM CONSULTATION</b>
<b>Objections GB1 (number of similar comments in brackets)</b>	<p><b>Green Belt</b></p> <ul style="list-style-type: none"> <li>• Loss of Green belt /creates precedent (10)</li> <li>• If Green Belt is used it can never be replaced (2)</li> <li>• Cumulative impact of loss this and other green</li> </ul>

<sup>6</sup> Object support and comment as allocated in the JDI schedule

	<p>belt land represents a 30% loss (1)</p> <ul style="list-style-type: none"> <li>• It will cause fundamental harm/impact upon the green belt (77)</li> <li>• Unjustified breach of Green Belt policy (5)</li> <li>• There is a wrongful assertion that GB1 and 2 are of low environmental value. The NPPF doesn't discriminate in this way. (1)</li> <li>• NPPF Parag 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)</li> <li>• Needs of economy don't require exceptional circumstances (1)</li> <li>• 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)</li> <li>• Area was not allowed to be developed in 2002 LDA Green Belt Boundary Study (1)</li> <li>• Reasons for designating it Green Belt have not changed (3)</li> <li>• Further attempts to move green belt boundaries will be subject to legal challenge (1)</li> <li>• This area must be the highest value Green Belt and is vital for keeping Cambridge attractive and compact. (4)</li> <li>• Object to development in green belt but site has minimal impact and good access to local services (1)</li> <li>• This is arguably the best landscape in the City (3)</li> <li>• It is the landscape which makes City attractive not its housing estates (1)</li> <li>• Will run risk of unrestricted sprawl extending/encroaching upon open countryside beyond this site toward the Gogs (45)</li> <li>• Area forms important visual and physical buffer between urban edge and higher ground (71)</li> <li>• Soft green edge works and should not be compromised (34)</li> <li>• The development of these forelands will destroy the iconic status of area (1)</li> <li>• Represents an unspoilt gateway to open countryside even a small number of dwellings will change this ambience (1)</li> <li>• Land at base of Gogs is visually important and</li> </ul>
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	<p>contributes to setting of City when viewed from south (1)</p> <ul style="list-style-type: none"> <li>• As you come over the hill the City appears and is largely unspoilt (1)</li> <li>• The Gogs are the only hilly feature in an otherwise singularly flat landscape (1)</li> <li>• Impact on views of Beech Woods (6)</li> <li>• Impact on views from Gogs (8)</li> <li>• Impact on views of Gogs (1)</li> <li>• Paths provide safe access to Beech Woods and the highest public space in Cambridge (1)</li> <li>• Impact on views across Cambridge (11)</li> <li>• Visual impact will differ vastly from what is there now (2)</li> <li>• Impact on setting of Cambridge (7)</li> <li>• Development of Green Belt will lead to coalescence of villages which would lose their identify (3)</li> <li>• The integrity of necklace villages should be preserved at all costs and they should not be subsumed into the City (1)</li> <li>• Will destroy City's historic compact scale (1)</li> <li>• Green belt must remain for physical, emotional, mental and spiritual health as well as environmental reasons (6)</li> <li>• Building in the green belt will harm the attractiveness of Cambridge and thereby hamper economic growth (5)</li> <li>• 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)</li> <li>• Green Belt should be more valuable and protected as population of our small city densifies (2)</li> <li>• Impact of other housing on outskirts of Cambridge has yet to be evaluated (1)</li> <li>• Stop such frequent reviews of the Green Belt (1)</li> <li>• The Council's 2012 Green Belt Review comments at parag 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.</li> <li>• <b>CPRE</b> – Will erode attractive open countryside leading to Gogs which form an important part of setting of Cambridge (1)</li> </ul>
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	<ul style="list-style-type: none"> <li>• <b>Rotherwick Way Residents Group-</b> Should not build on the green belt and make farming less viable. Will impact on biodiversity and encourage future infill housing. Development will detract from current density that characterises the present fringe. Will increase the volume of traffic as not all residents would use public transport. Will create pressure to release additional land for new local facilities (shops, schools, GP's). No provision has been made to investigate archaeology. Views of residents have been ignored and little evidence the Council has absorbed previous consultations. The justification does not appear to be robust. Focus should be beyond City area. (1)</li> <li>• <b>Fulbourn Forum for Community Action-</b>Will cause fundamental harm to Green Belt due to proximity to higher quality landscape on higher ground; land provides important visual and physical buffer between urban edge and rising ground; green edge works well; pressures on area of natural beauty and wildlife by extra footfall litter dogs; alternatives exist in selected villages and new settlements.</li> <li>• <b>Fulbourn Parish Council-</b> Opposed to changes to Green Belt around the village to retain the environment and ambience of Fulbourn (1)</li> <li>• <b>Haslingfield Parish Council-</b> Object to GB1 and GB2 as development not justifiable in this location (1)</li> <li>• <b>Shepreth Parish Council-</b> Welcomes the reduction in the number of Green Belt sites being considered but do not favour GB1 and GB2 as they are in the congested southern side of City and will encroach on the Gogs the only high land around Cambridge affording views</li> <li>• <b>Councillor Jean Swanson-</b> Support the rejection of Site 911; but concerned at loss of further green belt; it is well used by local residents; it is productive arable land and food production is important to sustainability; the 2006 Inspector rejected development of Netherhall Farm; its important for wildlife and public recreation; it includes an important County Wildlife site; insufficient argument has been made about exceptional circumstances to alter green belt; junction with Hills Road is awkward; local infrastructure is problematic;</li> </ul>
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	<p>unwise to add more housing until existing housing developments near completion</p> <ul style="list-style-type: none"> <li>• <b>Greenlands Residents Association-</b> Who will buy these homes? They will spoil the City's compact scale. The green belt is precious and there are far less critical sites outside the boundary. There are pressures on parking and transport systems schools and healthcare. Destruction of the countryside south of City will destroy habitats and biodiversity. GB1 and GB2 are currently a defining buffer between the City and the Gog Magog Hill. Remaining land will become more vulnerable. The government were told Cambridge was developing a green corridor in return for giving up green belt land. Where are they?</li> <li>• <b>Southacre, Latham and Chaucer Road Resident's Association-</b>Both sites GB1 and GB2 are visible from further along Worts Causeway, which is a major access route into the City. A function of Green Belt is to provide visual demarcation between the City and surrounding rural landscape protecting the setting and character of the City. Both sites fail this test.</li> </ul> <p><b>Natural Environment Biodiversity</b></p> <ul style="list-style-type: none"> <li>• Cambridge doesn't have a lot of unspoilt natural beauty Granchester Meadows, the river, the Gogs and Beech Woods is all we have/Pressure on an area of natural beauty (58)</li> <li>• Loss of wildlife habitats and biodiversity (87)</li> <li>• Irreparable damage to wildlife on site and green corridors to Worts Causeway (1)</li> <li>• Netherhall Farm Meadow is County Wildlife site and important for National Vegetation Classification Community CG3 Bromus Erectus Grassland (7)</li> <li>• Arable land and hedgerow supports farmland birds corn bunting, yellowhammer, linnet skylark and grey partridge which have suffered major declines and are indicators of the UK Sustainable Development Strategy (3)</li> <li>• Damage to habitat of rare barbastelle bat (1)</li> <li>• The area is directly linked by hedgerow network to the Beech Woods, Wandlebury and the Gogs SSSI (3)</li> </ul>
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	<ul style="list-style-type: none"> <li>• Threat to ecology, Gog Magogs, and wider environmental impact (2)</li> <li>• It will destroy an area, which acts as a green lung for the City and a haven for leisure and wildlife (1)</li> <li>• Loss of permitted paths to edge of fields/rights of way (1)</li> <li>• Further loss of already declining open space in City (1)</li> <li>• It will harm the bridleway, local biodiversity hedgerow and wild flowers (2)</li> <li>• Destruction of semi natural environmental resource on edge of City (2)</li> <li>• Loss historical landscape (leading to Roman Road), and impact on archaeology (6)</li> <li>• There is no up to date evidence/survey of plant, insect and bird populations to show what would be lost (1)</li> <li>• <b>The Wildlife Trust BCN</b> – 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. 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.</li> <li>• <b>Natural England</b> – Notes that County Wildlife site is within site and is important for its semi natural grassland and biodiversity. The area is also designated, as protected open space for its environmental qualities Natural England would wish to see this area retained and enhanced as far as possible.</li> </ul> <p><b>Pollution</b></p> <ul style="list-style-type: none"> <li>• Will create air, noise, and light pollution (9)</li> <li>• Addenbrookes incinerator requires open areas</li> </ul>
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	<p>nearby (1)</p> <ul style="list-style-type: none"> <li>• 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)</li> </ul> <p><b>Loss Agricultural Land</b></p> <ul style="list-style-type: none"> <li>• Would destroy productive arable land (21)</li> <li>• <b>I&amp;O Working Group Windsor Road Residents Association</b> -Permission for conversion of barns on site to dwellings granted in 2012 subject to surrounding land remaining open and of agricultural appearance (1)</li> </ul> <p><b>Sustainability</b></p> <ul style="list-style-type: none"> <li>• Keeping as Green Belt will help the carbon balance (3)</li> <li>• Site cannot meet sustainability criteria as will generate local traffic across southern Cambridge (1)</li> <li>• Development is not sustainable (4)</li> <li>• People won't use sustainable modes of travel (2)</li> </ul> <p><b>Active and Passive Local Recreation/Leisure</b></p> <ul style="list-style-type: none"> <li>• Area around Gogs Beech Wood the Roman Road and Wandlebury much needed for recreation by a large urban population (20)</li> <li>• Gogs were acquired by Cambridge residents LA's and other benefactors to provide recreation for the community whilst practicing conservation and restoration of the countryside (1)</li> <li>• Access to countryside for locals residents walkers cyclists joggers, cross country runners, birdwatchers (24)</li> <li>• Should retain paths and green lanes for future generations to enjoy (1)</li> <li>• Impact on local amenities (3)</li> <li>• No detail of green space within the development. Nightingale Rec is not large enough need something this size split between GB1 and GB2 (1)</li> <li>• Impact on physical and mental health by building on green space (1)</li> </ul> <p><b>Traffic Issues</b></p>
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	<ul style="list-style-type: none"> <li>• Traffic issues in locality local roads inadequate, commuter parking (44)</li> <li>• Parking requirements of Addenbrookes (16)</li> <li>• Road not built for heavy traffic. Capacity safety width of local roads (30)</li> <li>• Capacity of A1307 in rush hour/exacerbates congestion (37)</li> <li>• Delivery will be compromised by increased congestion (2)</li> <li>• Extra traffic will impact on ambulances getting out of Addenbrookes (14)</li> <li>• Bollards did deal with earlier traffic problem but traffic growth will worsen again (9)</li> <li>• Bollards prove congestion problem exists (1)</li> <li>• Depending on location of bollards could isolate the new community (1)</li> <li>• Beaumont Road is not suitable for more traffic (2)</li> <li>• Queen Ediths Way overloaded at peak times (2)</li> <li>• No Transport Strategy from County to address problems (1)</li> <li>• No assessments of highway capacity have been completed (2)</li> <li>• Impact on operation of Park &amp; Ride scheme (17)</li> <li>• The Worts Causeway bypass route used by other services e.g. A13 Haverhill bus (1)</li> <li>• Distance and safety of access to local facilities would mean residents use cars (4)</li> <li>• Using public transport and bikes is a personal choice (1)</li> <li>• Worts Causeway would become a rat run (1)</li> <li>• No main access point has been identified for GB1 (1)</li> <li>• Access through GB2 to GB1 will make GB2 very busy (1)</li> <li>• A traffic improvement might be to consider building a new link road from Cambridge Biomedical Campus roundabout within the Addenbrookes site to Granhams Road junction or a point 250m SE of it. Better still extend this by a tunnel through Lime Kiln Hill north to the roundabout on Cambridge Road Fulbourn (1)</li> <li>• Poor public transport for local residents (excluding Park and Ride services) (5)</li> <li>• Considerable walking distance to park and ride (1)</li> <li>• What plans are there for enhanced bus</li> </ul>
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	<p>services? (1)</p> <ul style="list-style-type: none"> <li>• Don't wish to lose current paths across site (3)</li> <li>• Nightingale Ave has become a rat run (1)</li> <li>• There is no access to Almoners Ave (1)</li> <li>• Safety of walkers (1)</li> </ul> <ul style="list-style-type: none"> <li>• Contrary to Council officer's belief there is NO pedestrian or cycle access from GB1 into Almoners Ave. It is privately owned by 39 and 39A.</li> <li>• Cycle access only possible via Worts Causeway and would reduce attractiveness of cycling (1)</li> <li>• Danger to cyclists on local roads (1)</li> </ul> <ul style="list-style-type: none"> <li>• <b>RAON</b>-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)</li> </ul> <p><b>Infrastructure</b></p> <ul style="list-style-type: none"> <li>• Lack of school places (11)</li> <li>• Are new schools proposed? (1)</li> <li>• Lack healthcare provision (16)</li> <li>• Few amenities shops and facilities in area (20)</li> <li>• Distance to local shops (7)</li> <li>• Distance to schools (8)</li> <li>• Distance medical facilities (2)</li> <li>• South of the City lacks community facilities compared with north (2)</li> <li>• Site has poor community access (2)</li> <li>• Need for a meeting hall (1)</li> <li>• Need for playing field and playgrounds (1)</li> <li>• Lack of infrastructure/water/drainage won't cope (32)</li> <li>• Cambridge can't keep growing it doesn't have the infrastructure to be a big city (1)</li> <li>• Building below a hill could result in greater flooding risk on lower land (1)</li> <li>• Wait and see impact of current growth sites on communities, schools, health facilities, traffic, environment (1)</li> <li>• Numbers of dwellings will overwhelm existing community (1)</li> <li>• Integration with existing community (3)</li> <li>• LA's have failed to provide long term infrastructure solutions (1)</li> </ul>
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	<ul style="list-style-type: none"> <li>• <b>Environment Agency</b>-Site at low risk to fluvial flooding. Surface water drainage discharge rate should meet current standards. Site sits over an important primary water source but not within a source protection zone. Preliminary site investigation needed before any planning applications needed to check any contamination from agricultural use.</li> </ul> <p><b>Housing Need</b></p> <ul style="list-style-type: none"> <li>• Houses will be unaffordable for Addenbrookes workers (4)</li> <li>• Lot of other housing on southern fringe for hospital workers (1)</li> <li>• Give incentives to use unoccupied properties. There are 10,000 in Cambridgeshire (2)</li> <li>• Root calculations of need for housing and employment are inconclusive (2)</li> <li>• 95% of projected housing need can be met through existing planning consents, allocated sites, and SHLAA projections. (1)</li> <li>• SoS turned down a proposal for 500 homes here in 2006 (11)</li> <li>• Need given new developments on southern fringe at north west Cambridge and on land near station (13)</li> <li>• We need affordable homes not homes for commuters/investors? (13)</li> <li>• Area of site is overstated because of privately owned areas and the Wildlife site (1)</li> <li>• Planning Authorities must work together to solve housing shortages (1)</li> <li>• Need for sheltered housing yet to evaluated (1)</li> <li>• Pressure from government to meet housing targets (2)</li> </ul> <p><b>Alternative Locations</b></p> <ul style="list-style-type: none"> <li>• Consider Marshalls land instead (2)</li> <li>• Consider Waterbeach or Northstowe instead (7)</li> <li>• With all other sites in City and at Marshalls no need to further urbanisation. Need more balance (1)</li> <li>• Expand selected villages and new settlements instead (37)</li> <li>• In view of Northstowe going ahead the balance is against building on any Green Belt land around Cambridge (1)</li> </ul>
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	<ul style="list-style-type: none"> <li>• Focus on other brownfield sites instead (11)</li> <li>• Alternative brownfield sites near village rail stations and the guided bus route would enable workers to use public transport (4)</li> <li>• CPRE says there is enough brownfield land to build 1.5 million homes in UK (1)</li> <li>• Support the rejection of Site 911 Cambridge SE but same criteria apply to GB1 and GB2 (1)</li> <li>• It is perverse to build more in the SE when the government at local and national level are trying to develop the north of the country (1)</li> </ul> <p><b>Other Reasons</b></p> <ul style="list-style-type: none"> <li>• Size of development will overwhelm Cherry Hinton (1)</li> <li>• Should be rejected for similar reasons to CC925 Land South of Addenbrookes and South west of Babraham Road (1)</li> <li>• Represents a 100% reversal in planning policy (2)</li> <li>• Site is not all in single ownership (2)</li> <li>• Owners own recently completed barn conversions (2)</li> <li>• Buildings on site listed as Buildings of Local Interest and have heritage status (2)</li> <li>• 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)</li> <li>• Impact on house prices (2)</li> <li>• Can't be assumed all will work locally (1)</li> <li>• Pressure on City centre (1)</li> <li>• South Cambridgeshire will soon grind to a halt (1)</li> <li>• Impact upon quality of life (8)</li> <li>• Density must be more compatible with that in locality (7)</li> <li>• High density is detrimental to owners on site and those adjoining (2)</li> <li>• 480 homes is too many (1)</li> <li>• Plans represent overdevelopment (1)</li> <li>• A concrete jungle is proposed which will remain for long time (1)</li> <li>• Density won't allow for green verges within site (1)</li> <li>• Three storey buildings on land rising by 20ft will</li> </ul>
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	<ul style="list-style-type: none"> <li>have deleterious effect on landscape (2)</li> <li>• Build few houses along Worts Causeway only rather than create new roads (1)</li> <li>• Huge disruption in return for minimal number of new houses (1)</li> <li>• There is a significant consensus of objection (1)</li> <li>• 7.33ha is not available (1)</li> <li>• Impact on amenity of Cambridge (1)</li> <li>• Will ruin what was once a pleasant edge of the city (1)</li> <li>• Where will profits from development end up? (1)</li> <li>• <i>Field path alongside GB2 running to Wandlebury and Beech Woods has featured in 2 well known books written by a local resident. 'Wild Places' is about the indispensable value of certain landscapes and how such hard to articulate qualities such as beauty, biodiversity and landscape history are so important to our well being. 'The Old Ways' focuses on paths nature and happiness and focuses on the field path and Roman Road. 'Over the Hills to Cherry Hinton' also outlines important aspects of this area (2)</i></li> </ul>
<p><b>Support GB1 (number of similar comments in brackets)</b></p>	<ul style="list-style-type: none"> <li>• Fills a natural corner that lends itself to the purpose (1)</li> <li>• Provides a reasonable choice provided it doesn't spread nearer the Beechwoods (1)</li> <li>• Sites are suitable for residential development agree with arguments in favour (1)</li> <li>• Site appears to be well connected (1)</li> <li>• More homes are needed close to Addenbrookes (1)</li> <li>• Proximity to Park and Ride, Addenbrookes, and Guided Bus and Science Parks. (3)</li> <li>• Visually satisfactory (1)</li> <li>• Limited green belt development in established settlement may be appropriate (1)</li> <li>• 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)</li> <li>• Support on basis green belt setting is not compromised (2)</li> <li>• Development here would be beneficial (1)</li> <li>• Support as not as congested as area as Fulbourn Road (1)</li> </ul>

	<ul style="list-style-type: none"> <li>• Large developments should be kept close to Cambridge City (1)</li> <li>• Site could be extended to Junction of Worts Causeway and Lime Kiln Road (2)</li> <li>• Support as it would only extend existing built up areas (1)</li> <li>• Proximity to centres of employment, good public transport, schools and facilities thereby putting minimum strain on road congestion (1)</li> </ul> <p>Other general supports (5)</p>
<p><b>Comment</b></p>	<p><b>Green Belt</b></p> <ul style="list-style-type: none"> <li>• Area was not allowed to be developed in 2002 LDA Green Belt Boundary Study (1)</li> <li>• Site should be kept as Green Belt (1)</li> <li>• Will lead to ribbon development towards Fulbourn and Shelford (1)</li> <li>• Favour Worts Causeway sites because they wouldn't fundamentally change the nature of that part of the Cambridge boundary, visually or functionally (1)</li> <li>• Development here seems practical and has minimal impact (1)</li> <li>• <b>English Heritage-</b> The curved alignment of Beamont 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.</li> </ul> <p><b>Infrastructure</b></p> <ul style="list-style-type: none"> <li>• Poor integration with existing communities (1)</li> <li>• Existing facilities won't cope (1)</li> <li>• Schools infant and primary will be needed (1)</li> </ul> <p><b>Housing Need</b></p>

	<ul style="list-style-type: none"> <li>• Proximity to Addenbrookes is major selling point so why not seek 90% affordable housing here (1)</li> <li>• Sites GB1 and GB2 seems good if low cost housing is included for hospital workers (1)</li> <li>• Site is a good solution for 480 homes</li> </ul> <p><b>Alternative Locations</b></p> <ul style="list-style-type: none"> <li>• Since most job opportunities are north of Cambridge further development to the north of City seems logical, beyond that Bourn and Cambourne are possibilities (1)</li> <li>• Worts Causeway/Fulbourn proposals seem low impact (1)</li> </ul> <p><b>Biodiversity</b></p> <ul style="list-style-type: none"> <li>• <b>Cambridgeshire County Council</b> –Any development should seek to improve the green infrastructure function of the area (1)</li> <li>• Proximity to Beech Woods where lesser spotted woodpecker and tawny owl nests and rare wild hellebores flower (1)</li> <li>• Hedgerow attracts many bird and insects and verge hosts wild flowers (1)</li> </ul> <p><b>Traffic Issues</b></p> <ul style="list-style-type: none"> <li>• Road not built for heavy traffic. Capacity safety width of local roads (1)</li> <li>• Pathway along field boundary on Worts Causeway is a restrictive right of way</li> <li>• A southern relief road would have supported development in this area but it was cancelled (1)</li> <li>• Access to the Bell School is still not resolved (1)</li> <li>• Will only cause further traffic gridlock (1)</li> <li>• Development of Worts Causeway seems logical as long as increased traffic considerations are addressed (1)</li> <li>• More exit roads needed near to hospital and other areas of employment (1)</li> </ul> <p><b>Other Reason Unspecified (1)</b></p> <ul style="list-style-type: none"> <li>• I do not support GB1 (1)</li> </ul>
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**ANALYSIS OF KEY ISSUES AND OFFICER RESPONSE GB1**

**Representations: Total 292 Object 250 Support 25 Comment 17**

## Key Issues:

- i. Impact on setting of City
  - a. The 2012 Green Belt Appraisal fully recognised the proximity of this land to higher quality landscape associated with the higher ground to the south-east. Provided development was kept to 2 storeys on this site and appropriate landscape buffer areas are provided in advance to soften and significantly improve the urban edge in this location the impact of the proposed Green Belt releases on setting would be relatively minor.
- ii. Loss Of Green Belt
  - a. The current Green Belt was last altered following the 2002 Structure Plan and was intended to last until 2016. The Council's are currently reviewing their Local Plans to 2031 and have to have regard to future settlement policy and future Green Belt. NPPF makes provision for Local Plans to establish Green Belt boundaries to provide a long-term framework having regard to the need to promote sustainable development. Having thoroughly studied the Inner Green Belt boundary the 2012 Green Belt Review found a limited number of small sites, which were of lesser importance to Green Belt purposes and could provide for future housing and other needs with minimal impact. The Local Plan has to consider objectively assessed needs and how these might be met over the plan period in a sustainable way. On balance the level of harm in losing these small sites is judged to be minimal when weighed against the broader needs of the City to 2031.
- iii. Development of this site will lead to sprawl of urban area into surrounding countryside
  - a. The boundary suggested is intended to be long term and endure beyond the plan period. Planting and landscaping of its eastern boundary will form a stronger and distinctive urban edge and will serve to enhance the setting maintain the openness of the surrounding landscape and protect historic features. Its green belt status will prevent development creeping any closer to the Gogs and open countryside.
- iv. Development will lead to coalescence with surrounding necklace villages
  - a. The new Green Belt boundary proposed on the edge of sites GB1 and GB2 would serve to prevent further built development from encroaching on the surrounding necklace villages, key landscape, and historic features beyond the edge. The Council disagrees given the distance that there is any risk of coalescence with nearby villages.
- v. Encroachment of open landscape to the south east

- a. One of the purposes of green belt is to prevent this happening. The Council believes that once a new boundary is confirmed it will serve to prevent any further encroachment occurring. The 2012 Green Belt Appraisal fully recognised the qualities of the landscape to the south on the higher ground, which, as residents say is among the best to be found in the Cambridge area.
- vi. Impact of GB1 and GB2 on views from Gogs and Beechwoods
  - a. This can be mitigated by buffer planting on the eastern edge of these sites to soften the existing hard urban edge
- vii. No “special circumstances” to warrant building houses in the Green Belt
  - a. The NPPF provides for Green Belts to be revised by Local plans. The current boundary was established in 2002 and was expected to endure until 2016 and beyond. However circumstances change and major development at Cambridge East will no longer be deliverable for the foreseeable future. Good progress is being made with the current strategy with the exception of Cambridge East but insufficient land has been found within the urban area of Cambridge to meet identified objectively assessed needs. The NPPF requires that Green Belt boundaries are established in Local Plans, that the boundaries can endure beyond the end of the plan period (2031) and that consideration is given to the consequences for sustainable development of channelling development towards urban areas inside the inner Green Belt boundary, towards villages within the Green Belt and towards locations beyond the outer Green Belt boundary. The LPA’s have taken and will continue to take a sequential sustainable approach to the location of growth using City brownfield land first before considering land on the edge of Cambridge (including land in the Green Belt), in new settlements beyond the outer Green Belt boundary and then in the most sustainable villages. A joint review of the inner Green Belt boundary has established that there is no scope for major Green Belt releases without there being very significant detriment to the purposes of the Cambridge Green Belt. The review did identify several small sites, which could be released from the Green Belt on the edge of Cambridge where the detriment would be limited in nature and scope. This finding together with the guidance in the NPPF concerning sustainability and the need to establish a durable Green Belt boundary provides justification for the release of land from the Green Belt for development.
- viii. Impact on natural beauty of area
  - a. The Council acknowledges the unique quality this area has and the physical and psychological benefits of having such high quality open land near where City residents live. It does not

however believe this will be harmed by a discrete development some distance away at the bottom of the slope. Indeed the development of this land could serve to enhance the enjoyment of the surrounding countryside by taking steps to reduce traffic in the area, maintain the country lane feel of Worts' Causeway and opening up permissive paths and green infrastructure improvements to help improve such access and enjoyment.

- ix. Recreational value of area to local and Cambridge residents
  - a. The Council fully acknowledges the value the area has for outdoor recreation by walkers joggers and cyclists. Transport and access measures in conjunction with the development of this site could serve to enhance the safety and experience of walkers joggers horse riders and cyclists through improvement of access to the countryside. Permissive paths can also be retained and enhanced. Retain Worts' Causeway as a bus only access with limited car access to develop it as a green link into the surrounding open countryside.
  
- x. Biodiversity in the area
  - a. The development of this and adjoining site GB2 could make provision for wildlife corridors to be provided to enable wildlife to move between the sites and adjoining land.
  - b. Netherhall Farm Meadow is a County Wildlife site and Protected Open Space. It is particularly important for its unique grassland. As protected Open Space it is designated for its environmental importance. This Meadow would be retained in any development and an appropriate management regime put in place to ensure its long-term ecological value is protected. Land area of site has been reduced to allow for this.
  - c. The protected roadside verge is also important and should be retained and enhanced by minimising any widening of Worts' Causeway to retain its country lane feel. Provision for non-vehicle users to be within the development site in order to preserve the hedgerows.
  - d. Measures to safeguard the habitat of the bats on the site have already been addressed through a planning application for alterations to the barn, which will make provision for a new bat roost.
  - e. Planting and management of access to the chalk grassland nearby could be improved with the Green Infrastructure Strategy to benefit wildlife and the ecology of the area.
  - f. Buffer planting along the western boundary will help to reduce any issues of overlooking and help maintain biodiversity
  
- xi. Loss of agricultural land
  - a. Half of the site is designated Grade 2 agricultural land with the remainder designated as urban land in the agricultural land classification. The loss is considered to be minor.

- xii. Pollution
  - a. Mitigation should be possible following an air quality contamination assessment
- xiii. Sustainability
  - a. The location on the edge of the city has good access to high quality public transport, local employment, services and facilities within the City. It can be reached by non-car modes of travel.
- xiv. Infrastructure
  - a. The site scores an amber score in relation to access to local amenities. Distances to local services will be rechecked on a walking route basis. Scope to improve provision should be explored through the development of Sites GB1 and GB2. Contributions through S106 can be sought to help improve wider provision e.g. school places.
- xv. Housing Need
  - a. The development will enable the provision of much needed affordable housing
  - b. The objectively assessed statement of needs through the SHMA has been updated and confirms a housing requirement of 14,000 dwellings by 2031.
  - c. 95% of projected housing need cannot be met through current commitments allocations and SHLAA sites. The SHLAA update shows there is only just enough land to meet objectively assessed needs including GB1 and GB2
  - d. In relation to open market housing the planning system cannot control who ends up buying houses but given it is close to local employment it should prove attractive to local people
- xvi. Alternative locations
  - a. The LPA's have taken and will continue to take a sequential sustainable approach to the location of growth using City brownfield land first before considering land on the edge of Cambridge (including land in the Green Belt), in new settlements beyond the outer Green Belt boundary and then in the most sustainable villages. The strategy for South Cambridgeshire is proposing a combination of these alternatives as part of its settlement strategy. The scale and nature of the objectively assessed need now requires all of these options to be explored.
- xvii. Access and Traffic issues
  - a. Any development would be subject to a full transportation assessment and travel plan and make S106 contributions to mitigate any issues including the safety and experience of all road users.
  - b. It would be possible to retain the permissive paths as part of the development through planning and design.
  - c. The bollards could be relocated in order to retain Worts'

- Causeway as a bus only access with limited car access to develop it as a green link into the surrounding open countryside.
- d. Vehicular traffic could be routed by a north south link into Site GB2 with access to the main road network being made from a new junction on the Babraham Road. This should address the concerns of local residents about the capacity and safety of the local road network.
  - e. Congestion on the A1307 and the access to Addenbrookes will be tackled through the County Council's forthcoming wider Transport Strategy.
  - f. Impact on Lime Kiln Hill and nearby nature reserves would be minimised by the proposed traffic reduction measures on Worts' Causeway
  - g. Pedestrian access issues from the site are noted and will be further investigated.
- xviii. Locally Listed Farmhouse Buildings and their setting
- a. The farmhouse and adjoining buildings are listed as being Buildings of Local Interest. They were subject to a recent application for a sensitive refurbishment and conversion to residential use.
  - b. Development of Site GB1 should ensure an area of at least 0.81ha around the farm buildings is set aside to maintain their setting. Adjust the number of overall dwellings on site by 47 to provide for this.
  - c. Seek to retain and protect existing mature trees and groups of trees on site. Enhance with new planting of large species trees to ensure a long term presence around the farm buildings and on main site.
- xix. Archaeology
- a. With regard to the GHQ Line this is not yet recorded in the HER. A scheme of archaeological works should occur prior to any planning determination.

<b>Site Number: GB2</b>		
<b>Total representations: 284</b>		
<b>Object<sup>7</sup>: 240</b>	<b>Support: 26</b>	<b>Comment: 18</b>

	<b>KEY ISSUES ARISING FROM CONSULTATION</b>
<b>Objections GB2</b>	<b>Green Belt</b> <ul style="list-style-type: none"> <li>• Loss of Green belt /creates precedent (43)</li> <li>• If Green Belt is used it can never be replaced (2)</li> <li>• Cumulative impact of loss this and other green belt land represents a 30% loss (1)</li> </ul>

<sup>7</sup> Object support and comment as allocated in the JDI schedule



	<ul style="list-style-type: none"> <li>• It will cause fundamental harm/impact upon the green belt (73)</li> <li>• Serious impact on Green Belt but less than GB1 since land is flat (1)</li> <li>• Unjustified breach of Green Belt policy (6)</li> <li>• There is a wrongful assertion that GB1 and 2 are of low environmental value. The NPPF doesn't discriminate in this way. (3)</li> <li>• NPPF Parag 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)</li> <li>• Needs of economy don't require exceptional circumstances (1)</li> <li>• Building in the green belt will harm the attractiveness of Cambridge and thereby hamper economic growth (4)</li> <li>• 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. (8)</li> <li>• Area was not allowed to be developed in 2002 LDA Green Belt Boundary Study (1)</li> <li>• Reasons for designating it Green Belt have not changed (5)</li> <li>• Further attempts to move green belt boundaries will be subject to legal challenge (1)</li> <li>• Object to green belt development but if absolutely required this site has minimal impact and good access to local services and employment. (1)</li> <li>• Disagree it will have minimal impact on the Green Belt (6)</li> <li>• Scores for green belt significance questionable in 2012 document as they relate to two halves of same field (1)</li> <li>• It is the landscape which makes City attractive not its housing estates (1)</li> <li>• Keep Green Belt for future generations to enjoy (1)</li> <li>• Green belt has prevented ribbon development (2)</li> <li>• This is arguably the best landscape in the City (1)</li> <li>• Will run risk of unrestricted sprawl extending/encroaching upon open countryside beyond</li> </ul>
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	<p>this site toward the Gogs (40)</p> <ul style="list-style-type: none"> <li>• Site CC911 has not gone away (1)</li> <li>• Support the rejection of Site 911 Cambridge SE but same criteria apply to GB1 and GB2 (1)</li> <li>• Area forms important visual and physical buffer between urban edge and higher ground (67)</li> <li>• Soft green edge works and should not be compromised (33)</li> <li>• The development of these forelands will destroy the iconic status of area (1)</li> <li>• Represents an unspoilt gateway to open countryside even a small number of dwellings will change this ambience (2)</li> <li>• Land at base of Gogs is visually important and contributes to setting of City when viewed from south (1)</li> <li>• As you come over the hill the City appears and is largely unspoilt 1)</li> <li>• The Gogs are the only hilly feature in an otherwise singularly flat landscape (1)</li> <li>• Impact on views of Beech Woods (1)</li> <li>• Impact on views from Gogs (5)</li> <li>• Impact on views of Gogs (4)</li> <li>• New developments will be visible all way into Cambridge from south (1)</li> <li>• Impact on views across Cambridge (7)</li> <li>• Visual impact will differ vastly from what is there now (4)</li> <li>• Impact on setting of Cambridge (4)</li> <li>• Development of Green Belt will lead to coalescence of villages which would lose their identify (4)</li> <li>• The integrity of necklace villages should be preserved at all costs and they should not be subsumed into the City. (1)</li> <li>• Green belt must remain for physical, emotional, mental and spiritual health as well as environmental reasons (2)</li> <li>• 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)</li> <li>• Green Belt should be more valuable and protected as population of our small city densifies (1)</li> <li>• Impact of other housing on outskirts of Cambridge has yet to be evaluated (1)</li> <li>• Land off Long Road should never have been taken out of the Green Belt (1)</li> </ul>
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	<ul style="list-style-type: none"> <li>• Green Belt should never be reviewed? (3)</li> <li>• The Council's 2012 Green Belt Review comments at parag 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)</li> <li>• <b>CPRE</b> – Will erode attractive open countryside leading to Gogs which form an important part of setting of Cambridge</li> <li>• <b>Rotherwick Way Residents Group</b>- Should not build on the green belt and make farming less viable. Will impact on biodiversity and encourage future infill housing. Development will detract from current density that characterises the present fringe. Will increase the volume of traffic, as not all residents would use public transport. Will create pressure to release additional land for new local facilities (shops, schools, GP's). No provision has been made to investigate archaeology. Views of residents have been ignored and little evidence the Council has absorbed previous consultations. The justification does not appear to be robust. Focus should be beyond City area. (2)</li> <li>• <b>Fulbourn Forum for Community Action</b>-Will cause fundamental harm to Green Belt due to proximity to higher quality landscape on higher ground; land provides important visual and physical buffer between urban edge and rising ground; green edge works well; pressures on area of natural beauty and wildlife by extra footfall litter dogs; alternatives exist in selected villages and new settlements.</li> <li>• <b>Fulbourn Parish Council</b>- Opposed to changes to Green Belt around the village to retain the environment and ambience of Fulbourn</li> <li>• <b>Haslingfield Parish Council</b>- Object to GB1 and GB2 as development not justifiable in this location</li> <li>• <b>Shepreth Parish Council</b>- Welcomes the reduction in the number of Green Belt sites being considered but do not favour GB1 and GB2 as they are in the congested southern side of City and will encroach on the Gogs the only high land around Cambridge affording views</li> <li>• <b>Harlton Parish Council</b> – Object as</li> </ul>
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	<p>development in the green belt is not justifiable at this location.</p> <ul style="list-style-type: none"> <li>• <b>Councillor Jean Swanson-</b> Support the rejection of Site 911; but concerned at loss of further green belt; it is well used by local residents; it is productive arable land and food production is important to sustainability; the 2006 Inspector rejected development of Netherhall Farm; its important for wildlife and public recreation; it includes an important County Wildlife site; insufficient argument has been made about exceptional circumstances to alter green belt; junction with Hills Road is awkward; local infrastructure is problematic; unwise to add more housing until existing housing developments near completion</li> <li>• <b>Greenlands Residents Association-</b> Who will buy these homes? They will spoil the City's compact scale. The green belt is precious and there are far less critical sites outside the boundary. There are pressures on parking and transport systems schools and healthcare. Destruction of the countryside south of City will destroy habitats and biodiversity. GB1 and GB2 are currently a defining buffer between the City and the Gog Magog Hill. Remaining land will become more vulnerable. The government were told Cambridge was developing a green corridor in return for giving up green belt land. Where are they?</li> <li>• <b>Southacre, Latham and Chaucer Road Resident's Association-</b>Both sites GB1 and GB2 are visible from further along Worts Causeway, which is a major access route into the City. A function of Green Belt is to provide visual demarcation between the City and surrounding rural landscape protecting the setting and character of the City. Both sites fail this test.</li> </ul> <p><b>Natural Environment Biodiversity</b></p> <ul style="list-style-type: none"> <li>• Cambridge doesn't have a lot of unspoilt natural beauty Granchester Meadows, the river, the Gogs and Beech Woods is all we have/pressure on an area of natural beauty (66)</li> <li>• In flat Cambridge this is one area of beautiful undulating countryside crowned by woods and ancient sites (Roman Road, Wandlebury and</li> </ul>
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	<p>Gogs). How irresponsible to destroy such beauty and peace that enhances the city and defines its semi rural character (1)</p> <ul style="list-style-type: none"> <li>• Loss of wildlife habitats and biodiversity (66)</li> <li>• May be anomaly in scoring of biodiversity impact in Council Technical Assessment on GB2 (1)</li> <li>• Irreparable damage to wildlife on site and green corridors to Worts Causeway (3)</li> <li>• Loss of green space (2)</li> <li>• Increased footfall problems of litter dogs (34)</li> <li>• Impact on Netherhall Farm Meadow County Wildlife Site / and protected roadside verges (4)</li> <li>• Impact on bridleway path up side of GB2 to Beech Woods (1)</li> <li>• Arable land and hedgerow supports farmland birds corn bunting, yellowhammer, linnet skylark and grey partridge which have suffered major declines and are indicators of the UK Sustainable Development Strategy (2)</li> <li>• The area is directly linked by hedgerow network to the Beech Woods, Wandlebury and the Gogs SSSI (3)</li> <li>• Area already suffered from environmental degradation (1)</li> <li>• Threat to ecology, Gog Magogs, and wider environmental impact (1)</li> <li>• Further loss of already declining open space in City (2)</li> <li>• It will harm the bridleway, local biodiversity hedgerow and wild flowers (1)</li> <li>• Loss historical landscape (leading to Roman Road), and impact on archaeology (8)</li> <li>• <b>The Wildlife Trust BCN</b> – 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</li> </ul>
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	<p>also underplay impacts and may be categorised red or amber. Cumulative scores may end up being changed amber to red.</p> <ul style="list-style-type: none"> <li>• <b>Natural England</b> – Notes that site is adjacent to Netherhall Farm Meadow County Wildlife site and Worts Causeway Protected Roadside Verge. Site is outside the urban area and classified in the SA as having poor public transport access and is some distance from local services and facilities. The allocation would place increased reliance on private cars conflicting with SA objectives.</li> </ul> <p><b>Pollution</b></p> <ul style="list-style-type: none"> <li>• Will create air, noise, and light pollution (9)</li> </ul> <p><b>Loss Agricultural Land</b></p> <ul style="list-style-type: none"> <li>• Would destroy productive arable land (18)</li> </ul> <p><b>Sustainability</b></p> <ul style="list-style-type: none"> <li>• Keeping as Green Belt will help the carbon balance (2)</li> <li>• Development is not sustainable (4)</li> <li>• Park &amp; Ride is sustainable but more development is not (1)</li> <li>• People won't use sustainable modes of travel (1)</li> </ul> <p><b>Active and Passive Local Recreation/Leisure</b></p> <ul style="list-style-type: none"> <li>• Area around Gogs Beech Wood the Roman Road and Wandlebury much needed for recreation by a large urban population (26)</li> <li>• Gogs were acquired by Cambridge residents LA's and other benefactors to provide recreation for the community whilst practicing conservation and restoration of the countryside (1)</li> <li>• Access to countryside for locals residents walkers cyclists joggers, cross country runners, birdwatchers (24)</li> <li>• Paths provide safe access to Beech Woods and the highest public space in Cambridge (4)</li> <li>• Loss of permitted paths to edge of fields/rights of way (3)</li> <li>• Impact on local amenities (3)</li> <li>• Historical interest of area (4)</li> <li>• Development here is contrary to Local Plan Policy 4/2 Protection of Open Space (1)</li> <li>• No detail of green space within the</li> </ul>
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	<p>development. Nightingale Rec is not large enough need something this size split between GB1 and GB2 (2)</p> <ul style="list-style-type: none"> <li>• Impact on physical and mental health by building on green space (1)</li> <li>• <b>Ramblers Association of Cambridge Group-</b> 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 &amp; Ride. This area of Cambridge lacks rights of way and as the population expands there will be increasing demand for access. Any new development should help provide footpath routes linking the nature reserves and potentially the Roman Road.</li> <li>• <b>Shelford &amp; District Bridleways Group-</b> There are currently multi usage permissive tracks on this site which link with off road routes to Beechwoods Nature Reserve and the Roman Road. These are well used and should be retained in any development. Provision should be made for safe off road multi use access (pedestrians/cycles/horses) to the Roman Road entrance as current road access has dangerous bends and no verge paths. Without these any development would create more traffic and make it even more dangerous for horses and cyclists.</li> </ul> <p><b>Traffic Issues</b></p> <ul style="list-style-type: none"> <li>• Traffic issues in locality local roads inadequate, commuter parking (24)</li> <li>• Parking requirements of Addenbrookes (15)</li> <li>• Road not built for heavy traffic. Capacity safety width of local roads (31)</li> <li>• Capacity of A1307 in morning rush hour/exacerbates congestion (53)</li> <li>• Delivery will be compromised by increased congestion (4)</li> <li>• Extra traffic will impact on ambulances getting out of Addenbrookes (14)</li> <li>• Schools and other developments on southern fringe will add lot additional traffic (7)</li> <li>• Bollards did deal with earlier traffic problem but traffic growth will worsen again (9)</li> <li>• Depending on location of bollards could isolate the new community (1)</li> </ul>
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	<ul style="list-style-type: none"> <li>• Depending on location of bollards could add to congestion Lime Kiln Hill/Queen Ediths Way (1)</li> <li>• Bollards need moving (1)</li> <li>• Problems turning right or left out of Worts Causeway (3)</li> <li>• Queen Ediths Way overloaded at peak times (2)</li> <li>• No Transport Strategy from County to address problems (1)</li> <li>• Lack of traffic management in area (5)</li> <li>• Impact on operation of Park &amp; Ride scheme (17)</li> <li>• The Worts Causeway bypass route used by other services eg A13 Haverhill bus (1)</li> <li>• Distance and safety of access to local facilities would mean residents use cars (5)</li> <li>• Using public transport and bikes is a personal choice (2)</li> <li>• Safety of walkers (2)</li> <li>• Danger to cyclists on local roads (4)</li> <li>• Worts Causeway is narrow and higher than surrounding fields making it difficult for cyclists in particular (1)</li> <li>• Worts Causeway would become a rat run (2)</li> <li>• No main access point has been identified (2)</li> <li>• Access through GB2 to GB1 will make GB2 very busy (1)</li> <li>• Access onto Worts Causeway or Babraham Road are both inappropriate (3)</li> <li>• Babraham Road will require another major roundabout (2)</li> <li>• Considerable walking distance to park and ride (1)</li> <li>• Don't wish to lose current paths and permissive rights of way across site to Beech Woods and Roman road (5)</li> <li>• Nightingale Ave has become a rat run (1)</li> <li>• There is no access to Almoners Ave and land owner will not sell (1)</li> <li>• May need compulsory purchase of properties in order to create an access from existing estates? (1)</li> <li>• Contrary to Council officer's belief there is NO pedestrian or cycle access from into Almoners Ave. It is privately owned by 39 and 39A. (1)</li> <li>• Disagree site is in easy cycling distance of City centre and station (1)</li> <li>• <b>RAON</b>-Doesn't feel it is possible to assess</li> </ul>
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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

### **Infrastructure**

- Lack of school places (26)
- Lack healthcare provision (20)
- No community centre (2)
- Few amenities shops and facilities in area (18)
- Distance to local shops (8)
- Distance to schools (12)
- Distance medical facilities (6)
- Distance to sports facility (1)
- South of the City lacks community facilities compared with north (2)
- Lack of infrastructure/water/drainage won't cope (27)
- Cambridge can't keep growing it doesn't have the infrastructure to be a big city (1)
- Building below a hill could result in greater flooding risk on lower land (1)
- Numbers of dwellings will overwhelm existing community (1)
- Integration with existing community (5)
- LA's have failed to provide long term infrastructure solutions (1)

### **Housing Need**

- Houses will be unaffordable for Addenbrookes workers (1)
- Lot of other housing on southern fringe for hospital workers (2)
- Give incentives to use unoccupied properties. There are 10,000 in Cambridgeshire (2)
- Root calculations of need for housing and employment are inconclusive (1)
- There are no such circumstances as 95% of projected housing need can be met through existing planning consents, allocated sites, and SHLAA projections. (1)
- Growth currently too rapid (1)
- Pressure from government to meet housing targets (2)
- SoS turned down a proposal for 500 homes here in 2006 affect on area best landscape and setting (11)
- Housing provided on Green Belt sites has been uninspiring (1)

	<ul style="list-style-type: none"> <li>• Not seen projections of homes and jobs asked for at previous submission (1)</li> <li>• Need given new developments on southern fringe at north west Cambridge and on land near station (11)</li> <li>• We need affordable homes not homes for commuters/investors? (15)</li> <li>• Planning Authorities must work together to solve housing shortages (1)</li> <li>• Need for sheltered housing yet to evaluated (1)</li> </ul> <p><b>Alternative Locations</b></p> <ul style="list-style-type: none"> <li>• Consider Marshalls land instead (2)</li> <li>• Consider Waterbeach or Northstowe instead (10)</li> <li>• Expand selected villages and new settlements instead (33)</li> <li>• Focus on other brownfield sites instead (12)</li> <li>• Alternative brownfield sites near village rail stations and the guided bus route would enable workers to use public transport (2)</li> <li>• CPRE says there is enough brownfield land to build 1.5 million homes in UK (1)</li> <li>• It is perverse to build more in the SE when the government at local and national level are trying to develop the north of the country (1)</li> </ul> <p><b>Other Reasons</b></p> <ul style="list-style-type: none"> <li>• Out of keeping with existing structures (2)</li> <li>• 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)</li> <li>• Impact on house prices (2)</li> <li>• Can't be assumed all will work locally (2)</li> <li>• Pressure on City centre (1)</li> <li>• South Cambridgeshire will soon grind to a halt (1)</li> <li>• Impact upon quality of life (6)</li> <li>• Density must be more compatible with that in locality (2)</li> <li>• High density is detrimental to owners on site and those adjoining (1)</li> <li>• 480 homes is too many (1)</li> <li>• Plans represent overdevelopment (1)</li> </ul>
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	<ul style="list-style-type: none"> <li>• New development will be an eyesore with modern house not in keeping with existing (1)</li> <li>• A concrete jungle is proposed which will remain for long time (2)</li> <li>• Density won't allow for green verges within site (1)</li> <li>• Huge disruption in return for minimal number of new houses (1)</li> <li>• There is a significant consensus of objection (1)</li> <li>• Where will profits from development end up? (1)</li> <li>• <i>Field path alongside GB2 running to Wandlebury and Beech Woods has featured in 2 well known books written by a local resident. 'Wild Places' is about the indispensable value of certain landscapes and how such hard to articulate qualities such as beauty, biodiversity and landscape history are so important to our well being. 'The Old Ways' focuses on paths nature and happiness and focuses on the field path and Roman Road. 'Over the Hills to Cherry Hinton' also outlines important aspects of this area (1)</i></li> </ul> <p><b>Other with no reason stated</b></p> <ul style="list-style-type: none"> <li>• Object to development either side of Worts Causeway (1)</li> </ul>
<p><b>Support GB2 (number of similar comments in brackets)</b></p>	<ul style="list-style-type: none"> <li>• Fills a natural corner that lends itself to the purpose (1)</li> <li>• Provides a reasonable choice provided it doesn't spread nearer the Beechwoods (1)</li> <li>• Sites are suitable for residential development agree with arguments in favour (1)</li> <li>• Most sites look suitable for housing (1)</li> <li>• Proximity to Park and Ride, Addenbrookes, guided bus, Science Parks, and rail station to be built at Long Road (1)</li> <li>• Visually satisfactory (1)</li> <li>• Limited green belt development in established settlement may be appropriate (1)</li> <li>• 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)</li> <li>• Support on basis green belt setting is not compromised (2)</li> <li>• Development here would be beneficial but</li> </ul>

	<p>Cambridge still needs infrastructure to overcome congestion (1)</p> <ul style="list-style-type: none"> <li>• Support as not as congested as area as Fulbourn Road (1)</li> <li>• Support as it would only extend existing built up areas (1)</li> <li>• Proximity to centres of employment, good public transport, schools and facilities thereby putting minimum strain on road congestion (1)</li> <li>• Support if site includes significant green space to moderate impact of Addenbrookes from the Gogs (1)</li> <li>• Support but traffic along Babraham Rd needs to be <b>addressed</b> first (1)</li> <li>• Other general supports (4)</li> <li>• Support because large developments should be kept close to Cambridge and within the A14 /M11 corridor) (1)</li> <li>• Strongly support in view of proximity to Addenbrookes (1)</li> <li>• <b>Sawston Parish Council</b>-There is no good reason why Site GB2 couldn't be extended to cover the whole triangle of land bordered by Worts Causeway /Babraham Rd/ and Lime Kiln Road</li> <li>• <b>Cllr David Bard</b>- Should be extended to cover the whole triangle of land bordered by Worts Causeway /Babraham Rd/ and Lime Kiln Road</li> <li>• <b>Cambridgeshire County Council Property and Procurement Division</b>-Support development of GB2. Site is a logical extension to Cambridge in terms of its accessibility to surrounding built up area and is in sustainable location. It has minimal impact on green belt. It meets housing needs and could provide affordable housing. It is unconstrained by major infrastructure capacity issues and is in single ownership. It could be developed independently or as part of larger phased development with adjoining land.</li> <li>• <b>Carter Jonas</b>- 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</li> </ul>
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	<p>development and is endorsed by the County Council. Offers potential for provision of affordable housing.</p>
<p><b>Comments GB2</b></p>	<p><b>Green Belt</b></p> <ul style="list-style-type: none"> <li>• Area was not allowed to be developed in 2002 LDA Green Belt Boundary Study (1)</li> <li>• Site was rejected previously what has changed? (1)</li> <li>• Site should be kept as Green Belt (1)</li> <li>• Will lead to ribbon development towards Fulbourn and Shelford (1)</li> <li>• Favour Worts Causeway sites because they wouldn't fundamentally change the nature of that part of the Cambridge boundary, visually or functionally (1)</li> <li>• Development here seems practical and has minimal impact (1)</li> <li>• <b>English Heritage-</b> The curved alignment of Beamont 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.</li> <li>• 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.</li> </ul> <p><b>Infrastructure</b></p> <ul style="list-style-type: none"> <li>• Poor integration with existing communities (1)</li> <li>• Existing facilities won't cope (1)</li> <li>• <b>Environment Agency- Environment Agency-</b></li> </ul>

	<p>Site at low risk to fluvial flooding. Surface water drainage discharge rate should meet current standards. Site sits near two two known groundwater abstractions (1km and 750m) Ground water aquifer below site is important needs protection and improvement as a primary water source but site is not within a source protection zone. Preliminary site investigation needed before any planning applications needed to check any contamination from agricultural use. Potential to use infiltration drainage on site. Recommend non piling foundation solutions are used</p> <p><b>Housing Need</b></p> <ul style="list-style-type: none"> <li>• Proximity to Addenbrookes is major selling point so why not seek 90% affordable housing here (1)</li> <li>• Sites GB1 and GB2 seems good if low cost housing is included for hospital workers (1)</li> <li>• Site is a good solution for 480 homes (1)</li> </ul> <p><b>Alternative Locations</b></p> <ul style="list-style-type: none"> <li>• Since most job opportunities are north of Cambridge further development to the north of City seems logical, beyond that Bourn and Cambourne are possibilities (1)</li> <li>• Worts Causeway/Fulbourn proposals seem low impact (1)</li> </ul> <p><b>Biodiversity</b></p> <ul style="list-style-type: none"> <li>• Proximity to Beech Woods where lesser spotted woodpecker and tawny owl nests and rare wild hellebores flower (1)</li> </ul> <p><b>Traffic Issues</b></p> <ul style="list-style-type: none"> <li>• Road not built for heavy traffic. Capacity safety width of local roads (2)</li> <li>• Pathway along field boundary on Worts Causeway is a restrictive right of way (1)</li> <li>• A southern relief road would have supported development in this area but it was cancelled (1)</li> <li>• Access to the Bell School is still not resolved (1)</li> <li>• Will only cause further traffic gridlock (1)</li> <li>• Development of Worts Causeway seems logical as long as increased traffic considerations are addressed (1)</li> </ul>
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	<p><b>Other /Reason Unspecified</b></p> <ul style="list-style-type: none"> <li>• County Council own site (1)</li> <li>• Fulbourn Rd with local employment preferred (1)</li> <li>• Worts Causeway -unspecified (1)</li> <li>• Do not support this option (1)</li> </ul>
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**ANALYSIS OF KEY ISSUES AND OFFICER RESPONSE GB2**

**Representations: Total 292 Object 250 Support 25 Comment 17**

**Key Issues:**

- i. Impact on setting of City
  - a. The 2012 Green Belt Appraisal fully recognised the proximity of this land to higher quality landscape associated with the higher ground to the southeast. Provided development was kept to 2 storeys on this site and appropriate landscape buffer areas are provided in advance to soften and significantly improve the urban edge in this location the impact of the proposed Green Belt releases on setting would be relatively minor.
  
- ii. Loss Of Green Belt
  - a. The current Green Belt was last altered following the 2002 Structure Plan and was intended to last until 2016. The Council's are currently reviewing their Local Plans to 2031 and have to have regard to future settlement policy and future Green Belt. NPPF makes provision for Local Plans to establish Green Belt boundaries to provide a long-term framework having regard to the need to promote sustainable development. Having thoroughly studied the Inner Green Belt boundary the 2012 Green Belt Review found a limited number of small sites, which were of lesser importance to Green Belt purposes and could provide for future housing and other needs with minimal impact. The Local Plan has to consider objectively assessed needs and how these might be met over the plan period in a sustainable way. On balance the level of harm in losing these small sites is judged to be minimal when weighed against the broader needs of the City to 2031.
  
- iii. Development of this site will lead to sprawl of urban area into surrounding countryside
  - a. The boundary suggested is intended to be long term and endure beyond the plan period. Planting and landscaping of its eastern boundary will form a stronger and distinctive urban edge and will serve to enhance the setting maintain the openness of the surrounding landscape and protect historic features. Its green belt status will prevent development creeping any closer to the Gogs and open countryside.

- iv. The development on GB2 should be extended to include the triangle of land between Worts Causeway Limekiln Hill/Cherry Hinton Rd and Babraham Road
  - a. Disagree because the development of this area would result in significant harm to the Green Belt and setting of the City.
- v. Development will lead to coalescence with surrounding necklace villages
  - a. The new Green Belt boundary proposed on the edge of sites GB1 and GB2 will serve to prevent further built development from encroaching on the surrounding necklace villages, key landscape, and historic features beyond the edge. The Council disagrees given the distance that there is any risk of coalescence with nearby villages.
- vi. Encroachment of open landscape to the south east
  - a. One of the purposes of green belt is to prevent this happening. The Council believes that once a new boundary is confirmed it will serve to prevent any further encroachment occurring. The 2012 Green Belt Appraisal fully recognised the qualities of the landscape to the south on the higher ground, which, as residents say is among the best to be found in the Cambridge area.
- vii. Impact of GB1 and GB2 on views from Gogs and Beechwoods
  - a. This can be mitigated by buffer planting on the eastern edge of these sites and to the south of GB2 around the farm complex to soften the existing hard urban edge
- viii. No “special circumstances” to warrant building houses in the Green Belt
  - a. The NPPF provides for Green Belts to be revised by Local plans. The current boundary was established in 2002 and was expected to endure until 2016 and beyond. However circumstances change and major development at Cambridge East will no longer be deliverable for the foreseeable future. Good progress is being made with the current strategy with the exception of Cambridge East but insufficient land has been found within the urban area of Cambridge to meet identified objectively assessed needs. The NPPF requires that Green Belt boundaries are established in Local Plans, that the boundaries can endure beyond the end of the plan period (2031) and that consideration is given to the consequences for sustainable development of channelling development towards urban areas inside the inner Green Belt boundary, towards villages within the Green Belt and towards locations beyond the outer Green Belt boundary. The LPA’s have taken and will continue to take a sequential sustainable approach to the location of growth using City brownfield land first before considering land on the edge of



Cambridge (including land in the Green Belt), in new settlements beyond the outer Green Belt boundary and then in the most sustainable villages. A joint review of the inner Green Belt boundary has established that there is no scope for major Green Belt releases without there being very significant detriment to the purposes of the Cambridge Green Belt. The review did identify several small sites, which could be released from the Green Belt on the edge of Cambridge where the detriment would be limited in nature and scope. This finding together with the guidance in the NPPF concerning sustainability and the need to establish a durable Green Belt boundary provides justification for the release of land from the Green Belt for development.

- ix. Impact on natural beauty of area
  - a. The Council acknowledges the unique quality this area has and the physical and psychological benefits of having such high quality open land near where City residents live. It does not however believe this will be harmed by a discrete development some distance away at the bottom of the slope. Indeed the development of this land could serve to enhance the enjoyment of the surrounding countryside by taking steps to reduce traffic in the area, maintain the country lane feel of Worts' Causeway and opening up permissive paths and green infrastructure improvements to help improve such access and enjoyment.
- x. Recreational value of area to local and Cambridge residents
  - a. The Council fully acknowledges the value the area has for outdoor recreation by walkers joggers and cyclists. Transport and access measures in conjunction with the development of this site could serve to enhance the safety and experience of walkers joggers horse riders and cyclists through improvement of access to the countryside. Permissive paths can also be retained and enhanced as part of the design of the development. Retain Worts' Causeway as a bus only access with limited car access to develop it as a green link into the surrounding open countryside.
- xi. Biodiversity in the area
  - a. The development of this and adjoining site GB1 could make provision for wildlife corridors to be provided to enable wildlife to move between the sites and adjoining land.
  - b. Netherhall Farm Meadow to the north on GB1 is a County Wildlife site and Protected Open Space. It is particularly important for its unique grassland. As protected Open Space it is designated for its environmental importance. This Meadow would be retained in any development and an appropriate management regime put in place to ensure its long term ecological value is protected. Land area of site has been reduced to allow for this.

- c. The protected roadside verge is also important and should be retained and enhanced by minimising any widening of Worts' Causeway to retain its country lane feel. Provision for non-vehicle users to be within the development site in order to preserve the hedgerows.
  - d. Planting and management of access to the chalk grassland nearby could be improved with the Green Infrastructure Strategy to benefit wildlife and the ecology of the area.
  - e. Buffer planting along the western boundary will help to reduce any issues of overlooking and help maintain biodiversity
- xii. Loss of agricultural land
  - a. Half of the site is designated Grade 2 agricultural land with the remainder designated as urban land in the agricultural land classification. The loss is considered to be minor.
- xiii. Pollution
  - a. Mitigation should be possible following an air quality contamination assessment
- xiv. Sustainability
  - a. The location on the edge of the city has good access to the Park & Ride services but lacks a high quality public transport. It is nonetheless close to local employment, services and facilities within the City. It can be reached by non-car modes of travel.
- xv. Infrastructure
  - a. The site scores an amber score in relation to access to local amenities. Distances to local services will be rechecked on a walking route basis. Scope to improve provision should be explored through the development of Sites GB1 and GB2. Contributions through S106 can be sought to help improve wider provision e.g. school places.
- xvi. Housing Need
  - a. The development will enable the provision of much needed affordable housing
  - b. The objectively assessed statement of needs through the SHMA has been updated and confirms a housing requirement of 14,000 dwellings by 2031.
  - c. 95% of projected housing need cannot be met through current commitments allocations and SHLAA sites. The SHLAA update shows there is only just enough land to meet objectively assessed needs including GB1 and GB2
  - d. In relation to open market housing the planning system cannot control who ends up buying houses but given it is close to local employment it should prove attractive to local people
- xvii. Alternative locations
  - a. The LPA's have taken and will continue to take a sequential

sustainable approach to the location of growth using City brownfield land first before considering land on the edge of Cambridge (including land in the Green Belt), in new settlements beyond the outer Green Belt boundary and then in the most sustainable villages. The strategy for South Cambridgeshire is proposing a combination of these alternatives as part of its settlement strategy. The scale and nature of the objectively assessed need now requires all of these options to be explored.

xviii. Access and Traffic issues

- a. Any development would be subject to a full transportation assessment and travel plan and make S106 contributions to mitigate any issues including the safety and experience of all road users.
- b. It would be possible to retain the permissive path through GB2 as part of the development through planning and design.
- c. The bollards could be relocated in order to retain Worts' Causeway as a bus only access with limited car access to develop it as a green link into the surrounding open countryside.
- d. Vehicular traffic could be routed by a north south link from Site GB1 with access to the main road network being made from a new junction to the south on the Babraham Road. This should address the concerns of local residents about the capacity and safety of the local road network.
- e. Congestion on the A1307 and the access to Addenbrookes will be tackled through the County Council's forthcoming wider Transport Strategy.
- f. Impact on Lime Kiln Hill and nearby nature reserves would be minimised by the proposed traffic reduction measures on Worts' Causeway

xix. Archaeology

- a. With regard to the GHQ Line this is not yet recorded in the HER. A scheme of archaeological works should occur prior to any planning determination.

**Site Number: GB3**

**Total representations: 115**

**Object<sup>8</sup>: 74**

**Support: 24**

**Comment: 17**

	<b>KEY ISSUES ARISING FROM CONSULTATION</b>
<b>Objections GB3 (number of similar comments in brackets)</b>	<p><b>Green Belt</b></p> <ul style="list-style-type: none"> <li>• Loss of views of fields and piece and quiet (1)</li> <li>• Views of Lime Kiln Hill (1)</li> <li>• It is an encroachment on the Green Belt (2)</li> <li>• Proposal doesn't check unrestricted sprawl nor</li> </ul>

<sup>8</sup> Object support and comment as allocated in the JDI schedule

	<p>does it assist in safeguarding countryside from encroachment (1)</p> <ul style="list-style-type: none"> <li>• Contributes to coalescence Cambridge and Fulbourn (2)</li> <li>• Green belt is there to protect expansion into surrounding countryside (1)</li> <li>• Object as development should be located in new settlements and better served villages (1)</li> <li>• Green belt must remain for physical, emotional, mental and spiritual health as well as environmental reasons (2)</li> <li>• Negative visual impact on Lime Kiln Hill Nature Reserve (2)</li> <li>• Visual impact misrepresented in document (2)</li> <li>• It will cause fundamental harm/impact upon the green belt (4)</li> <li>• Loss of Green belt /creates precedent (9)</li> <li>• If green belt is used it can never be replaced (2)</li> <li>• Object to development in Green Belt but if absolutely required this site is near employment and has good access to City (1)</li> <li>• NPPF Parag 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)</li> <li>• Will encourage ribbon development along Fulbourn Rd (1)</li> <li>• Adverse impact on Green Belt due to its location on rising ground (37)</li> <li>• Disagree it will have minimal impact on the Green Belt (1)</li> <li>• Will be visible from higher ground to the south (3)</li> <li>• Loss of countryside (1)</li> <li>• Object to all green belt sites they should be left for future generations to enjoy (1)</li> <li>• <b>Fulbourn Forum For Community Action -</b></li> </ul>
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	<p>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.</p> <ul style="list-style-type: none"> <li>• <b>CPRE</b> –Parags 10.9 and 10.10 of SCDC I&amp;O 1 Document suggest there is a good range of employment sites in the South Cambridgeshire at Northstowe and NW Cambridge. There is therefore no need for employment development on this site which would adversely affect the green belt setting of Cambridge</li> <li>• <b>The Wildlife Trust BCN</b> — 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</li> <li>• <b>Natural England</b>-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.</li> </ul> <p><b>Natural Environment Biodiversity</b></p> <ul style="list-style-type: none"> <li>• Ainsdale is quiet and rural place to live (1)</li> <li>• Will ruin natural beauty of area (1)</li> <li>• Loss of many gardens and allotments over last 30 years (1)</li> <li>• Loss of wildlife habitats and biodiversity (3)</li> <li>• Puts pressure on Chalk Pits. Wildlife needs corridors to move between habitats (1)</li> <li>• Adverse impact on Chalk Pits Nature Reserve SSSI (7)</li> <li>• Proximity to Chalk Pits Nature Reserve (37)</li> </ul>
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	<ul style="list-style-type: none"> <li>• Nature reserve one of few wild areas around Cambridge much used and appreciated by local residents (1)</li> <li>• Will compromise the value of the nature reserve by increasing its isolation from open countryside (36)</li> <li>• Dogs and cats from GB3 will badly effect wildlife on Lime Kiln Nature Reserve (2)</li> <li>• I&amp;O Working Group Windsor Road Residents Association - Adverse impact on Chalk Pits Nature Reserve</li> </ul> <p><b>Active and Passive Local Recreation/Leisure</b></p> <ul style="list-style-type: none"> <li>• <b>Ramblers Association Cambridge Group-</b> 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.</li> <li>• <b>Cherry Hinton Residents Association-</b>Not suitable for housing or employment due to proximity to Lime Kiln Hill nature reserves and Cherry Hinton Hall as it constitutes valuable green corridor as identified in CCC and Wildlife Trust City Nature Conservation Strategy 2006. Vehicular access is also issue for Ainsdale/Tweedale</li> </ul> <p><b>Traffic Issues</b></p> <ul style="list-style-type: none"> <li>• Impact on traffic along Fulbourn Road (4)</li> <li>• Impact on existing heavy congestion (2)</li> <li>• Exit from development would be through existing housing and contribute to increased traffic and pedestrian movement at the busy Robin Hood junction (42)</li> <li>• Speed limit on Fulbourn Road too high at 40mph (2)</li> <li>• Cycle routes are inadequate (1)</li> <li>• Safe routes for schoolchildren cyclists and pedestrians needed (3)</li> <li>• Traffic issues (6)</li> <li>• Fulbourn Road at this point is not on a bus route (1)</li> <li>• <b>RAON-</b>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</li> </ul>
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	<p>on the local network</p> <p><b>Infrastructure</b></p> <ul style="list-style-type: none"> <li>• At bursting point on services and infrastructure (3)</li> <li>• Infrastructure (2)</li> <li>• Lack of school places (1)</li> <li>• Impact on health facilities (1)</li> <li>• Adds to flood risk on lower ground (2)</li> </ul> <p><b>Housing Need</b></p> <ul style="list-style-type: none"> <li>• Impact of recent high density town houses in area (1)</li> <li>• Benefit is small for damage caused (1)</li> <li>• We need affordable homes not homes for commuters/investors? (1)</li> <li>• <b>Cambridgeshire County Council</b> –Favour the housing option. Development should seek to improve green infrastructure in the area, and strengthen the ecological network and protect ecologically important features.</li> </ul> <p><b>Loss Agricultural Land</b></p> <ul style="list-style-type: none"> <li>• Loss of arable land (6)</li> </ul> <p><b>Alternative locations</b></p> <ul style="list-style-type: none"> <li>• Give incentives to use unoccupied properties. There are 10,000 in Cambridgeshire (2)</li> <li>• Develop in areas of decline elsewhere in Britain (2)</li> </ul> <p><b>Other Reasons</b></p> <ul style="list-style-type: none"> <li>• Impact of science park (1)</li> <li>• Object because it will create an imbalance between employment and housing (1)</li> <li>• Cherry Hinton has been overdeveloped (1)</li> <li>• Site is disappointing choice for housing and employment (1)</li> <li>• Pressure on City centre (1)</li> </ul> <p><b>General objection (1)</b></p>
<p><b>Support GB3 (number of similar comments in brackets)</b></p>	<ul style="list-style-type: none"> <li>• This would do not change the beauty of the area (1)</li> <li>• Good choice as close to Cherry Hinton with its facilities and transport links although Chalk Pits and Nature Reserve must be protected (1)</li> <li>• Support provided shared use cycle path can be converted to proper cycle lanes on both sides of Fulbourn Road (1)</li> </ul>

	<ul style="list-style-type: none"> <li>• Support employment or housing but address traffic issues prior to development (1)</li> <li>• Beneficial development but Cambridge still needs infrastructure to overcome congestion (1)</li> <li>• Support provided setting not compromised (2)</li> <li>• General support of option (5)</li> <li>• Support as only extending built up area slightly (1)</li> <li>• Support as large developments should be kept close to Cambridge (2)</li> <li>• 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 congestion (2)</li> <li>• Support as there are good local employment, schools and shopping facilities (2)</li> <li>• Creates minimum strain on roads (1)</li> <li>• Minimal problems/ limited green belt development in established settlement may be appropriate (2)</li> <li>• Support as small developments and benefit housing (1)</li> <li>• <b>ARM Holdings</b> –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</li> <li>• <b>Southacre Latham and Chaucer Road Residents Association- Support</b> development of this site as GB3 and GB4 are infill sites screened from the road by tall</li> </ul>
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	<p>buildings on Peterhouse Technology Park and the rising ground to the south. Development should be recessed into the hill side to reduce visual impact further. Site GB3 should not be promoted for industrial development due to its proximity to residential development.</p>
<p><b>Comment</b></p>	<p><b>Green Belt</b></p> <ul style="list-style-type: none"> <li>• This site seems to cause low impact (2)</li> <li>• Best option is Fulbourn road site and NIAB site (1)</li> <li>• Fulbourn Rd with local employment preferable (1)</li> <li>• Most sites look suitable for housing (1)</li> <li>• Support Fulbourn Road (1)</li> <li>• <b>Harlton Parish Council</b>-Support for employment use as discrete and aligns with Peterhouse Technology Park. Proposers should offset balancing green belt provision elsewhere.</li> <li>• <b>Fulbourn Parish Council</b>- Would not materially effect the village</li> <li>• <b>Haslingfield Parish Council</b> – Do not object to employment on this site as aligns with Peterhouse Technology Park and would be discrete.</li> <li>• <b>English Heritage - These</b> 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.</li> </ul> <p><b>Alternative Locations</b></p> <ul style="list-style-type: none"> <li>• Most jobs opportunities in north of the City. Focus instead on Histon Girton Milton Waterbeach Cottenham (1)</li> </ul> <p><b>Other</b></p> <ul style="list-style-type: none"> <li>• Supports local jobs and housing demand but should not on green belt (1)</li> <li>• Do not support option (1)</li> <li>• <b>Orwell Parish Council</b> –Protection of Green Belt should receive highest priority. Brownfield sites should be exhausted first. GB3 and GB4 should be kept for employment use.</li> </ul>

	<ul style="list-style-type: none"> <li>• <b>Environment Agency- Environment Agency-</b> Site at low risk to fluvial flooding. Surface water drainage discharge rate should meet current standards. Site sits on chalk formation. Principal ground water aquifer below site. This is important and needs protection and improvement as a primary water source but site is not within a source protection zone. OS plans show springs at source of Cherry Hinton Brook 185m to NW. Technical Assessment acknowledges possible contamination due to adjacent land use. Preliminary site investigation needed before any planning applications needed to ensure delivery. Potential to use infiltration drainage on site. Recommend non piling foundation solutions are used. More pollution measures likely to be required for any employment use on site. A hydrogeological risk assessment will be required.</li> </ul>
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#### **ANALYSIS OF KEY ISSUES AND OFFICER RESPONSE GB3**

**Representations: total 115; Object 74 Support 24 Comment 17**

##### **Key Issues:**

- i. Adverse impact upon the Green Belt due to its location on rising ground
  - a. The site options does not cause significant harm to Green Belt purposes. It is located at the bottom of the hill and makes a very minimal encroachment.
  - b. It is likely to be developed for employment and could be cut into the hill side in the same way as the Peterhouse Technology Park meaning that it would not be seen from higher ground to the south.
  - c. Appropriate planting and landscaping would be undertaken on the southern boundary
- ii. Likely to lead to coalescence with Fulbourn
  - a. Disagree it is a considerable way from Fulbourn
- iii. Impact on setting
  - a. This can be mitigated by planning and design and by setting any development into the hillside
- iv. Biodiversity- Adverse impact ecologically and visually on the SSSI and Nature Reserves on Lime Kiln Hill
  - a. If it is developed for employment use this is less likely as domestic pets are not likely to stray into the reserve
- v. Will compromise the value of the nature reserve by increasing isolation

- from open countryside
  - a. An wildlife corridor could be established as part of the development to retain any routes to open countryside for wildlife
- vi. Recreation Active and Passive-The Ramblers Association have long campaigned for safe off road path from Fulbourn Road south to the Roman Road avoiding the dangers of Lime Kiln Hill
  - a. Improved rights of way could be negotiated as part of the development of this site to provide safer access to open countryside
- vii. Loss of agricultural land
  - a. All classified as urban land in the agricultural land classification
- viii. Traffic and access issues
  - a. If used for employment access could be achieved from site GB4 to the east and would not effect Ainsdale
  - b. Other traffic issues raised would not be an issue
  - c. General problems with the Robin Hood junction can be addressed by the County Council's Transport Strategy which is being prepared in tandem with the Local Plan
- ix. Other Infrastructure Issues
  - a. If the development is for employment as planned it won't place pressures on local infrastructure and will bring new employment
  - b. It is at low risk of fluvial flooding. Site investigation will be needed before any application to check any contamination. Relevant pollution measures will be required for employment uses.
- x. Some of this land may help ARM Holdings meet its future space requirements over the next 10 years
  - a. It will be important to continue to support high technology firms which contribute significantly to local employment.

<b>Site Number: GB4</b>		
<b>Total representations:</b>		
<b>Object<sup>9</sup>: 28</b>	<b>Support: 25</b>	<b>Comment: 49</b>

	<b>KEY ISSUES ARISING FROM CONSULTATION</b>
<b>Objections</b>	<b>Green Belt</b> <ul style="list-style-type: none"> <li>• "Special circumstances" case for a green belt release has not been made (1)</li> <li>• Will lead to creep up the hill and is unwelcome (1)</li> <li>• Proposal doesn't check unrestricted sprawl nor</li> </ul>

<sup>9</sup> Object support and comment as allocated in the JDI schedule

	<p>does it assist in safeguarding countryside from encroachment (1)</p> <ul style="list-style-type: none"> <li>• Contributes to coalescence Cambridge and Fulbourn (2)</li> <li>• Object as development should be located in new settlements and better served villages (1)</li> <li>• Green belt must remain for physical, emotional, mental and spiritual health as well as environmental reasons (2)</li> <li>• Visual impact misrepresented in document (2)</li> <li>• It will cause fundamental harm/impact upon the green belt (5)</li> <li>• Loss of Green belt /creates precedent (6)</li> <li>• If green belt is used it can never be replaced (2)</li> <li>• Object to development in Green Belt but if absolutely required this site is near employment and has good access to city/minimal impact (2)</li> <li>• Development will be an eyesore and should be recessed into the hill side to reduce visual impact further (1)</li> <li>• Will be visible from higher ground to the south (1)</li> <li>• Object to all green belt sites they should be left for future generations to enjoy (1)</li> </ul> <p><b>Natural Environment Biodiversity</b></p> <ul style="list-style-type: none"> <li>• Will ruin natural beauty of area (1)</li> <li>• Loss of wildlife habitats and biodiversity (1)</li> <li>• Puts pressure on Chalk Pits. Wildlife needs corridors to move between habitats should include a buffer zone between reserves and this site (3)</li> <li>• Adverse impact on Chalk Pits Nature Reserve SSSI (2)</li> <li>• Proximity to Chalk Pits Nature Reserve (1)</li> </ul> <p><b>Active and Passive Local Recreation/Leisure</b></p> <ul style="list-style-type: none"> <li>• Area around Gogs Beech Wood the Roman Road and Wandlebury much needed for recreation by a large urban population (1)</li> <li>• Access to countryside for locals residents walkers cyclists joggers, cross country runners, birdwatchers ( )</li> <li>• Impact on local</li> <li>• <b>Ramblers Association Cambridge Group-</b> Have long campaigned for a safe off road footpath link from Fulbourn Road south to the</li> </ul>
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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.

**Traffic Issues**

- Impact on traffic along Fulbourn Road (2)
- Impact on existing heavy congestion (3)
- Exit from development would be through existing housing and contribute to increased traffic and pedestrian movement at the busy Robin Hood junction (1)
- Speed limit on Fulbourn Road too high at 40mph (1)
- Safe routes for schoolchildren cyclists and pedestrians needed (1)
- Traffic issues (4)
- Fulbourn Road at this point is not on a bus route (1)
- **RAON**-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

**Infrastructure**

- 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)

**Housing Need**

- We need affordable homes not homes for commuters/investors? (1)

**Loss Agricultural Land**

- Loss of arable land (5)

**Alternative locations**

- Give incentives to use unoccupied properties. There are 10,000 in Cambridgeshire (2)
- Develop in areas of decline elsewhere in Britain (2)

**Other Reasons**

	<ul style="list-style-type: none"> <li>• Object because it will create an imbalance between employment and housing (1)</li> <li>• Need for development here given all development at Addenbrooke's (1)</li> <li>• Pressure on City centre (1)</li> <li>• General objection (1)</li> </ul>
<p><b>Support (number of similar comments in brackets)</b></p>	<ul style="list-style-type: none"> <li>• Good choice as close to Cherry Hinton with its facilities and transport links although Chalk Pits and Nature Reserve must be protected (1)</li> <li>• Support provided shared use cycle path can be converted to proper cycle lanes on both sides of Fulbourn Road (1)</li> <li>• Beneficial development but Cambridge still needs infrastructure to overcome congestion (1)</li> <li>• Support provided setting not compromised (2)</li> <li>• General support of option (9)</li> <li>• Limited green belt development in established settlement may be appropriate (1)</li> <li>• Represents a natural extension of the Technology Park (1)</li> <li>• Support as only extending built up area slightly (1)</li> <li>• Support as large developments should be kept close to Cambridge (2)</li> <li>• 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 congestion (1)</li> <li>• Support as there are good local employment, schools and shopping facilities (2)</li> <li>• Creates minimum strain on roads (1)</li> <li>• Minimal problems/ limited green belt development in established settlement may be appropriate (1)</li> </ul>

	<ul style="list-style-type: none"> <li>• <b>ARM Holdings</b> –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</li> <li>• <b>Southacre Latham and Chaucer Road Residents Association- Support</b> 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 hill side to reduce visual impact further.</li> <li>• <b>Cambridgeshire County Council</b> –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</li> <li>• <b>Cherry Hinton Residents Association-</b> 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</li> </ul>
<p><b>Comments</b></p>	<p><b>Green Belt</b></p> <ul style="list-style-type: none"> <li>• This site seems to cause low impact (2)</li> <li>• Fulbourn Rd with local employment preferable (1)</li> <li>• Support GB4 if adequate environmental safeguards are maintained (1)</li> <li>• <b>Harlton Parish Council</b>-Support for employment use as discrete and aligns with Peterhouse Technology Park. Proposers should offset balancing green belt provision elsewhere.</li> <li>• <b>Fulbourn Parish Council</b>- Would not materially effect the village</li> <li>• <b>Haslingfield Parish Council</b> – Do not object to employment on this site as aligns with Peterhouse Technology Park and would be discrete.</li> <li>• <b>English Heritage - These</b> sites are relatively modest allocations where the boundary of the</li> </ul>

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.

#### **Alternative Locations**

- Most jobs opportunities in north of the City. Focus instead on Histon Girton Milton Waterbeach Cottenham (1)

#### **Other Reasons**

- Supports local jobs and housing demand but should not on green belt (1)
- Do not support option (1 )
- Support but address traffic issues prior to development (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)
- **Orwell Parish Council** –Protection of Green Belt should receive highest priority. Brownfield sites should be exhausted first. GB3 and GB4 should be kept for employment use.
- **Environment Agency- Environment Agency-** Site at low risk to fluvial flooding. Surface water drainage discharge rate should meet current standards. Site sits on chalk formation. Principal ground water aquifer below site. This is important and needs protection and improvement as a primary water source but site is not within a source protection zone. OS plans show springs at source of Cherry Hinton Brook 185m to NW. Technical Assessment acknowledges possible contamination due to adjacent land use. Preliminary non intrusive



	<p>and intrusive site investigation needed before any planning applications needed to ensure delivery. Potential to use infiltration drainage on site. Recommend non piling foundation solutions are used. More pollution measures likely to be required for any employment use on site. A hydrogeological risk assessment will be required.</p> <ul style="list-style-type: none"> <li>• <b>Fulbourn Forum For Community Action-</b> A limited expansion may be acceptable if careful attention is given to height massing &amp; 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.</li> </ul>
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#### **ANALYSIS OF KEY ISSUES AND OFFICER RESPONSE GB4**

**Representations: Total 102 ; Object 28 Support 25 Comment 49**

##### **Key Issues:**

- xi. Adverse impact upon the Green Belt due to its location on rising ground
  - d. The site options does not cause significant harm to Green Belt purposes. It is located at the bottom of the hill and makes a very minimal encroachment.
  - e. It is likely to be developed for employment and could be cut into the hill side in the same way as the Peterhouse Technology Park meaning that it would not be seen from higher ground to the south.
  - f. Appropriate planting and landscaping would be undertaken on the southern boundary
- xii. Likely to lead to coalescence with Fulbourn
  - b. Disagree it is a considerable way from Fulbourn
- xiii. Impact on setting
  - b. This can be mitigated by planning and design and by setting any development into the hillside limiting it to two storeys possibly with a green roof to minimise visual impact from the higher ground.
- xiv. Biodiversity- Adverse impact ecologically and visually on the SSSI and Nature Reserves on Lime Kiln Hill
  - b. If it is developed for employment use this is less likely as domestic pets are not likely to stray into the reserve

- xv. Will compromise the value of the nature reserve by increasing isolation from open countryside
    - b. An wildlife corridor could be established as part of the development to retain any routes to open countryside for wildlife
  - xvi. Recreation Active and Passive-The Ramblers Association have long campaigned for safe off road path from Fulbourn Road south to the Roman Road avoiding the dangers of Lime Kiln Hill
    - b. Improved rights of way could be negotiated as part of the development of this site to provide safer access to open countryside
  - xvii. Traffic and access issues
    - d. If used for employment access could be achieved from the Technology Park
    - e. Other traffic issues raised would not be an issue
    - f. General problems with the Robin Hood junction can be addressed by the County Council's Transport Strategy which is being prepared in tandem with the Local Plan
  - xviii. Other Infrastructure Issues
    - c. If the development is for employment as planned it won't place pressures on local infrastructure and will bring new employment
    - d. It is at low risk of fluvial flooding. Site investigation will be needed before any application to check any contamination. Relevant pollution measures will be required for employment uses.
  - xix. Loss of agricultural land
    - a. Over 80% of the site is classified as urban land in the agricultural land classification the remainder being equally split between Grade 2 and Grade 3
  - xx. Development should safeguard the amenity of adjoining new housing to the south.
    - a. Should be possible to mitigate with good planning and design
  - xxi. Some of this land may help ARM Holdings meet its future space requirements over the next 10 years
    - b. It will be important to continue to support high technology firms which, contribute significantly to local employment.
- The balance of representations supported the proposed allocation.

<b>Site Number: GB5</b>		
<b>Total representations:</b>		
<b>Object<sup>10</sup>: 77</b>	<b>Support: 19</b>	<b>Comment: 14</b>

<sup>10</sup> Object support and comment as allocated in the JDI schedule

<b>KEY ISSUES ARISING FROM CONSULTATION</b>	
<p><b>Site Option GB5 : Fulbourn Road East</b></p> <p>District: SCDC Area: 6.92ha Use: Employment development</p>	<p><b>ARGUMENTS IN SUPPORT:</b> (number of similar comments in brackets)</p> <ul style="list-style-type: none"> <li>• Support if well designed as a small development adjacent to the urban area. <b>(14)</b></li> <li>• <b>Cambridgeshire County Council</b> - 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. <b>(1)</b></li> <li>• 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. <b>(1)</b></li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• 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. <b>(46)</b></li> <li>• The Parish Plan is opposed to changes to the Green Belt around the village to retain the environment and ambiance of Fulbourn. <b>(1)</b></li> <li>• 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. <b>(3)</b></li> <li>• It would increase traffic at peak times (cars 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. <b>(6)</b></li> </ul>

	<ul style="list-style-type: none"> <li>• 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)</li> <li>• 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)</li> <li>• Site could be developed but only up to the roundabout. (1)</li> <li>• 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)</li> <li>• Any development close to Cambridge will put pressure on the City Centre and local infrastructure. (1)</li> <li>• 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)</li> <li>• Object to loss of Green Belt land. (9)</li> <li>• Loss of agricultural land. (1)</li> <li>• Loss of view south when driving down Yarrow Road (1), visible from Fulbourn Road (1).</li> <li>• Site is too big, if it were half the size it could be supported. (1)</li> <li>• Object as there is no assessment of traffic impacts. (1)</li> <li>• Move employment growth to other parts of the UK that need it more. (2)</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• This option seems practical with minimal impact. (2)</li> <li>• Woodland screening will be required, consideration should be given to the provision</li> </ul>
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	<p>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)</p> <ul style="list-style-type: none"> <li>• Low fluvial risk. Groundwater beneath site is valuable resource needing protecting and improving. Site investigations and risk assessments needed. Infiltration drainage potential. (1)</li> <li>• 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)</li> <li>• Low impact development. (1)</li> </ul>
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**ANALYSIS OF KEY ISSUES AND OFFICER RESPONSE GB5**

**Representations: Object 77 Support 19 Comment 14**

**Key Issues:**

- xxii. Adverse impact upon the Green Belt due to its location on rising ground
  - g. The site option does not cause significant harm to Green Belt purposes. It is located at the bottom of the hill and makes a very minimal encroachment.
  - h. It is likely to be developed for employment and could be cut into the hill side in the same way as the Peterhouse Technology Park meaning that it would not be seen from higher ground to the south.
  - i. Appropriate planting and landscaping would be undertaken on the southern and eastern boundaries.
- xxiii. Likely to lead to coalescence with Fulbourn
  - c. Disagree, it is a considerable way from Fulbourn
- xxiv. Impact on setting
  - c. This can be mitigated by planning and design and by setting any development into the hillside limiting it to two storeys possibly

with a green roof to minimise visual impact from the higher ground.

xxv. Traffic and access issues

- g. If used for employment access could be achieved from the Technology Park
- h. Other traffic issues raised would not be an issue
- i. General problems with the Robin Hood junction can be addressed by the County Council's Transport Strategy which is being prepared in tandem with the Local Plan

xxvi. Other Infrastructure Issues

- e. If the development is for employment as planned it won't place pressures on local infrastructure and will bring new employment
- f. It is at low risk of fluvial flooding. Site investigation will be needed before any application to check any contamination. Relevant pollution measures will be required for employment uses.

**Conclusions**

- avoids land at risk of flooding

The site is in a sustainable location and could be developed with little impact on Green Belt purposes. It should be allocated for development.

<b>Site Number: GB6</b>		
<b>Total representations:</b>		
<b>Object<sup>11</sup>: 177</b>	<b>Support: 24</b>	<b>Comment: 24</b>

<b>KEY ISSUES ARISING FROM CONSULTATION</b>	
<p><b>Site Option GB6: Land south of the A14 and west of Cambridge Road (NIAB3)</b></p> <p>District: SCDC</p>	<p><b>ARGUMENTS IN SUPPORT: (number of similar comments in brackets)</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Ideal site with access from Histon and Huntingdon Roads - should include a link road to both.</li> <li>• 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?</li> <li>• Option seems practical with minimal impact. (2)</li> <li>• Support as only extending existing built up</li> </ul>

<sup>11</sup> Object support and comment as allocated in the JDI schedule

	<p>areas. (3) / Limited Green Belt development. (1)</p> <ul style="list-style-type: none"> <li>• Large developments should be kept nearer to Cambridge (within A14/M11 corridor). (2)</li> <li>• Accessible 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 &amp; 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)</li> <li>• Most of the sites look suitable for housing.</li> <li>• Most suitable site – current development in area, proximity to A14, could also be considered for Community Stadium.</li> <li>• Would lessen traffic travelling into Cambridge.</li> <li>• Road network better with access to A14.</li> <li>• Since most jobs in north of city, further development in the north seems logical.</li> <li>• Best place for community stadium – road access and transport easily improved – good use of site. Move pylons if an issue. Restrict housing to high density and away from A14.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• No further housing, nor a proposed Community Stadium, should be built on land adjacent to existing NIAB development sites 1 and 2. (143)</li> <li>• Protect Green Belt - 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)</li> <li>• Air Quality – 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)</li> <li>• Not suitable for residential – too close to A14 – not fair or healthy for future residents. (2) / commercial would encourage long distance</li> </ul>
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	<p>commuting. (1)</p> <ul style="list-style-type: none"> <li>• Coalescence - Loss of separation with Histon &amp; 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)</li> <li>• Infrastructure needed may be unaffordable and/or delayed.</li> <li>• No to NIAB 3 - area cannot cope with more. (4) Overcrowding of residential area (1)</li> <li>• Health issues with pylons. (2)</li> <li>• 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.</li> <li>• On NIAB 3 infrastructure, the effect on Girton would be too deleterious for the Parish Council to approve it.</li> <li>• Object to residential – could be considered for improvement for open space purposes.</li> <li>• 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.</li> <li>• 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.</li> <li>• Impact on Roads - 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)</li> <li>• Drainage - How can be confident that SUDS will work for NIAB 1, 2 and 3? Orchard Park required £7 million surface water attenuation scheme - underground strata is identical. Unless addressed, ground water will saturate</li> </ul>
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	<p>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"> <li>• Impact on species identified in SA - retain and enhance biodiversity. NPPF – allocate sites with least environmental or amenity value &amp; consider benefits of best agricultural land.</li> <li>• Not suitable for housing due to poor air quality and noise problems.</li> <li>• Support for industrial but not residential due to AQMA.</li> <li>• Loss of agricultural land and Green Belt. (2)</li> <li>• 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 &amp; congested (even before NIAB 1&amp;2). 6. Overdevelopment. 7. New community facilities required.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Near motorway and Park &amp; Ride.</li> <li>• A14 capacity - needs upgrading. (1) Worry about adding to the overload on A14, especially if Cottenham developed. (1)</li> <li>• Object in principle, but if absolutely necessary, NIAB3 least worse (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.</li> <li>• Not supportive of employment development given its relative isolation from other employment areas. Support some residential development linked to 'NIAB' 1&amp;2.</li> <li>• 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)</li> <li>• NIAB 3 site close to Hauxton is seeing huge development already with Great Kneigton and site next to Waitrose. More development will cause serious traffic problems - queuing at dangerous levels on M11 during morning rush hour.</li> </ul>
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	<ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• Area near junction 31 of A14 may be suitable but concern that Histon Road and Huntingdon Road are becoming far too busy.</li> <li>• Housing on NIAB site is appalling and too crowded – presumably NIAB3 would be similar.</li> </ul>
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#### **ANALYSIS OF KEY ISSUES AND OFFICER RESPONSE GB6**

**Representations: Object 177 Support 24 Comment 24**

**Key Issues:**

- xxvii. Adverse impact upon the Green Belt
- a. The NPPF provides for Green Belts to be revised by Local plans. The current boundary was established in 2002 and was expected to endure until 2016 and beyond. However circumstances change and major development at Cambridge East will no longer be deliverable for the foreseeable future. Good progress is being made with the current strategy with the exception of Cambridge East but insufficient land has been found within the urban area of Cambridge to meet identified objectively assessed needs. The NPPF requires that Green Belt boundaries are established in Local Plans, that the boundaries can endure beyond the end of the plan period (2031) and that consideration is given to the consequences for sustainable development of channelling development towards urban areas inside the inner Green Belt boundary, towards villages within the Green Belt and towards locations beyond the outer Green Belt boundary. The LPA's have taken and will continue to take a sequential sustainable approach to the location of growth using City brownfield land first before considering land on the edge of Cambridge (including land in the Green Belt), in new settlements beyond the outer Green Belt boundary and then in the most sustainable villages. A joint review of the inner Green Belt boundary has established that there is no scope for major Green Belt releases without there being very significant detriment to the purposes of the Cambridge Green Belt. The review did identify several small sites, which could be released from the Green Belt on the edge of Cambridge where the detriment would be limited in nature and scope. This

finding together with the guidance in the NPPF concerning sustainability and the need to establish a durable Green Belt boundary provides justification for the release of land from the Green Belt for development.

- xviii. Likely to lead to coalescence with Histon & Impington
- d. Disagree, impacts can be mitigated. The site allocation will require the retention of hedges and woodland and a set back of the development from Histon Road and the A14 to provide effective visual separation between Cambridge and Impington.
- xxix. Traffic and access issues
- e. Other traffic issues raised would not be an issue given the small amount of development proposed and because the overall amount of development on the NIAB 2 and 3 sites will be lower than the 1,100 homes previously planned.
- xxx. Drainage Issues
- f. On site and water management as required by policy will effectively mitigate the risks of flooding on site and downstream.
- xxxi Noise Issues
- g. Noise from the A14 can be mitigated effectively by the use of soil bunding, the set back of residential and the detailed design of dwellings.
- Xxxii Air Quality Issues
- h. Air quality issues can be mitigated effectively by a setback of residential properties away from the A14 and outside of the Air Quality Management Area.

### **Conclusion**

- provides homes close to the jobs in and around Cambridge,
- avoiding land at risk of flooding

The site is in a sustainable location and could be developed with little impact on Green Belt purposes. It should be allocated for development.

## Chapter 4: Climate Change

Issues and Options 2012 Issue 17	Mitigation and Adaption to Climate Change
Key evidence	South Cambridgeshire District Design Guide SPD (2010)
Existing policies	Development Control Policies DPD: Policy DP/1 Sustainable Development
Analysis	<p>Our day to day activities and current lifestyles are releasing significant quantities of a range of greenhouse gases (predominantly carbon dioxide) into the atmosphere. This is causing our climate to change in ways that are threatening how we live both today and tomorrow. The effects of climate change include shifts in our seasons, heat-waves, drought, and other extreme weather events such as flash flooding and strong winds. Both reducing and being less vulnerable to these changes in our climate is an essential part of the environmental element of sustainable development. The Planning Act 2008 requires local planning authorities to include policies in their Local Plans designed to secure development and use of land that will contribute to the ‘mitigation’ of, and ‘adaptation’ to, climate change. This should be considered during the design, construction and occupation of any new development.</p> <p>Climate change mitigation describes the measures that can be taken to reduce our contribution to climate change, this includes locating, designing and constructing developments in ways that reduce carbon dioxide emissions. Climate change adaptation describes the measures that can be included within developments that will take account of the effects of climate change, this includes managing flood risk and using water efficiently.</p> <p>The UK is committed under the Climate Change Act 2008 to an 80% reduction in greenhouse gas emissions<sup>1</sup> by 2050 (from 1990 levels) and a 26% reduction in carbon dioxide emissions by 2020 (from 1990 levels). In 2009, South Cambridgeshire greenhouse gas emissions stood at 8.5 tonnes per person (the Cambridgeshire average is 7.6 tonnes per person). In order to contribute to an overall reduction, new development should ensure that resultant per person figures are markedly below the most recent dataset<sup>2</sup>.</p> <p>The existing Local Development Framework policy for sustainable development already seeks to ensure that new development is sustainable, mitigates further impacts on climate change, and minimises the vulnerability to the effects of climate change through</p>

<sup>1</sup> Greenhouse gas emissions are the collective name for a range of gases that trap some of the sun’s warmth within the earth’s atmosphere. The most prevalent greenhouse gas at around 85% is carbon dioxide, others include methane (typically from agriculture and landfill), nitrous oxide (typically from agriculture), and fluorocarbons (often used as refrigerants).

<sup>2</sup> [http://www.decc.gov.uk/en/content/cms/statistics/climate\\_stats/climate\\_stats.aspx](http://www.decc.gov.uk/en/content/cms/statistics/climate_stats/climate_stats.aspx)

	<p>adaptation. However, given the increased emphasis on climate change adaptation and mitigation set out in the Planning Act 2008, it is important that this is reflected in the Council’s planning policies.</p> <p>The Local Plan could therefore ensure that development will only be permitted where the principles of climate change mitigation and adaptation have been embedded within the proposal.</p> <p>To mitigate climate change, proposals could demonstrate:</p> <ul style="list-style-type: none"> <li>• energy efficiency;</li> <li>• use and generation of renewable and low carbon energy;</li> <li>• promotion of sustainable forms of transport such as using buses, cycling or walking, and reduction of car use;</li> <li>• recycling and waste reduction both during construction and occupation; and</li> <li>• inclusion of communications infrastructure (e.g. broadband) to facilitate home working.</li> </ul> <p>To adapt to the effects of climate change, proposals could demonstrate:</p> <ul style="list-style-type: none"> <li>• water use management and conservation (e.g. rainwater recycling and greywater harvesting);</li> <li>• management of flood risk to acceptable levels;</li> <li>• open space and use of vegetation for shading, natural cooling, and to reduce flooding / surface water run-off;</li> <li>• use of sustainable drainage systems (SuDs); and</li> <li>• careful layout and orientation and the incorporation of design and material measures to minimise overheating.</li> </ul> <p><b>Potential for Reasonable Alternatives:</b> The Council considers that there are no reasonable alternatives other than to include a policy requiring the principles of climate change mitigation and adaptation to be embedded within all new development.</p>
<p>Which objectives does this issue or policy address?</p>	<p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p> <p>Objective F: To maximise potential for journeys to be undertaken by sustainable modes of transport including walking, cycling, bus and train.</p>
<p>Final Issues and Options Approaches</p>	<p><b>Question 17:</b> Have the right issues for addressing climate change mitigation and adaptation been identified?</p>

Initial Sustainability Appraisal Summary	An overarching policy option that would seek to integrate the principles of climate change mitigation and adaptation into development decisions. Such a policy clearly has potential to have a significant positive impact on a range of the sustainability objectives.
Representations Received	Support: 42, Object: 2, Comment: 15
Key Issues from Representations	<p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Achieving reduction in car use is best addressed by locating new development on the edge of Cambridge or close to rapid transport routes. Seeking a reduction in car use is unlikely to be realistic – cars are important to people.</li> <li>• Developments should only be allowed if they provide good quality energy efficient homes.</li> <li>• The density of development should take account of the use of open space and vegetation for shading, cooling and detaining surface water run-off and the design of new development should consider orientation to allow solar panels to be fitted, to avoid overshadowing, to take advantage of solar gain and to minimise overheating.</li> <li>• In the next 10 years, energy efficiency and changing to more sustainable modes of transport are more important than the other issues.</li> <li>• In a rural area, it is surprising that encouraging sustainable agriculture is not mentioned.</li> <li>• Care must be taken to ensure that the Local Plan is flexible enough to take account of technological advances in the next 20 years.</li> <li>• Consideration needs to be given to how this will be implemented in smaller villages, especially issues such as sustainable transport and broadband provision.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Development in any area of flood risk is unacceptable.</li> <li>• The ‘promotion of sustainable forms of transport and the reduction in car use’ should not apply to rural areas and planning permission should not be refused in rural areas on the basis that the proposal does not meet this criteria.</li> <li>• The mitigation measures listed typically favour large developments.</li> <li>• Broadband will not seek to reduce transport requirements because of the anti-social effects of homeworking.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Developers are reluctant to exceed minimum requirements because there are no marketable rewards.</li> <li>• The issues listed need separating out and elaboration (currently written in sufficiently vague terms).</li> <li>• The Local Plan needs to consider extremes of climate change – both cooling and heating.</li> </ul>

	<ul style="list-style-type: none"> <li>• Wildlife Trust: creation of larger and a better linked habitat network is a critical element of climate change adaptation and should be formally recognised in the policy.</li> <li>• Travel for Work Partnership: importance of sustainable travel should be emphasised and services such as cycle routes, CamShare.co.uk, travel discounts, Busway, travel discounts and tools available from Travel for Work should be promoted.</li> <li>• Climate change should not be given undue weight – be careful of something that only has limited scientific backing.</li> </ul>
<p>Preferred Approach and Reasons</p>	<p>Include a policy requiring that the principles of climate change mitigation and adaptation are embedded within all development proposals, with all the issues in Question 17, but including the creation and enlargement of a better linked habitat network as an additional issue to consider. In the sustainable transport and infrastructure chapter acknowledge the challenge of reducing car use and promoting the use of sustainable forms of transport in a rural district.</p> <p>The principles of climate change adaptation and mitigation are embedded within policies throughout the Local Plan, and therefore to avoid repetition the climate change adaptation and mitigation policy is succinct and references are provided in the supporting text to the key principles that should be considered with references to the detailed policies.</p> <p>The Planning Act 2008 requires local planning authorities to include policies in their Local Plans designed to secure development and use of land that will contribute to the ‘mitigation’ of, and ‘adaptation’ to, climate change and there was general agreement that the right issues for addressing climate change mitigation and adaptation had been identified.</p> <p>In response to specific issues raised:</p> <ul style="list-style-type: none"> <li>• The Local Plan will seek to ensure that all new developments are sustainable, and will include detailed policies setting out the spatial strategy for the district, the scale of development appropriate in each settlement, the promotion of sustainable forms of transport, design principles and sustainable building standards.</li> <li>• The list of options for demonstrating compliance with this policy is not exhaustive as the principles of climate change mitigation and adaptation are embedded in planning policies throughout the Local Plan, and the supporting text to this policy provides references to the detailed policies that should be considered.</li> <li>• The policies included in the climate change chapter of the Local Plan allow flexibility on the technologies that can be used to ensure that they are appropriate for the lifetime of the Local Plan.</li> </ul>
<p>Policy included in the draft Local</p>	<p>Policy CC/1: Mitigation and Adaptation to Climate Change</p>

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<b>Issues and Options 2012 Issue 18</b>	<b>Renewable and Low Carbon Energy Developments</b>
Key evidence	<ul style="list-style-type: none"> <li>• East of England Renewable and Low Carbon Energy Capacity Study (2011)</li> <li>• Cambridgeshire Renewables Infrastructure Framework (CRIF) (2012)</li> </ul>
Existing policies	Development Control Policies DPD: Policy NE/2 Renewable Energy
Analysis	<p>Fuel poverty is affecting 13.5% of households in the district<sup>3</sup>. The National Planning Policy Framework states that local planning authorities should recognise the responsibility on all communities to contribute to energy generation from renewable and low carbon sources and the UK Government has committed to sourcing 15% of its energy from renewable sources by 2020.</p> <p>This is a very necessary but challenging target and a range of policies have been brought forward or implemented to facilitate delivery including the Feed-in Tariff, Renewables Obligation, Renewable Heat Incentive, zero carbon buildings policy and Green Deal.</p> <p>The Overarching National Policy Statement for Energy (EN-1) (DECC, 2011) states that “the UK economy is reliant on fossil fuels, and they are likely to play a significant role for some time to come. ... However, the UK needs to wean itself off such a high carbon energy mix: to reduce greenhouse gas emissions, and to improve the security, availability and affordability of energy through diversification.”</p> <p>Renewable and low carbon energy uses natural sources such as the sun, wind, earth and sea to produce energy, and includes technologies such as photovoltaic panels, wind turbines, solar thermal panels, air or ground source heat pumps, anaerobic digestion plants, and biomass boilers.</p> <p>In South Cambridgeshire (as in the rest of the country) our principal source of energy to heat and power our buildings and businesses is fossil fuels. The vast majority is delivered to us through national grid systems that connect very large centralised plants and their suppliers – electricity from power stations using the national electricity cable grid, and heat from burning gas using the national gas pipeline grid. Other heating fuels (typically oil) also play a big part and are delivered to individual properties via the national road ‘grid’. Another area of infrastructure with less direct, but very significant</p>

<sup>3</sup> Data is taken from the Department for Energy and Climate Change and based on data estimating levels of fuel poverty in 2008: <http://atlas.cambridgeshire.gov.uk/Housing/FuelPoverty/atlas.html>



	<p>implications, is the national network of petrol stations fuelling how we get around.</p> <p>Switching to more renewable energy supplies and providing the delivery infrastructure that comes with them, is probably the greatest engineering, plant replacement and related social adjustment challenge of modern times. Fuel supplies for generating renewable energy are very different and require a very different infrastructure. Typically, renewable energy sources such as the sun, wind, earth and sea need to be converted to useable energy and the plant is far more extensive for every kilowatt of energy generated. This produces an infrastructure with a large proportion of often highly visible and dispersed or decentralised low output generators. These energy sources do not have the concentrated 'portability' of oil, coal or gas that allow for a relatively small number of huge centralised power stations that lie at the heart of fossil fuel derived energy infrastructure. Biomass and biogas are the exceptions but lengthy conventional road transportation can remove the benefits. Extending nuclear energy generation and the use of technologies to 'clean-up' fossil fuel fired power stations (such as carbon capture and storage) may have a significant role to play but delivery is probably at least 10-15 years away and we do not have that much time to spare.</p> <p>The National Planning Policy Framework states that local planning authorities should deliver renewable and low carbon energy in their area by:</p> <ul style="list-style-type: none"> <li>• designing planning policies to maximise provision while ensuring adverse impacts (including cumulative landscape and visual impacts) are satisfactorily addressed;</li> <li>• considering identifying suitable areas for renewable and low carbon energy developments;</li> <li>• supporting community led initiatives for the generation of renewable and low carbon energy; and</li> <li>• identifying opportunities where new developments can use decentralised, renewable or low carbon energy supply systems, and where there are opportunities for co-locating potential heat customers and suppliers.</li> </ul> <p>The Council's Climate Change Action Plan 2011-2013 identifies supporting community led renewable and low carbon energy initiatives as a key objective for the district. Planning permission for the first community wind turbine in the district, located on edge of Gamlingay, was granted in April 2012. Through the South Cambridgeshire Sustainable Parish Energy Partnership, the Council is encouraging further community renewable energy projects.</p> <p><b>Renewable and Low Carbon Energy Developments</b></p> <p>South Cambridgeshire is currently producing a relatively low level of</p>
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energy from local renewable and low carbon energy sources, compared to neighbouring districts. To help support the achievement of the national target and comply with the principles of the National Planning Policy Framework, the district will need to generate higher levels of renewable and low carbon energy from technologies.

The Cambridgeshire Renewables Infrastructure Framework (CRIF, 2012) project sought to identify Cambridgeshire's capacity to deliver renewably sourced energy and the pathways down which this might be achieved. This took the Government's adopted national target of a 50% reduction in carbon emissions by 2025 (from a 1990 baseline) and transposed it on to Cambridgeshire where it implied a 43% CO<sub>2e</sub> reduction between 2010 and 2025 through a combination of energy efficiency improvements, national electricity grid decarbonisation, local renewable energy deployment and transport measures. The Committee on Climate Change's advice to Government proposes an 18% renewable electricity target and 35% renewable heat target for 2030. Taken together this equates to a 28% overall renewable energy target for Cambridgeshire (excluding transport) by 2030.

The CRIF report estimates the theoretical capacity for renewable energy generation if all technically suitable locations were developed and identifies three scenarios which are considered alongside the overall target for Cambridgeshire by 2030. South Cambridgeshire is identified as having the second greatest potential for renewable energy generation in the county, behind Huntingdonshire. The study shows the district has a theoretical potential of providing over 5,000 GWh of renewable energy, however the calculations do not take any account of specific constraints and issues such as impact on landscape, townscape and heritage assets and are very much a maximum capacity across every part of the district.

The visual impacts of renewable and low carbon energy generators vary with the scale of the landscape in which they are located. The South Cambridgeshire landscape is relatively fine-grained and includes villages that are particularly distinctive. The settlements occupy a variety of positions – hilltops, valley-sides and along spring lines. Within a predominantly medium to large-scale arable farmland landscape, the incremental historical evolution of our settlements means that their structure often exhibits a complex mix of patterns, including linear, dispersed, nucleated, agglomerated and planned. It is a relatively sparsely occupied but very human-scaled landscape of smaller local settlements. Given the nature of the landscape and townscape of South Cambridgeshire it is not appropriate to identify suitable broad locations for renewable and low carbon energy developments and supporting infrastructure.

In February 2011, the Council resolved that "this Council supports seeking energy from renewable resources. However, applications for

wind farms (2 turbines or more) cause deep concerns to our residents by nature of their size, scale and noise. This Council believes that a minimum distance of 2 km between a dwelling and a turbine should be set to protect residents from disturbance and visual impact. If the applicant can prove that this is not the case a shorter distance would be considered. This will be addressed during the review of the Local Development Framework.”

The Government received comments on its draft National Policy Statements for Energy Infrastructure that argued that a French study and Scottish regulations banned wind farms within 2 km of human habitation. In responding to these comments, the Government stated that these allegations are unfounded and therefore there is no rationale for imposing a ban as suggested<sup>4</sup>. The Government also concluded that such a ban would, for most purposes, be impractical in England as suitable sites are likely to be within 2 km of some form of human habitation.

The Government also responded to comments that the standard noise measurement methodology set out in ‘The Assessment and Rating of Noise from Wind Farms’ (ETSU-R-97) was out of date by stating that there is currently no substantive evidence to demonstrate that the fundamental guidelines are unsound, and that they have commissioned a research project to investigate noise impacts from wind farms and establish best practice in assessing and rating wind turbine noise.

Torrige District Council (May 2010) and Cherwell District Council (February 2011) have both adopted separation distances between wind turbines and residential properties, however the policy is not included within the development plan and therefore has not been tested by an independent planning inspector. Torrige District Council requires a separation distance of 600 m between a wind turbine and any residential property, either isolated or part of a settlement. Cherwell District Council requires an indicative minimum separation distance of 800 m between a wind turbine and a residential property. One major planning application for two wind turbines (maximum height 100 m) has been considered by Torrige District Council (1/0311/2011/FULM). The nearest settlements were approximately 2 km and 4 km from the proposed wind turbines. The planning application was refused based on: the proposal creating an adverse visual impact on the character and appearance of the surrounding landscape including an Area of Outstanding Natural Beauty; insufficient information submitted to demonstrate that noise generation will be within the limits set by ETSU-R-97 and that there will be no adverse visual impact on the historic environment;

absence of appropriate wildlife surveys; and unacceptable interference with military radars. The application was allowed on appeal as the Planning Inspector concluded that the development would contribute to the Government's commitment to renewable energy generation and would not result in unacceptable harm to the landscape and would not cause unacceptable living conditions. No planning applications for wind turbines have been determined by Cherwell District Council since the adoption of the policy, although some planning applications are pending determination.

Milton Keynes Local Plan (Policy D5) requires that wind turbines should be sited at least 350 m from any dwellings. In July 2012, they adopted their Wind Turbines Supplementary Planning Document and Emerging Policy: Wind Turbines Planning Applications document which includes an emerging policy for the borough that requires a minimum separation distance of 350m for turbines of up to 25m, a distance of 1km for turbines of 100m in height, and a prorated distance for heights in between. RWE Npower renewables has launched judicial review proceedings against Milton Keynes Council over the adoption of its Supplementary Planning Document and revised separation distances. A judicial review hearing started in February 2013.

Although we have not been able to identify any specific evidence to support 2 km as a minimum separation distance, an option including a separation distance of 2km should be included for consultation to reflect the Council's resolution.

In considering proposals for renewable and low carbon energy developments including wind farms, the impact on residential amenity is only one of many material considerations.

Supporting effective engagement should ensure that decisions made are as well-informed, evidence-based and timely as possible, and that developments permitted reflect an understanding of local interests and opportunities for positive local gain. The Protocol for Public Engagement with Proposed Wind Energy Developments in England (2007) states that a high quality approach to public engagement can be achieved through five key principles:

1. access to information;
2. the opportunity to contribute ideas;
3. the opportunity to take an active part in developing proposals and options;
4. the opportunity to be consulted and make representations on formal proposals; and
5. the opportunity to receive feedback and be informed about progress and outcomes.

	<p>To ensure that the Local Plan maximises the generation of renewable and low carbon energy within the district, a criteria based policy could be developed identifying the issues that should be addressed when considering a proposed renewable or low carbon energy development.</p> <p><b>Potential for Reasonable Alternatives:</b></p> <ul style="list-style-type: none"> <li>• to develop a criteria based policy seeking to maximise the generation of renewable and low carbon energy and identifying issues that would need to be addressed; or</li> <li>• to develop a criteria based policy seeking to maximise the generation of renewable and low carbon energy and identifying issues that would need to be addressed, but specifically requiring a separation distance of 2 km between a proposed wind farm (2 or more turbines) and any residential property to protect residents from disturbance and visual impact.</li> </ul> <p><b>Use of Decentralised Renewable or Low Carbon Energy Supply Systems</b></p> <p>Higher density housing schemes (40-120 dwellings per hectare) or groups of commercial buildings are the most appropriate and viable locations for decentralised renewable or low carbon energy supply systems such as district heating systems. The new Local Plan could identify future growth areas or new settlements as potentially suitable locations for the inclusion of renewable or low carbon district heating systems, such as biomass combined heat and power plants.</p> <p>Experience from considering the North West Cambridge and Northstowe developments supports this assertion. For North West Cambridge, studies have indicated that a gas-fired combined heat and power system in combination with micro-generation low carbon or renewable energy technologies for the lower density areas should return a 70% reduction on ‘regulated’ emissions. For Northstowe, a similar arrangement but using a biomass-fired combined heat and power system could deliver full carbon neutrality.</p> <p><b>Potential for Reasonable Alternatives:</b></p> <ul style="list-style-type: none"> <li>• do not include a policy; or</li> <li>• identify future growth areas or new settlements as potentially suitable locations for the inclusion of renewable or low carbon district heating systems.</li> </ul>
<p>Which objectives does this issue or policy address?</p>	<p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location,</p>

	and which responds robustly to the challenges of climate change.
Final Issues and Options Approaches	<p><b>Question 18:</b></p> <p><b>A:</b> 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>ii. Include a criteria based policy as set out in option i, but specifically requiring a separation distance of 2 km 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.</p> <p><b>B:</b> 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><b>C:</b> What type of renewable and low carbon energy sources should the Local Plan consider and at what scale?</p> <p>Please provide any comments.</p>
Initial Sustainability Appraisal Summary	<p>Both options seek to maximise the generation of renewable and low carbon energy in the district, contributing to the climate change mitigation objective, whilst seeking environmental protection, and therefore contributing to a range of other objectives. The criteria proposed includes impact on high grade agricultural land, and has therefore been scored as a positive impact, although given limited amount of previously developed land available in the district, if renewable energy is to be maximised, it could require use of greenfield land. The key difference is the 2km separation distance for wind farms (Aii). This could apply a greater level of protection to residential amenity and the built environment, but it could also rule out larger areas of the district from being suitable for wind farms. As the Cambridgeshire Renewable Infrastructure Framework identified wind as a major source of renewable energy in the district, it could impact on the ability to achieve the highest levels of renewable energy.</p> <p>Identification of future growth areas and new settlements as potentially suitable locations for the inclusion of renewable or low carbon district heating systems (B) could support delivery of renewable energy. Actual scale of impact would depend on implementation, and the opportunities created by the particular package of sites identified, but there is potential for significant positive impact on the climate change mitigation objective. Impact on air quality has been identified as uncertain, as it would depend on</p>

	<p>the form of renewable energy, and implementation. Impact biomass on air quality would need to be considered and managed. Some types of combined heat and power could reuse waste streams, and therefore have potential to support the re-use of waste. Supporting renewable energy also relates to the clean-tech sector, a developing cluster in the area, so there could be a positive impact on economic objectives.</p>
<p>Representations Received</p>	<p><b>A</b>  i: Support: 18, Object: 1, Comment: 5  ii: Support: 19, Object: 9, Comment: 4  Please provide any comments: Support: 0, Object: 2, Comment: 9</p> <p><b>B:</b> Support: 27, Object: 3, Comment: 9</p> <p><b>C:</b> Support: 11, Object: 0, Comment: 30</p>
<p>Key Issues from Representations</p>	<p><b>Question 18A</b></p> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Renewable UK: the policy and criteria should identify the benefits as well as the matters that need to be addressed.</li> <li>• SCDC should do much more to support and maximise renewable energy generation and ensure development is as sustainable as possible, but this needs to be balanced with the potential adverse impacts.</li> <li>• A minimum separation distance would be too restrictive and to refuse planning permission simply because it is a wind turbine would be unacceptable.</li> <li>• No justifiable or scientific basis for a separation distance and the UK Government has rejected the idea. 2 km is an arbitrary distance and would probably exclude most, if not all, sites.</li> <li>• Wind turbines should be considered on a case by case basis against a list of criteria – there must not be artificial restrictions imposed and the criteria should not be so onerous that development is curtailed.</li> <li>• Proposals should be assessed based on need, the site and its surroundings, the scale of the turbines proposed, the potential for disturbance, local opinion, prevailing wind direction, type of landscape and whether there are other prominent features, and energy security.</li> <li>• Option i is supported by 4 Parish Councils and option ii is supported by 12 Parish Councils.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Object to the get out clause ‘if the applicant can prove this is not the case a shorter distance will be considered’.</li> <li>• It is up to local residents to state the preferred areas not the developers and 2km is not far enough.</li> <li>• A separation distance should be applied to single turbines as well as groups.</li> </ul>

**COMMENTS:**

- Cambridgeshire County Council: should identify broad locations for alternative energy generation.

**Question 18B**

**ARGUMENTS IN SUPPORT:**

- This is a rare opportunity to build in infrastructure from the start and it should act as a catalyst for retrofitting existing communities.
- Larger developments have the required density to benefit from the installation of larger scale renewable energy and heat generation systems.
- A minimum size of development for this requirement should be defined.
- Perhaps emphasis should be focussed on commercial developments such as retail and industrial uses where there are large roof areas for extensive arrays of solar panels.
- Supported by 10 Parish Councils.

**OBJECTIONS:**

- Renewable UK: object as in the majority of cases identifying broad locations has been unsuccessful and problematic; therefore if this process is used clear methodology and criteria must be developed.
- Reference to one specific type of energy infrastructure is unnecessary. Energy efficiency, energy generation and carbon reduction should be considered and evaluated in all proposals.

**COMMENTS:**

- Growth areas and new settlements already have many constraints, to identify them as sites for renewable or low carbon district heating systems could inhibit development altogether.
- District heating systems seem to have many problems and the development has to be built around it, something more flexible would be better.
- The Local Plan should not limit renewable energy projects to only these areas.

**Question 18C**

**COMMENTS:**

- SCDC has a responsibility to support all appropriate forms of renewable energy technologies and the Local Plan should consider all possible options including solar panels, wind turbines, biomass technologies, waste straw power stations, and ground and air source heating systems. It is not necessary for the Local Plan to comment on the appropriateness of any renewable



	<p>energy technologies.</p> <ul style="list-style-type: none"> <li>• The most suitable option for a development will depend on the location and the individual site characteristics.</li> <li>• Emphasis should be on energy saving rather than production. More constructive to require all buildings to be properly insulated and include efficient water and space heating systems. Additional support should be given to householders wishing to improve their insulation or energy efficiency.</li> <li>• SCDC should consider subscribing to a national nuclear power scheme.</li> <li>• Most of the district may not be appropriate for wind farms and therefore it would be appropriate to identify broad locations of acceptability.</li> <li>• No development should be permitted unless it includes provisions to generate enough energy to meet the needs of the development.</li> <li>• Any technologies used must be fit for purpose and not an eyesore within the development and / or on the surrounding areas.</li> <li>• Wind turbines should not be allowed due to their adverse impacts on the landscape.</li> <li>• Policies that identify specific technologies are not appropriate as within 20 years there will be changes and advances in technologies.</li> </ul>
<p>Preferred Approach and Reasons</p>	<p><b>Question 18A</b></p> <p>Include a criteria based policy identifying issues that would need to be addressed as listed in Question 18, such as impact on heritage, natural assets, agricultural land and nearby residents.</p> <p>General agreement that the Local Plan should 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.</p> <p>There is support from Members, Parish Councils and local residents for the policy to include a separation distance between a wind farm and any dwelling to ensure that local residents are protected from disturbance and visual impact. To protect the amenity of local residents from unacceptable adverse effects, the policy includes the Council’s resolution on wind farms as one of the criteria that must be considered in discussions relating to proposals for wind turbines.</p> <p>In response to specific issues raised:</p> <ul style="list-style-type: none"> <li>• Given the nature of the landscape and townscape of the district it is not appropriate to identify broad locations for renewable and low carbon energy developments and supporting infrastructure in the Local Plan.</li> </ul> <p><b>Question 18B</b></p>

	<p>Include as part of the policy for renewable and low carbon energy in new developments a requirement that growth areas and new settlements maximise onsite generation from these sources, but without specifying the type of technology to be used.</p> <p>General support that growth areas and new developments should be identified as locations for the inclusion of renewable and low carbon energy technologies. However, the comments received have highlighted that there should be more flexibility in the type of technologies provided rather than specifically identifying district heating systems.</p> <p><b>Question 18C</b></p> <p>Include a criteria based policy identifying issues that would need to be addressed as listed in Question 18, such as impact on heritage, natural assets, agricultural land and nearby residents.</p> <p>General support for all types of renewable and low carbon technologies, although there are objections to the Local Plan considering wind turbines.</p> <p>In response to specific issues raised:</p> <ul style="list-style-type: none"> <li>• Requirements for micro-generation of renewable and low carbon energy within new developments and ensuring that new buildings are energy efficient are set out in the Local Plan in other policies within the Climate Change chapter.</li> <li>• Support for householders wishing to improve the energy efficiency of their home is provided through the Green Deal, which was launched by the Government in January 2013. This scheme allows homeowners to pay for improvements to the energy efficiency of their home through their electricity bill.</li> <li>• The policies included in the climate change chapter of the Local Plan allow flexibility on the technologies that can be used to ensure that they are appropriate for the lifetime of the Local Plan.</li> </ul>
Policy included in the draft Local Plan?	Policy CC/2: Renewable and Low Carbon Energy Generation Policy CC/3: Renewable and Low Carbon Energy in New Developments

<b>Issues and Options 2012 Issue 19</b>	<b>Renewables in New Developments</b>
Key evidence	Review of Merton Rule-style Policies in four Local Planning Authorities in Cambridgeshire (2012)
Existing policies	Development Control Policies DPD: Policy NE/3 Renewable Energy Technologies in New Development
Analysis	New developments, such as housing, employment and community uses, can generate their own renewable energy by incorporating micro-generation of renewable and low carbon energy into their

design. This will also contribute to the achievement of national renewable energy targets.

The Council's existing planning policy requires all development proposals of greater than 1,000 sqm or 10 dwellings to include renewable energy technologies that will provide at least 10% of their predicted energy requirements. Alongside supporting national targets for renewable energy generation, this 'Merton style' policy also plays an important role in delivering:

- i. onsite carbon reduction levels beyond those achieved through building fabric and construction measures;
- ii. renewable energy as an increasingly standard response to concerns over rising 'grid-supplied' energy prices and security of supply; and
- iii. a strengthened supply chain (ideally locally) for the installation, service and maintenance of renewable energy technologies (providing a local economic benefit).

The District Design Guide SPD provides guidance on the methodology that should be used to calculate the carbon emissions generated by the building and the required amount of renewable energy required to meet the 10% requirement. It is important that the new Local Plan clearly sets out the methodology used to calculate the target to ensure that it is measured in terms of CO<sub>2</sub> emissions and also to ensure that it incorporates both 'regulated' and 'unregulated' carbon emissions.

The progressive implementation of the Government's zero carbon building policy also has implications for the relevance of 'Merton style' policies. It is likely that at least until the policy is fully implemented for homes and public buildings from 2016 and for all other buildings from 2019, that it may well be possible to meet the Building Regulations standards for carbon reduction without the need to include technologies that generate low carbon or renewable energy. It is also recognised that a renewable energy policy will most likely be made redundant as the zero carbon requirement is implemented as applicants will almost certainly need to include onsite renewable energy technologies to meet the carbon compliance levels that will come with these new regulations, and there may be value in going beyond this level to negate the need for what may, in certain situations, be more expensive 'allowable solutions' options. The tightening of the Building Regulations will already put some additional pressure, at least initially, on build costs.

Heating demands are likely to reduce in future through continued improvements to the energy efficiency and air tightness of buildings, however electricity demands are likely to increase as we become more reliant on electrical devices and there will still be a demand for hot water. It must also be remembered that the nature of occupation

has significant implications on the balance between the need for hot water and electricity – especially between non-domestic and domestic purposes – and it is therefore important that any onsite renewable energy policy is going to work well for the building occupier whilst both readily contributing to carbon reduction and being technically and economically viable.

An evidence base study on the effectiveness of the Council's existing planning policy for onsite renewable and low carbon energy generation has recognised the value and effectiveness of the existing policy but has also highlighted assessment, enforcement and monitoring concerns and inconsistency in delivery of the policy (in terms of securing the greatest benefit for building occupiers and owners). As a possible alternative to the existing policy, the study has suggested that all new dwellings and all buildings of 1,000 sqm or more should be required to install either solar thermal panels (which provide hot water) or photovoltaic panels (which generate electricity).

Prioritisation of 'solar' technologies has been suggested as these are tried, tested and low maintenance technologies that if correctly installed continue operating without user intervention. Given the nature of 'solar' technologies, it is not reasonable to require more than 10% of a building's predicted energy requirements to be provided from renewable energy technologies. To achieve more than 10% of a buildings predicted energy requirements from renewable energy would require a combination of 'solar' and non-'solar' sources.

This does not exclude the use of other technologies such as biomass boilers, heat pumps, wind turbines and micro-combined heat and power units but helps to simplify the delivery of the policy, as in the great majority of cases, 'solar' technologies will provide simple, straightforward and good-value onsite renewable energy options. The balance between the need for, and delivery of, hot water and electricity will vary depending on the occupiers of the building and most significantly between domestic (which favours the renewable generation of hot water) and non-domestic (which favours the generation of renewable electricity). This bias also aligns well with typical roof-space availability as solar hot water panels take up less roof space than solar photovoltaic panels for electricity to deliver comparable relative returns.

Other benefits of a 'solar' first approach are that by simplifying the policy requirements to two very specific and dependable technologies applicants will not necessarily need to incur the expense of onsite renewable energy assessments, and the policy would also allow applicants to consider the inclusion of renewable energy technologies early in the design process therefore ensure

	<p>orientation and layout of roof-space provision is suitable.</p> <p>The study also suggests that for landlord estates, such as universities or research institutes, the installation of a site wide renewable energy solution would deliver higher carbon savings for a lower cost. This could involve a full range of renewable energy technologies including an onsite biomass combined heat and power district heating system.</p> <p>Discussions at the Local Plan workshops in March and April 2012 and at the Council's Climate Change Working Group in May 2012 suggested that the percentage requirement for the generation of renewable energy should be reviewed to ensure that it is appropriate and sufficient.</p> <p><b>Potential for Reasonable Alternatives:</b></p> <ul style="list-style-type: none"> <li>• do not include a policy;</li> <li>• revised policy requiring all new developments to provide onsite renewable energy and specifying the percentage of a building's predicted energy requirements to be provided from renewable energy sources; or</li> <li>• revised policy setting a site size threshold for the provision of onsite renewable energy and specifying the percentage of a building's predicted energy requirements to be provided from renewable energy sources.</li> </ul>
<p>Which objectives does this issue or policy address?</p>	<p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p>
<p>Final Issues and Options Approaches</p>	<p><b>Question 19:</b> To what extent should new development provide for onsite renewable energy generation?</p> <p>i. All new developments should be required to provide onsite renewable energy? If so, should 10%, 15% or 20% equivalent provision be required?</p> <p>ii. Small scale developments of less than 5 dwellings or less than 500 m<sup>2</sup> of non-residential floor space should be exempt?</p> <p>iii. No requirements for renewable energy generation should be made.</p> <p>Please provide any comments.</p>
<p>Initial</p>	<p>Seeking 10% or more on-site renewables (option i) has the potential</p>

Sustainability Appraisal Summary	<p>to contribute significantly to the climate change objective given the scale of development options proposed. Given the majority of development is likely to come from larger sites, applying a size threshold (option ii) would reduce the overall scale of renewables achieved, but across the district it would still be significant.</p> <p>Uncertainty has been identified in the townscape and landscape and historic environment objective, due to the visual impact, but other options, such as securing good design would mitigate this. The evidence base suggests that going beyond 10% would require technologies in addition to solar water heating, and could cause issues regarding viability, which could impact on the delivery of housing objective. Not including a policy (option iii) would not secure these benefits.</p>
Representations Received	<p>i: Support: 33, Object: 1, Comment: 8  ii: Support: 5, Object: 7, Comment: 3  iii: Support: 11, Object: 8, Comment: 0  Please provide any comments: Support: 0, Object: 1, Comment: 15</p>
Key Issues from Representations	<p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Renewable energy technologies should be considered in all new developments, but each scheme will need to be considered on its own merits.</li> <li>• The target should consider the long term and be reviewed regularly to take account of technological changes. Should consider setting the target based on the level of energy use or what is practical and viable.</li> <li>• The cost of including these technologies in new developments is much lower than retrofitting existing properties.</li> <li>• Cambridgeshire County Council: should require no more than 10% of an individual building's energy requirements to be provided from these technologies; however site wide solutions could deliver more than 10%.</li> <li>• New dwellings should be required to have solar thermal panels and photovoltaic panels included as part of their design.</li> <li>• Wellcome Trust: recognition should be given for site wide renewable energy strategies as this would enable the most effective measures to deliver carbon savings are used.</li> <li>• All developments have a moral obligation to tackle climate change and need to maximise benefits for individual households. Developers should be incentivised.</li> <li>• Encourage but do not make it a requirement / mandatory.</li> <li>• Option i is supported by 11 Parish Councils and option iii is supported by 3 Parish Councils.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• University of Cambridge: policy should focus on carbon reduction rather than provision of on-site renewables.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• All the objections to option ii state that smaller developments</li> </ul>

	<p>should not be exempt. However, a lower target may be more appropriate as there are more physical constraints.</p> <ul style="list-style-type: none"> <li>• The planning system does not need to deal with this issue as the Government has already set a challenging timetable for delivering zero carbon homes through changes to Building Regulations.</li> <li>• An exemption should only be allowed if it can be proven that the provision of renewable energy is technically impossible.</li> </ul>
Preferred Approach and Reasons	<p>In accordance within the recommendations included in the evidence base study include a policy requiring: all new dwellings to meet a minimum of 10% of their total emissions using renewable technologies; and all new non-residential buildings of 1,000 sqm or more to reduce their emissions of carbon dioxide by 10% through the installation of renewable technologies, and allowing the use of site wide renewable or low carbon energy solutions involving the installation of a system that is not integrated within the new building.</p> <p>Majority of respondents to this question supported the continuation of a policy seeking onsite renewable energy, although there was no general consensus on the target percentage that should be required. Support for site wide solutions, as these can deliver more effective solutions to reducing carbon emissions.</p> <p>The Council's evidence base document (Review of Merton Rule-style Policies in four Local Planning Authorities in Cambridgeshire) demonstrates that 10% remains an achievable and reasonable target.</p> <p>In response to specific issues raised:</p> <ul style="list-style-type: none"> <li>• Over time changes to Building Regulations will require the inclusion of renewable and low carbon energy technologies in all new developments; however the initial changes to require all developments to be zero carbon are likely to be achievable without the use of renewable and low carbon energy technologies.</li> </ul>
Policy included in the draft Local Plan?	Policy CC/3: Renewable and Low Carbon Energy in New Developments

<b>Issues and Options 2012 Issue 20</b>	<b>Community Energy Fund</b>
Key evidence	Cambridgeshire Community Energy Fund (Element Energy, 2012)
Existing policies	
Analysis	It is likely that the Government's zero carbon policy, which is due to be introduced for new homes from 2016 and for non-residential buildings from 2019, will require new developments to achieve zero carbon from 'regulated' emissions (essentially those arising from

	<p>heating, lighting and ventilation) using a combination of onsite energy efficiency solutions, onsite renewable and low carbon energy generation and offsite 'allowable solutions'. 'Allowable solutions' are offsite measures that developers can take to mitigate the residual carbon emissions. The Government has suggested the establishment of an 'energy fund' as one 'allowable solution'. This fund would use developer contributions to invest in energy efficiency and renewable and low carbon energy projects.</p> <p>An energy fund is not an additional cost on developers over the cost of achieving the zero carbon policy. If developers choose not to make a payment into an energy fund, they will be required to make investments into other eligible measures that deliver the same carbon reduction. While the zero carbon policy is likely to increase the cost of development, the energy fund has the benefit for developers in that it should provide certainty in what the cost of delivering 'allowable solutions' will be.</p> <p>Although Government has yet to make it clear exactly how an 'allowable solutions' mechanism would work in relation to the establishment and operation of an energy fund, the Local Plan is an opportunity for the Council to consider the establishment of a Cambridgeshire Community Energy Fund that will retain the investment within the local area.</p> <p>An evidence base study has been undertaken to investigate the potential of developing a Cambridgeshire Community Energy Fund. The study has focussed on identifying suitable collection mechanisms, governance arrangements and structures, investments to deliver carbon reduction (e.g. retrofitting photovoltaic panels on public buildings) and methodologies for measuring and verifying the carbon reduction achieved. The study concludes that further work is needed to develop a suitable collection mechanism for payments to the Cambridgeshire Community Energy Fund; however the basis for any mechanism must be established in the Local Plan.</p> <p>The study highlights that if the local planning authority does not establish such a mechanism to identify projects in the local area, then the money raised from local developments could be used to invest in projects anywhere in the country via a national database of 'allowable solutions' projects.</p> <p><b>Potential for Reasonable Alternatives:</b></p> <ul style="list-style-type: none"> <li>• enable the setting up of a Cambridgeshire Community Energy Fund in the Local Plan; or</li> <li>• do not include a policy and rely on the national 'allowable solutions' framework.</li> </ul>
Which objectives does this issue or	Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location,



policy address?	and which responds robustly to the challenges of climate change.
Final Issues and Options Approaches	<p><b>Question 20:</b></p> <p><b>A:</b> 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>i: Yes? ii: No?</p> <p><b>B:</b> Are there other alternatives?</p> <p>Please provide any comments.</p>
Initial Sustainability Appraisal Summary	Offers a specific method of delivering renewable energy offsite, which has the potential to have a positive impact on delivery of renewable energy locally, and therefore climate change mitigation. Including the scheme (option i) could mean more benefits are secured locally, and offer a higher degree of local control regarding how renewable energy is implemented. Scale of impact would depend on take up, as there are likely to be alternative schemes available.
Representations Received	<p><b>A:</b> Support: 24, Object: 15, Comment: 14</p> <p><b>B:</b> Support: 0, Object: 0, Comment: 11</p>
Key Issues from Representations	<p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Would be a good idea for SCDC to publish criteria for defining community renewable energy projects.</li> <li>• Suggest that this is dealt with as part of any policy developed to secure carbon reductions (to avoid a proliferation of policies). The appropriate level of contributions will need to be determined for each project.</li> <li>• Support as long as the fund is local and can be used as an educational tool to inspire and educate others.</li> <li>• Decision on whether to include onsite or offsite solutions should be left to the developer.</li> <li>• Maximum efficiency should be built in to all new developments.</li> <li>• Support particularly when a higher proportion (e.g. 10-20%) could be achieved by delivering offsite.</li> <li>• Supported by 11 Parish Councils.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Too much is already expected of developers.</li> <li>• Danger that developers would continue to build with inadequate energy standards justified by offsets in other places.</li> <li>• Unclear how this would work except through s106 agreements and would not accord with Community Infrastructure Levy Regulations.</li> <li>• Objected to by 5 Parish Councils.</li> </ul> <p><b>COMMENTS:</b></p>

	<ul style="list-style-type: none"> <li>• Should only be accepted if there is a clear benefit from the offsite provision to be gained by the development. Should only be used in exceptional circumstances as renewable energy should be directly linked to buildings as this drives behaviour change.</li> <li>• Cambourne Parish Council: an alternative option should be a more local energy fund, based on the Cambourne Parish Energy Fund model.</li> <li>• Offsite provision should only be allowed if onsite provision is not technically possible.</li> </ul>
Preferred Approach and Reasons	<p>Include a reference in the supporting text to the policy on Mitigation and Adaptation to Climate Change that if a Cambridgeshire Community Energy Fund is established, the Council's preference is for any 'allowable solutions' monies secured to be paid into the fund and therefore spent locally.</p> <p>There is general support for the setting up of a Community Energy Fund. However, it has been suggested that it could be included as part of any policy developed to secure carbon reductions.</p> <p>In response to specific issues raised:</p> <ul style="list-style-type: none"> <li>• It will be the developer's decision on how they deliver the Government's zero carbon requirement, which is anticipated to be introduced in 2016.</li> <li>• Contributing to a community energy fund is not an additional cost on developers; it is a possible 'allowable solution'. If developers choose not to make a payment into an energy fund, they will be required to make investments into other eligible measures that deliver the same carbon reduction.</li> <li>• The optimal approach for the delivery of sustainable buildings is to follow the energy hierarchy: i. reduction of energy use, ii. energy efficiency and iii. generation of renewable or low carbon energy.</li> <li>• It is anticipated that any Community Energy Fund would be separate from other developer contributions, such as s106 or the Community Infrastructure Levy.</li> <li>• The Cambourne Parish Energy Fund model is not appropriate for use district wide but it could be used in other new settlements.</li> </ul>
Policy included in the draft Local Plan?	Policy CC/1: Mitigation and Adaptation to Climate Change

<b>Issues and Options 2012 Issue 21</b>	<b>Sustainable Design and Construction</b>
Key evidence	
Existing policies	Development Control Policies DPD: Policy NE/1 Energy Efficiency
Analysis	The National Planning Policy Framework states that planning should support the transition to a low carbon future in a changing climate,

and to achieve this should seek ways to radically reduce greenhouse gas emissions, actively support energy efficiency improvements and use nationally described standards when setting any local requirements for a building's sustainability.

To secure the reductions in greenhouse gas emissions required and to support the mitigation and adaptation to climate change, the Council could consider requiring buildings to be of a higher standard of design and construction than the national Building Regulations. The design of new buildings, including their orientation internal layout, and shading from adjacent buildings and vegetation, has a significant influence on the energy efficiency of the building. The fabric of a building also influences energy as high performance materials and construction methods can minimise energy, heat and carbon loss.

The Code for Sustainable Homes and the Building Research Establishment Environmental Assessment Method (BREEAM) standard for non-residential buildings are nationally recognised standards for measuring the sustainability of buildings. Both standards require highly energy efficient buildings, but also assess wider sustainability considerations such as water use, waste and recycling, pollution, health and wellbeing, and construction materials. The additional considerations are not covered by Building Regulations but are integral to a holistic approach to sustainable development.

The Code for Sustainable Homes allows any new dwelling to be scored against nine categories to calculate its overall sustainability performance, from Level 1 to 6. Level 6 is the highest rating and dwellings meeting this standard are seen to be exemplar dwellings as the building must be zero carbon. The BREEAM standard allows any new or refurbished non-residential building, including schools, offices, and hospitals, to be scored against ten categories to calculate its overall sustainability performance, from 'pass' to 'outstanding'.

From April 2008, all new social houses are already required to achieve the complete Code for Sustainable Homes Level 3, and from 2010, all new dwellings were required to meet the equivalent of the Level 3 energy use requirement under Building Regulations.

The Government has suggested that the Code for Sustainable Homes is due for revision to bring it up to date with the current policy background, including the zero carbon homes policy.

Existing Local Development Framework policies have set specific requirements for the Code for Sustainable Homes in some locations, including:

- Code for Sustainable Homes Level 4 for any dwellings approved on or before 31 March 2013 (up to a maximum of 50 dwellings) and Level 5 for any dwellings approved on or after 1 April 2013 within the North West Cambridge Area Action Plan area; and
- Code for Sustainable Homes Level 6 (or Level 5 in specific circumstances) for all new dwellings within the Fen Drayton Former Land Settlement Association Estate, involving the reuse or redevelopment of former agricultural buildings.

There are cost implications of achieving the higher levels of the Code for Sustainable Homes and BREEAM non-residential standard. These additional costs on the development could have implications for viability and also on the provision of infrastructure such as affordable housing, educational facilities, community facilities, and public open space, or a financial contribution towards off-site provision of such infrastructure.

The Government's cost review of achieving the different levels of the Code for Sustainable Homes estimates the additional costs per dwelling for various house types (from a 2 bed flat to a 4 bed detached house) in various locations (from a small brownfield site of 10 dwellings to a strategic greenfield site of 2,000 dwellings). The costs for a 3 bed semi-detached house are<sup>5</sup>:

		Level 3	Level 4	Level 5	Level 6
Date of change to energy efficiency requirements of building regulations		Now	2013	2016	
Small Brownfield (20 dwellings at 40 dph)	Energy	£120	£3,393	£12,673	£27,393
	TOTAL *	£1,160	£4,583	£19,998	£34,718
Edge of Town (100 dwellings at 40 dph)	Energy	£120	£3,393	£13,523	£28,388
	TOTAL *	£1,588	£5,361	£21,326	£36,191
Strategic Greenfield (2,000 dwellings at 40 dph)	Energy	£120	£3,393	£13,523	£28,388
	TOTAL *	£1,571	£5,344	£21,309	£36,174

\* These figures include the costs set out in Issue 24 necessary to achieve the water efficiency requirements.

<sup>5</sup> <http://www.communities.gov.uk/documents/planningandbuilding/pdf/1972728.pdf>

	<p>It should be noted that energy efficiency standards in Building Regulations are planned to increase over the next few years, bringing them in line with higher levels of the Code for Sustainable Homes.</p> <p>Although the Council is seeking Code for Sustainable Homes Level 6 for new dwellings within the Fen Drayton former Land Settlement Association estate, a requirement to achieve Level 6 in other locations within the district is not currently deemed a viable option.</p> <p>The Local Plan could require minimum levels of the Code for Sustainable Homes and the BREEAM non-residential standard to be achieved by all new developments.</p> <p>Higher standards could be set for specific types or sizes of development and flexibility could be written into the policy to enable the standards chosen to be increased over time.</p> <p><b>Potential for Reasonable Alternatives:</b></p> <ul style="list-style-type: none"> <li>• do not include a policy and rely on national Building Regulations standards for energy efficiency;</li> <li>• require all new buildings to achieve sustainable building standards, such as Code for Sustainable Homes Level 4 and BREEAM non-residential 'very good'; or</li> <li>• require new larger scale major developments (200 dwellings or more) to achieve zero carbon standards (Code for Sustainable Homes Level 5).</li> </ul>
Which objectives does this issue or policy address?	Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.
Final Issues and Options Approaches	<p><b>Question 21:</b> 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>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>iii. The zero carbon standard (Code for Sustainable Homes Level 5) would be required in larger scale developments?</p>
Initial Sustainability Appraisal Summary	The Code for Sustainable Homes and the BREEAM standard for non-domestic buildings set a range of requirements for the standard of development. The most significant differentiation of higher levels of the Code is higher standards for water and energy efficiency. Higher levels of the Code set more stringent standards, but also result in higher development costs, this uncertainty of the impact on developments is reflected against the housing and economy

	<p>objectives. The impact of high Code levels may be particularly apparent on small developments. The sustainability appraisal has considered the impacts of requiring Code 4 (option ii), or Code 5 in major developments (option iii), and equivalent standards using the BREEAM rating for non-domestic buildings. The Code does not just address energy and water, but points are available for a range of other issues which would positively impact on a range of other sustainability objectives. Requiring Code 5 (option ii) would have the most potential for significant positive impacts, although it would depend on the development strategy, and how much development is planned at major sites.</p> <p>If the plan instead relied on building regulations (option i), there are already national plans to increase energy standards up to 2016, but as these would be achieved anyway, the impact has been scored as neutral.</p>
<p>Representations Received</p>	<p>i: Support: 9, Object: 6, Comment: 4  ii: Support: 25, Object: 3, Comment: 2  ii: Support: 14, Object: 4, Comment: 1  Please provide any comments: Support: 0, Object: 1, Comment: 15</p>
<p>Key Issues from Representations</p>	<p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Developments should achieve the highest possible standards, as we only have one chance to build them and they are a good long term investment.</li> <li>• Environment Agency: the district is in an area of water stress and therefore higher standards should be sought. A combination of options ii and iii should be required.</li> <li>• Costs will go down as the market increases and it is cheaper to install from the start than through retrofitting. Reduced energy bills will help low income households.</li> <li>• The same standards should be applied to all tenures of dwellings.</li> <li>• Developments that are not sustainable in other ways (e.g. no non-car transport options) should have an even higher standard.</li> <li>• There is no excuse not to make all homes as energy and water efficient as is economically possible. Code for Sustainable Homes Level 5 should be required for all developments and should aim for Level 6 as soon as possible.</li> <li>• Cambridgeshire County Council: the issue of whole life costing should be introduced to inform building standards.</li> <li>• Should aspire to highest standards and only compromise in exceptional circumstances. Need to be practical. SCDC must enforce the highest standards as developers will always try to build to lower and cheaper standards. Lack of ambition and complacency among developers needs to be challenged.</li> <li>• Cambridge City Council: support option ii in principle where there are opportunities provided by the development that are not offered on smaller developments.</li> <li>• Zero carbon requirement is due to be introduced for all developments soon and so it makes sense to require it earlier in large developments so that they are not sub-standard in a few</li> </ul>

	<p>years.</p> <ul style="list-style-type: none"> <li>• A percentage of zero carbon dwellings should be included in all developments.</li> <li>• Option i is supported by 3 Parish Councils, option ii is supported by 14 Parish Councils, and option iii supported by 7 Parish Councils.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Sustainable building standards should be dictated by national policy and applied nationally. Standards in excess of Building Regulations would be unreasonable. Introducing local standards can have a significant impact on development costs, which may direct development to other areas.</li> <li>• This policy is not needed as the Local Plan is due to be adopted just before the Level 5 requirements come into force in 2016. Duplicating provisions required elsewhere is unnecessary.</li> <li>• Imposing higher standards will translate into additional building costs, which will be passed onto the consumer, and these costs are still unreasonably high.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Cambridge City Council: no mention is made of seeking consequential improvements to existing dwelling's energy efficiency when undertaking extensions or loft conversions – consider developing a policy similar to Uttlesford District Council.</li> <li>• Milton Parish Council: suggest a new policy that exempts small changes that enhance the energy efficiency of a building from needing planning permission (some are already permitted development).</li> </ul>
<p>Preferred Approach and Reasons</p>	<p>Do not include a policy but use Building Regulations to determine the energy efficiency of new buildings.</p> <p>There are planned changes to Building Regulations anticipated to come into force in 2013 and 2016 that will progressively improve the energy efficiency requirements of new homes. These changes will mean that the Building Regulations requirements for energy efficiency in 2013 will correspond roughly with the carbon reduction requirements of the Code for Sustainable Homes (CfSH) Level 4 and in 2016 with CfSH Level 5.</p> <p>The majority of respondents support a policy that requires sustainable building standards beyond the requirements of Building Regulations. All the objections to options ii and iii state that higher standards should be required.</p> <p>Achieving higher code levels would increase costs, and could impact on the viability of development. On balance it is considered that the changes to Building Regulations offers the most appropriate solution for the district, balanced with the competing demands for developer</p>

	<p>contributions, including infrastructure and affordable housing.</p> <p>In response to specific issues raised: It is not considered that a consequential improvements policy should be included, as it would not be reasonable to determine a planning application on this basis.</p>
Policy included in the draft Local Plan?	No policy.

<b>Issues and Options 2012 Issue 22</b>	<b>Sustainable Show-Homes</b>
Key evidence	
Existing policies	n/a
Analysis	<p>To encourage buyers to opt to purchase more sustainable dwellings on our new developments, it is important that they are made aware of how the sustainability of the building can be improved through the use of environmentally friendly alternatives to standard conventional options, and what the benefits will be for them when they are living in there. Many buyers like to see what something will look like before they make a decision, and therefore on developments that include show-homes it is possible to showcase these alternatives.</p> <p>The Council has secured the provision of sustainable show-homes as part of the s106 agreements for Trumpington Meadows and the Cambourne 950 development. The sustainable show-homes demonstrate environmentally sustainable alternatives for finishes, materials, fixtures and technologies as options that can be purchased when a dwelling is bought off-plan.</p> <p>Examples of options include:</p> <ul style="list-style-type: none"> <li>• sustainably sourced and low embodied energy flooring and wall finishes, kitchens and furniture;</li> <li>• windows and doors from sustainably sourced materials, with significantly improved 'u' values;</li> <li>• water efficient toilets and other sanitary ware fixtures or fittings;</li> <li>• white goods with high energy efficiency ratings and low water consumption;</li> <li>• low energy internal and external light fittings;</li> <li>• renewable technologies such as solar panels (where not installed as standard);</li> <li>• rainwater harvesting and greywater recycling devices; and</li> <li>• smart metering (where not installed as standard).</li> </ul> <p>A requirement is that the sustainability options are fully functional in the show-homes and that they are positively marketed. Purchasers should be clear on where alternatives are available, why it is more</p>



	<p>sustainable, and the cost of including the alternative. It must be as practical as possible for the purchaser to buy the sustainable alternatives as to purchase the standard options and unreasonable premiums should not be added for the environmentally friendly options.</p> <p>Show homes are provided on a range of sizes of developments, including on developments as small as five dwellings. For local housebuilders providing small developments it would not be viable for them to provide a sustainable show-home or provide bespoke homes including a mixture of options.</p> <p>The Local Plan could require all developments that provide a show-home to include a sustainable show-home that will demonstrate environmentally sustainable alternative finishes, materials, fixtures and technologies that could be purchased when a dwelling is bought off-plan. Alternatively, the Local Plan could set a site size threshold at which a sustainable show-home would be required.</p> <p><b>Potential for Reasonable Alternatives:</b></p> <ul style="list-style-type: none"> <li>• rely on negotiating their provision on an individual site basis;</li> <li>• require all developments that include a show-home to provide a sustainable show-home; or</li> <li>• require developments of over 15 dwellings to provide a sustainable show home.</li> </ul>
<p>Which objectives does this issue or policy address?</p>	<p>Objective C: To provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type, size, tenure and cost.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p>
<p>Final Issues and Options Approaches</p>	<p><b>Question 22:</b> What approach to sustainable show-homes should we take?</p> <ul style="list-style-type: none"> <li>i. Rely on negotiating their provision on an individual site basis?</li> <li>ii. Require all developments that include a show-home to provide a sustainable show-home?</li> <li>iii. Require developments of over 15 dwellings to provide a sustainable show-home?</li> </ul>
<p>Initial Sustainability Appraisal Summary</p>	<p>Requiring sustainable show homes (option ii) could have a positive impact on climate change mitigation and adaption objectives. Scale of benefit would depend on uptake of additional sustainability measures, but it is likely to be minor compared with options that would require higher standards in the construction process. Setting a size threshold (option iii) would mean smaller sites would not be required to provide sustainable show home, but the low threshold</p>

	would still mean the majority of development would be supported by a sustainable show home.
Representations Received	i: Support: 10, Object: 4, Comment: 0 ii: Support: 17, Object: 2, Comment: 3 iii: Support: 14, Object: 1, Comment: 6 Please provide any comments: Support: 0, Object: 4, Comment: 3
Key Issues from Representations	<p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• It is better to have one rule and allow exceptions, than to negotiate each time.</li> <li>• Sensible option and someone will want to buy the sustainable show-home so the developer will not lose out.</li> <li>• Sustainable show homes will not stop developers building but will encourage uptake of environmentally friendly technologies.</li> <li>• Buyers should be aware of the additional costs and it should include a whole life costing.</li> <li>• Option ii is supported by 6 Parish Councils and option iii supported by 7 Parish Councils.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Requiring a sustainable show home would be an unreasonable burden on development and should be left to homeowners to decide.</li> <li>• Negotiating on a site-by-site basis will provide greater flexibility to respond to particular site circumstances and marketing preferences.</li> <li>• Policy would be superfluous as if all buildings meet Building Regulations, all homes will include all required measures. The features shouldn't be add-ons, they should be provided anyway.</li> <li>• No need for the Local Plan to deal with this issue as Code for Sustainable Homes Level 5 will be required for all homes from 2015.</li> <li>• Option i is supported by 3 Parish Councils.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• A show home demonstrating sustainable options should be made available to small scale developers.</li> </ul>
Preferred Approach and Reasons	<p>Include a policy requiring developments that are providing a show home to provide a sustainable show home (either separately or instead of the show home) demonstrating environmentally sustainable alternatives beyond those already provided to achieve the standard agreed for the development.</p> <p>The majority of respondents support a policy that requires sustainable show homes to be provided, as it will encourage the uptake of environmentally friendly options.</p>
Policy included in the draft Local Plan?	Policy CC/5: Sustainable Show Homes

<b>Issues and Options 2012 Issue 23</b>	<b>Construction Methods</b>
Key evidence	South Cambridgeshire District Design Guide SPD (2010)
Existing policies	Development Control Policies DPD: Policy DP/6 Construction Methods
Analysis	<p>The construction process for any new development utilises a significant amount of resources, generates construction waste and spoil, and can adversely affect the amenity of surrounding occupiers and the local natural environment, through the generation of noise, smells and dust.</p> <p>Soil is an important natural resource and is vital in supporting ecosystems, facilitating drainage and providing green spaces (which support biodiversity, absorb rainwater and improve drainage, control pollution, regulate temperatures and reduce noise pollution). During the construction process soil is at risk of erosion from wind and rain, becoming compacted by construction machinery which can lead to increased run-off and surface water flooding, and becoming contaminated with waste building materials which can harm its ability to support ecosystems.</p> <p>The National Planning Policy Framework states that the planning system should protect and enhance soils and use natural resources prudently, including through the reuse of existing resources.</p> <p>It is important that the principles of sustainable development are taken account of during the construction process, and that any adverse impacts are minimised through the use of haul roads, restrictions on hours of operation, and the appropriate siting of storage.</p> <p>To minimise the adverse impacts generated by the construction process, the Local Plan should ensure:</p> <ul style="list-style-type: none"> <li>• careful management of materials already onsite (including soils) or brought to site to reduce the amount of waste produced and maximise the reuse or recycling of materials either onsite or locally; and</li> <li>• contractors are considerate to neighbouring occupiers, including through the application of restrictions on the hours of noisy operations, the provision of haul roads, and the siting of storage compounds to avoid impacts on existing businesses and residents.</li> </ul> <p><b>Potential for Reasonable Alternatives:</b></p> <ul style="list-style-type: none"> <li>• continue to include a construction methods policy in the Local Plan; or</li> <li>• construction methods should not be specified in the Local Plan.</li> </ul>

Which objectives does this issue or policy address?	<p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p>
Final Issues and Options Approaches	<p><b>Question 23:</b>  What approach should the Local Plan take to construction methods:  i. Continue to include a construction methods policy?  ii. Not specify construction methods in the Local Plan?</p>
Initial Sustainability Appraisal Summary	<p>Including a policy (option i) has the potential to provide greater protection to amenity and health, and would seek to protect soils, contributing to achievement of the land objective. If the issues were not addressed in the plan (option ii) there could potentially be negative impacts on achievement of the objectives.</p>
Representations Received	<p>i: Support: 38, Object: 0, Comment: 2  ii: Support: 6, Object: 3, Comment: 0  Please provide any comments: Support: 0, Object: 1, Comment: 3</p>
Key Issues from Representations	<p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Not all developers are considerate and this obliges developers to consider the impacts of their development.</li> <li>• Worthwhile now, so why would you discontinue it? A policy is needed to maintain consistency of approach and it is important that neighbours are protected.</li> <li>• Should not be too prescriptive as construction methods are likely to advance during the plan period.</li> <li>• Having a policy is supported by 13 Parish Councils.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Construction methods should only be constrained by high level functional requirements on sustainability, environmental issues and neighbourhood issues.</li> </ul>
Preferred Approach and Reasons	<p>Include a policy requiring that development which by its nature or extent is likely to have some adverse impact on the local environment and amenity during construction and / or generate construction waste proposals must carefully manage materials to reduce the amount of waste produced and maximise the reuse or recycling of materials and that constructors are considerate to neighbouring occupiers.</p> <p>There is general agreement that the Local Plan should continue to include a policy on construction methods as this ensures a</p>

	consistency of approach.
Policy included in the draft Local Plan?	Policy CC/6: Construction Methods

<b>Issues and Options 2012 Issue 24</b>	<b>Water Efficiency</b>
Key evidence	Cambridge Area Water Cycle Strategy 2008 and 2011
Existing policies	<ul style="list-style-type: none"> <li>• Development Control Policies DPD: Development Principles Chapter</li> <li>• Development Control Policies DPD: Policy NE/12 Water Conservation</li> </ul>
Analysis	<p>The National Planning Policy Framework states that local planning authorities should adopt proactive strategies to mitigate and adapt to climate change, taking full account of water supply and demand considerations. New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change.</p> <p>In their Water Resource Management Plan (WRMP10)<sup>6</sup> Cambridge Water Company identified that forecast demand could be met and the company is predicted to maintain a positive supply-demand balance up to 2035, based on planned growth rates from the East of England Plan 2008. The company plans to achieve 88% of billed households having meters by 2035 through an enhanced metering programme.</p> <p>Despite this, there are a number of issues which warrant particular attention to greater efficiency in this area:</p> <ul style="list-style-type: none"> <li>• The Cambridge Water area is in an area of serious water stress as designated by the Environment Agency. This provides an indication of the areas of England where planning authorities can demonstrate local need for water efficient development.</li> <li>• High levels of development will increase resource demands, and bring demand closer to the available resources in the future, as noted by the Environment Agency in examining growth levels for the review of the East of England Plan.</li> <li>• The existing risk of sustainability reductions in deployable output that may be invoked by the Environment Agency under its Restoring Sustainable Abstractions Programme reducing licensed abstraction capacity in the future.</li> </ul>

<sup>6</sup> Cambridge Water Company Water Resources Management Plan (Cambridge Water Company 2010) <http://www.cambridge-water.co.uk/customers/water-resources-management-plan>

- The high environmental cost of treating and supplying water (in terms of energy and carbon footprint).
- Any further abstraction will have an impact on groundwater levels or river flows, even though these levels have been determined to be 'environmentally acceptable' by the Environment Agency by virtue of granting a licence.

The average person in the UK uses around 150 litres per person per day. The current Building Regulations already require physical measures to be included in new development aimed at encouraging reductions in water use to 125 litres per person per day (equivalent to Code for Sustainable Homes Levels 1 and 2). These include dual flush toilets and water efficient taps, showers, fixtures and fittings. Higher levels of the Code for Sustainable Homes require greater levels of water efficiency.

The costs of achieving higher levels of the Code for Sustainable Homes were explored in the Cambridge Area Water Cycle Strategy 2011. Reducing water consumption to 105 litres per person per day (reflecting Code 3 or 4 of the Code for Sustainable Homes), adds minimal costs (£268 per property), and can be achieved by using alternative fixtures and fittings which use less water. Reducing water consumption to 80 litres per person per day (reflecting Code 5 or 6 of the Code for Sustainable Homes) requires further measures, potentially including rainwater or greywater recycling (for uses such as for flushing toilets). This can increase costs by £1,750 to £4,500 per dwelling, although this could be reduced by community scale schemes which serve a number of dwellings.

The development costs of seeking levels of water efficiency beyond Building Regulations needs to be balanced alongside other infrastructure priorities. It is also worth considering the implications for the occupiers of new housing. The Water Cycle Strategy estimates that achieving 80 litres per person per day would deliver savings to the end user of around £50 per person per year in water bills, and £20 per person per year for 105 litres, compared with the Building Regulations standard 125 litres.

Measures required to achieve Water Efficiency Standards in New Residential Developments

	<b>Litres per person per day</b>	<b>Additional measures needed to achieve standard</b>	<b>Additional costs above current Building Regulations (Source: CLG 2010)</b>	<b>Estimated value of water saving per person per year</b>

	<b>Building Regulations</b>	125	Currently require: dual flush toilets and efficient taps, showers, fixtures and fittings	N/A	N/A
	<b>Code for Sustainable Homes 3 / 4</b>	105	Low flush toilets and more water efficient taps, shower heads, washing machines and dishwashers	£268	£21
	<b>Code for Sustainable Homes 5 / 6</b>	80	Further efficiency in household taps; installation of lower fill baths; Greywater recycling (GWR) or rainwater harvesting (RWH)	£1,750 (for a flat) to £4,500	£50

Source: Adapted from table 3-3 of Cambridge Area Water Cycle Strategy 2011. Cost savings based on formula from paragraph 3.3.17 of Water Cycle Strategy.

Existing Local Development Framework policies have set specific requirements for water efficiency in the existing growth areas (by requiring compliance with specific levels of the Code for Sustainable Homes), including water consumption of up to 105 litres per person per day for any dwellings approved on or before 31 March 2013 (up to a maximum of 50 dwellings) and water consumption of up to 80 litres per person per day for any dwellings approved on or after 1 April 2013 within the North West Cambridge Area Action Plan area.

Higher standards could be set for specific types or sizes of development and flexibility could be written into the policy to enable the standards chosen to be increased over time. In 2016, the energy

	<p>efficiency standards set out in Building Regulations are planned to increase to the equivalent of Code for Sustainable Homes Level 5. The plan could require the higher equivalent water standards to coincide with this.</p> <p>Non-residential buildings, such as schools, community facilities, and offices, also have the potential to be more water efficient through installation of low flush toilets and urinals, aerated taps and showerheads, and through implementation of rainwater and greywater recycling systems.</p> <p>There is as yet no national equivalent for the Code for Sustainable Homes for non-domestic buildings, however the BREEAM (Building Research Establishment Environmental Assessment Method) includes an assessment of water efficiency, and offers a practical way of demonstrating efficiency. An assessment could demonstrate how a building has achieved as close to the “exemplary” standard as possible.</p> <p>In the absence of a BREEAM assessment, an alternative approach would be to require developers to provide evidence in their Design and Access Statement of how they have maximised water efficiency, clearly setting out the alternative means of achieving water efficiency that are appropriate to their development. In most cases where significant building work is being undertaken, it is expected that water reuse techniques will be incorporated. If this is not proposed, the reasons for not doing so should be set out in the Design and Access statement.</p> <p><b>Potential for Reasonable Alternatives:</b></p> <ul style="list-style-type: none"> <li>• do not include a policy and rely on national Building Regulations standards for water consumption;</li> <li>• seek additional measures such as water efficient fixtures and fittings, subject to viability, to achieve water consumption of less than 105 litres per person per day (equivalent of Code for Sustainable Homes Levels 3 and 4); or</li> <li>• seek grey water recycling or rainwater harvesting, subject to viability, to achieve water consumption of less than 80 litres per person per day (equivalent of Code for Sustainable Homes Levels 5 and 6).</li> </ul>
Which objectives does this issue or policy address?	<p>Objective C: To provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type, size, tenure and cost.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p>
Final Issues and Options	<p><b>Question 24:</b> What approach should the Local Plan take on water efficiency in new</p>



Approaches	<p>housing development? What are your views on the following options?</p> <ol style="list-style-type: none"> <li>i. Rely on Building Regulations standards to reduce water use below the average existing levels.</li> <li>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.</li> <li>iii. Seek grey water or rainwater recycling (to achieve equivalent of code 5 or 6 of Code for Sustainable Homes), subject to financial viability.</li> </ol> <p>Please provide any comments.</p>
Initial Sustainability Appraisal Summary	<p>Relying on building regulations (option i) offers some benefits over the average usage, but does not respond to the evidence base highlighted in the Scoping Report that the district sits within an area of serious water stress. Requiring 105 litres per day (option ii) offers additional savings at relatively low cost, but does not offer the water saving benefits of 80 litres per day (option iii). Requiring 80 litres per day would significantly reduce the water use of new dwellings, although actual usage will still be influenced by behaviour, i.e. how people choose to use water. The Water Cycle Strategy illustrated that there may be increased carbon emissions, due to pumping of water in water recycling measures, but using less water also means less water has to be supplied and heated in the home. Delivering higher standards would also have implications for development costs, which could impact on viability and achievement of the housing objective. Seeking water efficiency from non-domestic buildings offers benefits for water saving and therefore the adapting to climate change objective.</p>
Representations Received	<p>i: Support: 5, Object: 5, Comment: 2 ii: Support: 26, Object: 1, Comment: 5 iii: Support: 27, Object: 5, Comment: 7 Please provide any comments: Support: 1, Object: 0, Comment: 14</p>
Key Issues from Representations	<p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• If you ask for the minimum, you will get the minimum.</li> <li>• Cambridge Water and Environment Agency: as the district is in an area of water stress, higher standards should be aimed for. More cost efficient to design higher water efficiency into dwellings at the time of construction than to make changes later. May be harder to achieve in smaller developments due to viability, but should be achievable in strategic development sites. Level 3 or 4 for water efficiency can be achieved cost effectively at the construction stage but Level 5 or 6 is the most environmentally beneficial.</li> <li>• Building Regulations are drawn up for the average situation, whereas Cambridgeshire is one of the driest areas and so is not 'average'. New developments should be as water efficient as possible so that developments create only a minimal additional</li> </ul>

	<p>demand on a scarce resource.</p> <ul style="list-style-type: none"> <li>• It may be more appropriate to have a higher standard for certain developments e.g. larger developments.</li> <li>• Level 3 or 4 is a reasonable level where there are some benefits realised in a shorter timescale. Further reductions may be necessary at a later date.</li> <li>• “Subject to viability” is a get out clause and should be reconsidered. Should be a requirement regardless of financial viability as the cost of excessive water use on the environment is far higher.</li> <li>• All new developments should be required to meet the highest level as minimising water use should be a high priority. If there are questions of viability in the short-term, it may be necessary to lesson other requirements but push for higher water efficiency.</li> <li>• Level 5 or 6 should be the optimum standard and Level 3 or 4 should be the fall back position.</li> <li>• For larger schemes at least 25% of the development should be required to meet Level 5 or 6.</li> <li>• Greywater recycling clearly represents the most sustainable use of resources and the Cambridge area should be leading in the adoption of these technologies.</li> <li>• The water problem is likely to put a stop to future development in the district not long after 2031 and therefore the Local Plan should take this into account.</li> <li>• Option ii is supported by 9 Parish Councils and option iii is supported by 4 Parish Councils.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Building Regulations reflect what is practical and viable, further requirements are not needed in policy.</li> <li>• You can’t simply impose more and more costs on developers as it drives up house prices to unacceptable levels.</li> <li>• Greywater recycling and rainwater harvesting is not likely to achieve Level 5 or 6 in practice and cannot be applied to all types of building.</li> <li>• The water problem is likely to put a stop to future development in the district not long after 2031 and therefore the Local Plan should take this into account.</li> <li>• Option i supported by 1 Parish Council.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• All new homes should be fitted with water meters as standard – only this will ensure that water users pay for their water use.</li> <li>• Middle Level Commissioners: why is there no policy for non-residential buildings?</li> </ul>
Preferred Approach and Reasons	Include a policy on Water Efficiency, seeking the equivalent of code for sustainable homes level 4 (105 litres per person per day), and similar improvements based on the BREEAM standard for non-domestic buildings.

	<p>The majority of respondents, including the Environment Agency and Cambridge Water, strongly support requirements for higher standards of water efficiency due to the district being within an area of water stress.</p> <p>In terms of balancing development viability with efficiency savings, the Code 4 equivalent offers a reduction in water use against building regulations of 20 litres per person per day, and can be achieved at low additional cost. The higher Code 5 standard, which requires water recycling, would have much higher cost implications, particularly for small developments.</p> <p>For non-domestic buildings, the BREEAM standard offers a measure of water efficiency, with credits for different levels achieved. Similarly to the Code for Sustainable Homes, 2 credits would require water efficient fixtures and fittings, without mandatory water recycling.</p>
Policy included in the draft Local Plan?	Policy CC/4: Sustainable Design and Construction

<b>Issues and Options 2012 Issue 25</b>	<b>Water Quality</b>
Key evidence	<ul style="list-style-type: none"> <li>• Cambridge Area Water Cycle Strategy (Cambridgeshire Horizons 2011)</li> <li>• Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (2010)</li> </ul>
Existing policies	<ul style="list-style-type: none"> <li>• Development Control Policies DPD: Policy NE/8 Groundwater</li> <li>• Development Control Policies DPD: Policy NE/9 Water and Drainage Infrastructure</li> <li>• Development Control Policies DPD: Policy NE/10 Foul Drainage – Alternative Drainage Systems</li> </ul>
Analysis	<p>The EU Water Framework Directive requires all inland and coastal waters to achieve ‘good ecological status’ by 2015 or, where this is not possible, by 2021 or 2027. In South Cambridgeshire the majority of rivers are currently of moderate or poor ecological status.</p> <p>South Cambridgeshire District Council has a statutory duty to have regard to the Water Framework Directive, and to ensure there is no deterioration in water body quality due to any policy or action.</p> <p>The National Planning Policy Framework requires planning to prevent both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution.</p> <p>New developments require water supply and foul water</p>

	<p>infrastructure. It is important that infrastructure is available when it is needed to serve development, in order to protect health and the environment.</p> <p>In much of the south east of the district the underlying geology is chalk, providing a significant source of groundwater which is used for public drinking water supply. It is particularly important that the quality of this water is protected from pollution in these areas.</p> <p>Development needs to include measures to address pollution from surface water run off. Depending on the source, this may require multiple treatment stages.</p> <p>In rural areas, some development takes places where there is no access to main sewers. It is important that development includes appropriate plant to treat effluent, in order to protect the water environment.</p> <p><b>Potential for Reasonable Alternatives:</b> Policies are needed to protect and seek to enhance water quality.</p>
Which objectives does this issue or policy address?	Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.
Final Issues and Options Approaches	<p><b>Question 25:</b></p> <p><b>A:</b> Have the right approaches to managing, protecting and enhancing water quality been identified?</p> <p><b>B:</b> Are there any other issues which should be included?</p> <p>Please provide any comments.</p>
Initial Sustainability Appraisal Summary	Option proposes to support achieving requirements of the Water Framework Directive. This is an important issue in the district given the existing water quality issues identified in the Scoping Report. It aims to ensure appropriate infrastructure is in place, to avoid water pollution and protect water quality, but improvements to hydromorphology could impact positively on habits and species, and also improve the appearance of places.
Representations Received	Support: 34, Object: 5, Comment: 9
Key Issues from Representations	<p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Planning should ensure water quality is maintained.</li> <li>• Special consideration should be given to protecting the chalk aquifers south of Cambridge and well field protection zones are in place to protect Cambridge Water Company's boreholes.</li> <li>• All developments should embrace SuDs principles.</li> <li>• 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.</li> </ul>

	<ul style="list-style-type: none"> <li>Supported by 14 Parish Councils</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>
Preferred Approach and Reasons	<p>Include a policy requiring that new development does not result in the deterioration of water quality, including all the approaches in Question 25.</p> <p>There was strong support for inclusion of a policy. In the main objections were concerned that it was not the role of the district council to address water quality issues, however, the Council has a duty to ensure that there is improvement to water body quality through its policies and actions, including planning. The inspection and signing off of drainage systems is a Building Control matter rather than a planning matter.</p>
Policy included in the draft Local Plan?	Policy CC/7: Water Quality

<b>Issues and Options 2012 Issue 26</b>	<b>Sustainable Drainage Systems</b>
Key evidence	<ul style="list-style-type: none"> <li>Cambridge Area Water Cycle Strategy 2008 and 2011</li> <li>Cambridge Area Green Infrastructure Strategy (Cambridgeshire Horizons 2011)</li> </ul>
Existing policies	Development Control Policies DPD: Policy DP/1 Sustainable Development
Analysis	<p>The National Planning Policy Framework requires development to give priority to the use of sustainable drainage systems.</p> <p>Sustainable Drainage Systems (SuDS) make use of techniques, such as infiltration and retention, which mimic runoff from the site in its natural state. Rainwater should be managed close to its source and on the surface where possible. As a result the water is stored and released slowly, reducing flood risk and improving water quality. Less surface runoff frees up capacity in our sewers, whilst more natural materials improve biodiversity and amenity. Examples of</p>

	<p>SuDS techniques include permeable paving, soakaways, green roofs, swales and ponds.</p> <p>In accordance with the findings of the Green Infrastructure Study<sup>7</sup> and the National Planning Policy Framework, surface water management should be integrated into natural spaces (green infrastructure), existing water bodies (blue infrastructure) and our built environment (grey infrastructure).</p> <p>SuDS are often seen as additions to development, and therefore do not fully realise their multi-functional benefits. The key to successful management of surface water within a development is to have it integrated within the development and to think about this at the earliest possible opportunity in the design process. (Planning for SuDS CIRIA C687).</p> <p>Schedule 3 of the Flood and Water Management Act (2010) requires SuDS in new and redeveloped sites in England. The Act establishes a Sustainable Drainage Systems Approving Body in unitary or county councils. This body must approve drainage systems in new developments and re-developments before construction begins. National Sustainable Drainage System Standards are being introduced, together with a greater role for Lead Flood Management Authorities (for this area Cambridgeshire County Council) in approving drainage schemes. Cambridgeshire is also producing local guidance regarding the implementation of SuDS.</p> <p>This policy proposed is a manifestation of the recommendation with the Water Cycle Strategy Phase 2 (July 2011) REC SWM 18: Planning policy recommendations: Surface water management:</p> <ul style="list-style-type: none"> <li>• Development should achieve 100% above ground surface water drainage except where this is not feasible due to housing densities, land take, ground conditions, topography, or other circumstances outlined within the development proposals.</li> <li>• Where 100% above ground drainage is not feasible due to the size of development (i.e. windfall and non-strategic developments) or proposed high densities, the development proposals should maximise opportunities to use SUDS measures which require no additional land take, i.e. green roofs, permeable surfaces and water butts.</li> <li>• Development proposals should ensure that surface water drainage is integrated within the built environment. In addition, surface water drainage proposals should maximise opportunities to create amenity, enhance biodiversity, and contribute to a network of green (and blue) open space, in tandem with the Cambridgeshire Green Infrastructure</li> </ul>
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<sup>7</sup> [http://www.cambridgeshirehorizons.co.uk/our\\_challenge/GIS.aspx](http://www.cambridgeshirehorizons.co.uk/our_challenge/GIS.aspx)

<sup>8</sup> [http://www.cambridgeshirehorizons.co.uk/documents/environment/cambridge\\_area\\_wcs\\_phase2.pdf](http://www.cambridgeshirehorizons.co.uk/documents/environment/cambridge_area_wcs_phase2.pdf)

	<p>Strategy to 2031.</p> <ul style="list-style-type: none"> <li>• Surface water drainage should be considered at an early stage of the master planning process, to allow maximum integration of drainage and open space, and to minimise the additional land take required by above ground drainage.</li> </ul> <p><b>Potential for Reasonable Alternatives:</b> It is important that the Local Plan seeks to ensure that the design of development manages surface water in the most sustainable way, and the wider benefits for biodiversity, amenity, and water quality and secured.</p>
Which objectives does this issue or policy address?	<p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p>
Final Issues and Options Approaches	<p><b>Question 26:</b> <b>A:</b> Have the right approaches to managing water and drainage sustainably been identified? <b>B:</b> Are there any other issues which should be included?</p> <p>Please provide any comments.</p>
Initial Sustainability Appraisal Summary	<p>Given the scale of new planned development, implementation of SuDS could have significant positive impacts. There is a clear positive contribution to achieving the climate change adaptation objective by managing water effectively, but as described in the option, SuDS can offer a host of benefits to biodiversity, and providing amenity. There is an uncertain impact on land objective because SuDS could require more space than piped systems, but with good design and dual use of space this could be minimised.</p>
Representations Received	<p>Support: 37, Object: 0, Comment: 25</p>
Key Issues from Representations	<p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Environment Agency: support and would be happy to provide additional information and assist in the production of the policy.</li> <li>• 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.</li> <li>• 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.</li> <li>• Supported 14 Parish Councils and the Conservators of the River Cam and the Wildlife Trust.</li> <li>• Cambridgeshire County Council: support the inclusion of references to the national and Cambridgeshire SuDS manuals.</li> </ul>

	<ul style="list-style-type: none"> <li>• 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.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Upkeep of systems is a vital issue.</li> <li>• Mitigation measures should be in place in advance of development.</li> <li>• Should also include measures for managing drought.</li> <li>• 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.</li> <li>• 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.</li> </ul>
Preferred Approach and Reasons	<p>Include a policy requiring that sustainable surface water drainage is integrated within new developments, including all the approaches identified in issue 26.</p> <p>There is strong support for inclusion of the policy, with no objections registered.</p> <p>In response to specific issues raised:</p> <ul style="list-style-type: none"> <li>• A surface water drainage hierarchy is referenced in Building Regulations, and the draft national SuDs standards. Reference has been added to it in the policy.</li> <li>• Reference to securing whole life management and maintenance of SuDs infrastructure has been added.</li> <li>• Achieving greenfield run-off rates is addressed in the managing flood risk policy.</li> <li>• Responding to drought can be addressed in the climate change mitigation and adaptation, but SuDS measures could also assist in retaining water e.g. water butts, swales.</li> </ul>
Policy included in the draft Local Plan?	Policy CC/8: Sustainable Drainage Systems

<b>Issues and Options 2012 Issue 27</b>	<b>Flood Risk</b>
Key evidence	<ul style="list-style-type: none"> <li>• Cambridge Area Water Cycle Strategy (Cambridgeshire Horizons 2008 and 2011)</li> <li>• Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (2010)</li> </ul>



	<ul style="list-style-type: none"> <li>Cambridgeshire Surface Water Management Plan (2011)</li> </ul>
Existing policies	Development Control Policies DPD: Policy NE/11 Flood Risk
Analysis	<p>The National Planning Policy Framework states that ‘inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. Local Plans should be supported by a Strategic Flood Risk Assessment and develop policies to manage flood risk from all sources, taking account of advice from the Environment Agency and other relevant flood risk management bodies, such as lead local flood authorities and internal drainage boards. Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change, by:</p> <ul style="list-style-type: none"> <li>applying the sequential test;</li> <li>if necessary, applying the exception test;</li> <li>safeguarding land from development that is required for current and future flood management;</li> <li>using opportunities offered by new development to reduce the causes and impacts of flooding; and</li> <li>where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to facilitate the relocation of development, including housing, to more sustainable locations.’</li> </ul> <p>The Local Plan needs to include a policy on managing flood risk, to require the application of the risk based sequential approach to flood risk established through the National Planning Policy Framework and supporting Technical Guidance.</p> <p>As well as avoiding increasing flood risk elsewhere, some development sites will also offer opportunities to reduce flood risk, such as by reducing runoff rates. It is important these opportunities are secured.</p> <p>Policy needs to require consideration of all sources of flooding, and to require applicants to consider available sources of information, in particular the Strategic Flood Risk Assessment, and the Surface Water Management Plan.</p> <p>South Cambridgeshire District Council, in partnership with Cambridge City Council, commissioned a Strategic Flood Risk Assessment, which explores the nature and extent of flood risk across the area, taking account of the anticipated impacts of climate change. In addition, Cambridgeshire County Council, now the lead local flood management authority, has prepared a Surface Water Management Plan. These have been used to assess options for</p>

	<p>development for allocation in the local plan, and should be used to support the consideration of planning applications.</p> <p><b>Potential for Reasonable Alternatives:</b> The Local Plan needs to include appropriate policies for the management of flood risk.</p>
Which objectives does this issue or policy address?	<p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p>
Final Issues and Options Approaches	<p><b>Question 27:</b> <b>A:</b> Have the right approaches to managing flood risk been identified? <b>B:</b> Are there any other issues which should be included?</p> <p>Please provide any comments.</p>
Initial Sustainability Appraisal Summary	<p>Managing flood risk is a key element of climate change adaptation, but there are consequential benefits to other objectives, including human health. Given the scale of issues identified in the Strategic Flood Risk Assessment, the impact of ensuring flood risk is properly assessed is a significant positive impact on the climate change adaptation objective.</p>
Representations Received	<p>Support: 50, Object: 1, Comment: 29</p>
Key Issues from Representations	<p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Support from 18 Parish Councils and 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.</li> <li>• Support and a robust and comprehensive approach to flood risk must be taken at the outset of any potential scheme.</li> <li>• The NPPF should be followed to ensure that developing land will not increase flooding on neighbouring land or downstream</li> <li>• Support and should require that standards at the time of development (e.g. greenfield rates) are maintained long term.</li> <li>• Provision for flood water storage which benefits biodiversity and reduces flood risk should be integrated into new developments.</li> <li>• Support as it is important that flooding and drainage are identified at the earliest opportunity is that appropriate mitigation can be included.</li> <li>• Wildlife Trust: flood risk management approaches can also</li> </ul>

	<p>provide opportunities for the enhancement of the natural environment and biodiversity, and this should be explicitly recognised in the policy.</p> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• 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’.</li> <li>• Flooding is covered by the NPPF and therefore it is not considered that a policy is necessary.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• It is important that climate change is taken into account.</li> <li>• Maintenance is vital as flood risk can increase markedly from failures of upkeep.</li> <li>• The effect of the proposed new developments on flood risk of the surrounding areas has not correctly been assessed.</li> <li>• 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.</li> <li>• 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.</li> </ul>
<p>Preferred Approach and Reasons</p>	<p>Include a policy to manage development and flood risk, including all the approaches in Issue 27.</p> <p>There is strong support for inclusion on a policy, and that the right approaches to managing flood risk have been identified.</p> <p>A policy is needed in the Local Plan to provide local context. There is considerable flood risk in parts of the district, and it is of significant concern to residents.</p> <p>Responding to issues raised:</p> <ul style="list-style-type: none"> <li>• The sequential approach is required to be applied at all stages of planning, including within sites.</li> <li>• It would not be sufficient to rely on the 5m contour, as flood risk can be present on higher land.</li> <li>• The impact of climate change has been referenced in the policy, and considered in the Strategic Flood Risk Assessment.</li> <li>• Maintenance of flood management infrastructure is an importance issue, and reference has been included in the policy;</li> <li>• Reference to the multifunctional benefits of water management</li> </ul>

	<p>infrastructure, including biodiversity, has been included in the surface water management policy.</p> <ul style="list-style-type: none"> <li>• The inspection and signing off of drains is a Building Control matter rather than a planning matter.</li> <li>• Reference to early consultation with Internal Drainage Boards has been included in the supporting text.</li> </ul>
<p>Policy included in the draft Local Plan?</p>	<p>Policy CC/9: Managing Flood Risk</p>

**Chapter 5: Delivering High Quality Places**

<p><b>Issues and Options 2012 Issue 28</b></p>	<p><b>Securing High Quality Design</b></p>
<p>Key evidence</p>	<p>South Cambridgeshire Design Guide SPD 2010</p>
<p>Existing policies</p>	<p>Development Control Policies DPD:</p> <ul style="list-style-type: none"> <li>• Design of New Development (DP/2)</li> <li>• Development Criteria (DP/3)</li> <li>• Cumulative Development (DP5)</li> </ul>
<p>Analysis</p>	<p>The National Planning Policy Framework advises that planning for sustainable development involves replacing poor design with good design. Planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.</p> <p>At paragraph 58 it states that, ‘Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:</p> <ul style="list-style-type: none"> <li>• will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;</li> <li>• establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;</li> <li>• optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;</li> <li>• respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;</li> <li>• create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and</li> <li>• are visually attractive as a result of good architecture and appropriate landscaping.’</li> </ul> <p>The Local Plan needs to establish design principles that new development will be expected to adhere to. The principles established in the policy option have been guided by the NPPF, the Cambridgeshire Quality Charter, and the District Design Guide. They are intended to encompass the range of issues that could affect sites of any scale, although their applicability will vary between site, use and location.</p>

	<p>The District Design Guide Design SPD expands on district-wide policies, and policies in individual Area Action Plans for major developments that may vary from the district-wide policies. It provides additional details on how they will be implemented. It sets out important design principles based on recognised good practice and explains key requirements of the District Council that will be taken into account when considering planning proposals.</p> <p>A further issue identified is whether specific guidance should be provided on the design and width of streets. This could address street character in terms of verges, tree planting, pavements, and sustainable drainage systems.</p> <p><b>Potential for Reasonable Alternatives: None.</b> A policy seeking high quality design is necessary to reflect the NPPF and to support delivery of sustainable development. However, there are a range of approaches regarding how this is delivered, including through the district design guide, or more local guidance.</p>
<p>Which objectives does this issue or policy address?</p>	<p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p> <p>Objective E: To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure.</p> <p>Objective F: To maximise potential for journeys to be undertaken by sustainable modes of transport including walking, cycling, bus and train.</p>
<p>Final Issues and Options Approaches</p>	<p><b>Question 28:</b></p> <p><b>A:</b> Have the right design principles been identified to achieve high quality design in all new developments?</p> <p><b>B:</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><b>C:</b> Do you think the Council should retain and update the District Design Guide?</p> <p><b>D:</b> Would you like your village to produce its own design guide? If</p>

	so, please let us know which village so that we can discuss how to take this forward with the local Parish Council.
Initial Sustainability Appraisal Summary	<p>Option A proposes the inclusion of comprehensive policies to set out the quality of development that will be expected for the area, and that development must be of high quality design and make a positive contribution to its local and wider surroundings. It includes seven design principles. Principles address a wide range of issues with the overall aim of achieving good design, but good design has implications for delivery of most of the sustainability objectives. Given the scale of development proposed, impacts of such a policy could be significant. Wider economic benefits have been noted, as a high quality environment can contribute to economic development, contributing to what makes the area special. The contribution to human health objective is also notable, with the support of the Health Impact Assessment process to aid its implementation. Ensuring environments are accessible to all will support delivery of the redressing inequalities objective. The delivery, and the significance of the impact, will depend on site specific implementation, but there are potential significance positive impacts for a range of objectives.</p> <p>Option B seeks views on whether the Local Plan provides guidance on design of streets to improve the public realm, including minimum street widths and street trees. This has the potential to support the landscape and townscape objective, and the creation of good spaces that work well. It could impact on density, and therefore the amount of land to deliver the level of development selected, although the scale of impact is uncertain, as it would depend on site specific implementation through the design process. The planting of trees could support biodiversity. It could also create areas of shade, which could aid adaptation to climate change.</p> <p>Option C seeks views on the District Design Guide. This has the potential to support achievement of good design and the benefits identified by option A.</p>
Representations Received	<p><b>Question 28:</b>  <b>A:</b> Support: 37, Object: 1, Comment: 19  <b>B:</b> Support: 27, Object: 5, Comment: 13  <b>C:</b> Support: 35, Object: 2, Comment: 12  <b>D:</b> Support: 15, Object: 4, Comment: 16</p>
Key Issues from Representations	<p><b>Question 28A:</b></p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Support aspirations - good design should be insisted upon for all development, with poor designs rejected.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Expect strong, locally-specific design policies to ensure developments fit in with their surroundings - city fringe, new</li> </ul>

settlement, rural village. (Cambridge City Council)

**COMMENTS:**

- Not just about appearance but also utility and a balance needs to be struck to ensure viability of development.
- Take care not to be too prescriptive.
- Respond to local character and history, and reinforce local distinctiveness (English Heritage).
- Address width of roads and unsafe on-street parking.
- New developments do not convey an impression of quality, or sympathetic integration. Higher densities do not work - leads to problems of noise, environment and parking problems.

**Question 28B:**

**SUPPORT:**

- Streets need to be wide (specify minimum width) and inviting, not cluttered with signage, street furniture and parked cars - prevents congestion and creates a more pleasant environment with greenery and trees to soften appearance of building facades.

**COMMENTS:**

- Do not specify minimum width - assess on a case by case basis taking into account different function and requirements.
- Inhibit movement of cars in housing areas and have a practical network of footpaths and cycleways separate from cars, or provision of multi-use surfaces.
- Guidance on street design should be included in Design Guide not Local Plan policy.
- Linked to car parking provision – cars need to be accommodated on plot and/or roads suitable width and design to accommodate parked cars safely.

**Question 28C:**

**SUPPORT:**

- Retain Design Guide and update it from time to time as lessons are learned.
- Provides useful guidance to developers. Without it designs will be experimental.
- 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!
- Include impacts of traffic management, parking, street safety, environmental issues etc.

**OBJECTIONS:**

- Should be created by the village or settlement area.



	<p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Design of streets should be incorporated into Design Guide rather than in new policy.</li> <li>• Needs a good editor to produce a more readable and useful document.</li> <li>• Needs updating to take account more modern aspects of design / thinking – moving subject needs regular updating to remain valid.</li> </ul> <p><b>Question 28D:</b> There were several expressions of interest, mostly from Parish Councils, to prepare their own design guidance, possibly incorporated into other village plans.</p>
Preferred Approach and Reasons	<p>Include a criteria-based policy outlining the design principles to be addressed in all new developments, including those consulted on in Question 28A and incorporating guidance on improving the public realm (Question 28B).</p> <p>There was strong support for the design principles and for addressing public realm issues, but mixed views on whether the policy should specify minimum street widths, with concerns raised that this could be too prescriptive. An objection suggested strong, locally-specific design policies were needed to ensure developments fit in with their surroundings.</p> <p>The design principles avoid being overly prescriptive and can be applied to development in any location, negating the need for more than one policy for specific surroundings. In reviewing the policy, greater emphasis has been placed on responding to local character and reinforcing local distinctiveness to secure a more place-responsive design from developers, and addressing public realm issues, in response to comments received.</p> <p>The District Design Guide will be updated and revised in due course, following adoption of the new Local Plan, taking on board comments about making the document more focused and user-friendly. Whether villages are interested in preparing their own design guides is not something for the Local Plan.</p>
Policy included in the draft Local Plan?	Policy HQ/1: Design Principles

<b>Issues and Options 2012 Issue 29</b>	<b>Public Art</b>
Key evidence	<ul style="list-style-type: none"> <li>• Arts and Culture Strategy for the Cambridge Sub-Region (Cambridgeshire Horizons 2006)</li> <li>• Arts and Cultural Strategy (the Arts Forum for Cambridgeshire and Peterborough 2007)</li> </ul>

	<ul style="list-style-type: none"> <li>• South Cambridgeshire Public Art Supplementary Planning Document (2009)</li> </ul>
Existing policies	Development Control Policies DPD: Public Art (SF/6)
Analysis	<p>The District Council has an existing policy that encourages developers to allocate a proportion of the budget for the implementation of a carefully considered public art scheme. The policy is applied to residential developments comprising 10 or more dwellings, or other developments where the floorspace to be built is 1000m<sup>2</sup> gross or more, including office, manufacturing, warehousing and retail developments. On smaller developments encouragement should be given to developers to include Public Art within their scheme as a means of enhancing the quality of their development. The supporting text of the policy provides a guide figure of between 1% and 5% of the associated construction costs of a capital project.</p> <p>The public art policy was identified as a notable asset for generating commissions in the Arts and Cultural Strategy for the Cambridge Sub-Region.</p> <p>The benefits of Public Art relate to social, economic, environmental and cultural factors. Public Art can:</p> <ul style="list-style-type: none"> <li>• Actively contribute to integrating village groups and neighbourhoods, promoting community cohesion through socially engaged arts activity.</li> <li>• Create unique images that, as symbols, can be used to promote places, generating pride of place and a sense of local identity and distinctiveness.</li> <li>• Enhance the fundamental principles of urban design, to better improve the quality of the built environment and create distinction and character.</li> </ul> <p><b>Potential for Reasonable Alternatives:</b> There are general options regarding the approach to public art, and the form public art could take within developments.</p>
Which objectives does this issue or policy address?	Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.
Final Issues and Options Approaches	<b>Question 29:</b> What approach do you think the Local Plan should take on public art?
Initial Sustainability Appraisal Summary	The existing policy has secured public art for a range of developments, contributing to objective of improving spaces and the built environment. The issue largely seeks views on the form public art should take.
Representations Received	Support: 9, Object: 5, Comment: 34
Key Issues from Representations	<p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Include as part of design principles so developments are designed with bespoke functional elements such as lighting,</li> </ul>

	<p>seating and water features, or integrate practical features into buildings and landscape, to provide individuality and sense of place.</p> <ul style="list-style-type: none"> <li>• Should not be imposed or prescriptive of the form it takes, should be in keeping with local sensibilities and acceptable to local community - provide spaces to facilitate local people to do what they want and let parish councils spend S106 monies.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Can be seen as wasteful (better use of money) and annoying.</li> <li>• Likely to fail tests Regulation 122 of Community Infrastructure Levy Regulations and cannot be required by Planning Condition.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Public art is more likely to be delivered if there is a separate policy.</li> <li>• Consider 'art' in the widest sense, including non-durable and performing art, used to build communities in new developments - successful at Orchard Park.</li> <li>• Continue to encourage not require, and no more than 1% (consider viability).</li> </ul>
<p>Preferred Approach and Reasons</p>	<p>Include a policy encouraging the provision of public art which allows for greater flexibility in terms of allowing art in a wider sense, but also requires more local involvement in the decision-making process.</p> <p>There was a mixed response with broad support for public art, including wanting functional elements within developments, to provide individuality and improve the quality of places. But others saw it as a waste of money and something that cannot be required. It was also suggested that there needed to be more local involvement in deciding what was appropriate and for the inclusion of public art in a wider sense, including performing arts.</p> <p>The public art policy only encourages provision of public art as a means of enhancing the quality of development. In reviewing the policy greater emphasis is given to local involvement in the decision-making process, including having regard to the local circumstances of the site and/or local aspirations, in response to comments received.</p>
<p>Policy included in the draft Local Plan?</p>	<p>Policy HQ/2: Public Art and New Development</p>

## Chapter 6: Protecting and Enhancing the Natural and Historic Environment

<b>Issues and Options 2012 Issue 30</b>	<b>Landscape Character</b>
Key evidence	<ul style="list-style-type: none"> <li>• Green Infrastructure Strategy (Cambridgeshire Horizons 2011)</li> <li>• South Cambridgeshire Landscape in New Developments Supplementary Planning Document (SPD) 2010</li> <li>• South Cambridgeshire Design Guide SPD 2010</li> <li>• Natural England – National Character Areas</li> </ul>
Existing policies	Development Control Policies DPD: NE/4 Landscape Character Areas
Analysis	<p>The European Landscape Convention requires the protection, management and planning of all European landscapes, rather than only the best areas. The importance of the landscape is reflected in national planning guidance; with the National Planning Policy Framework stating that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes.</p> <p>The South Cambridgeshire landscape has several distinctive identified characters which reflect the underlying geology of the district. These have been identified by Natural England as five distinctive National Character Areas:</p> <ul style="list-style-type: none"> <li>• The Fens</li> <li>• South Suffolk and North Essex Claylands</li> <li>• East Anglian Chalk</li> <li>• Bedfordshire and Cambridgeshire Claylands</li> <li>• Bedfordshire Greensand Ridge</li> </ul> <p>These ‘National Character Areas’ replace the former Landscape Character Areas which are described in detail in the Landscape in New Development SPD 2010 – this SPD will need to be amended to reflect this updated terminology.</p> <p>A key issue within South Cambridgeshire is that the distinctive character and quality of the district’s landscape has been eroded by changes made to the land as a result of agriculture or development. A policy could be included in the Local Plan to protect the landscape characters and should include consideration of the relevant National Character Area, and other available information including landscape character assessments. Further information could continue to be provided in a Supplementary Planning Document (SPD) (currently the Landscape SPD).</p> <p><b>Potential for Reasonable Alternatives:</b>  Due to international and national policy requirements, the Local Plan will need to address landscape character.</p>

	<p>The Local Plan could include a policy to require development proposals to reflect and enhance the character and distinctiveness of the landscape. This should include consideration of the relevant National Character Area, and other available information including landscape character assessments. Further information could continue to be provided in a Supplementary Planning Document (SPD) (currently the Landscape SPD).</p>
Which objectives does this issue or policy address?	Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.
Final Issues and Options Approaches	<b>Question 30:</b> Should the Local Plan include a policy requiring development proposals to reflect and enhance the character and distinctiveness of the landscape?
Initial Sustainability Appraisal Summary	The district has a varied landscape character, identified by five different National Character Areas. A policy to ensure landscape character is addressed would have significant positive impact on landscape character objective, but related positive impacts on wider environmental objectives.
Representations Received	Support: 53, Object: 6, Comment: 11
Key Issues from Representations	<p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Crucial if Vision is to be achieved</li> <li>• Support from 24 Parish Councils for policy</li> <li>• Retain character of area – this is why people chose to live here. Developments must add to landscape not detract from it.</li> <li>• 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.</li> <li>• Best way to enhance landscape is NOT to build on it- use it for farming and woodland.</li> <li>• Countryside surrounding Cambridge vitally important to City residents.</li> <li>• Landscape around Denny Abbey vital to character of area – once destroyed gone forever.</li> <li>• Woodland Trust – need to protect existing assets like ancient woodlands and trees plus create new habitats which buffer and extend ancient areas.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• This is a matter for design principles</li> <li>• Present appearance result of laissez faire over time. Heavy handed interference would not be good or enjoy public support.</li> <li>• Same results can be achieved by other regulations</li> <li>• Not all development can reflect and enhance character – should exempt renewable energy projects and especially wind energy</li> </ul>

	<p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Cambridge Past, Present and Future – 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.</li> <li>• 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.</li> <li>• Plan must balance need for development and landscape impact.</li> <li>• Must identify and protect distinctive features in each local area – features to be identified by Parish Council and SCDC. (Haslingfield PC)</li> <li>• Natural England supports policy but suggests need to set out criteria based policies for each landscape character areas.</li> </ul>
<p>Preferred Approach and Reasons</p>	<p>Include a policy requiring development proposals to reflect and enhance the character and distinctiveness of the landscape as set out in the issue.</p> <p>Strong support for the policy and recognition that with good design new development can add to the character of an area. Objections from those who thought other design policies could achieve same results.</p> <p>In response to specific issues raised:</p> <ul style="list-style-type: none"> <li>• Finding right balance between protecting landscape character and development is considered by policies throughout the Local Plan. Some growth in the district is inevitable but will be planned for carefully.</li> <li>• Policy for protecting ancient woodlands and trees is to be included in this Plan.</li> <li>• Historic setting of Cambridge and surrounding area is protected by other policies in the Plan.</li> <li>• Landscape SPD to be revised to include new national character areas and to include more detailed descriptions of areas provided by Landscape East designations. SPD to have more detailed advice on how development can respect landscape character.</li> </ul>
<p>Policy included in the draft Local Plan?</p>	<p>Policy NH/2: Protecting and Enhancing Landscape Character Policy NH/7: Ancient Woodlands and Veteran Trees</p>

<p><b>Issues and Options 2012 Issue 31</b></p>	<p><b>Protecting high quality agricultural land</b></p>
<p>Key evidence</p>	
<p>Existing policies</p>	<p>Development Control Policies DPD: NE17 Protecting High Quality Agricultural Land</p>

Analysis	<p>The National Planning Policy Framework (NPPF) requires that Local Planning Authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, Local Planning Authorities should seek to use areas of poorer quality land in preference to that of a higher quality.</p> <p>South Cambridgeshire has a significant resource of good quality agricultural land. Agricultural land classification provides a uniform method for assessing the quality of farmland to enable informed choices to be made about its future use within the planning system. The most productive and flexible land falls into Grades 1 and 2 and Subgrade 3a and collectively comprises about one third of the agricultural land in England and Wales.</p> <p>Within the district there are significant areas of high quality agricultural land. Much of the best agricultural land lies around Cambridge and the larger settlements, which may be the most sustainable locations for future development. The need to identify and maintain a large supply of land for development means there is pressure for development of agricultural land.</p> <p>Existing policy seeks to protect the higher grade agricultural land from development unless it is allocated in the Local Development Framework or its sustainable location overrides the need to protect the land or the scheme does not involve much built development.</p> <p><b>Potential for Reasonable Alternatives:</b> The NPPF requires the benefits of agricultural land to be considered. The Local Plan could seek to protect the best agricultural land within the district from significant development unless sustainability considerations and the need for the development outweigh the need to protect the agricultural value of the land.</p>
Which objectives does this issue or policy address?	Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.
Final Issues and Options Approaches	<b>Question 31:</b> Should the Local Plan include a policy seeking to protect best and most versatile agricultural land (grades 1,2, and 3a) from unplanned development?
Initial Sustainability Appraisal Summary	Including a policy to protect agricultural land would have positive benefits to the land objective, however the scale of impact will depend on implementation, as the issue notes this has to be balanced with other sustainability considerations, which will include meeting development needs. Much of the district is made up of high grade agricultural land. Retaining agricultural land may have wider benefits to other objectives, such as habitats and species.
Representations	Support: 66, Object: 1, Comment: 12

Received	
Key Issues from Representations	<p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Support protection of high grade viable farmland.</li> <li>• Support from 24 Parish Councils for policy.</li> <li>• 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.</li> <li>• Protect over brown field sites.</li> <li>• Protecting high grade land should take priority over development of site in site allocation process.</li> <li>• Such areas define separation between villages/ enhance resident's lifestyles. Clear environmental benefits.</li> <li>• Support but need to protect wildlife-rich sites which may be on poorer soil (Cambridge Past, Present and Future).</li> <li>• Policy should include requirement for development to fully assess impacts and provide suitable mitigation/ compensation for impacts (Natural England).</li> <li>• Should recognise development can have major usually irreversible adverse impact on soils. Need careful soil management. (Natural England)</li> <li>• 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).</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• No, lower grade agricultural land should be developed before brownfield sites where there is opportunity to enhance biodiversity.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Grade 3A should be taken more seriously.</li> <li>• 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)</li> <li>• Impossible to build on edge of Waterbeach or Cottenham without impinging on high value agricultural land.</li> <li>• 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.</li> </ul>
Preferred Approach and Reasons	<p>Include a policy seeking to protect best and most versatile agricultural land (grade 1, 2 and 3a) from unplanned development.</p> <p>There was overwhelming support for policy and only comments were relating to need for protecting low grade land that may have value for wildlife.</p> <p>In response to specific issues</p> <ul style="list-style-type: none"> <li>• There is now recognition that agricultural land has a value for farming and for wildlife. The scope of the policy has now been</li> </ul>



	<p>broadened to include biodiversity values.</p> <ul style="list-style-type: none"> <li>• Some development on agricultural land is inevitable because the Local Plan has to plan for additional houses and jobs within the district.</li> </ul>
Policy included in the draft Local Plan?	Policy NH/3: Protecting Agricultural Land

<b>Issues and Options 2012 Issue 32</b>	<b>Biodiversity</b>
Key evidence	<ul style="list-style-type: none"> <li>• South Cambridgeshire Biodiversity SPD 2009</li> <li>• Green Infrastructure Strategy (Cambridgeshire Horizons 2011)</li> </ul>
Existing policies	<ul style="list-style-type: none"> <li>• Development Control Policies DPD: NE/6 Biodiversity</li> <li>• Development Control Policies DPD: NE/7 Sites of Biodiversity or Geological Importance</li> </ul>
Analysis	<p>South Cambridgeshire contains a range of important habitats and species. However, one of the main features in biodiversity conservation is the extent of fragmentation of this resource, primarily due to the impact of modern agriculture. The main exception to this pattern is along the river corridors, most notably the Great Ouse, which serves as a focus for some of the most significant protected sites.</p> <p>The Government has stated a commitment to improving the quality of the natural environment across England. The National Planning Policy Framework establishes that the planning system should contribute to and enhance the natural and local environment by:</p> <ul style="list-style-type: none"> <li>• protecting and enhancing valued landscapes, geological conservation interests and soils;</li> <li>• recognising the wider benefits of ecosystem services;</li> <li>• minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.</li> </ul> <p>Local planning authorities should set criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged. When determining planning applications they should aim to conserve and enhance biodiversity, if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.</p> <p>Existing policy establishes that development should aim to maintain,</p>

	<p>enhance, restore or add to biodiversity, using opportunity for positive gain. Development that would have adverse significant impact should be refused, unless adequately mitigated or compensated for. Particular consideration should be given to priority species and habitats identified in the Biodiversity Action Plan.</p> <p>There are important sites protected at the European level, Eversden and Wimpole Woods Special Area of Conservation, and a number of other sites nearby. There are 39 Sites of Special Scientific Interest (SSSI), designated as nationally important. There are also 113 County Wildlife sites and 7 Local Nature Reserves, non-statutory sites identified because they are rich in wildlife.</p> <p>Policy is needed to apply appropriate protection, where planning permission would not be given for proposals which would have an unacceptable adverse impact, either directly or indirectly, on a site of biodiversity of geological importance. This must take account of the status and designation of the site.</p> <p><b>Potential for Reasonable Alternatives:</b> None. Reflecting national and international policy, the plan needs to include appropriate policies seeking to ensure that development proposals minimise negative impacts on biodiversity and provide net gains in biodiversity where possible, and to provide appropriate protection to designated sites and species.</p> <p>The Local Plan could require development to aim to maintain, enhance, restore or add to biodiversity, and seek to reduce habitat loss and fragmentation. Priorities for habitat creation could reflect biodiversity action plan targets, and creation of areas that link habitats. Further guidance could continue to be provided in the Biodiversity Supplementary Planning Document</p>
Which objectives does this issue or policy address?	Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.
Final Issues and Options Approaches	<p><b>Question 32:</b> <b>A:</b> The Local Plan needs to protect and enhance biodiversity. Have we identified the right approaches?</p> <p><b>B:</b> Do you think the Council should retain and update the Biodiversity Supplementary Planning Document?</p>
Initial Sustainability Appraisal Summary	A policy would have significant positive impact on biodiversity objectives, but related positive impacts on wider environmental objectives.
Representations Received	<p><b>Question 32A:</b> Support: 51, Object: 0, Comment: 10 <b>Question 32B:</b> Support: 41, Object: 2, Comment: 3</p>
Key Issues from	<b>Question 32A</b>

## Representations

### **SUPPORT:**

- Sensible approach supported by 18 Parish Councils and Natural England (NE). Essential for quality of life of current and future generations
- 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. Also should be recognition of importance of preserving brownfield sites for nature conservation.
- 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 - Reflect priorities in Cambridgeshire Green Infrastructure Strategy
- Woodland Trust – Extend approach to include ancient woods and individual trees of high biodiversity value.

### **COMMENTS:**

- 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.

### **Question 32B**

### **SUPPORT:**

- 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

	<p>be able to demonstrate sustainable development if do not strengthen wording. - NT</p> <ul style="list-style-type: none"> <li>• Council should work with parish councils and partner organisations</li> <li>• Conflict between maximising agricultural land and improving biodiversity</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Objection from Litlington and Steeple Morden Parish Councils</li> </ul>
Preferred Approach and Reasons	<p>Include a policy for biodiversity including all the approaches outlined in issue 32 and additionally including consideration of ancient woodlands and trees. The Local Plan should include the priorities set out in the Cambridgeshire Green Infrastructure Strategy and a map included within the chapter.</p> <p>The existing Biodiversity SPD should be retained and updated when appropriate.</p> <p>Overwhelming support for the policy and the need to update the SPD.</p> <p>In response to specific issues</p> <ul style="list-style-type: none"> <li>• Reference made in policy to aiding delivery of Green Infrastructure Policy which identifies strategic green network including South Cambridgeshire. Map to be included in Plan.</li> <li>• Biodiversity SPD to include more details about biodiversity within district.</li> <li>• Policy to be included in Plan on protection of ancient woodlands.</li> <li>• Recognition within Plan that biodiversity is important but that it is one of a number of consideration to have when considering development proposals – drainage issues are considered by other policies in the Plan.</li> </ul>
Policy included in the draft Local Plan?	<p>Policy NH/4: Biodiversity</p> <p>Policy NH/5: Sites of Biodiversity or Geological Importance</p> <p>Policy NH/7: Ancient Woodlands and Veteran Trees</p>

<b>Issues and Options 2012 Issue 33</b>	<b>Green Infrastructure</b>
Key evidence	Green Infrastructure Strategy (Cambridgeshire Horizons 2011)
Existing policies	Development Control Policies DPD: SF/10 Outdoor Play Space, Informal Open Space and New Development
Analysis	The National Planning Policy Framework (NPPF) requires that Local planning authorities set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure. This 'green infrastructure' refers to the network of multi-functional green-spaces and green-links, which can include country parks,

wildlife habitats, rights of way, commons and greens, nature reserves, waterways and bodies of water bodies and other open spaces.

In 2011 a partnership of local organisations including the Council, produced the Cambridgeshire Green Infrastructure Strategy. The strategy highlights the deficiencies in certain parts of the District regarding access to countryside open space. The level of growth planned for South Cambridgeshire and Cambridge will also put pressure on existing Green Infrastructure and will require proportionate investment to develop the Green Infrastructure network. Delivery of Green Infrastructure can contribute to improving strategic linkages and wildlife corridors, landscape character enhancement, protection and enhancement of biodiversity and habitat restoration, protection and enhancement of cultural heritage assets, climate change adaptation, and delivering public access to countryside open space.

The Cambridgeshire Green Infrastructure Strategy highlights that Green Infrastructure should be an integral part of growth sites in the district, mitigating the impacts of climate change, delivering a range of other objectives, and linking to the wider Green Infrastructure network. It therefore provides the strategic framework required by the NPPF.

The Strategy has identified opportunities for long-term landscape and biodiversity improvements across Cambridgeshire, which the planning system can help to deliver.

The Green Infrastructure Strategy draws on analysis carried by Natural England using Accessible Natural Greenspace Standards (ANGSt), to examine the level of publicly accessible natural greenspace provision in Cambridgeshire. It identified deficiencies in access in a number of areas to greenspace provision at various size thresholds

The Green Infrastructure Strategy identifies a range of opportunities for enhancement in and around the district, including:

- Wicken Fen Vision
- West Cambridgeshire Hundreds Habitat Enhancement Project
- Wimpole Cycle Link
- Cambourne and Northstowe Large-scale public open space provision
- Coton Countryside Reserve
- Gog Magog Countryside Project
- North Cambridge Heritage Trail
- Cambridge Sport Lakes
- Trumpington Meadows Country Park

	<ul style="list-style-type: none"> <li>○ Chalk Rivers project</li> <li>○ Fowlmere Nature Reserve extension and development of facilities</li> <li>○ Linear monuments</li> <li>○ Woodland linkage project</li> <li>○ Fens Waterways Link</li> <li>○ The Environment Agency Ouse Washes Habitat Creation Project</li> </ul> <p>There is an opportunity to enhance the role of gateway sites, such as the country parks at Milton and Wandlebury and Coton Countryside Reserve, which attract visitors and provide a way into the countryside, integrating them with the Green Infrastructure network and exploiting their collective value.</p> <p>The Local Plan could include a policy that expects all new development to contribute towards the provision of additional green infrastructure and the protection and enhancement of the district's existing green infrastructure. Specific opportunities may be identified in the Local Plan in relation to major development proposals.</p> <p><b>Potential for Reasonable Alternatives:</b> An option for the Local Plan could be that all new development should be expected to contribute towards the provision of additional green infrastructure and the protection and enhancement of the district's existing green infrastructure. Specific opportunities may be identified in the Local Plan in relation to major development proposals, subject to the viability of the development and local opinion.</p>
Which objectives does this issue or policy address?	Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.
Final Issues and Options Approaches	<p><b>Question 33:</b> <b>A:</b> Should the Local Plan include a policy requiring development to provide or contribute towards new or enhanced Green Infrastructure?</p> <p><b>B:</b> Are there other new Green Infrastructure projects that should be added?</p>
Initial Sustainability Appraisal Summary	Green Infrastructure can contribute to delivery of a range of sustainability objectives. The Green Infrastructure Strategy identifies a number of large scale projects, with potential for significant positive benefits for achievement of the biodiversity objectives, but also providing access to the countryside and promoting healthy communities. There is an uncertain impact on land objective, as impact depends whether Green Infrastructure projects require the loss of agricultural land. It could also increase cost of development, which could impact on housing objectives, although viability issues are addressed in the issue.

Representations Received	<p><b>Question 33A:</b> Support: 69, Object: 4, Comment: 9</p> <p><b>Question 33B:</b> Support: 6, Object: 2, Comment: 15</p>
Key Issues from Representations	<p><b>Question 33A</b></p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Quarter to Six Quadrant vision document supports protection of natural and historic landscape</li> <li>• 24 Parish Councils and Cambridge City Council support policy.</li> <li>• Crucial to delivery of the Vision.</li> <li>• New development must be sympathetic and integrate into green environment and delivered in timely way</li> <li>• South Cambs is rural district. Development must include green infrastructure to make this best place to live. Countryside around Cambridge vital amenity.</li> <li>• Better recognition needed to large scale green spaces</li> <li>• Support from developers requiring them to contribute to Green Infrastructure when developing sites. Green infrastructure target areas must be in Local Plan and shown on appropriate map and listed as infrastructure eligible for CIL funding especially in absence of Government funds</li> <li>• Requirement important aspect of sustainable development – addresses core principles of NPPF</li> <li>• Need for more trees as this is least wooded county in England.</li> <li>• Include footpaths and cycle ways to access open sites</li> <li>• Important function of green infrastructure is giving opportunity to access to open space.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Will make smaller and brownfield schemes unviable.</li> <li>• 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.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Quarter to Six group suggest more recreational/leisure role for Green Belt on western edge of Cambridge.</li> <li>• 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.</li> <li>• Need for specific policy in Local Plan for Rights of Way (RoW).</li> <li>• How would this be implemented? Another tax on development?</li> <li>• Need to ensure that increased access to countryside does not adversely affect sites particularly ones protected for biodiversity.</li> </ul>

	<p><b>Question 33B</b></p> <p><b>SUGGESTED NEW GREEN INFRASTRUCTURE PROJECTS:</b></p> <ul style="list-style-type: none"> <li>• Range of projects suggested from those related to new growth areas like NIAB2 to historic landscapes like Wandlebury</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Local Nature Partnership and GI Forum should be contacted to discuss potential new projects</li> <li>• Need for Blue Infrastructure Strategy for waterways in area.</li> <li>• The Local Plan needs to set out clearly how Local Authorities will work jointly where strategic green sites cross boundaries.</li> </ul>
Preferred Approach and Reasons	<p>Include a policy requiring development to provide or contribute towards new or enhanced Green Infrastructure. The Cambridgeshire Green Infrastructure Strategy should be identified in the Local Plan in order to achieve the implementation of the proposals included in this strategy.</p> <p>Overwhelming support for policy and recognition that developers should contribute towards enhancing the green infrastructure of the district. The limited objections were concerned with the impact on the viability of developing sites if contributions were expected on all developments.</p> <p>In response to specific issues</p> <ul style="list-style-type: none"> <li>• Green infrastructure Strategy is referenced in the policy and this identifies target areas within the district which will provide more detail on specific projects including rights of way. This strategy is for whole county so indicates strategic areas that cross boundaries so will assist the local authorities in achieving co-ordinated green infrastructure networks.</li> </ul>
Policy included in the draft Local Plan?	Policy NH/6: Green Infrastructure

<b>Issues and Options 2012 Issue 34</b>	<b>Impact of Development in the Green Belt</b>
Key evidence	Cambridge Green Belt Study – (Landscape Design Associates for South Cambridgeshire District Council 2002)
Existing policies	<p>Development Control Policies DPD:</p> <ul style="list-style-type: none"> <li>• GB/2 Mitigating the Impact of Development in the Green Belt</li> <li>• GB/3 Mitigating the Impact of Development Adjoining the Green Belt</li> </ul>
Analysis	The Government has recently confirmed the importance it attaches to Green Belts in the National Planning Policy Framework (NPPF). The fundamental aim of Green Belt policy is to prevent urban sprawl



	<p>by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.</p> <p>As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.</p> <p>The area of Green Belt in South Cambridgeshire comprises 23,000 hectares covering over 25% of the District. This means much of the District is affected by Green Belt policies particularly those villages surrounding Cambridge. There are two existing policies relating to mitigation of development. One policy seeks to mitigate the impact of development within Green Belt land and a second relates to development on land adjoining Green Belt. These policies ensure that any development that is proposed in or near the Green Belt must be located and designed so that it does not have an adverse effect on the rural character and openness of the Green Belt. Landscaping conditions will be attached to developments within the Green Belt and it is required that the planting is maintained to ensure the impact on the Green Belt is mitigated. On development adjoining the Green Belt will also need careful landscaping and high quality design to protect the purposes of the Green Belt.</p> <p><b>Potential for Reasonable Alternatives:</b> In order to protect the qualities of the Green Belt the plan needs to ensure impacts are appropriately addressed.</p> <p>The Local Plan could require that where development takes place in or adjoining the Green Belt; it is designed and appropriately landscaped so that it minimises its impact on the rural character and openness of the Green Belt.</p>
Which objectives does this issue or policy address?	<p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p>
Final Issues and Options Approaches	<b>Question 34:</b> 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?
Initial Sustainability	The option would have a positive impact on achievement of landscape and townscape objectives, by seeking to mitigate impact

Appraisal Summary	of development of the Green Belt.
Representations Received	Support: 97, Object: 3, Comment: 11
Key Issues from Representations	<p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Support from 23 Parish Councils</li> <li>• Any development MUST be required to mitigate its impact on rural character</li> <li>• The 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.</li> <li>• Need to clarify meaning of ‘unacceptable impact’ if it means anything more than a belt of planting along countryside frontages</li> <li>• Don’t build on the green belt at all – CPRE</li> <li>• Mitigate impact of large buildings by early planting of shelter belts of native trees. – CPPF</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Cambridge City Council supports inclusion of policies but considered that explicit reference should be made to the purposes of Cambridge Green Belt. Insufficient account has been given to interface between urban and rural and setting of Cambridge and the South Cambs villages. Importance of landscape setting of the urban fringes not recognised.</li> <li>• Do not support further development in Green Belt</li> <li>• No additional policy is needed –covered in design policies and NPPF</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• ‘Unacceptable’ difficult to define. Need for housing great therefore compromise must be reached</li> <li>• 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</li> <li>• Development can take place up to the edge of the Green Belt. However, need sensitive measures to soften transition.</li> <li>• Local Plan should follow NPPF requirements and detailed guidance to ensure adverse effects on natural environs are minimized – Natural England</li> </ul>
Preferred Approach and Reasons	<p>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>Wide support for policy although some questioned why any development should be allowed within the Green Belt.</p> <p>In response to specific issues</p>

	<ul style="list-style-type: none"> <li>• Design policy will ensure development that does not impact on the character of the Green Belt.</li> <li>• Additional policies will explain purpose of Green Belt.</li> </ul>
Policy included in the draft Local Plan?	Policy NH/8: Mitigating the Impact of Development in and adjoining the Green Belt

<b>Issues and Options 2012 Issue 35</b>	<b>Redevelopment in the Green Belt</b>
Key evidence	Cambridge Green Belt Study – (Landscape Design Associates for South Cambridgeshire District Council 2002)
Existing policies	GB/4 Major Developed Sites in the Green Belt
Analysis	<p>A number of ‘major development sites’ within the Cambridge Green Belt are currently identified within a policy where redevelopment and infill are permitted within the defined confines of these sites subject to there being no adverse impact on the purposes of the Green Belt. The sites are Babraham Hall; Fulbourn and Ida Darwin Hospital and Girton College.</p> <p>Within the National Planning Policy Framework there is amended wording relating to infill development that would be appropriate in the Green Belt. Previously it was only ‘major existing developed sites identified in adopted local plans’ where redevelopment would be allowed. The revised wording is ‘...limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.’</p> <p>This revised wording could therefore mean that there is no longer a need for the existing policy since the national Green Belt policy will cover this aspect of redevelopment of sites within the Green Belt.</p> <p>However the policy also includes limitations on the redevelopment relating to the floor area, footprint, height and degree of impact. Whilst the revised wording does re-emphasise that the openness and the purposes of the Green Belt should not make an impact greater than the existing development it does not specify a limitation on the scale of the new buildings.</p> <p><b>Potential for Reasonable Alternatives:</b> An issue for the Local Plan is whether to rely on this national guidance, or whether more detailed guidance should be included in the Local Plan, addressing issues such as floor area, footprint, height and degree of impact from development.</p>
Which objectives does this issue or	Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the

policy address?	<p>Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p>
Final Issues and Options Approaches	<p><b>Question 35:</b> 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; or</p> <p>ii) Include more detailed guidance regarding design, such as scale and height of development?</p>
Initial Sustainability Appraisal Summary	<p>The National Planning Policy Framework addresses the issue of redevelopment in the Green Belt (option i), and its principles could be applied alongside other policies options proposed in this report, including those addressing high quality design, and landscape character. Providing more detailed design policy (option ii) could deliver extra protection for the qualities of the Green Belt, although the scale of the additional impact is unclear.</p>
Representations Received	<p><b>Question 35 i)</b> Support: 4, Object: 4, Comment: 1</p> <p><b>Question 35ii)</b> Support: 47, Object: 0, Comment: 5</p>
Key Issues from Representations	<p><b>Question 35 i)</b></p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Support – Cambridge University; Litlington Parish Council.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• NPPF always the most wishy washy line – not local enough.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• NPPF most appropriate.</li> </ul> <p><b>Question 35ii)</b></p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Need to include consultation with local community beforehand.</li> <li>• Local issues need local solutions.</li> <li>• Support from 15 Parish Councils</li> <li>• Need to allow flexibility to allow innovative solutions for re-use of land</li> <li>• Need to ensure any development is of high quality</li> <li>• Could include guidance in Design Guide SPD</li> <li>• Guidance should encourage use of other sites</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Need to ensure developments are sympathetic. Need to protect Green Belt for future generations</li> <li>• Can only be approached on a site by site basis</li> </ul>

	<ul style="list-style-type: none"> <li>• 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)</li> <li>• Include more detailed guidance to ensure adverse effects on natural environment are minimized (Natural England)</li> <li>• Should have strong reference to the parish councils and residents associations which are currently often ignored.</li> <li>• Need corresponding relaxation of rural policies to allow conversion of existing buildings within green belt</li> </ul>
Preferred Approach and Reasons	<p>Include a policy in the Local Plan that has detailed guidance addressing issues such as footprint, height and degree of impact from the development.</p> <p>Overwhelming support for having additional guidance and not to rely on the NPPF.</p> <p>In response to specific issues:</p> <ul style="list-style-type: none"> <li>• Need for consideration of local views when determining proposals that may impact Green Belt. The local community are given the opportunity to comment on all applications and their comments are valued.</li> <li>• Each proposal will be considered on a case by case basis to assess its impact on the Green Belt.</li> </ul>
Policy included in the draft Local Plan?	Policy NH/9: Redevelopment of Previously Developed Sites and Infilling in the Green Belt

<b>Issues and Options 2012 Issue 36</b>	<b>Green Belt and Recreation Uses</b>
Key evidence	<ul style="list-style-type: none"> <li>• Cambridge Green Belt Study – (Landscape Design Associates for South Cambridgeshire District Council 2002)</li> <li>• Green Infrastructure Strategy (Cambridgeshire Horizons 2011)</li> </ul>
Existing policies	Development Control Policies DPD: GB/5 Recreation in the Green Belt
Analysis	<p>The National Planning Policy Framework states that once Green Belts have been defined, local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.</p> <p>The Cambridge Green Belt plays an important role in providing</p>

	<p>opportunities for access to the countryside for local people. This is recognised in the Cambridgeshire Green Infrastructure Strategy. The major urban extensions that are planned around Cambridge will create additional demands for access to Green Infrastructure at the same time as providing opportunities to deliver new areas of Green Infrastructure, both strategic and local. These areas of Green Infrastructure plays a key role in linking the urban area with the surrounding countryside.</p> <p>An existing policy provides encouraging proposals for use of Green Belt to increase or enhance access to the open countryside.</p> <p>The NPPF guidance on Green Belt continues to allow for the provision of ‘appropriate facilities’ for outdoor sport and recreation where it does not conflict with Green Belt purposes. With the growth proposed in the extensions around the City in the Cambridge Green Belt it is likely that land will become more intensively used, which could result in uses such as playing fields being relocated to, or specifically developed on, Green Belt land. It is important this is done in a way which protects the overall rural character of the Cambridge Green Belt, rather than creating a character more associated with the urban environment.</p> <p><b>Potential for Reasonable Alternatives:</b> The Local Plan could continue to support recreation uses in the Green Belt, but require the cumulative impact of sports pitches and recreation 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 the Green Belt villages.</p>
Which objectives does this issue or policy address?	<p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p> <p>Objective E: To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure.</p>
Final Issues and Options Approaches	<p><b>Question 36:</b> Should the Local Plan include a policy requiring the cumulative impact of sports pitches and recreation 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>

Initial Sustainability Appraisal Summary	Avoiding over concentration of pitches could contribute to maintaining landscape character of the Green Belt, but it could impact on the delivery of pitches, or the delivery of housing numbers in development sites if those sites are constrained. The scale of such an impact would depend on site specific factors.
Representations Received	Support: 38 Object: 9 Comment: 8
Key Issues from Representations	<p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Support from 19 Parish Councils</li> <li>• Policy essential to ensure well- spread and easily accessible sports pitches.</li> <li>• Over-concentration of recreational activities will leads to urban rather than rural character – not normal ‘green’ landscape, impact on biodiversity and landscape</li> <li>• Each village should have its own pitches – more sustainable.</li> <li>• Quarter-To-Six Quadrant vision document fully supports the protection of green infrastructure.</li> <li>• 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</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Danger of being too prescriptive to detriment of local opportunities</li> <li>• Objections to policy from two Parish Councils – Fen Ditton and Papworth Everard</li> <li>• Like other developments this should be considered on its merits and impact – not specific policy</li> <li>• There is a shortage within the district.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Limited sports facilities available in Cambridge area. No area has over-concentration of public sports facilities. Should restrict large commercial leisure centres and University owned facilities unless they share with local community</li> <li>• Review of Green Belt for high value areas and totally protect these.</li> <li>• NPPF sufficient to deal with issue?</li> <li>• More sustainable to co-locate sports facilities in one place rather than distribute them?</li> <li>• Wherever possible sports amenities and playing fields should be within housing developments</li> </ul>
Preferred Approach and Reasons	Include a policy in the Local Plan requiring cumulative impact of sports pitches and recreation development to be considered to avoid overconcentration of such sports grounds which it would be to detriment to purposes of Green Belt.

	<p>There was considerable support for including a policy.</p> <p>In response to specific issues:</p> <ul style="list-style-type: none"> <li>• The policy does not rule out the grouping of pitches, or the location of facilities in the Green Belt.</li> <li>• Provision of new recreation grounds within new development areas is considered in policies in the Plan as is the protection of existing facilities so that they are not lost to the community.</li> </ul>
Policy included in the draft Local Plan?	Policy NH/10: Recreation in the Green Belt

<p><b>Issues and Options 2012 Issues 37 and 38</b></p> <p><b>Issues and Options 2013 (Part 2) Issues 12 and 13</b></p>	<p><b>Protected Village Amenity Areas and Local Green Spaces</b></p>
Key evidence	<ul style="list-style-type: none"> <li>• Green Infrastructure Strategy (Cambridgeshire Horizons 2011)</li> <li>• Adopted Proposals Map</li> </ul>
Existing policies	Development Control Policies DPD: CH/6 Protected Village Amenity Areas
Analysis	<p>The National Planning Policy Framework has introduced a new designation for inclusion in local and neighbourhood plans. Local communities can identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.</p> <p>The Cambridgeshire Green Infrastructure Strategy recognises that within South Cambridgeshire there are many villages that feature small fields and paddocks and remnants of early enclosure, which provide a local landscape setting and opportunity for people to experience biodiversity and enjoy open spaces and other benefits. These should be considered to be an important part of local Green Infrastructure.</p> <p>Within the District there are areas that are considered important to the amenity and character of villages which have been designated as Protected Village Amenity Areas (PVAA). As a result of the increasing pressure for development within villages it has been</p>



recognised that some open land needs to be protected to retain the character of these villages otherwise the blend of buildings and open space will be lost as a result of all the open spaces being developed. Some of the PVAAs have important functions for the village such as allotments, recreation grounds and playing fields whilst others have an important amenity role. Not all PVAAs have public access as some undeveloped areas which are important may be private gardens.

The NPPF provides a clear indication of when the designation of LGS should be used and it is apparent that there are similarities between PVAAs and the new Local Green Spaces (LGSs). PVAAs are located within villages and it is suggested a LGS should only be designated in 'reasonably close proximity to the community it serves'. Some existing PVAAs could be described as 'green areas which are local in character' and others as 'green areas that hold a particular local significance because of their beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of their wildlife'. Also PVAAs do not cover extensive tracts of land.

However there are some differences between PVAAs and LGSs. The NPPF has stated that the local policy for managing development within a Local Green Space should be consistent with policy for Green Belts. The existing policy for PVAAs does not permit development within or adjacent to such areas if it would impact on the character, amenity, tranquillity or function of the village. The policy managing development within Green Belt areas in South Cambridgeshire has slightly different restrictions since although it looks to protect the rural character of the land it does not include specific consideration of the amenity, tranquillity or function of the village. Also the policy mentions retaining the openness of Green Belt land. Whilst some existing PVAAs would have this characteristic of openness and can be seen from viewpoints within a village others are enclosed or semi-enclosed areas.

Also within the PVAA policy there are no exceptions to the development that are considered inappropriate whereas there are exceptions for Green Belt areas that are listed in the NPPF. A policy for LGS if it is to be consistent with Green Belt would therefore need to include such exceptions. For example limited infilling and affordable housing in villages could be permitted as could outdoor sports facilities or buildings for agriculture and forestry. Whilst some PVAAs are already recreation grounds it would alter the character of others allocated for their tranquil character if a sports pitch were to be permitted development. Such development could alter the character of a PVAA and therefore an LGS designation performs a different role to that of some PVAAs.

	<p>Given the close link between some existing PVAAs and the new designation consideration should be given as to whether to re-designate some PVAAs as LGSs.</p> <p>The NPPF indicates that LGSs should be on green areas of particular importance to the local communities and therefore the communities within the District should be given the opportunity to put forward green areas as candidates for LGSs. It should be noted that the NPPF also says that the LGS designation will not be appropriate for most green areas or open space. A LGS is seen as being an allocation of land that will extend beyond the period of a local plan – so like a Green Belt designation have a long lifetime of protection and not one that can be reviewed regularly.</p> <p>Potential for Reasonable Alternatives: The Local Plan could retain the approach to Protected Village Amenity Areas, in order to protect the character, amenity, tranquillity or function of valued open spaces in villages. The plan making process can offer the opportunity to review the sites included, or for new ones to be suggested.</p> <p>The Local Plan could identify Local Green Space sites, which could include some existing PVAA.</p>
Which objectives does this issue or policy address?	<p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective E: To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure.</p>
Final Issues and Options Approaches	<p><b>Question 37:</b> <b>A:</b> Should the existing policy for Protected Village Amenity Areas be retained in the Local Plan?</p> <p><b>B:</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><b>Question 38:</b> 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>
Initial Sustainability Appraisal Summary	<p>PVAA policy is a constraint to development which could harm settlement amenity. The scoping report identifies that a wide range of sites, of varying character have been identified using this designation. It would therefore have positive impacts on landscape</p>

	<p>and townscape character objective and other objectives which benefit from the protection of open spaces.</p> <p>The local green space designation offers protection to valuable open spaces, in some ways similar to the Protected Village Amenity policy. It could therefore have similar positive impacts, although the scale is currently uncertain, as it would depend on which sites were identified.</p>
Representations Received	<p><b>Question 37A:</b> Support: 99, Object: 2, Comment: 7  <b>Question 37B:</b> Support: 15, Object: 1, Comment: 46  <b>Question 38:</b> Support: 65, Object: 3, Comment: 35</p>
Key Issues from Representations	<p><b>Question 37A</b></p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Supporting retention of policy including from 26 Parish Councils</li> <li>• Green rural feel of villages needs to be retained.</li> <li>• Shortage of open space in villages.</li> <li>• Best villages are those that have retained green space within village</li> <li>• Once lost PVAA cannot be replaced. Losing ‘family silver’.</li> <li>• New sites should be considered especially in villages that are growing to create new spaces for local people to enjoy.</li> <li>• Need to be able to designate new sites which come to light through localism agenda.</li> <li>• Village greens, orchards, recreation grounds, footpaths and bridleways should be automatically protected.</li> <li>• Need clarification in policy as to what development is considered acceptable within PVAA.</li> <li>• Policy should allow for very limited development.</li> <li>• Criteria should be clear so village knows what protected amenities are. If village does Neighbourhood Plan can conform to Local Plan.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• PVAA is superfluous designation not supported by NPPF.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Remove PVAA policy. Policy restricts development opportunities in settlements particularly windfall sites.</li> <li>• If policy to be retained must review all existing PVAAs since some lost reason for original designation and new sites should be designated.</li> <li>• Having both PVAAs and Local Green Space could lead to overly complicated, onerous Local Plan.</li> <li>• Policy should not exclude community development if no other site can be found e.g. village hall.</li> </ul> <p><b>Question 37B</b></p>

**SUGGESTED ADDITIONAL NEW PVAAs:**

- A large number of sites were suggested.

**SUGGESTED REMOVAL OF EXISTING PVAAs:**

- Duxford – Remove land at end of Manger’s Lane
- Guilden Morden – Dubbs Knoll Road –land needs to be taken out of PVAA
- Little Abington – Remove PVAA on meadow and Bancroft Farm.
- Over - land to the rear of The Lanes should be removed from PVAA.

**COMMENTS:**

- Owners and developers will want to develop land to make money, not to benefit community. Must not be allowed. Takes value from everyone else.
- Changes in Comberton should be derived from a Village Plan
- Need to consult local people if designating PVAAs. Landowners should be warned and consulted.

**Question 38****SUPPORT:**

- 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 should be protected from development
- Cambridge City Council suggests that it is important to work together with SCDC on LGS designation
- When LGS are designated need to consult with local people including land owner for each village
- Changes to the current Comberton LGS should be from Village Plan.
- Should be no net loss in green spaces
- Important to protect green area around edge of village envelope and also sports pitches.

**OBJECTIONS:**

- LGS should be a matter determined by each community locally, and not be for the Local Plan to identify these.
- Object to LGS being alongside existing PVAA policy –

	<p>unnecessary duplication. Local Plan should align with NPPF</p> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Unnecessary outside planning frameworks because there is no presumption in favour of development in those places</li> <li>• Should not include private open space as LGS</li> <li>• Each site should be thoroughly assessed.</li> <li>• National Trust interested in working with local communities to achieve LGS where they are close to Wicken Vision area.</li> </ul> <p><b>SUGGESTED AREAS TO BE IDENTIFIED AS LGS:</b></p> <ul style="list-style-type: none"> <li>• A large number of sites were suggested as LGS.</li> </ul>
<p>Preferred Approach and Reasons following Issues and Options 1</p>	<p>To continue to include a policy in the plan protecting village amenity areas and also to include a policy for Local Green Space(LGS).</p> <p>Overwhelming support for retaining the policy for Protected Village Amenity Areas (PVAA) and new sites were suggested during the consultation which have been assessed and included in further consultation.</p> <p>Also support for having a new policy for LGS and a large number of sites were suggested, assessed and involved in further consultation. Parish councils have had an extended opportunity to suggest sites since it was recognised that some had not put forward sites during the summer 2012 consultation.</p> <p>In response to specific issues:</p> <ul style="list-style-type: none"> <li>• Suggestions that only one policy be used to protect green space in villages. However some PVAA's have an important role in protecting the character of a village but may not pass the tests for to be designated as a LGS since the area may not be valued by the local community. It was therefore considered relevant to retain the existing PVAA policy.</li> <li>• The Council in considering including a policy for LGS has asked the local community for suggestions for sites and therefore the Local Plan process has not imposed sites on the local community. LGS is an appropriate designation to be included in the Local Plan</li> <li>• The guidance used by the Council to assess all the LGS suggestions was that which is included in the NPPF. It could be assumed that the same criteria would be used to assess green space when adjoining councils have sites to consider.</li> <li>• Landowners of any sites suggested as LGS will have the opportunity to comment on the designations during the consultations carried out on the draft Local Plan as will the local community.</li> <li>• Large sites such as country parks would not in the Council's opinion meet the criteria for LGS since they are likely to be extensive tracts of land.</li> </ul>

<p>Analysis and initial Issues and Options 2 Approaches</p>	<p>As a result of the consultation in 2012 the Council has a large number of sites to assess. Issues and Options 2 included the criteria used for assessing all these sites which followed the guidance from the NPPF. The assessments of these sites was included in Appendix 12 of the Initial Sustainability Report 2013. Each site was assessed as to whether it could meet the criteria for both PVAA and LGS – the key difference for PVAAs is the need to be within a village framework.</p> <p>60 sites were included in the 2013 consultation for consideration as LGS. A further 9 were identified as Parish Council proposed important green spaces as these sites submitted by the Parish Councils did not meet the criteria tests for LGS.</p>
<p>Representations Received to Issues and Options 2</p>	<p><b>Question 12:</b> Which of the potential Green Spaces do you support or object to and why?</p> <p>G1 - Bassingbourn - Play area and open space in Elbourn Way South of the road Support: 4; Object: 0; Comment: 1</p> <p>G2 - Bassingbourn - Play area and open space owned by the Parish Council in Fortune Way Support: 6; Object: 0</p> <p>G3 - Bassingbourn - The Rouses Support: 15; Object: 1; Comment: 1</p> <p>G4 - Bassingbourn - The play area and open space in Elbourn Way North of the road Support: 4; Object: 0; Comment: 0</p> <p>G5 - Caldecote - Recreation sports field off Furlong Way Support: 3; Object: 0; Comment: 0</p> <p>G6 - Cambourne - Land north of Jeavons Lane, north of Monkfield Way Support: 7; Object: 0; Comment: 0</p> <p>G7 - Cambourne - Land south of Jeavons Wood Primary School Support: 7; Object: 0; Comment: 0</p> <p>G8 - Cambourne - Cambourne Recreation Ground, Back Lane (2) Support: 6; Object: 0; Comment: 0</p> <p>G9 - Cambourne - land east of Sterling Way Support: 6; Object: 0; Comment: 0</p> <p>G10 - Cambourne - Land east of Sterling Way, north of Brace Dein Support: 4; Object: 0; Comment: 0</p>

	<p>G11 - Cambourne - Land north of School Lane, west of Woodfield Lane Support: 6; Object: 0; Comment: 1</p> <p>G12 - Cambourne - Land east of Greenbank Support: 5; Object: 0; Comment: 0</p> <p>G13 - Cambourne - Land north of School Lane, west of Broad Street Support: 7; Object: 0; Comment: 0</p> <p>G14 - Cambourne - Cambourne Recreation Ground, Back Lane (1) Support: 6; Object: 0; Comment: 0</p> <p>G15 - Cambourne - Land north of Green Common Farm, west of Broadway Support: 6; Object: 0; Comment: 0</p> <p>G16 - Cambourne - Landscaped areas within village and around edge of village Support: 8; Object: 0; Comment: 6</p> <p>G17 - Cottenham - All Saints Church Support: 4; Object: 0; Comment: 0</p> <p>G18 - Cottenham - Moat Support: 4; Object: 0; Comment: 0</p> <p>G19 - Cottenham - Broad Lane - High Street Junction Support: 4; Object: 0; Comment: 0</p> <p>G20 - Cottenham - Land at Victory Way Support: 4; Object: 0; Comment: 0</p> <p>G21 - Cottenham - Cemetery , Lamb Lane Support: 4; Object: 0; Comment: 0</p> <p>G22 - Cottenham - Orchard Close Support: 3; Object: 0; Comment: 0</p> <p>G23 - Cottenham - Coolidge Gardens Support: 3; Object: 0; Comment: 0</p> <p>G24 - Cottenham - South of Brenda Gautry Way Support: 3; Object: 0; Comment: 0</p> <p>G25 - Cottenham - Dunstall Field Support: 3; Object: 0; Comment: 0</p>
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	<p>G26 - Cottenham - West of Sovereign Way Support: 3; Object: 0; Comment: 0</p> <p>G27 - Cottenham - Old Recreation Ground Support: 2; Object: 0; Comment: 1</p> <p>G28 - Cottenham - Recreation Ground and Playing Fields Support: 3; Object: 0; Comment: 1</p> <p>G29 - Cottenham - Playing Fields Support: 2; Object: 0; Comment: 0</p> <p>G30 - Foxton - Foxton Recreation ground Support: 2; Object: 0; Comment: 0</p> <p>G31 - Foxton - The Green Support: 2; Object: 0; Comment: 0</p> <p>G32 - Foxton - The Dovecote meadow Support: 2; Object: 0; Comment: 0</p> <p>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</p> <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. Support: 60; Object: 2; Comment: 1</p> <p>G35 - Great Shelford - Land between Rectory Farm and 26 Church Street Support: 6; Object: 1; Comment: 0</p> <p>G36 - Guilden Morden - 36 Dubbs Knoll Road Support: 1; Object: 0; Comment: 0</p> <p>G37 - Haslingfield - Recreation Ground Support: 1; Object: 0; Comment: 0</p> <p>G38 - Ickleton - Village green - opposite the Church Support: 2; Object: 0; Comment: 0</p> <p>G39 - Litlington - Village Green Support: 0; Object: 0; Comment: 0</p> <p>G40 - Litlington - St Peter's Hill Support: 0; Object: 0; Comment: 0</p>
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	<p>G41 - Litlington - Recreation Ground, Support: 0; Object: 0; Comment: 0</p> <p>G42 - Little Abington - Scout Campsite, Church Lane Support: 1; Object: 0; Comment: 0</p> <p>G43 - Little Abington - Bowling Green, High Street Support: 1; Object: 0; Comment: 0</p> <p>G44 - Over - Station Road/Turn Lane Support: 0; Object: 7; Comment: 0</p> <p>G45 - Over - Willingham Road/west of Mill Road Support: 1; Object: 1; Comment: 1</p> <p>G46 - Pampisford - The Spinney adjacent to 81 Brewery Road. Support: 1; Object: 2; Comment: 0</p> <p>G47 - Papworth Everard - Wood behind Pendragon Hill Support: 0; Object: 0; Comment: 0</p> <p>G48 - Papworth Everard - Jubilee Green Support: 0; Object: 0; Comment: 0</p> <p>G49 - Papworth Everard - Baron's Way Wood Support: 0; Object: 0; Comment: 0</p> <p>G50 - Papworth Everard - Rectory Woods Support: 0; Object: 0; Comment: 0</p> <p>G51 - Papworth Everard - Meadow at west end of Church Lane Support: 0; Object: 0; Comment: 0</p> <p>G52 - Sawston - Challis Garden, Mill Lane Support: 44; Object: 0; Comment: 7</p> <p>G53 - Sawston - Spike Playing Field - open space at end of South Terrace Support: 40; Object: 2; Comment: 7</p> <p>G54 - Steeple Morden - The Ransom Strip, Craft Way Support: 1; Object: 0; Comment: 0</p> <p>G55 - Steeple Morden - The Recreation Ground, Hay Street Support: 1; Object: 0; Comment: 0</p> <p>G56 - Steeple Morden - The Cowslip Meadow Support: 1; Object: 0; Comment: 0</p>
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	<p>G57 - Steeple Morden - Whiteponds Wood Support: 1; Object: 0; Comment: 0</p> <p>G58 - Toft - Land adjacent to 6 High Street Support: 2; Object: 0; Comment: 0</p> <p>G59 -Toft - The Recreation Ground Support: 2; Object: 0; Comment: 0</p> <p>G60 - Toft - Home Meadow, Support: 1; Object: 0; Comment: 0</p> <p><b>Question 13:</b> Which of the Parish Council proposed important green spaces do you support or object to and why?</p> <p>Parish Council Proposed Important Green Spaces Support: 18; Object: 0; Comment: 5</p> <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>PC15 - Foxton - The green area on Station Road in front of, and beside, the Press cottages Support: 2; Object: 1; Comment: 0</p> <p>PC16 - Gamlingay - Dennis Green, The Cinques, Mill Hill, Little Heath, The Heath Support: 2; Object: 1; Comment: 0</p> <p>PC17 - Great Shelford - Grange field in Church Street; Support: 6; Object: 0; Comment: 0</p> <p>PC18 - Great Shelford - Field to the east of the railway line on the southern side of Granhams Road Support: 5; Object: 0; Comment: 0</p> <p>PC19 - Haslingfield - Byron's Pool Support: 2; Object: 0; Comment: 0</p> <p>PC20 - Milton - Field opposite Tesco beside Jane Coston Bridge Support: 1; Object: 2; Comment: 0</p> <p>PC21 - Papworth Everard - Summer's Hills open space Support: 1; Object: 0; Comment: 0</p> <p>PC22 - Steeple Morden - Tween Town Wood Support: 0; Object: 1; Comment: 0</p>
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Rejected LGS sites (Appendix 12 of Supplementary Initial Sustainability Appraisal)

Support: 0; Object: 13; Comment: 0

Sites suggested by Parish Councils and individuals:

**Bar Hill Parish**

1. Land north of Almond Grove, Bar Hill
2. Land east of Acorn Avenue, Bar Hill
3. Land north of Appletrees, Bar Hill
4. Village Green, Bar Hill
5. Recreation Ground, Bar Hill
6. Land north of Little Meadow, Bar Hill
7. Land south of Viking Way, Bar Hill
8. Allotments, south of Saxon Way, Bar Hill
9. Land south of Saxon Way, Bar Hill
10. Golf Course, Bar Hill
11. Green areas bordering each side of the perimeter road, Bar Hill

**Barton Parish**

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.

**Bassingbourn Parish**

- Ford Wood

**Bourn Parish**

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

**Caxton Parish**

- The Old Market Place, Ermine Street

**Cambourne Parish**

- Extend G16 to include Honeysuckle Close and Hazel Lane green space

**Comberton Parish**

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

#### Cottenham Parish

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

#### Dry Drayton Parish

1. The Park (with ponds) TL382619
2. Village green (both sides of road)
3. The Plantation TL384628
4. Dry Drayton School Field

#### Duxford Parish

- Greenacres

#### Elsworth

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)

#### Eltisley Parish

1. Village green
2. Allotments for Labouring Poor
3. Pocket Park

Fen Ditton Parish

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

Fowlmere Parish

- Retaining wide ancient live-stock droving grass verges of B1368 passing into Fowlmere and out.

Fulbourn Parish

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

Gamlingay Parish

1. Lupin field
2. The green lung separating Cinques from Gamlingay
3. Land at Wren Park

Great and Little Chishill Parish

1. Bull Meadow
2. Playing Field north of Hall Lane

Guilden Morden Parish

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

#### Hardwick Parish

1. Play area adjacent to the Church
2. Recreation ground in Egremont Road

#### Harston Parish

- Orchard & Recreation Ground

#### Hauxton Parish

1. Willow Way recreation ground (PVAA?)
2. Village allotments to north of High Street
3. Church Meadows

#### Ickleton Parish

- Drivers Meadow

#### Kingston Parish

1. Village Green
2. Field Road Green
3. Village orchard
4. Playground

#### Linton

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

#### Little Gransden

- Sites proposed for changes to village framework

#### Little Shelford Parish

1. Camping Close
2. Triangle field between Whittlesford Road and High Street
3. Hermitage
4. Water Meadows

#### Little Wilbraham Parish

1. Recreation Ground
2. The Pits
3. Church Green

Lolworth Parish

- Allotments to south of village

Melbourn Parish

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
12. Site L - Recreational Green, Beechwood Avenue
13. Site M - Recreational Green, Greengage Rise
14. Site N - Recreational Green, Chalkhill Barrow
15. Site O - Wood area running parallel with London Way and Royston Road
16. Site 1 - Land alongside the Allotments, The Moor
17. Site 2 - Land alongside the Allotments, The Moor
18. Site 3 - Wooded area, The Moor
19. Site 4 - Playing Field, MVC, The Moor
20. Site 5 - Open Field, Station Road
21. Site 6 - Playing Field, MVC, The Moor
22. Site 7 - Land between Worcester Way and Armingford Crescent
23. Site 8 - Primary School Fields, Mortlock Street
24. Site 9 - Wooded area to the rear of Stockbridge Meadows
25. Site 10 - The Bury
26. Site 11 - Land off Victoria Way
27. Site 12 - Old Orchard off New Road
28. Site 13 - Orchard off New Road

Meldreth Parish

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

Oakington and Westwick Parish

- The green separation between Oakington and Northstowe

Orwell Parish

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

#### Rampton Parish

- Giants Hill

#### Sawston Parish

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

#### Stapleford Parish

- Land east of Bar Lane, Stapleford and west of the access road to Green Hedge Farm

#### Thriplow Parish

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

#### Toft Parish

1. Small green area immediately to west of G58
2. Allotments

#### Waterbeach Parish

1. Bannold Road – area identified for housing
2. Village Green
3. The Gault
4. Recreation Ground
5. Millennium wood
6. Old Pond Site



	<ol style="list-style-type: none"> <li>7. Back Stiles</li> <li>8. Barracks Frontage</li> <li>9. Car Dyke</li> <li>10. Old Burial Ground</li> <li>11. Camlocks</li> <li>12. Coronation Close/Cambridge Road</li> <li>13. Abbey Ruins</li> <li>14. Town Holt</li> <li>15. School frontage</li> </ol> <p>Whaddon Parish</p> <ol style="list-style-type: none"> <li>1. Recreation Ground/ play area</li> <li>2. Golf course/driving range</li> <li>3. Whaddon Green</li> </ol> <p>Whittlesford Parish</p> <ol style="list-style-type: none"> <li>1. Newton Road Play Area</li> <li>2. The Lawn</li> </ol>
Key Issues from representations.	<p><b>Main Views Received</b></p> <ul style="list-style-type: none"> <li>• 51 respondents supported all the important green spaces included in the consultation</li> <li>• 36 Parish Councils and 15 individuals or local organisations submitted additional sites for consideration as Local Green Space (LGS).</li> <li>• 8 objections were received from the owners of land being proposed as LGS.</li> <li>• Over 200 sites have been assessed as a result of the 2013 consultation.</li> <li>• Of the 10 sites that were consulted upon as Parish Council proposals 8 Parish Councils wished the green space within their parish to be re-considered as LGS to be included in the local plan.</li> <li>• Other sites rejected during the 2012 assessment process and therefore not included as specific options in the Issues and Options 2 consultation were commented on by some respondents asking the Council to reconsider their assessment. These sites have been re-assessed.</li> </ul> <p><b>G1 – Bassingbourn - Play area and open space in Elbourn Way South of the road</b></p> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Bassingbourn-cum-Kneesworth Parish Council confirms its support for Green Space G1</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• 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</li> </ul>

be a future temptation to allow development on part of area and it is important to prevent this at this stage.

**G2 - Bassingbourn - Play area and open space owned by the Parish Council in Fortune Way**

**ARGUMENTS IN SUPPORT:**

- 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.

**G3 - Bassingbourn - The Rouses**

**ARGUMENTS IN SUPPORT:**

- 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

**OBJECTIONS:**

- 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.

**G4 - Bassingbourn - The play area and open space in Elbourn Way  
North of the road**

**ARGUMENTS IN SUPPORT:**

- Bassingbourn-cum-Kneesworth Parish Council confirms its support.
- Unique and important area of open space

**G5 - Caldecote - Recreation sports field off Furlong Way**

**ARGUMENTS IN SUPPORT:**

- 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

**G5 - Caldecote - Recreation sports field off Furlong Way**

**ARGUMENTS IN SUPPORT:**

- 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

**G6 - Cambourne - Land north of Jeavons Lane, north of Monkfield Way**

**ARGUMENTS IN SUPPORT:**

- Cambourne Parish Council supports
- Consistent with Cambourne Master Plan
- Keep green space

**G7 - Cambourne - Land south of Jeavons Wood Primary School**

**ARGUMENTS IN SUPPORT:**

- Cambourne Parish Council supports
- Consistent with Cambourne Master Plan
- Keep green space

**G8 - Cambourne - Cambourne Recreation Ground, Back Lane (2)**

**ARGUMENTS IN SUPPORT:**

- Cambourne Parish Council supports
- Consistent with Cambourne Master Plan
- Keep green space

**G9 - Cambourne- Cambourne, land east of Sterling Way**

**ARGUMENTS IN SUPPORT:**

- Cambourne Parish Council supports
- Consistent with Cambourne Master Plan
- Keep green space

**G10 – Cambourne - Land east of Sterling Way, north of Brace Dein**

**ARGUMENTS IN SUPPORT:**

- Consistent with Cambourne Master Plan
- Keep green space
- Cambourne Parish Council supports

**G11 - Cambourne - Land north of School Lane, west of Woodfield Lane**

**ARGUMENTS IN SUPPORT:**

- Cambourne Parish Council supports
- Consistent with Cambourne Master Plan
- Keep green space
- Important recreational area for village

**COMMENTS:**

- If play area could be incorporated into cricket pitch, land released could be used to provide a village green pub

**G12 - Cambourne - Land east of Greenbank**

**ARGUMENTS IN SUPPORT:**

- 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

**G13 - Cambourne - Land north of School Lane, west of Broad Street**

**ARGUMENTS IN SUPPORT:**

- Cambourne Parish Council supports
- Consistent with Cambourne Master Plan
- Keep green space
- Introduction of trim trail provides exercise opportunities

**G14 - Cambourne - Cambourne Recreation Ground, Back Lane (1)**

**ARGUMENTS IN SUPPORT:**

- Cambourne Parish Council supports
- Consistent with Cambourne Master Plan
- Keep green space

**G15 - Cambourne - Land north of Green Common Farm, west of Broadway**

**ARGUMENTS IN SUPPORT:**

- Cambourne Parish Council supports
- Consistent with Cambourne Master Plan
- Keep green space

**G16 - Cambourne - Landscaped areas within village and around edge of village**

**ARGUMENTS IN SUPPORT:**

- Cambourne Parish Council supports
- Consistent with Cambourne Master Plan
- Keep green space
- Bourne Parish Council note that these perimeter areas provide valuable walking routes

**COMMENTS:**

- 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.

**G17 - Cottenham - All Saints Church**

**ARGUMENTS IN SUPPORT:**

- 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

**G18 - Cottenham - Moat**

**ARGUMENTS IN SUPPORT:**

- 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

**G19 - Cottenham - Broad Lane - High Street Junction**

**ARGUMENTS IN SUPPORT:**

- 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

**G20 - Cottenham - Land at Victory Way**

**ARGUMENTS IN SUPPORT:**

- 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

**G21 - Cottenham - Cemetery, Lamb Lane**

**ARGUMENTS IN SUPPORT:**

- 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

**G22 - Cottenham - Orchard Close**

**ARGUMENTS IN SUPPORT:**

- 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

**G23 - Cottenham - Coolidge Gardens**

**ARGUMENTS IN SUPPORT:**

- 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

**G24 - Cottenham - South of Brenda Gautry Way**

**ARGUMENTS IN SUPPORT:**

- 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

**G25 - Cottenham - Dunstall Field**

**ARGUMENTS IN SUPPORT:**

- 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 can provide future bicycle and foot traffic route to secondary school - must be kept as a green space

**G26 - Cottenham - West of Sovereign Way**

**ARGUMENTS IN SUPPORT:**

- 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

**G27 - Cottenham - Old Recreation Ground**

**ARGUMENTS IN SUPPORT:**

- 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.

**COMMENTS:**

- 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)

**G28 - Cottenham - Recreation Ground and Playing Fields**

**ARGUMENTS IN SUPPORT:**

- 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

**COMMENTS:**

- 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**

**ARGUMENTS IN SUPPORT:**

- 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**

**ARGUMENTS IN SUPPORT:**

- Foxton Parish Council support

**G31 - Foxton - The Green**

**ARGUMENTS IN SUPPORT:**

- Foxton Parish Council support

**G32 - Foxton - The Dovecote meadow**

**ARGUMENTS IN SUPPORT:**

- 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**

**ARGUMENTS IN SUPPORT:**

- 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



	<p>particular local significance as it provides an open, green setting for Townley Hall, while bringing a piece of countryside right into village.</p> <ul style="list-style-type: none"> <li>• Hedgerow onto Home End is as important in Conservation Area as nearby brick and flint walls.</li> <li>• 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.</li> <li>• Village has expanded in recent years – need to protect remaining green spaces.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Would oppose development of the site</li> </ul> <p><b>G35 - Great Shelford - Land between Rectory Farm and 26 Church Street</b></p> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Support for designation of site- adds to visual amenity of area being close to church and school.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• 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)</li> </ul> <p><b>G36 - Guilden Morden - 36 Dubbs Knoll Road</b></p> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Guilden Morden Parish Council support revision of boundary of PVAA</li> </ul> <p><b>G37 - Haslingfield Recreation Ground</b></p> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• 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</li> </ul>
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inside Village Framework, if this would help protect it.

**G38 - Ickleton - Village green - opposite the Church**

**ARGUMENTS IN SUPPORT:**

- 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.

**G39 - Litlington - Village Green**

**G40 - Litlington - St Peter's Hill**

**G41 - Litlington - Recreation Ground**

No representations

**G42 - Little Abington - Scout Campsite, Church Lane**

**ARGUMENTS IN SUPPORT:**

- Little Abington Parish Council supports maintaining the Scout Camp site as a green space

**G43 - Little Abington - Bowling Green, High Street**

**ARGUMENTS IN SUPPORT:**

- Little Abington Parish Council supports maintaining Bowling Green as a Green Space

**G44 - Over - Station Road/Turn Lane**

**OBJECTIONS:**

- 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.

**G45 – Over - Willingham Road/west of Mill Road**

**ARGUMENTS IN SUPPORT:**

- Protects rural character of village
- Used for dog walking and fruit pickers
- Link to part – should be developed as community orchard.

**OBJECTIONS:**

- 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.

**COMMENTS:**

- Suggestion that site should stay as a field or be community orchard.

**G46 - Pampisford - The Spinney adjacent to 81 Brewery Road.**

**ARGUMENTS IN SUPPORT:**

- Support green space

**OBJECTIONS:**

- 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.

**G47 - Papworth Everard - Wood behind Pendragon Hill**

**G48 - Papworth Everard - Jubilee Green**

**G49 - Papworth Everard - Baron's Way Wood**

**G50 - Papworth Everard - Rectory Woods**

**G51 - Papworth Everard - Meadow at west end of Church Lane**

No representations

**G52 - Sawston - Challis Garden, Mill Lane**

**ARGUMENTS IN SUPPORT:**

- 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

**COMMENTS:**

- 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.

**G53 - Sawston - Spike Playing Field – open space at end of South Terrace**

**ARGUMENTS IN SUPPORT:**

- Sawston Parish Council - This area, once used as a playing field, forms an important green space for residents at southern

	<p>end of Sawston</p> <ul style="list-style-type: none"> <li>• Need to protect remaining green space in village</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Objections to designation because site does not have access for public and could provide land for housing.</li> <li>• Just waste land.</li> <li>• The Spike serves no purpose, is removed from the village and is only used by dog walkers. Ideal for housing.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Should be used for development since not been used as recreational area</li> <li>• 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.</li> </ul> <p><b>G54 - Steeple Morden - The Ransom Strip, Craft Way</b></p> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Steeple Morden Parish Council support</li> </ul> <p><b>G55 - Steeple Morden - The Recreation Ground, Hay Street</b></p> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Steeple Morden Parish Council support</li> </ul> <p><b>G56 - Steeple Morden - The Cowslip Meadow</b></p> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Steeple Morden Parish Council support</li> </ul> <p><b>G57 - Steeple Morden - Whiteponds Wood</b></p> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Steeple Morden Parish Council support</li> </ul> <p><b>G58 - Toft - Land adjacent to 6 High Street</b></p> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Toft Parish Council support</li> </ul> <p><b>G59 - Toft - The Recreation Ground</b></p> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> </ul>
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- Toft Parish Council support

**G60 - Toft - Home Meadow,**

**ARGUMENTS IN SUPPORT:**

- Toft Parish Council support

**PC14 – Bassingbourn - 75 and 90 Spring Lane; and the junction with the by-way at Ashwell Street.**

**ARGUMENTS IN SUPPORT:**

- 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.

**PC15 - Foxton - The green area on Station Road in front of, and beside, the Press cottages**

**ARGUMENTS IN SUPPORT:**

- 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.

**OBJECTIONS:**

- Objection from Endurance Estates Limited - 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.
- 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

**PC16 - Gamlingay - Dennis Green, The Cinques, Mill Hill, Little Heath, The Heath**

**ARGUMENTS IN SUPPORT:**

- 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.

**OBJECTIONS:**

- 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.

**PC17 - Great Shelford - Grange field in Church Street**

**ARGUMENTS IN SUPPORT:**

- 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

**PC18 - Great Shelford - Field to the east of the railway line on the southern side of Granhams Road**

**ARGUMENTS IN SUPPORT:**

- Support for all LGS from 51 respondents.
- 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.

**PC19 - Haslingfield - Byron's Pool**

**ARGUMENTS IN SUPPORT:**

- Support from Shepreth Parish Council.
- Haslingfield PC – although site is a distance 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.

**PC20 - Milton - Field opposite Tesco beside Jane Coston Bridge**

**ARGUMENTS IN SUPPORT:**

- Important barrier green space between City and village.

**OBJECTIONS:**

- 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.

**PC21 - Papworth Everard - Summer's Hills open space****ARGUMENTS IN SUPPORT:**

- **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.

**PC22 - Steeple Morden - Tween Town Wood****OBJECTIONS:**

- Steeple Morden Parish Council object to rejection of Tween Town Wood as a LGS. Strongly believe that wood should be designated because
  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.

**Rejected LGS sites (Appendix 12 of Supplementary Initial Sustainability Appraisal 2013)****OBJECTIONS:**

- 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.

**Comments to Question 12 and 13**

**ARGUMENTS IN SUPPORT:**

- 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

**OBJECTIONS:**

- 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)

**COMMENTS:**

- 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 which the allocation is being sought. (Rep - 51908)
- 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



	<p>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)</p> <ul style="list-style-type: none"> <li>• 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)</li> </ul>
Final Preferred Approach and Reasons following Issues and options 2 consultation	A policy has been included in the draft local plan for both Protected Village Amenity Areas and for Local Green Space. All the sites submitted during both the Issues and Options 1 and 2 consultations have been assessed and the results of this assessment have been included in an evidence document along with an explanation of the criteria used to assess the sites - Appendix 5.
Initial Sustainability Appraisal Summary	<p>PVAA policy is a constraint to development which could harm settlement amenity. The scoping report identifies that a wide range of sites, of varying character have been identified using this designation. It would therefore have positive impacts on landscape and townscape character objective and other objectives which benefit from the protection of open spaces.</p> <p>The local green space designation offers protection to valuable open spaces, in some ways similar to the Protected Village Amenity policy. It could therefore have similar positive impacts, although the scale is currently uncertain, as it would depend on which sites were identified.</p>
Policy included in the draft Local Plan?	<p>Policy NH/11: Protected Village Amenity Areas</p> <p>Policy NH/12: Local Green Space</p>

<p><b>Issues and Options 2012 Issue 39</b></p> <p><b>Issues and Options 2013 Issues 14 and 15</b></p>	<b>Important Countryside Frontages</b>
Key evidence	Green Infrastructure Strategy (Cambridgeshire Horizons 2011)
Existing policies	Development Control Policies DPD: CH/7 Important Countryside Frontages
Analysis	In South Cambridgeshire there are many villages where land with a strong countryside character penetrates into the village or separates two parts of the built up area. Such land enhances the setting, character and appearance of the village by retaining a sense of a rural connection within a village. The frontage where this interface occurs has been identified to show that the frontage and the open countryside beyond should be kept open and free from development.

	<p>Planning permission for development would be refused if it would compromise these purposes.</p> <p>The protection of important countryside frontages within villages is a policy that should be retained within the Local Plan if it is considered that retaining this rural interface within a village is of importance.</p> <p><b>Potential for Reasonable Alternatives:</b> The Local Plan could continue to protect important countryside frontages, because such land enhances the setting, character and appearance of the village by retaining a sense of a rural connection within a village.</p> <p>The plan making process also offers the opportunity for people to comment on the frontages currently identified, or suggest new ones that warrant protection.</p>
Which objectives does this issue or policy address?	Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.
Final Issues and Options 1 Approaches	<p><b>Question 39:</b> Should the existing policy for Important Countryside Frontages be retained in the Local Plan?</p> <p>Please provide any comments, including if there are any existing Important Countryside Frontages in villages that you think should be removed or any new ones that should be identified.</p>
Initial Sustainability Appraisal Summary	Important Countryside Frontages aim to protected settlement character where the link to the open countryside is an important element. It therefore contributes primarily to the achievement of the landscape and townscape character objective.
Representations Received	Support: 90, Object: 1, Comment: 8
Key Issues from Representations	<p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Support existing policy including from 21 Parish Councils</li> <li>• Subjective benefits to the views and tranquillity are hard to measure</li> <li>• 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</li> <li>• Need for policy setting out clear criteria for identification of ICF</li> <li>• Need to be kept under constant review because landowner can plant trees behind frontage which would destroy amenity trying to protect.</li> <li>• Needs to be matched with a similar policy from the city for villages on the district/city boundary.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• For villages to retain their character cannot butt up to another estate. Need space between.</li> </ul>

	<ul style="list-style-type: none"> <li>• Frontages stop infill development which would destroy village setting.</li> </ul> <p><b>OBJECTIONS TO EXISTING FRONTAGES:</b></p> <ul style="list-style-type: none"> <li>• Fowlmere - Object to current ICF of east boundary of land west of High Street.</li> <li>• Longstanton – Remove ICF due to presence of Northstowe proposal</li> </ul> <p><b>SUGGESTED NEW FRONTAGES:</b></p> <ul style="list-style-type: none"> <li>• A number of frontages were suggested across the district.</li> </ul>
Preferred Approach and Reasons	<p>Retain the existing policy for Important Countryside Frontages in the Local Plan.</p> <p>Overwhelming support for the policy recognising its role in retaining the rural character of villages in the district.</p>
Final Issues and Options 2 Approaches	<p><b>Question 14:</b> Which of the proposed important countryside frontages do you support or object to and why?</p> <p><b>Question 15:</b> Which of the Parish Council Proposals for Important Countryside Frontages do you support or object to and why?</p>
Initial Sustainability Appraisal Summary	<p>Important Countryside Frontages aim to protected settlement character where the link to the open countryside is an important element. It therefore contributes primarily to the achievement of the landscape and townscape character objective.</p>
Representations Received	<p>F1 - South side of Church Street / Wimpole Road Great Eversden Support: 7; Object: 0; Comment: 1</p> <p>F2 - Suggest the open views of the countryside that extend north-west from Dubbs Knoll Road, Guilden Morden (north of 33 Dubbs Knoll Road) Support: 2; Object: 0</p> <p>F3 - Area opposite 38-44 Dubbs Knoll Road (south of 33 Dubbs Knoll Road) Support: 2; Object: 1</p> <p>Question 14 - Comments including Suggested new Important Countryside Frontages Support: 1; Object: 1; Comment: 14</p> <p>Suggested new sites by Parish Councils</p> <p>Guilden Morden Parish</p> <ul style="list-style-type: none"> <li>• Extend F3 to both sides of track.</li> </ul> <p>Linton Parish</p> <ol style="list-style-type: none"> <li>1. Land either side of footpath to Lt Linton via Clapper stile</li> </ol>

	<p>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> <p>Great and Little Chishill Parish</p> <ul style="list-style-type: none"> <li>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.</li> </ul> <p>Haslingfield Parish</p> <ul style="list-style-type: none"> <li>Chalk ridge running east – west.</li> </ul> <p>Little Gransden Parish</p> <ul style="list-style-type: none"> <li>Area between Main Road and the bottom of Primrose Hill known as the Pyckle</li> </ul> <p>PC24 - Western and part of southern edge of Lower Cambourne  Support: 4; Object: 0; Comment: 1</p> <p>PC25 - Southern edge of Greater Cambourne  Support: 4; Object: 0</p> <p>PC26 - Southern edge of Upper Cambourne  Support: 4; Object: 0</p> <p>PC27 - Outlying hamlets Dennis Green, The Cinques, and the Heath, Gamlingay  Support: 0; Object: 1</p> <p>PC28 - Southern side of Granhams Road Hill  Support: 5; Object: 0</p> <p>PC29 - Longstanton Road, Over  No representations</p> <p>PC30 - New Road / Station Road , Over  Support: 0; Object: 1</p> <p>Comments  Support: 1; Object: 0; Comment: 1</p>
Key Issues from Representations	<p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>Support for new frontages suggested</li> <li>Support for Parish Council frontages included in Cambourne</li> </ul> <p><b>OBJECTIONS</b></p> <ul style="list-style-type: none"> <li>Objection to designation of frontage from landowner in Guilden Morden who considers land protected is suitable for affordable</li> </ul>

	<p>housing.</p> <p><b>NEW FRONTAGES</b></p> <ul style="list-style-type: none"> <li>• A number of parish councils suggested new frontages within their areas</li> </ul>
Final Preferred Approach and Reasons	A policy for Important Countryside Frontages to be included in the draft local plan. All the new ICFs suggested in both the Issues and Options 1 and 2 consultations have been assessed and these assessments are included in an evidence document - Appendix 6.
Policy included in the draft Local Plan?	Policy NH/13: Important Countryside Frontages

<b>Issues and Options 2012 Issue 41</b>	<b>River Cam and other waterways</b>
Key evidence	Green Infrastructure Strategy (Cambridgeshire Horizons 2011)
Existing policies	Development Control Policies DPD: SF/12 The River Cam
Analysis	<p>Rivers and streams are particularly important features of South Cambridgeshire. To the west and south are the chalk streams and tributaries of the River Cam, while to the north and east the River Great Ouse and the lower Cam form a natural boundary to the district at the fen edge. The Cambridgeshire Green Infrastructure Strategy recognises the importance of river corridors and floodplains as features in the landscape which are important as wildlife corridors. The River Cam is identified as a County Wildlife Site.</p> <p>The District Council recognises the importance of the river valley environments within South Cambridgeshire in contributing to the biodiversity of the District.</p> <p>In view of the specialist characteristics of river valley habitats and their importance to the biodiversity of the district as a whole, detailed guidance on the way in which development proposals should respect these habitats, natural features and species characteristics of the river valleys is included in the Council's Biodiversity Strategy Supplementary Planning Document.</p> <p>However, these waterways are also a major recreation and tourism resource, and careful management is required to preserve the special qualities that attract users.</p> <p><b>Potential for Reasonable Alternatives:</b></p> <p>An issue to be considered in the Local Plan is whether a policy should be included for consideration of development proposals affecting the waterway networks in the district given their importance in providing wildlife corridors.</p> <p>This would need to be balanced between biodiversity, landscape,</p>

	<p>and the role for tourism and leisure, while also considering their crucial role for drainage.</p> <p>Alternatively the Local Plan could have no specific policy relating to waterways within the district, and rely on other policies within the Local Plan.</p>
Which objectives does this issue or policy address?	Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.
Final Issues and Options Approaches	<b>Question 41:</b> Should a policy be developed for the 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?
Initial Sustainability Appraisal Summary	The option would support biodiversity and landscape objectives, whilst acknowledging wider role rivers play for recreation. As noted in the Scoping Report, the rivers play an important role in the district as wildlife corridors. The policy would need to consider the appropriate balance.
Representations Received	Support: 62 Object: 0 Comment: 12
Key Issues from Representations	<p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• 23 Parish Councils support</li> <li>• Conservators of the River Cam, and Quarter to Six Project support</li> <li>• Build on success of Chalk Rivers project</li> <li>• 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.</li> <li>• Excellent upgrading of river in Trumpington Meadows Country Park- expand work to Rhee.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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</li> <li>• Environment Agency happy to assist in production of policy</li> </ul>

	<ul style="list-style-type: none"> <li>• Maintaining waterways essential to prevent flooding – Vital function of waterways. Primary function.</li> <li>• Developments near rivers should not be allowed to destroy existing habitats and increase flooding downstream</li> <li>• 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.</li> <li>• Bringing forward Broad Location 5 will help deliver recreation and biodiversity objectives.</li> <li>• Improve access to waterways for range of leisure purposes, including walking, non-motorised boating and kayak use and wild swimming. ( Cambridgeshire Local Access Forum)</li> <li>• Primary concern should be biodiversity (CPRE; Wildlife Trust)</li> <li>• Clear guidance on types of development permitted, sites and opportunities for biodiversity enhancement.</li> <li>• Policy will need to consider size and average flow / dry periods of the water courses selected.</li> <li>• Waterways are for quiet recreation –use of powered craft should be restricted. Upstream of Grantchester no right of way along Cam/Granta/Rhee.</li> <li>• Need to promote use of rivers for tourism</li> <li>• 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.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Wish to avoid footbridge or cycle connections directly from Fen Ditton village or meadows across to Chesterton and the planned Cambridge Science Park station.</li> <li>• Meadows along River Cam are important green spaces - totally opposed to the concept described as "camToo".</li> <li>• 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.</li> <li>• Rivers at Bourn and Melbourn should be protected. It is easy to focus on these possible developments because they have significant water courses.</li> <li>• Need to protect wildlife</li> <li>• 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.</li> </ul>
Preferred Approach and Reasons	There was a range of general comments from different organisations depending on their interest area from the primary function of the river being to prevent flooding or for biodiversity or for leisure activities.

	It was considered that proposed policies including for biodiversity, water quality, sustainable drainage, and green infrastructure would cover these competing demands and that a specific policy for the River Cam was therefore not necessary for inclusion in the plan.
Policy included in the draft Local Plan?	No policy.

<b>Issues and Options 2012 Issue 42</b>	<b>Heritage Assets</b>
Key evidence	<ul style="list-style-type: none"> <li>• South Cambridgeshire Design Guide SPD 2010</li> <li>• South Cambridgeshire Development Affecting Conservation Areas SPD 2010</li> <li>• South Cambridgeshire Listed Building SPD 2009</li> </ul>
Existing policies	<p>Development Control Policies DPD:</p> <ul style="list-style-type: none"> <li>• CH/1 Historic Landscapes</li> <li>• CH/2 Archaeological Sites</li> <li>• CH/3 Listed buildings</li> <li>• CH/4 Development Within the Curtilage or Setting of a Listed Building</li> <li>• CH/5 Conservation Areas</li> </ul>
Analysis	<p>The National Planning Policy Framework (NPPF) recognises that one of the roles of the planning system is to contribute to protecting and enhancing the historic environment. Historic environment conservation and enhancement is a key part of sustainable A core planning principle listed in the NPPF is to ‘conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations’.</p> <p>‘Heritage assets’ is an all-embracing term used to describe a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.</p> <p>The NPPF states local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats</p> <p>Within South Cambridgeshire there is a wide range of heritage assets. The existing planning policies in the District consider historic landscapes; archaeological sites; listed buildings and their settings and Conservation Areas as separate policies</p> <p>Many of the heritage assets within South Cambridgeshire have</p>



	<p>statutory designations such as Scheduled Monuments, listed buildings and registered Parks and Gardens of Special Interest. Non-designated heritage assets are also of importance, such as other archaeological sites.</p> <p><b>Potential for Reasonable Alternatives</b> The Local Plan needs to include policies to provide appropriate protection and enhancement of the historic environment, having regard to the importance of these sites.</p> <p>Existing planning policies in the district consider historic landscapes; archaeological sites; listed buildings and their settings and Conservation Areas as separate policies.</p> <p>An alternative option for the Local Plan is to follow the lead provided by the NPPF and cover all types of heritage assets in a single policy.</p>
Which objectives does this issue or policy address?	<p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p>
Final Issues and Options Approaches	<p><b>Question 42:</b> Taking account of the importance of the heritage asset, should the Local Plan include:</p> <p>i) Individual policies addressing historic landscapes; archaeological sites; listed buildings and their settings and Conservation Areas; or</p> <p>ii) A single policy regarding the protection of all heritage assets</p>
Initial Sustainability Appraisal Summary	<p>This option has a direct link to achieving the historic environment objective. Due to the volume of historic assets present in the district, including listed buildings, scheduled monuments, and many other undesignated assets, a policy ensuring impacts are properly assessed could have a significant positive impact. There would be wider impacts on achieving the landscape and townscape objective. It is not possible to differentiate between the impacts of having a single policy, and the benefits of individual topic related policies.</p>
Representations Received	<p>Option i: Support: 33; Object: 2; Comment: 3 Option ii: Support:14; Object: 4; Comment: 5 Other comments: 16</p>
Key Issues from Representations	<p><b>Option i - Individual Policies</b></p> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Each issue is different and a blanket policy would not accord with Central Government advice, and would be less robust.</li> <li>• Support from 10 Parish Councils</li> </ul>

- Vital to have separate policies (CPRE)
- 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  
English Heritage would hope to see both generic and specific issues addressed, including heritage at risk.

**OBJECTIONS:**

- 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. COMMENTS:
- 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.

**Option ii – Single Policy**

**ARGUMENTS IN SUPPORT:**

- 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 term that is desirable.
- Need for very detailed policy to be able to consider all heritage assets

**OBJECTIONS:**

- 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.

**COMMENTS:**

- 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
- Ok as long as policy does not weaken protection of heritage

	<p>assets</p> <p><b>Other Comments</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• One policy that could be added to as necessary</li> <li>• Single policy to conform to NPPF but include all existing policies as is within it.</li> <li>• 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</li> <li>• 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</li> <li>• 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</li> <li>• 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.</li> <li>• Reasons against possible new town at Waterbeach - need to protect historic assets like Denny Abbey, Waterbeach Abbey and Car Dyke.</li> </ul>
<p>Preferred Approach and Reasons</p>	<p>Include an overarching policy regarding the protection of all heritage assets should be included in the Local Plan to comply with the NPPF.</p> <p>On balance it is not considered that a suite of policies is needed to achieve appropriate protection for historic assets. The setting of historic assets has been specifically referenced in the policy to ensure appropriate protection.</p> <p>Responding to specific issues made in representations:</p> <ul style="list-style-type: none"> <li>• It is not considered that listing individual assets in the district in the policy is necessary. Additional more detailed guidance can be included in a number of Supplementary Planning Documents that specialise in different parts of the historic environment – these include a Listed Building SPD; Development in Conservation Area SPD; and Design Guide SPD.</li> <li>• Historic environment issues have also been integrated with a number of other policies in the Local Plan, in particular securing high quality design, and mitigating and adapting to climate change.</li> <li>• The protection of ancient woodland and veteran trees has been addressed in a separate policy.</li> </ul>

Policy included in the draft Local Plan?	Policy NH/14: Heritage Assets
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<b>Issues and Options 2012 Issue 43</b>	<b>Assets of local importance</b>
Key evidence	<ul style="list-style-type: none"> <li>• South Cambridgeshire Design Guide SPD 2010</li> <li>• South Cambridgeshire Development Affecting Conservation Areas SPD 2010</li> <li>• South Cambridgeshire Listed Building SPD 2009</li> </ul>
Existing policies	<p>Development Control Policies DPD:</p> <ul style="list-style-type: none"> <li>• CH/1 Historic Landscapes</li> <li>• CH/2 Archaeological Sites</li> <li>• CH/3 Listed buildings</li> <li>• CH/4 Development Within the Curtilage or Setting of a Listed Building</li> <li>• CH/5 Conservation Areas</li> </ul>
Analysis	<p>Others heritage assets in the District which are not designated are still of significant local historic importance and need to be protected- such as locally distinctive buildings that make a contribution to the townscape of a village. These may include assets that are important to a local community and contribute to the local character of a village but would not be of national significance. An issue for the plan is to consider developing a policy for such local assets and whether a formal list of these undesignated heritage assets should be created and published as a formal record. This record could include those assets that a local community consider to be of value within their area which may be identified as a result of neighbourhood planning. The policy could provide protection to these undesignated heritage assets when development proposals may impact on them Further guidance on these assets could be provided in a Supplementary Planning Document.</p> <p><b>Potential for Reasonable Alternatives:</b> An option for the Local Plan is to consider protecting undesignated heritage assets to support appropriate consideration of their contribution to the local environment. This could include assets identified in Neighbourhood or Community Led Plans identified as locally important.</p> <p>A list of these assets and further guidance on their consideration could be provided in a Supplementary Planning Document.</p>
Which objectives does this issue or policy address?	Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.

	Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.
Final Issues and Options Approaches	<p><b>Question 43:</b></p> <p><b>A:</b> Do you consider the Local Plan should protect undesignated heritage assets?</p> <p><b>B:</b> If so, are there any specific buildings or other assets that should be included?</p>
Initial Sustainability Appraisal Summary	Providing information to support consideration of locally important heritage assets would support achievement of the historic environment objective. Wide range of heritage assets in the district was noted in the Scoping Report.
Representations Received	<p><b>A:</b> Support:63 Object: 4 Comment: 5</p> <p><b>B:</b> Comment: 10</p>
Key Issues from Representations	<p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Policy should be flexible to allow future assets to be added</li> <li>• 18 Parish Councils support policy</li> <li>• Note often a group of buildings contribute to local character. (CPRE)</li> <li>• Need to do district survey</li> <li>• Needs to be asset and site specific</li> <li>• Support but manpower restrictions may mean not a top priority</li> <li>• Where local communities designate asset or create a Community Asset Register need protection</li> <li>• 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.</li> <li>• Not all ancient woodlands and ancient trees are recorded therefore should be included in policy.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• If heritage asset is important should be given appropriate level of protection – not for Local Plan to introduce another designation.</li> <li>• Heritage assets which are undesignated are not designated for a reason; they are not of sufficient quality to be on the statutory list.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Only designate where majority of local community want it</li> <li>• Changes to the current Comberton ones should be derived from any current/future Village Plan.</li> <li>• All undesignated buildings in Conservation Area</li> <li>• Many agricultural buildings are of local vernacular interest and should be recorded before they are converted into expensive houses.</li> <li>• A number of comments suggested specific buildings or areas which should be local heritage assets.</li> </ul>

Preferred Approach and Reasons	<p>Undesignated Heritage Assets has been included in the wider heritage assets policy. This includes assets identified in conservation area appraisals, through the development process and through further supplementary planning documents.</p> <p>The Council will consider identifying further undesignated heritage assets in a Supplementary Planning document. The heritage assets suggested in representations can be considered through the SPD preparation process.</p> <p>The National Planning Policy Framework is clear that undesignated heritage assets are a material planning consideration.</p>
Policy included in the draft Local Plan?	Policy NH/14: Heritage Assets

<b>Issue 44</b>	<b>Heritage Assets and adapting to climate change</b>
Key evidence	<ul style="list-style-type: none"> <li>• South Cambridgeshire Design Guide SPD 2010</li> <li>• South Cambridgeshire Development Affecting Conservation Areas SPD 2010</li> <li>• South Cambridgeshire Listed Building SPD 2009</li> </ul>
Existing policies	
Analysis	<p>The energy efficiency of buildings is covered in the climate change chapter. However, the implications of energy efficient measures for historic buildings need particular consideration. There are opportunities in most historic buildings to improve energy conservation without causing harm, through measures such as secondary glazing, improved loft insulation using natural materials, low energy lighting, and use of fuel efficient boilers. In some situations, renewable energy technologies can also be installed without causing harm. Where harm would be caused by energy conservation or renewable energy measures, then less harmful measures should be considered. Where conflict is unavoidable, the benefits of the energy conservation measures and the extent of harm to the heritage significance should be weighed against public benefits.</p> <p>The South Cambridgeshire Listed Building SPD provides guidance on general sustainability, improving energy efficiency and renewable energy relating to listed buildings. An issue for the Local Plan is how climate change mitigation can be carried out on historic assets. Future detailed guidance could be provided in an SPD.</p> <p><b>Potential for Reasonable Alternatives:</b> An option for the Local Plan is to include a policy that provides guidance on how listed buildings can be adapted to improve their environmental performance. The preferred method would be the one that causes the least harm to the heritage significance of the</p>

	building. The Council could encourage the use of innovative design solutions to mitigate climate change whilst making every effort to preserve the historic fabric by the use of traditional construction methods to achieve the adaptation.
Which objectives does this issue or policy address?	Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.  Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.
Final Issues and Options Approaches	<b>Question 44:</b> <b>A:</b> 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?  <b>B:</b> If so, where should the balance lie between visual impact, and the benefits to energy efficiency?
Initial Sustainability Appraisal Summary	The option seeks to balance the need for climate change mitigation with the protection of heritage assets. It therefore seeks to achieve both relevant sustainability objectives. References to least harm could mean compromise, albeit minor, to the heritage assets objective. Views are sought on where the balance lies, the appraisal therefore reflects this uncertainty.
Representations Received	<b>A:</b> Support:36 Object: 7 Comment: 11 <b>B:</b> Comments: 32
Key Issues from Representations	<b>Question 44A</b>  <b>ARGUMENTS IN SUPPORT:</b> <ul style="list-style-type: none"> <li>• 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</li> <li>• Support from 16 Parish Councils</li> <li>• 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</li> <li>• 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</li> <li>• 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.</li> </ul>

**OBJECTIONS:**

- 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 information – not a policy. Expand the Conservation Section?
- 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.

**COMMENTS:**

- 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.

**Question 44B**

- Case by case basis
- Not appropriate subject for policy which will freeze things for life of plan. Advice needs to change as appropriate
- 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



	<ul style="list-style-type: none"> <li>• SPAB advice?</li> <li>• Balance towards visual impact when seen from public places – energy efficiency improvement should not detract.</li> <li>• Need to liaise with building control to enable 'reasonable' provision is maintained against historic details.</li> <li>• 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</li> <li>• Although costly it is possible to improve insulation of listed building without changing its appearance</li> <li>• Should have legal requirement to insulate walls and secondary double glazing</li> <li>• 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</li> <li>• Hauxton Mill been redundant for too long but could be used to generate hydro-electricity.</li> </ul>
Preferred Approach and Reasons	Include a policy to provide guidance on how listed buildings and buildings in Conservation Areas can be adapted to improve their environmental performance. The policy provides an appropriate balance to protecting heritage assets, whilst encouraging adaptation to climate change.
Policy included in the draft Local Plan?	Policy NH/15: Heritage Assets and Adapting to Climate Change

<b>Issues and Options 2012 Chapter 13 – Conservation Area and Green Separation between Longstanton and Northstowe</b>	<b>Conservation Area and Green Separation between Longstanton and Northstowe</b>
Key evidence	
Existing policies	Site Specific Policies DPD: Policy SP/15 Conservation Area and Green Separation between Longstanton and Northstowe
Analysis	The green separation between Longstanton village and the new town of Northstowe is designed to ensure the maintenance of the village character of Longstanton. Public access to this area of the countryside will be controlled to protect the conservation area. The area will contain only open land uses, such as playing fields, allotments and cemeteries, which will contribute towards effective separation between the two settlements. The open aspect of the fields affording views of All Saints Church will be maintained.

	<p>This policy addresses the areas not covered by the Northstowe Area Action Plan.</p> <p><b>Potential for Reasonable Alternatives:</b> None. The policy should be carried forward into the new Local Plan and remain until the development of Northstowe has been completed. The current policy has been sustainability appraised and found sound at examination by an independent Planning Inspector.</p>
Which objectives does this issue or policy address?	<p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p> <p>Objective E: To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure.</p>
Preferred Approach and Reasons	Carry forward the existing policy into the new Local Plan. The current policy has been sustainability appraised and found sound at examination by an independent Planning Inspector.
Policy included in the draft Local Plan?	Policy NH/1: Conservation Area and Green Separation at Longstanton

## **Appendix 5: Evidence Paper for Local Green Space and Protected Village Amenity Areas (June 2013)**

Within the villages of South Cambridgeshire there are undeveloped areas of land that need to be protected from development as they are important to the amenity and character of these rural settlements. In the Council's existing plans such areas that are within villages have been identified as Protected Village Amenity Areas (PVAA). The National Planning Policy Framework (NPPF) introduced a new designation – Local Green Space (LGS) which is for green areas of particular importance to local communities which once designated can prevent new development. In preparing the new South Cambridgeshire Local Plan the Council has considered both the existing policy for PVAAs as well as whether to introduce a new policy for LGSs.

### **Issues and Options 1 Consultation 2012**

In the Consultation Report the Council included both PVAAs and LGS as issues for which questions were asked. PVAAs (Issue 37) received 99 representations supporting the retention of the existing policy and LGS (Issue 38) had 65 supporting the idea of open spaces being identified as LGS. This included 26 Parish Councils supporting PVAAs and 20 supporting LGSs.

The Council received a limited number of objections to these issues - 3 opposing PVAAs and 2 opposing LGS. These respondents did not agree that both designations should be included in a new Local Plan, considering it unnecessary duplication and that in order to align with the NPPF that LGS should be the policy to have in the new Local Plan. Comments were also made that the LGS is a matter to be determined by each local community and not for the Local Plan to identify.

The consultation also asked whether any existing PVAAs in villages should be removed or any new ones added and if any of the existing PVAAs should be included as LGS. Respondents were also asked to suggest open space that should be identified as LGS. As a result 27 villages either had new additional sites suggested or there were requests for designations to be removed. This amounted to over 100 sites to be assessed.

Within the NPPF there is clear guidance as to when LGS designations should be used and when such areas should be identified and what their lifetime is. These criteria were used to assess the sites submitted to the Council during the Issues and Options 1 consultation (See section below for more details about the methodology used). These sites were assessed to see if they met the tests for both PVAAs and LGS – the main difference between these two designations being that PVAAs can only be designated *within* a village framework.

### **Issues and Options 2 Consultation 2013**

As a result of the assessment work 69 areas were proposed as potential green spaces and were consulted upon in the Issues and Options 2 consultation (Issue 12) – 59 of these sites met the Council's tests for LGS using the NPPF criteria and the rest were green spaces proposed by Parish Councils that did not fully meet the criteria for testing being used by the Council. The consultation asked for comments on all the potential important green spaces included in the consultation document.

As a result of the consultation 51 respondents supported all the important green spaces included in the consultation. 8 objections were received from the owners of land being proposed as LGS. Of the 10 sites that were consulted upon as Parish Council proposals 8 Parish Councils wished the green space within their parish to be re-considered as LGS to be included in the local plan. Other sites rejected during the 2012 assessment process and

therefore not included as specific options in the Issues and Options 2 consultation were commented on by some respondents asking the Council to reconsider their assessment.

35 Parish Councils and 15 individuals or local organisations submitted additional sites for consideration as Local Green Space (LGS). This resulted in over 200 sites being assessed as a result of the 2013 consultation.

The Council provided two opportunities for sites to be submitted for consideration as LGS – the first chance in the 2012 consultation and a second opportunity in the 2013 consultation when Parish Councils were contacted specifically offering them the opportunity to consider submitting sites and were given an extension to the February deadline.

### Assessment criteria used for Local Green Space

As a result of both consultations some 270 sites have been considered for designation as LGS. Following the site assessments carried out in 2012 the criteria were refined and a fuller explanation for each criterion is set out below. All sites were assessed using the same criteria.

The criterion used by Council officers in assessing the sites is based on the guidance provided in the National Planning Policy Framework. All the sites have been assessed using these criteria and the following table indicates how the Council has interpreted the particular criteria.

NPPF Criteria	
1. The green area must be demonstrably special to a local community;	Site must pass this criterion to be considered. Added weight if submitted by Parish Council representing their local community.
2 .The green space must hold a particular local significance, for example because of <ul style="list-style-type: none"> <li>• Its beauty,</li> <li>• Its historic significance,</li> <li>• Its recreational value (including as a playing field),</li> <li>• Tranquillity or</li> <li>• Richness of its wildlife;</li> </ul>	A green space must have one of these - <u>Beauty</u> – Enhances rural character of village. Adds to setting of groups of buildings. <u>Historic significance</u> – Listed building near or on site – setting of said building / Green with war memorial or local asset whose setting needs protecting. <u>Recreational</u> – Play area, allotments, sports fields, informal grassy area within housing estate. Relates to an event in village such as a fete. <u>Tranquillity</u> – Near a church, open space with seating and views of village or wider countryside beyond. Green space that allows for quiet enjoyment. <u>Richness of Wildlife</u> – Provides for biodiversity, protecting community woodlands, meadows, known protected species. Not just general presence of wildlife.
3 .The green space must be in reasonably close proximity to the community it serves;	The site needs to relate to a particular village. It must be either within a village or on edge. If it is at a distance there should be a public footpath to access it from the village. Needs to be closest to the parish that has submitted

NPPF Criteria	
	site.
4. The green area must be local in character and not be an extensive tract of land	It cannot be just an area of green grass – must have something else from criterion 2 to meet the tests. Large fields on the edge of villages have not been designated unless they have an additional reason within criterion 2 for meriting designation. Extensive areas between settlements have also not been designated - LGS should not be used as a means of creating a green separation/ buffer between villages.
5. Most green areas or open space will not be appropriate. Must be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.	Need to ensure that designation is not over used so that a village ends up with no future space for growth.

Since LGS has the same level of protection as Green Belt any sites that were proposed within the existing Green Belt have not been identified as LGS. If at a future date the Green Belt is reviewed there will be an opportunity for the local community to put forward sites that could be considered and assessed as LGS.

There are policies that give existing protection to green space within the Local Plan and it is not the intention of the Council to double protect such sites by identifying them as LGS. Therefore all sites that are currently protected as Sites of Biodiversity or Geological Importance which includes County Wildlife sites; Local Nature Reserve; Site of Special Scientific Interest; Scheduled Monuments and Historic Parks and Gardens have not been designated as LGS.

Playing fields relating to schools also have protection and therefore have not been designated. Designation could also have a detrimental impact on local education provision if it were to prevent or delay the construction of new school buildings.

Important Countryside Frontages are designated along edges of some of the proposed LGS. This policy protects the views across a site into open countryside and therefore some sites have not been designated as LGS as the ICF policy will protect the open land from development.

LGS designations are not required to protect a public right of way.

The draft Local Plan is to include policies for both PVAAs and LGSs as the Council considered that it would be necessary to re-assess all the existing PVAAs to test whether they were suitable candidates for LGS and this task would be a challenge within the existing timetable. It is the intention of the Council to carry out such a task when next the Local Plan is reviewed. However some sites assessed after the first consultation in 2012 were found to

be existing PVAAs and if these have met the tests for being designated as LGS it is now proposed that these be designated as LGS.

### **Local Green Space for inclusion in the Local Plan**

As a result of the assessment process the Council proposes to include some 160 Local Green Sites within the draft Local Plan.

Table 1-3 include a summary of the assessments undertaken village by village of all the sites put forward for designation as LGS.

Table 1 – Villages A - F

Table 2 – Villages G - L

Table 3 – Villages M - Z

**Table 1 - Local Green Space areas assessed for inclusion in the local plan – Villages A - F**

Results of the assessment of all sites proposed as Local Green Spaces

Sites included in the Issues and Options 2 Consultation 2013 are referenced as follows

Option Gxx – These sites met the tests for LGS

Option PCxx – These sites did not meet the tests for LGS but were proposed by Parish Councils and therefore consulted upon.

PVAAxx – These sites are already designated PVAA and have been proposed for LGS.

During the 2013 consultation a number of sites were proposed for LGS – these are referenced as follows –  
LGSxx

<b>Site ref. Gxx PCxx LGSx PVAAxx</b>	<b>Village</b>	<b>Site Location</b>	<b>Council Assessment 2012</b>	<b>Council Assessment 2013 including results of 2013 consultation if site included in consultation</b>	<b>Council Recommendation 2013</b>
LGS 193	Bar Hill	Land north of Almond Grove, Bar Hill	N/A	Submitted by Parish Council. Area of informal playspace near to area of housing.	Meets the tests for LGS.
LGA 194	Bar Hill	Land east of Acorn Avenue, Bar Hill	N/A	Submitted by Parish Council. Area of informal playspace near to area of housing.	Meets the tests for LGS.
LGS 195	Bar Hill	Land north of Appletrees, Bar Hill	N/A	Submitted by Parish Council. Existing PVAA. This is part of the green network within the village	Meets the tests for LGS.
LGA 196	Bar Hill	Village Green, Bar Hill	N/A	Submitted by Parish Council. Existing PVAA. Important area of open space within the village used by local community and valued.	Meets the tests for LGS.

<b>Site ref. Gxx PCxx LGSx PVAx</b>	<b>Village</b>	<b>Site Location</b>	<b>Council Assessment 2012</b>	<b>Council Assessment 2013 including results of 2013 consultation if site included in consultation</b>	<b>Council Recommendation 2013</b>
LGS 197	Bar Hill	Recreation Ground, Bar Hill	N/A	Submitted by Parish Council. Existing PVAA. Recreational value to local community.	Meets the tests for LGS.
LGS 198	Bar Hill	Land north of Little Meadow, Bar Hill	N/A	Submitted by Parish Council. Informal area of grassland within a housing estate which provides open space.	Meets the tests for LGS.
LGS 199	Bar Hill	Land south of Viking Way, Bar Hill	N/A	Submitted by Parish Council. Existing PVAA which comprises of an area of grassland with mature scattered trees. This is part of the green network in Bar Hill.	Meets the tests for LGS.
LGS 200	Bar Hill	Allotments, south of Saxon Way, Bar Hill	N/A	Submitted by Parish Council. Important recreational facility for the village used by the local community as allotments	Meets the tests for LGS.
LGS 201	Bar Hill	Land south of Saxon Way, Bar Hill	N/A	Submitted by Parish Council. Triangular wooded area with grassland. There are public rights of way following the boundary.	Meets the tests for LGS.
LGS 202	Bar Hill	Golf Course, Bar Hill	N/A	Submitted by Parish Council. Within the Green Belt	Within Green Belt therefore not designate as LGS.  Not include in local plan.



<b>Site ref. Gxx PCxx LGSx PVAxx</b>	<b>Village</b>	<b>Site Location</b>	<b>Council Assessment 2012</b>	<b>Council Assessment 2013 including results of 2013 consultation if site included in consultation</b>	<b>Council Recommendation 2013</b>
LGS 203	Bar Hill	Green areas bordering each side of the perimeter road, Bar Hill	N/A	Submitted by Parish Council. Green area surrounding village part of the green infrastructure of the master planning of the settlement and integral to the village. The area outside of the Green Belt meets the test for LGS.	The area of this land that is outside of the Green Belt meets the tests for LGS and should be included in the local plan.
LGS001	Barton	The Leys, an area of common land running from the High Street to Wimpole Road, including the Recreation Ground	N/A	Submitted by Parish Council. Within the Green Belt.  Within Green Belt therefore not designate as LGS.	Within Green Belt therefore not designate as LGS.  Not include in local plan.
LGS002	Barton	Church Close Nature Reserve, an area between Allens Close and the Churchyard	N/A	Submitted by Parish Council. Treed area adjacent to the church. Currently used by parish as a nature reserve. Meets the tests for LGS.	Include in local plan as LGS.

<b>Site ref. Gxx PCxx LGSx PVAAxx</b>	<b>Village</b>	<b>Site Location</b>	<b>Council Assessment 2012</b>	<b>Council Assessment 2013 including results of 2013 consultation if site included in consultation</b>	<b>Council Recommendation 2013</b>
LGS003	Barton	The green space fronting the houses of Hines Close, towards Comberton Road.	N/A	Submitted by Parish Council. Existing PVAA. This is a grassy area with mature trees on the southern boundary with Comberton Road. Adds rural character to village. The site is already within a larger area of PVAA that extends eastwards alongside the Comberton Road. Meets the tests for LGS.	Include in local plan as LGS.
LGS004	Barton	The green space forming the central part of Roman Hill.	N/A	Submitted by Parish Council. Within the Green Belt.  Within Green Belt therefore not designate as LGS.	Within Green Belt therefore not designate as LGS.  Not include in local plan.

Site ref. Gxx PCxx LGSx PVAAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013 including results of 2013 consultation if site included in consultation	Council Recommendation 2013
G01 + G04	Bassingbourn	The play area and open space in Elbourn Way	Open publically accessible land. Located either side of Elbourn Way on eastern edge of village. Need to consider each side of road separately since village framework boundary follows the line of the road. Land north of road is outside village framework so could only be considered for LGS. Recreational value to community since grassy area including formal play equipment. Land south of the road is adjacent to a wooded area and within the village framework. It is open grassland near to housing. Meets criteria for both PVAA and LGS.	Option G1 Support: 4 Object: 0 Comment: 1  Option G4 Support: 4 Object: 0 Comment: 0	Include in local plan as LGS.
G02	Bassingbourn	Play area and open space owned by the Parish Council in Fortune Way	Open publically accessible land adjacent to housing. Recreational value to community since grassy area including formal play equipment on edge of village. Within village framework. Meets criteria for both PVAA and LGS.	Support: 6 Object: 0 Comment: 0	Include in local plan as LGS.
G03	Bassingbourn	The Rouses	Identified in 'Issues and Options 1' consultation as Site Option 39 – amber site. This site consists of an agricultural field and the house and garden at 60 Spring Lane. The site	Support: 15 Object: 1 Comment: 1  Only objection from Cambridgeshire County	Include in local plan as LGS.

Site ref. Gxx PCxx LGSx PVAx	Village	Site Location	Council Assessment 2012	Council Assessment 2013 including results of 2013 consultation if site included in consultation	Council Recommendation 2013
			<p>adjoins housing to the north, west and east. The site adjoins Ford Wood to the south a Woodland Trust area open to the public. A footpath runs along part of this southern boundary giving access to this rural edge of the village. Willmott Playing Field is to the north and there is to be an extension to the playing fields on land adjoining the site. The site is close to a number of Grade II listed buildings. Site is outside of village framework and therefore could not be considered as PVAA. According to Parish Council this site is valued as a green, tranquil area and footpath is well used. The site in their opinion would be suitable for additional recreation uses located as it is close to the existing recreation ground and to the local community.</p> <p>The site is currently identified as a potential site option for housing for inclusion in the draft Local Plan. The site meets the test for LGS.</p>	<p>Council, who claim it does not meet all the tests. Agricultural field – not special to community. Site is highly sustainable for future development.</p> <p>Support for the option, including from Parish Council. Parish Council claim valued as a green, tranquil area and used for informal recreation. Site forms part of the setting of Listed Buildings and the Conservation Area.</p> <p>Site meets the tests for LGS.</p>	

Site ref. Gxx PCxx LGSx PVAAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013 including results of 2013 consultation if site included in consultation	Council Recommendation 2013
LGS005	Bassingbourn	Ford Wood	N/A	Wood managed by the Woodland Trust on southern edge of village. Created in 1995 when trees planted entirely by volunteers in grass field as part of the Cambridgeshire Woodland Fund project. Well used by local community. Public footpath runs along northern boundary of woodland. Meets the tests for LGS.	Include in local plan as LGS.
PC14	Bassingbourn	75 and 90 Spring Lane; and the junction with the by-way at Ashwell Street.	Highway and highway verges would not be a suitable candidate for PVAA as such areas could not be considered as 'green space'. Does not have historic significance or recreational value or amenity value to the community. A highway could not be considered a tranquil location. Site outside of village framework therefore site would not meet criteria for PVAA. The Council does not consider highway verges as being a local asset suitable for protection by LGS policy.	Support: 5 Object: 0 Comment: 0	Not include in local plan as LGS.

Site ref. Gxx PCxx LGSx PVAAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013 including results of 2013 consultation if site included in consultation	Council Recommendation 2013
N/A	Bassingbourn	Land between Spring Lane and South End	<p>This site is on the southern edge of the village outside of the village framework and therefore could not be considered as a PVAA. The site is part of an arable field with no distinguishing features from adjoining countryside. It is adjacent to Ford Wood - Woodland Trust woodland accessible to the public. Unlikely to be a site valued by the local community except in being open undeveloped field on edge of village. It does not appear to have any distinguishing features to it to be identified as LGS.</p> <p>Site does not meet test for either PVAA or LGS.</p>		Not include in local plan as LGS.
PVAA01	Bassingbourn	Recreation Ground Wilmott Playing Field	<p>This is the recreation ground within Bassingbourn village which is already a PVAA. It has recreational value to the local community. The site is already within a PVAA and meets the test for LGS.</p>		Existing PVAA. As it meets the test for LGS it can be included in the local plan as LGS.

<b>Site ref. Gxx PCxx LGSx PVAxx</b>	<b>Village</b>	<b>Site Location</b>	<b>Council Assessment 2012</b>	<b>Council Assessment 2013 including results of 2013 consultation if site included in consultation</b>	<b>Council Recommendation 2013</b>
LGS006	Bourn	Hall Close playground	N/A	Submitted by Parish Council. Important informal play spaces for younger children. Mown grass with well-established trees along northern boundary which forms part of Riddy Lane which is a County Wildlife site. Meets the tests for LGS.	Include in local plan as LGS.
LGS007	Bourn	Hall Close green	N/A	Submitted by Parish Council. Important informal play spaces for younger children. Mown grass with very few trees along the edge. Meets the tests for LGS.	Include in local plan as LGS.
LGS008	Bourn	Jubilee Recreation Ground	N/A	Submitted by Parish Council. Significant value for recreation use as only area for outdoor sport. Meets the tests for LGS.	Include in local plan as LGS.
LGS009	Bourn	Camping Close	N/A	Submitted by Parish Council. Used by walkers (especially the dog walking community) and has become an informal meeting place; it is also a very important flood plain for the village. Beautiful area of green space valued by community. Meets the tests for LGS.	Include in local plan as LGS.

Site ref. Gxx PCxx LGSx PVAx	Village	Site Location	Council Assessment 2012	Council Assessment 2013 including results of 2013 consultation if site included in consultation	Council Recommendation 2013
LGS010	Bourn	Access to Camping Close	N/A	Submitted by Parish Council. Access to Camping Close and has wildlife significance because its hedges support a population of White-Letter Hairstreak butterflies. Meets the tests for LGS.	Include in local plan as LGS.
LGS011	Bourn	West of High Street /Gills Hill to south of village	N/A	<p>Submitted by Parish Council. This site currently has protected view towards the church and Bourn Hall with important countryside frontages along eastern boundary following High Street. All of site outside Conservation Area. Valued for its beauty as green meadow which has views towards the village enhancing rural character of village. Also creates setting for historical buildings within the village.</p> <p>The important countryside frontages are to be retained in the local plan and therefore the views across the site from the village will be protected keeping the land open and free from development.</p>	Not to include in local plan as LGS because the existing policy for important countryside frontages will keep the land free from development. These frontages in Bourne are to be retained in the local plan



Site ref. Gxx PCxx LGSx PVAAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013 including results of 2013 consultation if site included in consultation	Council Recommendation 2013
G05	Caldecote	Recreation sports field off Furlong Way	The sports field is located on the western edge of the village outside of the village framework and therefore could not be considered as a PVAA. It has recreational value to the local community. Site meets test for only LGS	Support: 3 Object: 0 Comment: 0	Include in local plan as LGS.
G06	Cambourne	Land north of Jeavons Lane, north of Monkfield Way	This is an area of grassland with trees and a pond that is accessible to the public. Having a pond it has a value for wildlife. It is within the village and adds character. It meets the criteria for being a PVAA.	Support: 7 Object: 0 Comment: 0	Include in local plan as LGS.
G07	Cambourne	Land south of Jeavons Wood Primary School	This is a wooded area accessible to the public with a footpath through it. It provides an opportunity for wildlife within an urban area. It is within the village and adds character. It meets the criteria for being a PVAA.	Support: 7 Object: 0 Comment: 0	Include in local plan as LGS.
G08	Cambourne	Cambourne Recreation Ground, Back Lane (2)	Small area of rough grassland within village framework behind the Sports Centre. It is open and accessible to the public.	Support: 6 Object: 0 Comment: 0	Include in local plan as LGS.

Site ref. Gxx PCxx LGSx PVAAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013 including results of 2013 consultation if site included in consultation	Council Recommendation 2013
G09	Cambourne	Cambourne, land east of Sterling Way	Triangular areas of open space north of the large area of informal open space within village framework of Upper Cambourne. It forms part of this larger green informal space separated only by a small road. It has trees planted within it and a piece of public art. It meets the criteria for being a PVAA.	Support: 6 Object: 0 Comment: 0	Include in local plan as LGS.
G10	Cambourne	Land east of Sterling Way, north of Brace Dein	This is a large area within the village framework of Upper Cambourne. Provides informal green space for Upper Cambourne having large green area plus play equipment and public art located on it. It meets the criteria for being a PVAA.	Support: 4 Object: 0 Comment: 0	Include in local plan as LGS.
G11	Cambourne	Land north of School Lane, west of Woodfield Lane	This site has the cricket pavilion and a children's play area and therefore it valued as a recreational area by the community. It is located next to an existing PVAA. Within village framework so could be considered as a PVAA.	Support: 6 Object: 0 Comment: 1	Include in local plan as LGS.

Site ref. Gxx PCxx LGSx PVAAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013 including results of 2013 consultation if site included in consultation	Council Recommendation 2013
G12	Cambourne	Land east of Greenbank	These are allotments located outside of the village framework of Cambourne and therefore could not be considered as a PVAA. As allotments they have a value to the local community. Site meets test for only LGS.	Support: 5 Object: 0 Comment: 0	Include in local plan as LGS.
G13	Cambourne	Land north of School Lane, west of Broad Street	This site is an open grassy space with a new trim trial around it. It is located outside of the village framework and therefore could not be considered as a PVAA. It has seating and trees planted within it so is a tranquil area for the local community. Site meets test for only LGS.	Support: 7 Object: 0 Comment: 0	Include in local plan as LGS.
G14	Cambourne	Cambourne Recreation Ground, Back Lane (1)	This site is adjacent to the Sports Centre including playing fields. The vast majority of the site is outside of the village framework so could not be considered as a PVAA. As playing fields it has recreational value to the community of Cambourne. Site meets test for only LGS.	Support: 6 Object: 0 Comment: 0	Include in local plan as LGS.

Site ref. Gxx PCxx LGSx PVAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013 including results of 2013 consultation if site included in consultation	Council Recommendation 2013
G15	Cambourne	Land north of Green Common Farm, west of Broadway	Allotments located on the eastern side of Cambourne but outside of the village framework so could not be considered as a PVAA. As allotments they have a value to the local community. Site meets test for only LGS.	Support: 6 Object: 0 Comment: 0	Include in local plan as LGS
G16	Cambourne	Large areas within village and around edge of village	Large areas particularly around Lower and Upper Cambourne - to the western and eastern extent of the village; thin strip alongside A428 and finger of green around northern roundabout areas entering the village. These are areas of green space which are integral to the masterplan of Cambourne.	Support: 8 Object: 0 Comment: 6  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. Some revisions made to the boundary.	Include in local plan as LGS
LGS012	Cambourne	Extend G16 to include Honeysuckle Close and Hazel Lane green space	N/A	Wild area with trees planted forming informal area of greenery - overlooked by housing and adjacent to grassy walkway - rectangular area outside village framework. Part of planned green space of village. Meets the tests for LGS.	Include in local plan as LGS.

Site ref. Gxx PCxx LGSx PVAx	Village	Site Location	Council Assessment 2012	Council Assessment 2013 including results of 2013 consultation if site included in consultation	Council Recommendation 2013
LGS013	Caxton	The Old Market Place, Ermine Street opposite Manor Farm.	N/A	Submitted by Parish Council. Existing PVAA. This site is an area of mown grassland with scattered trees across it in the centre of the village within the Conservation Area and is an existing PVAA. It is located opposite the grade II* listed Manor House and near to other listed properties. It provides a setting to these buildings and an area for quiet enjoyment. It is an area that can be used for informal recreation Meets the tests for LGS.	Include in local plan as LGS.

Site ref. Gxx PCxx LGSx PVAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013 including results of 2013 consultation if site included in consultation	Council Recommendation 2013
LGS014	Comberton	The green verges of Green End and Branch Road in Comberton	N/A	Although this creates rural character by forming a green grassy edge to these roads into Comberton it would be an extensive area of LGS. Road side verges are not an appropriate area to be identified as LGS as they could not be considered as 'green space'. Does not have historical significance or recreational value or amenity value to the community. The Council does not consider highway verges as being a local asset suitable for protection by LGS policy. Does not meet the tests for LGS.	Not include in local plan as LGS.

<b>Site ref. Gxx PCxx LGSx PVAx</b>	<b>Village</b>	<b>Site Location</b>	<b>Council Assessment 2012</b>	<b>Council Assessment 2013 including results of 2013 consultation if site included in consultation</b>	<b>Council Recommendation 2013</b>
LGS015	Comberton	Green areas north and south of Barton Road.	N/A	Submitted by Parish Council. Part of site is existing PVAA and part of site is within the Green Belt. North side of Barton Rd is within the Green Belt with an important countryside frontage protecting views across the green space northwards. The south side is within a PVAA. Both come within the Conservation Area for the village. The areas provide a valuable green rural character to the village.	Only south side of road meets the tests for LGS. North side of road is within Green Belt therefore not designate as LGS and not include in local plan.
LGS016	Comberton	Allotment site in South Street	N/A	Submitted by Parish Council. Within Green Belt.	Within Green Belt therefore not designate as LGS.  Not include in local plan.
LGS017	Comberton	Allotment site in Long Road	N/A	Submitted by Parish Council. Within Green Belt.	Within Green Belt therefore not designate as LGS.  Not include in local plan.

Site ref. Gxx PCxx LGSx PVAAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013 including results of 2013 consultation if site included in consultation	Council Recommendation 2013
LGS018	Comberton	Watts Wood	N/A	Submitted by Parish Council. Within Green Belt.	Within Green Belt therefore not designate as LGS.  Not include in local plan.
N/A	Coton	Coton nature reserve	This is a site that is a nature reserve and therefore already has a policy protecting it from development. Its wildlife interest will meet the wider needs of the district rather than for the local community in particular. Site does not meet test for either PVAA or LGS.		Not to include in local plan as LGS.  Additionally within Green Belt so would not be designated as LGS.
G17	Cottenham	All Saints Church	This area is around the church with its associated setting. It is within the Conservation Area. It therefore has historic value for the local community. Site meets test for PVAA and LGS.	Support: 4 Object: 0 Comment: 0	Include in local plan as LGS.
G18	Cottenham	Moat	The site includes a scheduled ancient monument which is a moat with surrounding green space. This has historic interest and the green space provides a setting to the moat. There is access to the open space and housing all around the site. Site meets test for PVAA and LGS.	Support: 4 Object: 0 Comment: 0  Scheduled Ancient Monument on the site therefore not designate as LGS.	Not include in local plan as LGS.



Site ref. Gxx PCxx LGSx PVAAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013 including results of 2013 consultation if site included in consultation	Council Recommendation 2013
G19	Cottenham	Broad Lane - High Street Junction	This is a triangle of grass at a road junction. It is within the village framework and Conservation Area. It has a number of well-established trees and some seating. It provides a pocket of green space within a urban setting. Site meets test for PVAA and LGS.	Support: 4 Object: 0 Comment: 0	Include in local plan as LGS.
G20	Cottenham	Land at Victory Way	This is a large area of grass in the middle of a housing estate. There are a few trees at each end. It provides a valuable area of informal open space and has recreational value for the local community. Site meets test for PVAA and LGS.	Support: 4 Object: 0 Comment: 0	Include in local plan as LGS.
G21	Cottenham	Cemetery , Lamb Lane	This is a cemetery with some trees on the northern boundary. It could provide a haven for wildlife and be a tranquil place. Site meets test for PVAA and LGS.	Support: 4 Object: 0 Comment: 0	Include in local plan as LGS.
G22	Cottenham	Orchard Close	This is a grassy area in the middle of a housing estate. There are some trees and scrubs planted within the green space. Car parking spaces have been designed into the space (assuming it was originally oval). It provides an area of grass for informal recreation within this residential area. Site meets test for PVAA and LGS.	Support: 3 Object: 0 Comment: 0	Include in local plan as LGS.

Site ref. Gxx PCxx LGSx PVAAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013 including results of 2013 consultation if site included in consultation	Council Recommendation 2013
G23	Cottenham	Coolidge Gardens	This is a large green space scattered with trees within a residential area. It has a meadow like atmosphere which adds to the character of this part of the village. It is within the Conservation Area Site meets test for PVAA and LGS.	Support: 3 Object: 0 Comment: 0	Include in local plan as LGS.
G24	Cottenham	South of Brenda Gautry Way	This is a strip of woodland that follows the village framework boundary and the rear of housing on the edge of Cottenham. The strip is within the village. It forms a distinctive edge to this part of Cottenham and has value for wildlife as well as for informal recreation. Site meets test for PVAA and LGS.	Support: 3 Object: 0 Comment: 0	Include in local plan as LGS.
G25	Cottenham	Dunstall Field	This site is a field on the edge of the village within the village framework. It has value to the local community for informal recreation. Site meets test for PVAA and LGS.	Support: 3 Object: 0 Comment: 0	Include in local plan as LGS.
G26	Cottenham	West of Sovereign Way	This area of woodland links with the strip of green space south of Brenda Gautry Way. It creates a distinctive character to this part of Cottenham and has value for wildlife and for informal recreation. Site meets test for PVAA and LGS.	Support: 3 Object: 0 Comment: 0	Include in local plan as LGS.

Site ref. Gxx PCxx LGSx PVAAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013 including results of 2013 consultation if site included in consultation	Council Recommendation 2013
G27	Cottenham	Old Recreation Ground	This is an area of open space on the north-western edge of Cottenham. It is open to the public for informal recreation. Site meets test for only LGS.	Support: 2 Object: 0 Comment: 1	Include in local plan as LGS.
G28	Cottenham	Recreation Ground and Playing Fields	This is an extensive area of open space which includes the village recreation ground with pitches for football and cricket, plus a bowling green as well as allotments. It has a variety of uses which are of value to the local community. It is outside of the village framework. Site meets test for LGS only.	Support: 3 Object: 0 Comment: 1	Playing fields relating to schools are not being designated for LGS and therefore part of the site is not included in local plan as LGS. The rest of the site meets the tests for LGS.
G29	Cottenham	Playing fields	These are the playing fields associated with Cottenham Village College. They are within the Green Belt. They have recreational value to the local community. Site meets test for LGS only.	Support: 2 Object: 0 Comment: 0	Playing fields and within Green Belt therefore not designate as LGS.  Not include in local plan as LGS.
PVAA02	Cottenham	Morgans 1	These are areas of open space at the entrance to the village college. They provide a setting to this entrance with well established trees. This area is already a PVAA. The site is already within a PVAA and meets the test for LGS.		Existing PVAA. As it meets the test for LGS it can be included in the local plan as LGS.

<b>Site ref. Gxx PCxx LGSx PVAAxx</b>	<b>Village</b>	<b>Site Location</b>	<b>Council Assessment 2012</b>	<b>Council Assessment 2013 including results of 2013 consultation if site included in consultation</b>	<b>Council Recommendation 2013</b>
PVAA02	Cottenham	Morgans 2	These are areas of open space at the entrance to the village college. They provide a setting to this entrance with well established trees. This area is already a PVAA.		Existing PVAA. As it meets the test for LGS it can be included in the local plan as LGS.
PVAA02	Cottenham	Morgans 3	These are areas of open space at the entrance to the village college. They provide a setting to this entrance with well established trees. This area is already a PVAA.		Existing PVAA. As it meets the test for LGS it can be included in the local plan as LGS.
PVAA02	Cottenham	Morgans 4	These are areas of open space at the entrance to the village college. They provide a setting to this entrance with well established trees. This area is already a PVAA.		Existing PVAA. As it meets the test for LGS it can be included in the local plan as LGS.
LGS019	Cottenham	Fen Reeves Wood (located off Twenty Pence Road on north eastern edge of village)	N/A	Submitted by Parish Council and others. Community woodland owned by the Parish Council on behalf of the community which helps manages the area. Trees first planted in 1993. Mixture of trees to enhance biodiversity and encourage wildlife. Some fruit trees to remind of extensive orchards which once dominated village area – historical value. Meets the tests for LGS.	Include in local plan as LGS.

<b>Site ref. Gxx PCxx LGSx PVAx</b>	<b>Village</b>	<b>Site Location</b>	<b>Council Assessment 2012</b>	<b>Council Assessment 2013 including results of 2013 consultation if site included in consultation</b>	<b>Council Recommendation 2013</b>
LGS020	Cottenham	Les King Wood (located on road between Cottenham and Rampton.)	N/A	Submitted by Parish Council and others. Woodland planted in 2000 – owned and managed by Cambridgeshire County Council. Aim is to enhance long term appearance of landscape and create a quiet place to enjoy walks through woodland and improve environment for wildlife. Planted by local people. Meets the tests for LGS.	Include in local plan as LGS.
LGS021	Cottenham	Green verges along High Street	N/A	Some of the areas of green space along the High Street have been proposed as separate areas of local green space or are PVAAs. However the Council does not consider highway verges as being a local asset suitable for protection by LGS policy. Does not meet the tests for LGS.	Not include in local plan as LGS.
LGS022	Cottenham	Significant trees, groups of trees and hedgerows	N/A	Trees and hedgerows within Cottenham would be protected under Biodiversity policies in the Local Plan. Some trees may individually be protected. LGS cannot be used to unspecified groups of trees or hedgerows. Does not meet the tests for LGS.	Not include in local plan as LGS.

<b>Site ref. Gxx PCxx LGSx PVAx</b>	<b>Village</b>	<b>Site Location</b>	<b>Council Assessment 2012</b>	<b>Council Assessment 2013 including results of 2013 consultation if site included in consultation</b>	<b>Council Recommendation 2013</b>
LGS023	Cottenham	Village Green	N/A	Submitted by Parish Council. Existing PVAA. This forms a valuable green space within the village. It has numerous trees upon it and seating for quiet enjoyment of the space. Meets the tests for LGS.	Include in local plan as LGS.
LGS024	Cottenham	Rampton Road – Cottenham Church Lane – Long Drove	N/A	The purpose of LGS is not to protect walks within wider countryside. The Council does not consider highway verges as being a local asset suitable for protection by LGS policy. Other policies within the Local Plan will protect biodiversity. Does not meet the tests for LGS.	Not include in local plan as LGS.
LGS025	Dry Drayton	The Park (with ponds) TL382619	N/A	Submitted by Parish Council. Within Green Belt.	Within Green Belt therefore not designate as LGS.  Not include in local plan.

<b>Site ref. Gxx PCxx LGSx PVAx</b>	<b>Village</b>	<b>Site Location</b>	<b>Council Assessment 2012</b>	<b>Council Assessment 2013 including results of 2013 consultation if site included in consultation</b>	<b>Council Recommendation 2013</b>
LGS026	Dry Drayton	Village green (both sides of road)	N/A	Submitted by Parish Council. Northern part is existing PVAA and southern part is within Green Belt. The village green provides a valuable area of open space within the village. Mown grass with trees creating a rural character to the village and setting for nearby grade II* listed church.	Only north side of road meets the tests for LGS. South side of road within Green Belt therefore not designate as LGS and not include in local plan.
LGS027	Dry Drayton	The Plantation TL384628 (located to the north of Dry Drayton extending towards Bar Hill.	N/A	Submitted by Parish Council. Within Green Belt. The area of woodland extends into Bar Hill village and is slightly separated from the village boundary of Dry Drayton. No public footpath from village to site – track exists. Appears to be footpath from Bar Hill end of wood. Does not meet the tests for LGS.	Not include in local plan as LGS.
LGS028	Dry Drayton	Dry Drayton School Field	N/A	Submitted by Parish Council. Playing field of primary school.	Playing field therefore not designate as LGS.  Not include in local plan.

Site ref. Gxx PCxx LGSx PVAAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013 including results of 2013 consultation if site included in consultation	Council Recommendation 2013
LGS029	Duxford	Greenacres	N/A	Submitted by Parish Council. Area of mown grass with scattered trees within a housing estate. Area for informal recreation use so valued by local community. Meets the tests for LGS.	Include in local plan as LGS.
PVAA03	Duxford	End of Manger's Lane	Site is within the village framework adjacent to Duxford Primary school and playing fields. Is within Conservation Area. Appears not to be accessible to the public. Fields with trees can be seen from Green St to the east. Enclosed area with well-established trees which adds to the character of this part of the village. Respondent who wishes the existing PVAA designation to be removed states that within the site lie two derelict former barns which are beyond functional use. Entire site has overgrown and has unkempt appearance which detracts from character and appearance of PVAA and wider Conservation Area. No longer satisfies the set criteria for PVAAs according to the respondent . This should be retained as a PVAA. It meets the test for a LGS.		Existing PVAA. As it meets the test for LGS it can be included in the local plan as LGS.



<b>Site ref. Gxx PCxx LGSx PVAAxx</b>	<b>Village</b>	<b>Site Location</b>	<b>Council Assessment 2012</b>	<b>Council Assessment 2013 including results of 2013 consultation if site included in consultation</b>	<b>Council Recommendation 2013</b>
LGS030	Elsworth	Site 1 Allotments	N/A	Submitted by Parish Council. Valued community asset providing recreational use for village. Meets the tests for LGS.	Include in local plan as LGS.
LGS031	Elsworth	Site 2 Fardells Lane Nature Reserve	N/A	Submitted by Parish Council. Existing PVAA. This nature reserve is one that South Cambs DC included in the Biodiversity Strategy as being an open space of local importance. Wooded area important for wildlife. Meets the tests for LGS.	Include in local plan as LGS.
LGS032	Elsworth	Site 3 Field next to Dears Farm	N/A	Submitted by Parish Council. Existing PVAA. Private garden with fence along roadway. Does not meet the tests for LGS.	Retain as PVAA and not include in local plan as LGS.
LGS033	Elsworth	Site 4 Glebe Field	N/A	Submitted by Parish Council. Existing PVAA. Field adjacent to the local church surrounded by mature trees. Brings green treed area to within the village adding rural character. Meets the tests for LGS.	Include in local plan as LGS.

<b>Site ref. Gxx PCxx LGSx PVAx</b>	<b>Village</b>	<b>Site Location</b>	<b>Council Assessment 2012</b>	<b>Council Assessment 2013 including results of 2013 consultation if site included in consultation</b>	<b>Council Recommendation 2013</b>
LGS034	Elsworth	Site 5 Grass Close	N/A	Submitted by Parish Council. Existing PVAA. Playing fields providing recreational use for village. Field edged with mature trees. Meets the tests for LGS.	Include in local plan as LGS.
LGS035	Elsworth	Site 6 Avenue Meadow	N/A	Submitted by Parish Council. Large area of grassland with important countryside frontage along northern and eastern boundary to protect views across the field from the village. Large individual trees in parkland setting. Brings countryside into the village providing a very beautiful rural edge to the village. LGS is not intended to protect extensive tracts of land and therefore this does not meet the tests for LGS. The important countryside frontages are to be retained in the local plan and therefore the views across the site from the village will be protected keeping the land open and free from development.	Not to include in local plan as LGS because the existing policy for important countryside frontages will keep the land free from development. These frontages in Elsworth are to be retained in the local plan.

<b>Site ref. Gxx PCxx LGSx PVAAxx</b>	<b>Village</b>	<b>Site Location</b>	<b>Council Assessment 2012</b>	<b>Council Assessment 2013 including results of 2013 consultation if site included in consultation</b>	<b>Council Recommendation 2013</b>
LGS036	Elsworth	Site 7 Avenue Farmhouse Paddock - formerly part of Avenue Meadow	N/A	Submitted by Parish Council. Adjoins Avenue Meadow and is a large area of grassland that allows for views into Elsworth from the south. Parkland trees scattered across the site and bounded by fencing. Open views northwards. Within Conservation Area and adds to its setting.  LGS is not intended to protect extensive tracts of land that this area along with sites 6 and 13 would create and therefore does not meet the tests for LGS.	Does not meet the tests for LGS.
LGS037	Elsworth	Site 8 Grounds of Low Farm -	N/A	Submitted by Parish Council. A grade II listed thatched farmhouse – Low Farm – stands in the middle of this area which is an existing PVAA. As the oldest house in the village this has historic interest and the surrounding land provides a setting to this property. Meets the tests for LGS.	Include in local plan as LGS.

Site ref. Gxx PCxx LGSx PVAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013 including results of 2013 consultation if site included in consultation	Council Recommendation 2013
LGS038	Elsworth	Site 9 The bed and banks of the brook, Brook Street	N/A	Submitted by Parish Council. Although this may form a feature of the village the Council does not consider it appropriate to identify a river course as a LGS. The designation is for green space and is therefore not suitable for the bed and banks of a brook. Does not meet the tests for LGS.	Not include in local plan as LGS.
LGS039	Elsworth	Site 10 Field between Brockley Road and Brook Street	N/A	Submitted by Parish Council. This is grassland on the southern edge of the village with a mature hedgerow following the western boundary. Views across the site towards scattered properties in the village are protected by an important countryside frontage along Brockley Road. Many of these properties are listed and therefore this grassland provides a rural setting to them. This creates a rural entrance to the village from the south. Meets the tests for LGS.	Include in local plan as LGS.

<b>Site ref. Gxx PCxx LGSx PVAxx</b>	<b>Village</b>	<b>Site Location</b>	<b>Council Assessment 2012</b>	<b>Council Assessment 2013 including results of 2013 consultation if site included in consultation</b>	<b>Council Recommendation 2013</b>
LGS040	Elsworth	Site 11 Land at South end of Brook Street	N/A	Submitted by Parish Council. Adjacent to Brockley End Meadow County Wildlife site. This is a wooded area with the village brook running through it with a bridge. It provides a tranquil area and has wildlife value. Meets the tests for LGS.	Include in local plan as LGS.
LGS041	Elsworth	Site 12 Copse - Wildlife haven.	N/A	Submitted by Parish Council. Site adjoining Brockley End Meadow County Wildlife site. It is a wooded area. There is no public access to the site. No distinguishing features to merit being designated as LGS. Does not meet the tests for LGS.	Not include in local plan as LGS.
LGS042	Elsworth	Site 13 Business Park Drive. Associated with sites 6 & 7.	N/A	Submitted by Parish Council. Field with driveway adjacent to site 6 and 7 which together would form an important rural setting to the village and are within the Conservation Area. LGS is not intended to protect extensive tracts of land that this area along with sites 6 and 7 would create and therefore does not meet the tests for LGS.	Not include in local plan as LGS.

<b>Site ref. Gxx PCxx LGSx PVAxx</b>	<b>Village</b>	<b>Site Location</b>	<b>Council Assessment 2012</b>	<b>Council Assessment 2013 including results of 2013 consultation if site included in consultation</b>	<b>Council Recommendation 2013</b>
LGS043	Elsworth	Site 14 Wood - off Smith Street on western edge of village.	N/A	Submitted by Parish Council. Wooded area on western edge of village. Beyond the trees is very open countryside with large fields. No distinguishing features to merit being designated as LGS. Does not meet the tests for LGS.	Not include in local plan as LGS.
LGS044	Elsworth	Site 15 Land at Fardell's Lane between designated 'important view' and nearby conservation line	N/A	Submitted by Parish Council. Views northward from Fardell's Lane protected by an important countryside frontage. The site is within the Conservation Area enhancing the rural setting of the village. Meets the tests for LGS.	Include in local plan as LGS.
LGS045	Elsworth	County Wildlife Area, south end of the village	N/A	Submitted by Parish Council. Designated as County Wildlife Site.	Not necessary to designate as LGS as already designated as County Wildlife Site.  Not include in local plan.

<b>Site ref. Gxx PCxx LGSx PVAAxx</b>	<b>Village</b>	<b>Site Location</b>	<b>Council Assessment 2012</b>	<b>Council Assessment 2013 including results of 2013 consultation if site included in consultation</b>	<b>Council Recommendation 2013</b>
LGS046	Elsworth	Elsworth Wood (SSSI)	N/A	Submitted by Parish Council. Designated as SSSI.	Not necessary to designate as LGS as already designated as SSSI. Not include in local plan.
LGS047	Eltisley	Village green	N/A	Submitted by Parish Council. The village green in Eltisley is an important key green feature within the village recognised by already being identified as a PVAA. It provides a setting for the buildings in the centre of the village which include listed buildings. Meets the tests for LGS.	Include in local plan as LGS.
LGS048	Eltisley	Allotments for Labouring Poor	N/A	Submitted by Parish Council. Allotments to north side of Caxton Drift provide a recreational use for the village/ Meets the tests for LGS.	Include in local plan as LGS.

<b>Site ref. Gxx PCxx LGSx PVAxx</b>	<b>Village</b>	<b>Site Location</b>	<b>Council Assessment 2012</b>	<b>Council Assessment 2013 including results of 2013 consultation if site included in consultation</b>	<b>Council Recommendation 2013</b>
LGS049	Eltisley	Pocket Park, south of Caxton Drift	N/A	Submitted by Parish Council. This is a wooded area which has a mature hedgerow all along the northern boundary with the road. The local community are working to encourage wildlife into this area by careful management. Meets the tests for LGS.	Include in local plan as LGS.
LGS050	Fen Ditton	Paddock at north eastern corner of Ditton Lane at the junction with High Ditch	N/A	Submitted by Parish Council. The western edge of the site has an important countryside frontage along its length in the Cambridge East Area Action Plan protecting views out across the site towards properties and gardens and beyond to the wider open countryside. Area of pastureland which is a green space which brings countryside into village and enhances rural character of this part of Fen Ditton. Meets the tests for LGS.	Include in local plan as LGS.



<b>Site ref. Gxx PCxx LGSx PVAxx</b>	<b>Village</b>	<b>Site Location</b>	<b>Council Assessment 2012</b>	<b>Council Assessment 2013 including results of 2013 consultation if site included in consultation</b>	<b>Council Recommendation 2013</b>
LGS051	Fen Ditton	Village green on south west side of Horningsea Road	N/A	Submitted by Parish Council. Very small area of grass land located at a cross roads upon which there is a seat and the village sign. Due to the busy nature of this road it is not an area for informal recreation or quiet reflection but has the village sign which is important to the village. Meets the tests for LGS.	Include in local plan as LGS.
LGS052	Fen Ditton	Field opposite war memorial - south of the junction of Church Street and High Street	N/A	Submitted by Parish Council. Within the Green Belt.	Within Green Belt therefore not designate as LGS.  Not include in local plan.
LGS053	Fen Ditton	Land between the High Street and the Parish cut of the River Cam; Ditton Meadow	N/A	Submitted by Parish Council. Within the Green Belt.	Within Green Belt therefore not designate as LGS.  Not include in local plan.
LGS054	Fen Ditton	Ossier Holt - north east side of Green End and small area on opposite side	N/A	Submitted by Parish Council. Within the Green Belt.	Within Green Belt therefore not designate as LGS.  Not include in local plan.

<b>Site ref. Gxx PCxx LGSx PVAxx</b>	<b>Village</b>	<b>Site Location</b>	<b>Council Assessment 2012</b>	<b>Council Assessment 2013 including results of 2013 consultation if site included in consultation</b>	<b>Council Recommendation 2013</b>
LGS055	Fen Ditton	Land between Nos. 12 and 28 Horningsea Road	N/A	Submitted by Parish Council. Within the Green Belt.	Within Green Belt therefore not designate as LGS.  Not include in local plan.
LGS056	Fen Ditton	Area around the disused railway line crossed by High Ditch Road	N/A	Submitted by Parish Council. Within the Green Belt.	Within Green Belt therefore not designate as LGS.  Not include in local plan.
LGS057	Fowlmere/ Newton/ Flint Cross.	Support is given to retaining the wide ancient live-stock droving grass verges of the B1368 passing into Fowlmere and out. From Newton and extending up to Barley via Flint Cross	N/A	Although this grass verge may have historic links and makes the B1368 wider than other rural roads the Council does not consider as a general principle that road side verges are appropriate areas to be identified as LGS as they could not be considered as 'green space'. The Council does not consider highway verges as being a local asset suitable for protection by LGS policy. Does not meet the tests for LGS.	Not include in local plan as LGS.

Site ref. Gxx PCxx LGSx PVAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013 including results of 2013 consultation if site included in consultation	Council Recommendation 2013
G30	Foxton	Foxton Recreation ground	Recreation ground in the middle of the village outside of the village framework so could not be considered as a PVAA. To the north of the site is a grade I listed church which overlooks the recreation ground with views across the green space to open countryside. Housing overlooks the green space on two sides. The local character of this part of the village would be protected if this area were designated as LGS.	Support: 2 Object: 0 Comment: 0	Include in local plan as LGS.
G31	Foxton	The Green	Located to the south of the High Street. This is a triangle of green space with trees and seating which offers a tranquil area within the village. There are a number of grade II cottages overlooking the green. Sites meets test for only LGS.	Support: 2 Object: 0 Comment: 0	Include in local plan as LGS.

Site ref. Gxx PCxx LGSx PVAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013 including results of 2013 consultation if site included in consultation	Council Recommendation 2013
G32	Foxton	The Dovecote meadow	Within centre of village on the High Street with important countryside frontage identified along its northern boundary to protect views across the site. It is outside of the village framework. The grassy meadow has a dovecote within it which has been restored by the local community. This dovecote has historical significance to the village. The site is being managed to improve its biodiversity. (There is a 25 year lease (2006) from the owners, Cambridgeshire County Council to the Parish.) Sites meets test for only LGS.	Support: 2 Object: 0 Comment: 0	Include in local plan as LGS.

Site ref. Gxx PCxx LGSx PVAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013 including results of 2013 consultation if site included in consultation	Council Recommendation 2013
PC15	Foxton	The green area on Station Road in front of, and beside, the Press cottages	This is a wide grass verge following the western side of Station Road. It has some trees within it creating a rural character to this stretch of road. As it is beside a road it would not have a recreational value or be tranquil. It is within the village framework. The Council does not consider that it meets the criteria for either a PVAA or LGS	<p>Support: 2 Object: 1 Comment: 0</p> <p>Foxton Parish Council confirm their and local support for this site. It adds character to this area of the village and is setting of two listed buildings. A recent planning application was refused on the grounds that this open green space was an important part of the village.</p> <p>An objection was received from landowner of site to rear of properties in Station Rd (SHLAA site 233) to having a parish council proposed important green space since this is not consistent with NPPF or the Council's approach. Site does add to the setting of two listed buildings in Station Rd and to the rural character of this part of Foxton.</p> <p>Meets the tests for LGS.</p>	Include in local plan as LGS.

Site ref. Gxx PCxx LGSx PVAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013 including results of 2013 consultation if site included in consultation	Council Recommendation 2013
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	The site is on the eastern edge of Fulbourn. It is adjacent to the village hall, recreation ground and scout hut. The site comprises of a grass field bounded by hedge / post and rail fencing. It is within the Green Belt. The site was submitted during the Call for Sites as part of the SHLAA as a positional site for housing (Site 214). It was assessed and rejected as having no development potential. The site is outside of the village framework and therefore cannot be considered as a PVAA. The respondents have stated that the site is important to visual amenity and character of this part of Fulbourn Conservation Area with its links to the recreation ground and the wider countryside beyond. Its development would have an adverse impact by removing the open element of the road that brings the positive green, rural feel into the village streetscape. Site meets test for only LGS.	Support: 48 Object: 1 Comment: 1	Within Green Belt therefore not designate as LGS.  Not to include in local plan as LGS.
G34	Fulbourn	The field between Cox's Drove, Cow	The site is located on the northern edge of Fulbourn south of the railway line from Cambridge to	Support: 60 Object: 2 Comment: 1	Include in local plan as LGS.

Site ref. Gxx PCxx LGSx PVAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013 including results of 2013 consultation if site included in consultation	Council Recommendation 2013
		Lane and the railway line - as well as the associated low-lying area on Cow Lane adjacent to the Horse Pond	Ipswich. The site comprises of two enclosed fields and is adjacent to Green Belt land. This site was submitted during the Call for Sites as part of the SHLAA (Site 162). The site was assessed and was found to have limited development opportunities. Two existing PVAAs adjoin the southern boundary one of which includes the Horse Pond. The site is outside of the village framework and therefore cannot be considered as a PVAA. The respondents have stated that the area is used by many residents for recreation, dog walking, toddler walking etc. and is a green space that is widely used and appreciated. Site meets test for only LGS.	<p>Objection from owner of land to LGS. 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.</p> <p>Lots of support for the option. Fulbourn Parish Council supports this as the Parish Plan calls for the village's setting and best landscapes and views to be preserved.</p> <p>LGS does not have to be accessible to the local community to be considered special to them in providing a rural setting to their village. Site meets test for LGS.</p>	

Site ref. Gxx PCxx LGSx PVAAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013 including results of 2013 consultation if site included in consultation	Council Recommendation 2013
N/A	Fulbourn	Two fields between Fulbourn Old Drift, Hinton Road and Cambridge Road.	The site is outside of the village framework and therefore cannot be considered as a PVAA. It does not appear to have any distinguishing features to it to be identified as LGS. The respondent has stated that these fields are presently the only barrier between Fulbourn and the continuing spread of Cambridge. It seems that Green Belt status is insufficient to protect land, so extra protections applied to that visibly important parcel of land would be greatly appreciated. Site does not meets test for either PVAA or LGS.	N/A	Not to include in local plan as LGS
N/A	Fulbourn	Land between Ida Darwin site and Teversham Road	The site is outside of the village framework and therefore cannot be considered as a PVAA. It does not appear to have any distinguishing features to it to be identified as LGS. The respondent has stated that applying the same protections to land between the Ida Darwin site and Teversham Road would stop the connection of Cambridge to Fulbourn the other side of the railway line. Site does not meets test for either PVAA or LGS.	N/A	Not to include in local plan as LGS



<b>Site ref. Gxx PCxx LGSx PVAAxx</b>	<b>Village</b>	<b>Site Location</b>	<b>Council Assessment 2012</b>	<b>Council Assessment 2013 including results of 2013 consultation if site included in consultation</b>	<b>Council Recommendation 2013</b>
LGS 058	Fulbourn	Fulbourn bounded by Apthorpe Street / Station Rd and Church Lane. Southern half of Site Option 28	N/A	Submitted by Parish Council and others including Fulbourn Forum for community action. Within the Green Belt.	Within Green Belt therefore not designate as LGS.  Not include in local plan.
LGS 059	Fulbourn	Victorian garden, associated with and beside the Old Pumping Station	N/A	Submitted by Fulbourn Forum for community action and others. Existing PVAA. This area has within it the Old Pumping Station. A garden was designed in 1891 and contains pond which was originally used to cool condensed steam from the engines. The site is not open to the public. The boundary with Cow Lane has mature trees. The presence of the pumping station and related garden give this area a historic value to the local community. Meets the tests for LGS.	Include in local plan as LGS.

<b>Site ref. Gxx PCxx LGSx PVAxx</b>	<b>Village</b>	<b>Site Location</b>	<b>Council Assessment 2012</b>	<b>Council Assessment 2013 including results of 2013 consultation if site included in consultation</b>	<b>Council Recommendation 2013</b>
LGS 060	Fulbourn	Extending recreation ground within village - Two fields abutting existing Recreation Ground. East of present Rec., south of Stonebridge Lane and North of Barnsfield - Jeeves Acre.	N/A	Within the Green Belt.	Within Green Belt therefore not designate as LGS.  Not include in local plan.
LGS 061	Fulbourn	Land to the West of Station Road, Fulbourn	N/A	Within the Green Belt.	Within Green Belt therefore not designate as LGS.  Not include in local plan.

**Table 2 - Local Green Space areas assessed for inclusion in the local plan - Villages G - L**

Results of the assessment of all sites proposed as Local Green Spaces

Sites included in the Issues and Options 2 Consultation 2013 are referenced as follows

Option Gxx – These sites met the tests for LGS

Option PCxx – These sites did not meet the tests for LGS but were proposed by Parish Councils and therefore consulted upon.

PVAAXx – These sites are already designated PVAA and have been proposed for LGS.

During the 2013 consultation a number of sites were proposed for LGS – these are referenced as follows –  
LGSxx

Site ref. Gxx PCxx LGSxx PVAAXx	Village	Site Location	Council Assessment 2012	Council Assessment 2013 including results of 2013 consultation if site included in this consultation	Council Recommendation 2013
PC16	Gamlingay	Dennis Green, The Cinques, Mill Hill, Little Heath, The Heath	The Parish Council would like to protect the particular settlement pattern that Gamlingay has with its numerous outlying hamlets namely Dennis Green, The Cinques, Mill Hill, Little Heath, and The Heath. The outlying hamlets are outside of the village framework of Gamlingay and there would need to be extensive coverage of LGS if it were to be used to protect the special local character of Gamlingay and its hamlets. Neither designation is appropriate. Site does not meet test for either PVAA and LGS.	Support: 2 Object: 1 Comment: 0  Resubmitted during 2013 consultation with specific areas identified.	See new sites assessment in Gamlingay 2013. (LGS62 – LGS64)

Site ref. Gxx PCxx LGSxx PVAAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013 including results of 2013 consultation if site included in this consultation	Council Recommendation 2013
LGS62	Gamlingay	Lupin field	<p>A large rough grassy area with well-established trees along north-eastern edge beside Greenacres. It would have some wildlife values. It is on the western edge of Gamlingay village outside of the village framework. It does not appear to have any distinguishing features to it to be identified as LGS. The Parish Council has mentioned this field in their submission relating to wanting to preserve the special character Gamlingay has with its nearby hamlets (Representation 33539). According to the respondent this area is demonstrably special to the village.</p> <p>Site does not meet test for either PVAA or LGS.</p>	<p>Resubmitted by Parish Council. Assessed in earlier consultation and with the information available at that time it was not considered that it met the tests for either PVAA or LGS. Further information is now available from the Parish Council in which they stress the value the local community place upon the site for its beauty, tranquillity and richness of wildlife. It is seen as a green lung providing a buffer between Gamlingay and Dennis Green. It has high recreational value since it is close to an area of housing with few green spaces. Meets the tests for LGS.</p>	<p>Include in local plan as LGS.</p>

Site ref. Gxx PCxx LGSxx PVAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013 including results of 2013 consultation if site included in this consultation	Council Recommendation 2013
LGS63	Gamlingay	Land at Wren Park	N/A	Submitted by Parish Council. Site comprises of large patchwork of grassland used for pasture with some trees in the central area. . It is adjacent to a nature reserve and together creates a rural character to the land between Gamlingay and the hamlet 'The Cinques'. There is no public access to this area so does not have a recreational value. This is an extensive area for designation and does not appear to have any distinguishing features that would merit its designation as a LGS. Does not meet the tests for LGS.	Not include in local plan as LGS.
LGS64	Gamlingay	The green lung separating Cinques from Gamlingay -	N/A	Submitted by Parish Council. The site is an extensive area of farmland between Gamlingay and the hamlet of Cinques. It appears to not have any distinguishing features apart from it forming an area of land separating Gamlingay from development in the adjoining hamlet. Does not meet the tests for LGS.	Not include in local plan as LGS.

Site ref. Gxx PCxx LGSxx PVAAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013 including results of 2013 consultation if site included in this consultation	Council Recommendation 2013
PVAA 04	Great Abington	Central grassed amenity area in the middle of Magna Close	This is an expansive of grassland in the middle of a residential area in Great Abington. It is already identified as a PVAA It has some trees and a goalpost so has a recreational value for the local community. The site is already within a PVAA and meets the test for LGS.	N/A	Existing PVAA. As it meets the test for LGS it can be included in the local plan as LGS.
N/A	Great Eversden	Field between Walnut Tree Cottage and the Homestead, Church Street	This site is a field north of Church Street on the eastern edge of the village outside of the village framework. It is within the Green Belt. It does not appear to have any distinguishing features to it to be identified as LGS being part of the wider countryside between Great and Little Eversden. The respondent considers that by identifying this field as LGS it would preserve the character of that part of the village which represents an increasingly rare and unspoilt heritage asset in this district. Site does not meet test for either PVAA or LGS.	Within Green Belt therefore would not be designated as LGS.	Within Green Belt therefore would not be designated as LGS.  Not include in local plan as LGS.

Site ref. Gxx PCxx LGSxx PVAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013 including results of 2013 consultation if site included in this consultation	Council Recommendation 2013
LGS65	Great and Little Chishill	Bull Meadow	N/A	Submitted by Parish Council. Large area of pasture with trees along the boundaries. Is adjacent to the Great Chishill Conservation Area. Public footpath follows the perimeter of the site. Well established hedgerow along the southern boundary with the road – likely to have wildlife interest. Area well used by local community for its amenity value and for dog walking and exercise. Meets the tests for LGS.	Include in local plan as LGS.
LGS66	Great and Little Chishill	Playing Field north of Hall Lane	N/A	Submitted by Parish Council. Important recreational area comprising of formal playing fields and village hall. Site surrounded by trees and well established hedgerow along Hall Lane which is likely to have wildlife interest. Meets the tests for LGS.	Include in local plan as LGS.

Site ref. Gxx PCxx LGSxx PVAAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013 including results of 2013 consultation if site included in this consultation	Council Recommendation 2013
G35	Great Shelford	Land between Rectory Farm and 26 Church Street	<p>This is the eastern part of an area of grassland north of Church Street adjacent to farm buildings relating to Rectory Farm. There are a few well-established trees near the southern boundary. This is an attractive area fronting onto Church Street creating a rural feel to this part of the village. The site is within the Green Belt and outside of the village framework. It is adjacent to an existing PVAA to the east relating to part of the setting of the local parish church which is grade I listed and a grade II listed building whose grounds adjoins the site to the east. There is also PVAA to the west and south of the site.</p> <p>The Parish Council has also put this site forward as open space to be allocated in the Local Plan but is considered more appropriate under this policy as is not recreation open space.</p> <p>Site meets test for LGS.</p>	<p>Support: 6 Object: 1 Comment: 0</p>	<p>Within Green Belt therefore not designate as LGS.</p> <p>Not include in local plan as LGS.</p>



Site ref. Gxx PCxx LGSxx PVAAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013 including results of 2013 consultation if site included in this consultation	Council Recommendation 2013
PC17	Great Shelford	Grange field in Church Street	<p>The site is adjacent to the recreation ground separated from it by a belt of trees. It consists of open grassland that is within the Green Belt and outside of the village framework. It does not appear to have any distinguishing features to it to be identified as PVAA or LGS.</p> <p>The Parish Council has also put this site forward as open space to be allocated in the Local Plan. Site does not meet test for either PVAA or LGS.</p> <p>Included in consultation as option for recreational use Option R3.</p>	<p>Support: 6 Object: 0 Comment: 0</p> <p>Within Green Belt therefore not designate as LGS.</p>	<p>Within Green Belt therefore not designate as LGS.</p> <p>Not include in local plan as LGS.</p> <p>This site is being allocated as open space.</p>

Site ref. Gxx PCxx LGSxx PVAAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013 including results of 2013 consultation if site included in this consultation	Council Recommendation 2013
PC18	Great Shelford	Field to the east of the railway line on the southern side of Granhams Road	This is an area of open countryside adjacent to the railway line divided from north to south by a hedge line with trees. The site is within the Cambridge Southern Fringe Area Action Plan - CSF/5 Landscape, Biodiversity, Recreation and Public Access. It does not appear to have any distinguishing features to it to be identified as PVAA or LGS. The Parish Council has also put this site forward as open space to be allocated in the Local Plan. Site does not meet test for either PVAA or LGS. Included in consultation as option for recreational use Option R2.	Support: 5 Object: 0 Comment: 0	Not include in local plan as LGS.  This site is being allocated as open space.

Site ref. Gxx PCxx LGSxx PVAApp	Village	Site Location	Council Assessment 2012	Council Assessment 2013 including results of 2013 consultation if site included in this consultation	Council Recommendation 2013
G36	Guilden Morden	36 Dubbs Knoll Road	The PVAA is an extensive area of farmland within the heart of Guilden Morden. The boundary of the existing PVAA includes the rear garden of 36 Dubbs Knoll Road but excludes the gardens of adjoining properties to the north and south. A revised boundary removing the garden would be acceptable. Given the extensive nature of the PVAA the exclusion of the garden would not detract for the reasoning why the PVAA has been designated. Revise the boundary of the PVAA to exclude the garden of 36 Dubbs Knoll Road.	Support: 1 Object: 0 Comment: 0	Revise boundary of PVAA as consulted upon in 2013 consultation.
LGS67	Guilden Morden	The recreation ground in Fox Hill Road	N/A	Submitted by Parish Council. Valued area for recreational uses for the village consisting of playing fields. Meets the tests for LGS.	Include in local plan as LGS.

Site ref. Gxx PCxx LGSxx PVAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013 including results of 2013 consultation if site included in this consultation	Council Recommendation 2013
LGS68	Guilden Morden	The Craft which is opposite the end of New Road	N/A	Submitted by Parish Council. Existing PVAA. This area is pastureland bringing land with a rural character into the heart of the village. It is managed under a Countryside Stewardship scheme – part of a Natural England project. The aim of such schemes is ‘to improve the natural beauty and diversity of the countryside, enhance, restore and re-create targeted landscapes, their wildlife habitats and historical features, and to improve opportunities for public access’. The parish council has indicated that this is an important area for wildlife and for the community to access green space. Meets the tests for LGS.	Include in local plan as LGS.

Site ref. Gxx PCxx LGSxx PVAApp	Village	Site Location	Council Assessment 2012	Council Assessment 2013 including results of 2013 consultation if site included in this consultation	Council Recommendation 2013
LGS69	Guilden Morden	Church Meadow - the area to the rear of The Craft.	N/A	Submitted by Parish Council. Existing PVAA. This area is pastureland bringing land with a rural character into the heart of the village adjacent to the church. It is managed under a Countryside Stewardship – part of a Natural England project. The aims of such schemes are 'to improve the natural beauty and diversity of the countryside, enhance, restore and re-create targeted landscapes, their wildlife habitats and historical features, and to improve opportunities for public access'. The parish council has indicated that this is an important area for wildlife and for the community to access green space. Meets the tests for LGS.	Include in local plan as LGS.

<b>Site ref. Gxx PCxx LGSxx PVAxx</b>	<b>Village</b>	<b>Site Location</b>	<b>Council Assessment 2012</b>	<b>Council Assessment 2013 including results of 2013 consultation if site included in this consultation</b>	<b>Council Recommendation 2013</b>
LGS70	Guilden Morden	The Vineyard	N/A	Submitted by Parish Council. For an area to be considered as LGS it must be in reasonably close proximity to the community it serves. This site although within the parish is at some distance from the main village in open countryside. It is therefore not an appropriate site for LGS designation. Does not meet the tests for LGS.	Not include in local plan as LGS.
LGS71	Guilden Morden	Ruddery Pit.	N/A	Submitted by Parish Council. For an area to be considered as LGS it must be in reasonably close proximity to the community it serves. This site although within the parish is at some distance from the main village in open countryside. It is therefore not an appropriate site for LGS designation. Does not meet the tests for LGS.	Not include in local plan as LGS.

Site ref. Gxx PCxx LGSxx PVAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013 including results of 2013 consultation if site included in this consultation	Council Recommendation 2013
LGS72	Guilden Morden	The Green in Cannons Close	N/A	Submitted by Parish Council. This site is made up of areas of grass verge adjacent to the road which the Council would not consider appropriate for designating as LGS. There is a mature tree within the green space at the end of the close which provides a focal point enhancing the setting of the nearby housing. There is no seating within these spaces or space for recreational use. Does not meet the tests for LGS.	Not include in local plan as LGS.
LGS73	Guilden Morden	Land between Swan Lane and Pound green	N/A	Submitted by Parish Council. This is an area of pasture on the western edge of the village with a public footpath running along the northern boundary. It is within the Conservation Area and provides a countryside setting for adjoining houses – some of which are listed buildings. Meets the tests for LGS.	Include in local plan as LGS.

Site ref. Gxx PCxx LGSxx PVAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013 including results of 2013 consultation if site included in this consultation	Council Recommendation 2013
LGS74	Guilden Morden	Town Farm Meadow at the junction of Church Street and High Street	N/A	Submitted by Parish Council. Important countryside frontage protecting views across this site along north and western boundary. This is an arable field on the southern edge of the village. Views across the site towards the wider countryside but through a well-established hedge along the northern part of the site. This brings countryside into the centre of the village. The important countryside frontages are to be retained in the local plan and therefore the views across the site from the village will be protected keeping the land open and free from development.	Not to include in local plan as LGS because the existing policy for important countryside frontages will keep the land free from development. These frontages in Guilden Morden are to be retained in the local plan.



Site ref. Gxx PCxx LGSxx PVAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013 including results of 2013 consultation if site included in this consultation	Council Recommendation 2013
LGS75	Guilden Morden	Fox Corner	N/A	Submitted by Parish Council. This site consists of green spaces within a housing estate with bays for car parking. A limited number of trees are planted within the area. Given the proximity of the parking bays it would not seem to be an area appropriate for informal recreation and not a space for tranquil views of the wider village. Does not meet the tests for LGS.	Not include in local plan as LGS.
LGS76	Guilden Morden	The field which lies behind the cemetery in New Road	N/A	Submitted by Parish Council. Field on the northern edge of the village without any distinguishing characteristics to merit it being identified as a LGS apart from its wildlife value. Does not meet the tests for LGS.	Not include in local plan as LGS.

Site ref. Gxx PCxx LGSxx PVAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013 including results of 2013 consultation if site included in this consultation	Council Recommendation 2013
LGS77	Guilden Morden	Little Green	N/A	Submitted by Parish Council. The site is a corner plot beside the road consisting of a mixture of mature trees without any particular distinguishing characteristics. There are no houses nearby. The parish council has indicated that this is where the village originally started so there is historic interest. It does not appear to have any distinguishing visible features to merit its designation as a LGS Does not meet the tests for LGS.	Not include in local plan as LGS.
LGS78	Guilden Morden	Pound Green	N/A	Submitted by Parish Council. This is a triangle of grassland with trees planted within it and a seat. It provides a tranquil area within the village and has historic interest being once the village green. Meets the tests for LGS.	Include in local plan as LGS.

<b>Site ref. Gxx PCxx LGSxx PVAxx</b>	<b>Village</b>	<b>Site Location</b>	<b>Council Assessment 2012</b>	<b>Council Assessment 2013 including results of 2013 consultation if site included in this consultation</b>	<b>Council Recommendation 2013</b>
LGS79	Guilden Morden	Field on right of village at end of High Street junction with Ashwell Road	N/A	Submitted by Parish Council. A field on the southern edge of the village. There are no public rights of way across the site. It does not appear to have any distinguishing characteristics to merit it being identified as a LGS other than it is used for informal recreation by the local community. Does not meet the tests for LGS.	Not include in local plan as LGS.
LGS80	Guilden Morden	Thompsons Meadow public open space	N/A	Submitted by Parish Council. Area of informal open space within housing development. Grassland with some planted trees. Meets the tests for LGS.	Include in local plan as LGS.
LGS81	Hardwick	Play area adjacent to the Church	N/A	Submitted by Parish Council. Area of informal open space, described by Parish Council as play area. Part of the setting of the church and wider Conservation Area. Meets the tests for LGS.	Include in local plan as LGS.

Site ref. Gxx PCxx LGSxx PVAAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013 including results of 2013 consultation if site included in this consultation	Council Recommendation 2013
LGS82	Hardwick	Recreation ground in Egremont Road	N/A	Submitted by Parish Council. The recreation ground is part of a wider PVAA within Hardwick. This area provides valuable playing fields and green space for the village. Meets the tests for LGS.	Include in local plan as LGS.
LGS83	Harston	Recreation ground and orchard	N/A	Submitted by Parish Council. Eastern and northern part of site is within Green Belt and rest is white land outside village framework. Both the orchard and recreation ground provide a valuable recreational use for the village. They are both well used by the local community.	Parts of site outside the Green Belt meets the tests for LGS. Those parts within Green Belt should not be designated as LGS and not included in local plan.
G37	Haslingfield	Recreation Ground	This site is the recreation ground for the village which is located on the eastern edge of Haslingfield outside of the village framework. The site is within the Green Belt. It has a recreational value to the community. The Parish Council is creating a wild area on the site to improve biodiversity. Site meets test for only LGS.	<b>Support: 1</b> <b>Object: 0</b> <b>Comment: 0</b>  Within Green Belt therefore not designate as LGS.	Within Green Belt therefore not designate as LGS.  Not include in local plan as LGS.

Site ref. Gxx PCxx LGSxx PVAAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013 including results of 2013 consultation if site included in this consultation	Council Recommendation 2013
PC19	Haslingfield	Byron's Pool	This site is a Local Nature Reserve. It is some distance from the nearest village and therefore not close to the local community. It has wildlife value which is of interest to the wider district community rather than a local one. Site does not meet test for either PVAA or LGS.	Support: 2 Object: 0 Comment: 0  Within Green Belt therefore would not be designate as LGS.	Not include in local plan as LGS.  Additionally within Green Belt therefore would not be designate as LGS.
PVAA 05	Haslingfield	Wellhouse Meadow	This is an area of open space within the centre of Haslingfield which is already within a PVAA. The Parish Council has planted an orchard with local varieties of fruit trees. A wildflower meadow is being established close to the orchard. The site is valued by the local community. The site is already within a PVAA and meets the test for LGS.	N/A	Existing PVAA. As it meets the test for LGS it can be included in the local plan as LGS.

<b>Site ref. Gxx PCxx LGSxx PVAApp</b>	<b>Village</b>	<b>Site Location</b>	<b>Council Assessment 2012</b>	<b>Council Assessment 2013 including results of 2013 consultation if site included in this consultation</b>	<b>Council Recommendation 2013</b>
LGS84	Hauxton	Willow Way recreation ground	N/A	Submitted by Parish Council. Informal play area adjacent to housing so has value to the local community for recreation. Outside village framework so not appropriate for it to be designated as PVAA. Grassland surrounded by mature trees and on the edge of the village – beyond the trees is wide open farmland. Meets the tests for LGS.	Include in local plan as LGS.
LGS85	Hauxton	Village allotments to north of High Street	N/A	Submitted by Parish Council. Within the Green Belt.  Within Green Belt therefore not designate as LGS.	Within Green Belt therefore not designate as LGS.  Not include in local plan.
LGS86	Hauxton	Church Meadows	N/A	Submitted by Parish Council. Within the Green Belt.  Within Green Belt therefore not designate as LGS.	Within Green Belt therefore not designate as LGS.  Not include in local plan.
LGS204	Histon and Impington	Area by Histon and Impington Stop on the Guided Busway	N/A	Submitted by Parish Council. Wooded area beside the guided busway valued by the local community. Within 'Station area' consulted upon in 2013 consultation Existing PVAA.	Meets the tests for LGS – include in the local plan.

Site ref. Gxx PCxx LGSxx PVAAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013 including results of 2013 consultation if site included in this consultation	Council Recommendation 2013
G38	Ickleton	Village green – opposite the church	This is a triangle of grassland with some trees and the village war memorial on it. The parish church overlooks the green from the north of the site. It provides a tranquil location for the memorial and has historical value for the local community. Site meets test for PVAA and LGS.	Support: 2 Object: 0 Comment: 0	Include in local plan as LGS.

Site ref. Gxx PCxx LGSxx PVAAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013 including results of 2013 consultation if site included in this consultation	Council Recommendation 2013
N/A	Ickleton	Part of Back Lane	<p>The site is on the edge of Ickleton and is a public footpath to the recreation ground and wider countryside. It provides access to the rear of some properties in Abbey Street. It does not have an amenity value other than providing access to the recreation ground. Would not be a location to enjoy tranquillity within the village or have recreational value. It does not therefore meet the criteria for being designated as a PVAA. The respondent has indicated that Back Lane is a public footpath/ bridleway similar to a green lane and provides a safe route for children, adults and dog walkers to the recreation ground, village hall and village shop and, in the opposite direction, to Coploe Hill and a popular walk into open countryside. The path goes back to at least medieval times and is highly valued by villagers. Site does not meet test for either PVAA or LGS.</p>	N/A	Not to include in local plan as LGS.



Site ref. Gxx PCxx LGSxx PVAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013 including results of 2013 consultation if site included in this consultation	Council Recommendation 2013
LGS87	Ickleton	Drivers Meadow	N/A	Submitted by Parish Council. Important countryside frontages protect the views across the site from the north and part of the western boundary. Pastureland located close to the centre of the village providing good views inwards towards the church and outwards to the river valued by the local community. Field is within the Conservation Area and is surrounded by well-established hedgerows and mature trees. This is likely to have high value for wildlife. It provides a tranquil area within the village. Meets the tests for LGS.	Include in local plan as LGS.

Site ref. Gxx PCxx LGSxx PVAApp	Village	Site Location	Council Assessment 2012	Council Assessment 2013 including results of 2013 consultation if site included in this consultation	Council Recommendation 2013
LGS88	Kingston	Village Green	N/A	Submitted by Parish Council. Existing PVAA. Large area of grassland located on either side of the road called The Green with trees set back from the road. Has seating for tranquil enjoyment of the green space. Is within the Conservation Area. Large enough to be used for informal recreation. It has historic interest being part of a once larger village green. Meets the tests for LGS.	Include in local plan as LGS.
LGS89	Kingston	Field Road Green	N/A	Submitted by Parish Council. Existing PVAA. Large area of grassland with scattered trees providing a setting for nearby properties one of which is a grade ii listed building. The green is much used by the local community and valued as a meeting place in the centre of the village. Meets the tests for LGS.	Include in local plan as LGS.

<b>Site ref. Gxx PCxx LGSxx PVAAxx</b>	<b>Village</b>	<b>Site Location</b>	<b>Council Assessment 2012</b>	<b>Council Assessment 2013 including results of 2013 consultation if site included in this consultation</b>	<b>Council Recommendation 2013</b>
LGS90	Kingston	Village orchard	N/A	Submitted by Parish Council. Existing PVAA. Grassy area with fruit trees within it with well-established hedge around it providing a tranquil area and is likely to have high wildlife value. This orchard is valued by the local community and used for community events. Meets the tests for LGS.	Include in local plan as LGS.
LGS91	Kingston	Playground	N/A	Submitted by Parish Council. Play area on southern edge of village – only one in village. Well used for recreational uses by local community and for enjoying tranquil moments in countryside. Meets the tests for LGS.	Include in local plan as LGS.
LGS92	Linton	Recreation Ground	N/A	Submitted by Parish Council. The recreation ground is a valuable asset for the local community for formal recreation. Currently the eastern part of this area is identified as PVAA because it is within the village framework. The western section now being proposed is a valued asset for the community.	The whole of the recreation ground including the current PVAA meets the tests for LGS.

Site ref. Gxx PCxx LGSxx PVAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013 including results of 2013 consultation if site included in this consultation	Council Recommendation 2013
LGS93	Linton	Village Green (Camping Close)	N/A	Submitted by Parish Council. Area of grassland with mature trees along the edge that is adjacent to the grade I listed church and north of the river. This green space allows for views of the church and the village beyond and enhances the rural setting of Linton. As the village green it has value for the local community as a beautiful area near the church and river. Boundary to be amended to include the whole of the village green up to the river. Whole site meets the tests for LGS.	Include in local plan as LGS. Boundary to be amended.
LGS94	Linton	Glebe Land	N/A	Submitted by Parish Council. This area is by the river and used by the local community for informal recreation. It is a tranquil area for quiet enjoyment of the river. This land forms part of a much larger PVA. Meets the tests for LGS.	Include in local plan as LGS.

Site ref. Gxx PCxx LGSxx PVAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013 including results of 2013 consultation if site included in this consultation	Council Recommendation 2013
LGS95	Linton	Linton Village College playing fields	N/A	Submitted by Parish Council. Playing fields of village college.	Playing field therefore not designate as LGS.  Not include in local plan.
LGS96	Linton	Flemings Field - opposite side of the river to Pocket Park	N/A	Submitted by Parish Council. Extensive area of meadowland north of the river consisting of rough grassland with scattered trees. Mature trees along the northern boundary of the site which is adjacent to housing estate. There are no public footpaths near the site. LGS is not intended to protect extensive tracts of land. It has no distinguishing features and therefore this does not meet the tests for LGS.	Not to include in local plan as LGS

Site ref. Gxx PCxx LGSxx PVAAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013 including results of 2013 consultation if site included in this consultation	Council Recommendation 2013
LGS97	Linton	Grip Meadows	N/A	Submitted by Parish Council. The site is an arable field with public rights of way crossing it and following the eastern boundary. Adjacent to the south side of the river and on the opposite bank to the village green. It does not have any distinguishing features to merit it being LGS. LGS is not intended to protect extensive tracts of land and therefore this does not meet the tests for LGS.	Not to include in local plan as LGS
G39	Litlington	Village Green	This is a large triangle of green space with trees and seating with views out over open countryside to the south. This view is protected by an important countryside frontage. It is a place for informal recreation and having a quiet place to sit and look at the countryside. The site is within the village framework. Middle Street separates this site from an existing large PVAA within the village. Site does meet test for both PVAA and LGS.	No representations	Include in local plan as LGS.

<b>Site ref. Gxx PCxx LGSxx PVAAxx</b>	<b>Village</b>	<b>Site Location</b>	<b>Council Assessment 2012</b>	<b>Council Assessment 2013 including results of 2013 consultation if site included in this consultation</b>	<b>Council Recommendation 2013</b>
G40	Litlington	St Peter's Hill	This is an area of green within the centre of the village with some trees. It has a telephone box and a listed building which was formerly the village lockup so has historical interest to the local community. Site does meet test for both PVAA and LGS.	No representations	Include in local plan as LGS.
G41	Litlington	Recreation Ground	Located outside of the village framework south of South Street. There is an important countryside frontage along the northern side of the site protecting the views looking south over the recreation area. As a recreation area this has value to the local community. Site meets test for only LGS.	No representations	Include in local plan as LGS.

Site ref. Gxx PCxx LGSxx PVAAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013 including results of 2013 consultation if site included in this consultation	Council Recommendation 2013
G42	Little Abington	Scout Campsite, Church Lane	<p>This site is to the south of Little Abington. There is a scout hut and extensive open land – a mix of grassland and trees stretching southwards to the River Granta. The site is private but used by local scouts so has an amenity value for the village. The wooded character of the site by the river provides a tranquil beauty spot with wildlife value for the local community. The vast majority of the site is outside of the village framework and therefore could not be considered as a PVAA. The site had been put forward as a potential site for housing during the 'Issues and Options 1' consultation. Site meets test for only LGS.</p>	<p>Support: 1 Object: 0 Comment: 0</p> <p>Site meets tests for LGS. The boundary to be revised from that in Issues and Options 2 consultation to remove the part of the site with planning permission for bungalows.</p>	Include in local plan as LGS.
G43	Little Abington	Bowling Green, High Street	<p>The bowling green is located outside of the village framework and therefore cannot be considered as a PVAA. It has a recreational value for the local community. Site meets test for only LGS.</p>	<p>Support: 1 Object: 0 Comment: 0</p>	Include in local plan as LGS.



Site ref. Gxx PCxx LGSxx PVAAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013 including results of 2013 consultation if site included in this consultation	Council Recommendation 2013
PVAA 06	Little Abington	Meadow, surrounded by residential development and Bancroft Farm.	<p>The site was submitted during the Call for Sites for the SHLAA (Sites 28 and 29). The site is within the heart of the village and comprises of a field and on its western side are the former farm buildings which were part of Bancroft Farm. To the north, east and south the site is enclosed by residential. When assessed as a housing site it was concluded that the site has no development potential.</p> <p>Development of this site would have a significant adverse effect on the townscape and landscape setting of Little Abington because the site has a distinctly rural character and would result in the loss of an open space within the village. If the farm buildings were removed the setting of Church Lane would lose its intimate rural backdrop. The identification of this area as a PVAA protects this undeveloped land and preserves the special local character of Little Abington. It continues to meet the criteria needed to be retained as a PVAA.</p> <p>It meets the test for a LGS.</p>	N/A	Existing PVAA. As it meets the test for LGS it can be included in the local plan as LGS.

Site ref. Gxx PCxx LGSxx PVAAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013 including results of 2013 consultation if site included in this consultation	Council Recommendation 2013
LGS98	Little Gransden	Sites proposed for changes to village framework	N/A	In identifying sites suitable for LGS it is not intended to include all the green spaces that exist within a village. The NPPF clearly states that not all open space should be identified. For a site to be designated it must be demonstrably special to a local community and should not be seen as a means of preventing suitable development within a village. Does not meet the tests for LGS.	Not include in local plan as LGS.
LGS99	Little Shelford	Camping Close and Camping Field	N/A	Submitted by Parish Council. Site is pastureland with hedgerows surrounding it including mature trees. It is within the Conservation Area providing setting to listed properties that overlook the site. It brings countryside into the centre of the village enhancing its setting creating a rural character. It is part of a larger PVAA that extends southwards. Meets the tests for LGS.	Include in local plan as LGS.

<b>Site ref. Gxx PCxx LGSxx PVAxx</b>	<b>Village</b>	<b>Site Location</b>	<b>Council Assessment 2012</b>	<b>Council Assessment 2013 including results of 2013 consultation if site included in this consultation</b>	<b>Council Recommendation 2013</b>
LGS100	Little Shelford	Triangle field between Whittlesford Road and High Street	N/A	Submitted by Parish Council. Within the Green Belt.  Within Green Belt therefore not designate as LGS.	Within Green Belt therefore not designate as LGS.  Not include in local plan.
LGS101	Little Shelford	Hermitage	N/A	Submitted by Parish Council. Within the Green Belt.  Within Green Belt therefore not designate as LGS.	Within Green Belt therefore not designate as LGS.  Not include in local plan.
LGS102	Little Shelford	Water Meadows	N/A	Submitted by Parish Council. Within the Green Belt.  Within Green Belt therefore not designate as LGS.	Within Green Belt therefore not designate as LGS.  Not include in local plan.
LGS103	Little Wilbraham	Recreation Ground	N/A	Submitted by Parish Council. Majority of site within the Green Belt. The site is valued for its recreational uses by the local community. Allotment area appears to be on part of site adjacent to the housing which is not in the Green Belt.	Part of site outside Green Belt meets tests for LGS. Part of site within Green Belt should not be designated as LGS and not included in local plan

<b>Site ref. Gxx PCxx LGSxx PVAAxx</b>	<b>Village</b>	<b>Site Location</b>	<b>Council Assessment 2012</b>	<b>Council Assessment 2013 including results of 2013 consultation if site included in this consultation</b>	<b>Council Recommendation 2013</b>
LGS104	Little Wilbraham	The Pits	N/A	Submitted by Parish Council. Within the Green Belt.  Within Green Belt therefore not designate as LGS.	Within Green Belt therefore not designate as LGS.  Not include in local plan.
LGS105	Little Wilbraham	Church Green	N/A	Submitted by Parish Council. Within the Green Belt.  Within Green Belt therefore not designate as LGS.	Within Green Belt therefore not designate as LGS.  Not include in local plan.
LGS106	Lolworth	Allotment gardens to south of village	N/A	Submitted by Parish Council. Northern part of the site is within PVAA. Remainder of site is outside village framework so would not have met test for PVAA. The northern section within the village framework is a mowed grass area lined by trees. The site has historic interest being part of an area called Town Acre. It has a number of recreational uses including a play area and allotments. Meets the tests for LGS.	Include in local plan as LGS.

**Table 3 - Local Green Space areas assessed for inclusion in the local plan - Villages M - Z**

Results of the assessment of all sites proposed as Local Green Spaces

Sites included in the Issues and Options 2 Consultation 2013 are referenced as follows

Option Gxx – These sites met the tests for LGS

Option PCxx – These sites did not meet the tests for LGS but were proposed by Parish Councils and therefore consulted upon.

PVAAxx – These sites are already designated PVAA and have been proposed for LGS.

During the 2013 consultation a number of sites were proposed for LGS – these are referenced as follows –  
LGSxx

<b>Site ref. Gxx PCxx LGSx PVAAxx</b>	<b>Village</b>	<b>Site Location</b>	<b>Council Assessment 2012</b>	<b>Council Assessment 2013</b>	<b>Council Recommendation 2013</b>
LGS107	Melbourn	Site A - Allotments, The Moor	N/A	Submitted by Parish Council. Area used for allotments so has recreational value for the local community. Meets the tests for LGS.	Include in local plan as LGS.
LGS108	Melbourn	Site B New Recreation Ground, Bowling Green and Millennium Copse, The Moor	N/A	Submitted by Parish Council. Recreational area with children's play space, playing fields, bowling green and the millennium copse. Meets the tests for LGS.	Include in local plan as LGS.

<b>Site ref. Gxx PCxx LGSx PVAxx</b>	<b>Village</b>	<b>Site Location</b>	<b>Council Assessment 2012</b>	<b>Council Assessment 2013</b>	<b>Council Recommendation 2013</b>
LGS109	Melbourn	Site C - Old Recreation Ground, The Moor	N/A	Submitted by Parish Council. Area of grassland edged with trees that is used as informal playspace. Valued by local community. Meets the tests for LGS.	Include in local plan as LGS.
LGS110	Melbourn	Site D - Recreational Green, Armingford Crescent	N/A	Submitted by Parish Council. Area of grassland in the middle of a circle of houses with scattered mature trees across it. Important area of informal open space providing a green space within a built up area. Meets the tests for LGS.	Include in local plan as LGS.
LGS111	Melbourn	Site E Recreational Green x 2, Russet Way	N/A	Submitted by Parish Council. Two areas of grassland within a housing area. Mown grass with scattered mature trees upon them. Important area of informal open space providing a green space within a built up area. Meets the tests for LGS.	Include in local plan as LGS.
LGS112	Melbourn	Site F Recreational Green and wood, Worcester Way	N/A	Submitted by Parish Council. Landscaped edge to village with maturing trees and grassland including picnic area. Informal recreation area of value to the local community. Meets the tests for LGS.	Include in local plan as LGS.

<b>Site ref. Gxx PCxx LGSx PVAx</b>	<b>Village</b>	<b>Site Location</b>	<b>Council Assessment 2012</b>	<b>Council Assessment 2013</b>	<b>Council Recommendation 2013</b>
LGS113	Melbourn	Site G The Cross, High Street	N/A	Submitted by Parish Council. This is a triangular area of grass upon which is located a stone cross which is the village war memorial. The village sign is also on this land. It is located south of the grade II* listed church and provides a setting for this building. There are seats on the grass for quiet enjoyment of the village. Meets the tests for LGS.	Include in local plan as LGS.
LGS114	Melbourn	Site H - Stockbridge Meadows, Dolphin Lane	N/A	Submitted by Parish Council. This area is one that South Cambs DC included in its Biodiversity Strategy as being an open space of local importance. Meets the tests for LGS.	Include in local plan as LGS.
LGS115	Melbourn	Site I - Recreational Green, Clear Crescent	N/A	Submitted by Parish Council. Informal area for recreation. Seats available for quiet enjoyment of the area. Grassland with scattered trees. Boundary to be amended to include the whole of the grassy area.	Boundary to be amended. Whole site meets the tests for LGS.

<b>Site ref. Gxx PCxx LGSx PVAxx</b>	<b>Village</b>	<b>Site Location</b>	<b>Council Assessment 2012</b>	<b>Council Assessment 2013</b>	<b>Council Recommendation 2013</b>
LGS116	Melbourn	Site J - Play Park, Clear Crescent	N/A	Submitted by Parish Council. Formal play space within grassy area. Important area of informal open space providing a green space within a built up area. Meets the tests for LGS.	Include in local plan as LGS.
LGS117	Melbourn	Site K - Recreational Green, Elm Way	N/A	Submitted by Parish Council. Area of grassland with a mix of bushes and small trees. Important area of informal open space providing a green space within a built up area. Meets the tests for LGS.	Include in local plan as LGS.
LGS118	Melbourn	Site L - Recreational Green, Beechwood Avenue	N/A	Submitted by Parish Council. Area of fenced in grassland with some trees around the edge. Important area of informal open space providing a green space within a built up area. Meets the tests for LGS.	Include in local plan as LGS.
LGS119	Melbourn	Site M - Recreational Green, Greengage Rise	N/A	Submitted by Parish Council. Circular area of grassland in the middle of a housing area. No trees or shrubs. It is used for informal open space and therefore has value for the local community. Meets the tests for LGS.	Include in local plan as LGS.



Site ref. Gxx PCxx LGSx PVAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013	Council Recommendation 2013
LGS120	Melbourn	Site N - Recreational Green, Chalkhill Barrow	N/A	Submitted by Parish Council. Area adjacent to new housing which has been landscaped with grass and maturing trees. It provides an important green space in this area valued by the local community. Meet the tests for LGS.	Include in local plan as LGS.
LGS121	Melbourn	Site O - Wood area running parallel with London Way and Royston Road	N/A	Submitted by Parish Council. Belt of thick mature woodland following roadway. Creates a rural approach into the village. According to the NPPF LGS is not appropriate on extensive tracts of land and this site together with LGS 131 and LGS114 forms an extensive area on the western side of Melbourn. In assessing these sites the Council does not consider it appropriate to identify all as LGS.	Not include in local plan as LGS.

<b>Site ref.</b> <b>Gxx</b> <b>PCxx</b> <b>LGSx</b> <b>PVAxx</b>	<b>Village</b>	<b>Site Location</b>	<b>Council Assessment 2012</b>	<b>Council Assessment 2013</b>	<b>Council Recommendation 2013</b>
LGS122	Melbourn	Site 1 - Land alongside the Allotments, The Moor	N/A	Submitted by Parish Council. Heavily wooded area of land adjacent to the allotments on the northern edge of the village. It does not appear to have any distinguishing features that would merit designation as a LGS. There would appear to be no public access to the site. Does not meet the tests for LGS.	Not include in local plan as LGS.
LGS123	Melbourn	Site 2 - Land alongside the Allotments, The Moor	N/A	Submitted by Parish Council. This is a scrubby area of grassland with no distinguishing features that would merit it being designated as a LGS. Does not have recreational value, could have limited wildlife but has no public right of way so not accessible by public. A few mature trees but poor hedgerow surrounds the field. Does not meet the tests for LGS.	Not include in local plan as LGS.

<b>Site ref. Gxx PCxx LGSx PVAxx</b>	<b>Village</b>	<b>Site Location</b>	<b>Council Assessment 2012</b>	<b>Council Assessment 2013</b>	<b>Council Recommendation 2013</b>
LGS124	Melbourn	Site 3 - Wooded area, The Moor	N/A	Submitted by Parish Council. Heavily wooded area behind properties in The Moor with no distinguishing features that would merit it being designated as a LGS. Does not have recreational value, could have limited wildlife but has no public right of way so not accessible by public. Does not meet the tests for LGS.	Not include in local plan as LGS.
LGS125	Melbourn	Site 4 - Playing Field, Melbourn Village College, The Moor	N/A	Submitted by Parish Council. Playing fields of village college.	Playing field therefore not designate as LGS.  Not include in local plan.

<b>Site ref. Gxx PCxx LGSx PVAxx</b>	<b>Village</b>	<b>Site Location</b>	<b>Council Assessment 2012</b>	<b>Council Assessment 2013</b>	<b>Council Recommendation 2013</b>
LGS126	Melbourn	Site 5 - Open Field, Station Road	N/A	Submitted by Parish Council. Triangle of grassland on western edge of village north of Station Road. Does not have any particular features that would merit it being designated as a LGS. It is part of the wider countryside around the village and does not have a particular character. The field is open to the road and separated from the playing fields of the village college by a tall hedgerow. A grade II listed property – Sheene Mill Farm overlooks the site. Does not meet the tests for LGS.	Not include in local plan as LGS.
LGS127	Melbourn	Site 6 - Playing Field, Melbourn Village College, The Moor	N/A	Submitted by Parish Council. Playing fields of village college.	Playing field therefore not designate as LGS.  Not include in local plan.

<b>Site ref. Gxx PCxx LGSx PVAAxx</b>	<b>Village</b>	<b>Site Location</b>	<b>Council Assessment 2012</b>	<b>Council Assessment 2013</b>	<b>Council Recommendation 2013</b>
LGS128	Melbourn	Site 7 - Land between Worcester Way and Armingford Crescent	N/A	Submitted by Parish Council. Wooded edge to village behind houses in Armingford Crescent. Links to informal recreation area by Worcester Way. Creates a treed edge to the village. Meets the tests for LGS.	Include in local plan as LGS.
LGS129	Melbourn	Site 8 - Primary School Fields, Mortlock Street	N/A	Submitted by Parish Council. Playing fields of primary school. Existing PVAA	Playing field therefore not designate as LGS. Retain as PVAA  Not include in local plan as LGS.
LGS130	Melbourn	Site 9 - Wooded area to the rear of Stockbridge Meadows	N/A	Submitted by Parish Council. Meadow and woodland between the edge of the village and the A10. Runs west of the River Mel. Views from the A10 are obscured by trees and no sign of the built form of the village. There are no public rights of way across the site. There appear to be no distinguishing features to merit its designation as LGS. Does not meet the tests for LGS.	Not include in local plan as LGS.

Site ref. Gxx PCxx LGSx PVAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013	Council Recommendation 2013
LGS131	Melbourn	Site 10 - The Bury	N/A	<p>Submitted by Parish Council. Meadows with scattered trees – mature treed hedgerow following southern roadside boundary. Field that is part of the wider countryside and does not appear to have any distinguishing features that would merit its designation as a LGS.</p> <p>According to the NPPF LGS is not appropriate on extensive tracts of land and this site together with LGS 121 and LGS114 forms an extensive area on the western side of Melbourn. In assessing these sites the Council does not consider it appropriate to identify all as LGS.</p>	Not to include in local plan as LGS.
LGS132	Melbourn	Site 11 - Land off Victoria Way	N/A	<p>Submitted by Parish Council. Field on edge of village with no particular features to merit the designation as a LGS. Not accessible by public footpath. Does not meet the tests for LGS.</p>	Not include in local plan as LGS.

<b>Site ref. Gxx PCxx LGSx PVAx</b>	<b>Village</b>	<b>Site Location</b>	<b>Council Assessment 2012</b>	<b>Council Assessment 2013</b>	<b>Council Recommendation 2013</b>
LGS133	Melbourn	Site 12 - Old Orchard off New Road	N/A	Submitted by Parish Council. Field on edge of village with no particular features to merit the designation as a LGS. Not accessible by public footpath. Does not meet the tests for LGS.	Not include in local plan as LGS.
LGS134	Melbourn	Site 13 - Orchard off New Road	N/A	Submitted by Parish Council. Field on edge of village with no particular features to merit the designation as a LGS. Not accessible by public footpath. Does not meet the tests for LGS.	Not include in local plan as LGS.
LGS135	Meldreth	Recreation ground	N/A	Submitted by Parish Council. Part of slightly larger PVAA. Valuable recreational resource for the village. Well used by local community for formal play. Meets the tests for LGS.	Include in local plan as LGS.
LGS136	Meldreth	Land behind the Jephson's development along Whitecroft	N/A	Submitted by Parish Council. Field that is part of the wider countryside and does not appear to have any distinguishing features that would merit its designation as a LGS. Does not meet the tests for LGS.	Not include in local plan as LGS.

<b>Site ref. Gxx PCxx LGSx PVAxx</b>	<b>Village</b>	<b>Site Location</b>	<b>Council Assessment 2012</b>	<b>Council Assessment 2013</b>	<b>Council Recommendation 2013</b>
LGS137	Meldreth	Melwood	N/A	Submitted by Parish Council. Designated as Local Nature Reserve.	Not necessary to designate as LGS as already designated as Local Nature Reserve.
LGS138	Meldreth	Melmeadow	N/A	Submitted by Parish Council. This site is likely to come forward as an extension to the Local Nature Reserve (see LGS 137).	Not include in local plan as LGS.
LGS139	Meldreth	Flambards Green	N/A	Submitted by Parish Council. Large area of grassland with scattered trees within a housing area. Provides a valuable space for informal play and quiet enjoyment. Meets the tests for LGS.	Include in local plan as LGS.
LGS140	Meldreth	The grass verge at Bell Close/High Street	N/A	Submitted by Parish Council. This is a thin strip of grassland with a few small trees scattered. This appears not to be a tranquil location being at a road junction. It seems to be more of a grass verge relating to the road and the Council does not consider it appropriate to designate roadside verges. Does not meet the tests for LGS.	Not include in local plan as LGS.



Site ref. Gxx PCxx LGSx PVAAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013	Council Recommendation 2013
PC20	Milton	Field opposite Tesco beside Jane Coston Bridge	Triangle of land on the edge of Milton adjacent to the A14. Land is within Green Belt. It is outside of the village framework. It is not close to the community to which it serves being beyond the industrial park area and Tesco supermarket. Site does not meet test for either PVAA or LGS.	Support: 1 Object: 2 Comment: 0  Within Green Belt	Within Green Belt therefore not designate.  Not include in local plan as LGS.
N/A	Milton	Long strip beside Fen Road, Milton on the left including trees and grazing.	This is a strip of woodland and farmland following the north side of Fen Road. There is no public access to the land. It creates a rural character to this side of Milton but it does not appear to have any distinguishing features for it to be identified as LGS. Site does not meet test for either PVAA or LGS.	N/A	Not include in local plan as LGS.
N/A	Milton	Spinney running perpendicular to Fen Road to the North.	This is a well-established belt of trees running northwards from Fen Road. It is not accessible to the public. It creates a rural character to this side of Milton but it does not appear to have any distinguishing features for it to be identified as LGS. Site does not meet test for either PVAA or LGS.	N/A	Not include in local plan as LGS.

Site ref. Gxx PCxx LGSx PVAx	Village	Site Location	Council Assessment 2012	Council Assessment 2013	Council Recommendation 2013
LGS141	Oakington and Weswick	The green separation between Oakington and Northstowe	N/A	<p>Submitted by Parish Council and another. Proposed green buffer identified on the Framework Master Plan.</p> <p>LGS is not intended to act as green separation between settlements. Extensive tract of land. Does not meet the tests for LGS.</p> <p>When the function of this area of land is more clearly defined as the planning of Northstowe progresses the Council will consider whether it is appropriate to identify part of this land as LGS. It is currently premature for an assessment to be carried out.</p>	Not include in local plan as LGS.

<b>Site ref. Gxx PCxx LGSx PVAxx</b>	<b>Village</b>	<b>Site Location</b>	<b>Council Assessment 2012</b>	<b>Council Assessment 2013</b>	<b>Council Recommendation 2013</b>
LGS142	Orwell	Chapel Orchard, by the Methodist Chapel on the west side of Town Green Road	N/A	Submitted by Parish Council. Grassed area on the road frontage with bench. Orchard / treed area extending behind adjacent buildings. Part of the setting of the grade II listed buildings on Town Green Road and helps maintain rural character of the village.	Include in local plan as LGS.
LGS143	Orwell	Allotments on the north side of Fisher's Lane	N/A	Submitted by Parish Council. Long established allotments according to the Parish Council. They provides a valuable recreation use for the village. Meets the test for LGS.	Include in local plan as LGS.
LGS144	Orwell	Chapel Orchard Allotments including projected southerly allotment extension	N/A	Submitted by Parish Council. Allotments including a new extension. They provides a valuable recreation use for the village. Meets the test for LGS.	Include in local plan as LGS.

Site ref. Gxx PCxx LGSx PVAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013	Council Recommendation 2013
LGS145	Orwell	Clunch Pit car park and it's access from High Street	N/A	<p>Submitted by Parish Council. Access road and car park for the Clunch Pit SSSI It is the only vehicular access to the pit, and so is necessary for the maintenance of the pit and for holding events there. The argument of the Parish Council is that if it was lost, for whatever reason, it would prevent the use and maintenance of the pit</p> <p>Although recognising the importance for access this does not meet the test for designating an area as LGS.</p> <p>Does not meet the test for LGS.</p>	Not include in local plan as LGS.
LGS146	Orwell	Clunch Pit	N/A	Submitted by Parish Council. Designated as SSSI.	Not necessary to designate as LGS as already designated as SSSI.
LGS147	Orwell	Victoria Woods	N/A	Submitted by Parish Council. Designated as Historic Parks & Gardens.	Not necessary to designate as LGS as already designated as Historic Parks & Gardens.

Site ref. Gxx PCxx LGSx PVAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013	Council Recommendation 2013
LGS148	Orwell	Glebe Field	N/A	Submitted by Parish Council. Sloping field that is part of the setting of the grade I listed church, grade II listed buildings on the High Street and the Conservation Area. A public footpath crosses the site. Meets the tests for LGS.	Include in local plan as LGS.
LGS149	Orwell	Recreation Ground and projected extension to west	N/A	Submitted by Parish Council. Recreation ground with sports pitches, pavilion, car park, and children's play equipment. Proposed extension is part of large arable field on the edge of the village. Amend boundary to exclude proposed extension.	Only existing recreation ground meets the tests for LGS.  Proposed extension does not meet the tests for LGS.

Site ref. Gxx PCxx LGSx PVAApp	Village	Site Location	Council Assessment 2012	Council Assessment 2013	Council Recommendation 2013
G44	Over	Station Road/Turn Lane	<p>The site is within the village framework and was previously identified as a PVAA. The Parish Council are requesting that it be reinstated as a PVAA. The views across the site towards the listed church would be protected if the site were to be designated as a PVAA or LGS.</p> <p>Site meets test for PVAA and LGS.</p>	<p>Support: 0 Object: 7 Comment: 0</p> <p>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).</p> <p>Objection from landowners. 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> <p>Planning Appeal inspector (2013) considered that this site forms part of the setting of the Grade I church and Conservation Area therefore re-affirms that it meets the tests for LGS.</p>	Include in local plan as LGS.

Site ref. Gxx PCxx LGSx PVAAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013	Council Recommendation 2013
G45	Over	Willingham Road/west of Mill Road	This site is outside of the village framework and therefore cannot be considered as a PVAA. The site is a field on the edge of Over with open countryside to the east across Mill Road and housing to the west and south and beyond Willingham Road to the north. The field is a pocket of undeveloped land. Site meets test for only LGS.	<p>Support: 1 Object: 1 Comment: 1</p> <p>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> <p>Agricultural land, with no distinguishing features to merit it being identified as LGS. Does not meet the tests for LGS.</p>	Not include in local plan as LGS.
PVAA 07	Over	Land to rear of The Lanes	The site is a green space surrounded to north, east and south by residential. It provides an amenity for this part of Over. The identification of this area as a PVAA protects this undeveloped land and preserves the special local character of this part of Over. It continues to meet the criteria needed to be retained as a PVAA. It meets the test for a LGS.	N/A	Existing PVAA. As it meets the test for LGS it can be included in the local plan as LGS.

Site ref. Gxx PCxx LGSx PVAx	Village	Site Location	Council Assessment 2012	Council Assessment 2013	Council Recommendation 2013
G46	Pampisford	The Spinney adjacent to 81 Brewery Road.	This area of woodland is outside of the village framework and therefore cannot be considered as a PVAA. It is within the Green Belt and there is an existing important countryside frontage looking southwards from Brewery Road over the site. This stretch of road has a rural character and the woodland is well established and enclosed. It creates a distinctive entrance to the west side of the village. It has value for wildlife. It appears to be private with no access from public footpaths. Site meets test for LGS.	Support: 1 Object: 2 Comment: 0  Within Green Belt	Within Green Belt therefore not designate as LGS.  Not include in local plan as LGS.
G47	Papworth Everard	Wood behind Pendragon Hill	Well established woodland area surrounded by housing which would have wildlife value. It is within the village framework. Appears to be an enclosed site. It brings local character to this part of Papworth. Site does meet test for either PVAA or LGS.	No representations	Include in local plan as LGS.
G48	Papworth Everard	Jubilee Green	This is a grassy area within the centre of Papworth with some trees along the edge. It has value to local community as being a green space in the centre of the village. Site meets test for PVAA and LGS.	No representations	Include in local plan as LGS.



<b>Site ref. Gxx PCxx LGSx PVAAxx</b>	<b>Village</b>	<b>Site Location</b>	<b>Council Assessment 2012</b>	<b>Council Assessment 2013</b>	<b>Council Recommendation 2013</b>
G49	Papworth Everard	Baron's Way Wood	A long strip of woodland following behind properties in Baron's Way. It has wildlife value. It adds to the rural character of the village. The entire site is within the village framework. Site meets test for PVAA and LGS.	No representations	Include in local plan as LGS.
G50	Papworth Everard	Rectory Woods	An area of woodland part within and part outside of the village framework on the eastern edge of the village west of Chequers Lane and south of Old Pinewood Way. The woodland adjoins the Baron's Way Wood and has wildlife value and is part of a larger expanse of woodland to the south. There is public access and provides a tranquil location on the edge of residential areas. Site meets test for only LGS.	No representations	Include in local plan as LGS.
G51	Papworth Everard	Meadow at west end of Church Lane	This is grassland outside of the village framework. St Peter's Church is to the south overlooking this area but screened by trees. This has value to local community. Site meets test for only LGS.	No representations	Include in local plan as LGS.

Site ref. Gxx PCxx LGSx PVAAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013	Council Recommendation 2013
PC21	Papworth Everard	Summer's Hills open space	Open space sloping up from bypass on the western side of village adjacent to the new housing development of Summer's Hill. This is an extensive area of open space outside of the village framework. The guidance in the NPPF does not support the identification of extensive areas of open space as LGS. Site does not meet test for either PVAA or LGS.	<p>Support: 1 Object: 0 Comment: 0</p> <p>Papworth Everard Parish Council Planning Committee has stated that this area is an 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> <p>It is not appropriate to identify the whole area as LGS but within the housing development there are pockets of green space and recreation areas that would be appropriate to include. Northern entrance green; kickabout area, pond and play spaces and other greens.</p>	Include pockets of green space and recreation areas: Northern entrance green; kickabout area, pond and play spaces and other greens in local plan as LGS.
PVAA 08	Papworth Everard	Papworth Hall / Papworth hospital grounds, South Park and woods at South Park	This area is already within a PVAA. The site is already within a PVAA and meets the test for LGS.	N/A	Existing PVAA. As it meets the test for LGS it can be included in the local plan as LGS.

<b>Site ref. Gxx PCxx LGSx PVAAxx</b>	<b>Village</b>	<b>Site Location</b>	<b>Council Assessment 2012</b>	<b>Council Assessment 2013</b>	<b>Council Recommendation 2013</b>
N/A	Papworth Everard	Pendragon Primary School Playing fields	These are the playing fields associated with the primary school and are already within a PVAA. The area has a recreational value to the local community. The site is already within a PVAA and meets the test for LGS.	N/A	Existing PVAA. Playing fields not to be designated as LGS.  Retain as PVAA in local plan
PVAA 09	Papworth Everard	Village playing fields and wood at Wood Lane	This area is already within a PVAA and as playing fields has a recreational value to the local community. The woodland will have wildlife value. The site is already within a PVAA and meets the test for LGS.	N/A	Existing PVAA. As it meets the test for LGS it can be included in the local plan as LGS.
LGS150	Rampton	Giants Hill	N/A	Submitted by Parish Council. Designated as Scheduled Monument.	Not necessary to designate as LGS as already designated as Scheduled Monument.

Site ref. Gxx PCxx LGSx PVAAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013	Council Recommendation 2013
G52	Sawston	Challis Garden, Mill Lane	The site is an area of private woodland adjacent to the recreation ground within Sawston. Outside of the Conservation Area. There is a dense cover of trees which is likely to have a high wildlife value. The site is enclosed but creates an important area of green within the village giving a wooded edge to the recreation ground. Site meets test for PVAA and LGS.	Support: 44 Object: 0 Comment: 7	Include in local plan as LGS.

Site ref. Gxx PCxx LGSx PVAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013	Council Recommendation 2013
G53	Sawston	Spike Playing Field – open space at the end of South Terrace	<p>This is an area of green space on the southern edge of Sawston outside of the village framework. The site is surrounded by well-established hedges and has housing to the north and east; and commercial uses to the south. It provides a pocket of green open space between urban uses. It has value for the local community for informal recreation.</p> <p>Site meets test for only LGS</p>	<p>Support: 40 Object: 3 Comment: 7</p> <p>Objection from trustees as landowners, who would like to rent the site to generate income and site has limited access for the public.</p> <p>Objections to designation because it is removed from the village and is only used by dog walkers.</p> <p>Lots of support, including from Sawston Parish Council. This area, once used as a playing field, forms an important green space for residents at the southern end of Sawston.</p> <p>Meets the tests for LGS.</p>	Include in local plan as LGS.
N/A	Sawston	Bellbird School Playing Field	<p>These are playing fields associated with the local primary school and as such offer recreational value to the local community. The site is already a PVAA.</p> <p>The site meets the test for LGS.</p>	Playing fields are not being included as LGS	Does not meet the test for LGS.

<b>Site ref. Gxx PCxx LGSx PVAAxx</b>	<b>Village</b>	<b>Site Location</b>	<b>Council Assessment 2012</b>	<b>Council Assessment 2013</b>	<b>Council Recommendation 2013</b>
PVAA10	Sawston	The Spike	This is an area of allotments which have an amenity value to the local community. Site is already within a PVAA. The site meets the test for LGS.	N/A	Existing PVAA. As it meets the test for LGS it can be included in the local plan as LGS.
PVAA 11	Sawston	Millennium Copse	Strip of green space north of Tannery Road. There are a number of young trees growing on the site – planted for millennium. As the trees grow there will be increased biodiversity value for the local community. The site appears to be enclosed behind hedges. This is already within a PVAA. The site meets the test for LGS.	N/A	Existing PVAA. As it meets the test for LGS it can be included in the local plan as LGS.
LGS151  Same as LGS 157	Sawston	Butlers Green	N/A	Informal grass area surrounded by tall hedgerow/trees, with public access from Mill Lane. Part of the setting of the Conservation Area and provides a tranquil area or informal recreation use for the village. Meets the tests for LGS.	Include in local plan as LGS.

Site ref. Gxx PCxx LGSx PVAAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013	Council Recommendation 2013
LGS152	Sawston	Mill Lane Recreation Ground – logical to extend to cover G52	<p>The site is the recreational ground for the village and as such has recreational value for the local community. It is already a PVAA. The respondent has stated that the land is under the control of the parish council and not at any risk, but the principle is supported for LGS.</p> <p>The site is already within a PVAA and meets the test for LGS.</p>	<p>Submitted by Parish Council and another. Existing PVAA. Grass recreational area, pavilion and children's play area. Part of the setting of the Conservation Area and provides a recreational use for the village and enhances the setting of the Conservation Area.</p> <p>Option G52 meets the test for LGS and was consulted on in 2013.</p>	Include in local plan as LGS.
LGS153	Sawston	Spicers Sports Field	<p>This is an area of playing fields adjacent to Sawston Community College and as such has recreational value for the local community. They are already identified as PVAA. The respondent has stated that the land is under the control of the parish council and not at any risk, but the principle is supported for LGS.</p> <p>The site is already within a PVAA and meets the test for LGS.</p>	<p>Submitted by Parish Council and another. Existing PVAA. Grass recreational area and bowling green. Provides a recreational use for the village. Submitted and assessed in 2012. Meets the tests for LGS.</p>	Include in local plan as LGS.

Site ref. Gxx PCxx LGSx PVAAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013	Council Recommendation 2013
LGS154	Sawston	Lynton Way Recreation Ground:	<p>These are playing fields within the village of Sawston and as such offer recreational value to the local community. They are already identified as PVAA. The respondent has stated that the land is under the control of the parish council and not at any risk, but the principle is supported for LGS.</p> <p>The site is already within a PVAA and meets the test for LGS.</p>	<p>Submitted by Parish Council and another. Existing PVAA. Grass recreational area with children's play area, with housing on three sides. Provides a recreational use for the village. Submitted and assessed in 2012. Meets the tests for LGS.</p>	<p>Include in local plan as LGS.</p>
LGS155 / PVAA10	Sawston	Orchard Park, Tannery Road	<p>This is an extensive area of green space within Sawston and is adjacent to a large allotment area. The whole site is already a PVAA. It provides a variety of uses for the local community- a large informal open space with play equipment. There are some trees scattered over the site which will add to the richness of the wildlife. Given its size it can offer areas of tranquillity. The respondent has stated that the land is under the control of the parish council and not at any risk, but the principle is supported for LGS.</p> <p>The site is already within a PVAA and meets the test for LGS.</p>	<p>Submitted by Parish Council and another. Existing PVAA. Landscaped parkland and children's play area. Provides a recreational use for the village. Submitted and assessed in 2012. Meets the tests for LGS.</p>	<p>Include in local plan as LGS.</p>



<b>Site ref. Gxx PCxx LGSx PVAxx</b>	<b>Village</b>	<b>Site Location</b>	<b>Council Assessment 2012</b>	<b>Council Assessment 2013</b>	<b>Council Recommendation 2013</b>
LGS156	Sawston	Deal Grove	N/A	Submitted by Parish Council. Grass recreational area with children's play area, surrounded by housing. Provides a recreational use for the village. Meets the tests for LGS.	Include in local plan as LGS.
LGS157  Same as Butlers Green 151	Sawston	Green area in front of the old John Faulknes School	N/A	Informal grass area surrounded by tall hedgerow/trees, with public access from Mill Lane. Part of the setting of the Conservation Area and provides a tranquil area or informal recreation use for the village. Meets the tests for LGS.	Include in local plan as LGS.
LGS158	Sawston	Copse	N/A	Within the Green Belt.	Within Green Belt therefore not designate as LGS.  Not include in local plan.
LGS159	Stapleford	Land east of Bar Lane, Stapleford and west of the access road to Green Hedge Farm	N/A	Submitted by Parish Council. Within the Green Belt.	Within Green Belt therefore not designate as LGS.  Not include in local plan.

Site ref. Gxx PCxx LGSx PVAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013	Council Recommendation 2013
G54	Steeple Morden	The Ransom Strip, Craft Way	This site is located outside of the village framework and therefore cannot be considered as a PVAA. It is a field with well-established area of trees at the western end of the site. This section of the site is within the Steeple Morden Conservation Area. There appears not to be public access to the site. To the south of the site are residential houses in Craft Way. A grade II listed building overlooks the site to the west. Site does meet test for LGS.	Support: 1 Object: 0 Comment: 0	Include in local plan as LGS.
G55	Steeple Morden	The Recreation Ground, Hay Street	This site is located outside of the village framework and therefore cannot be considered as a PVAA. The site is the local recreation ground consisting of grass playing fields with trees around the edge. It has recreational value for the local community. Two listed properties on the east side of Hay Street overlook the site. Site meets test for only LGS.	Support: 1 Object: 0 Comment: 0	Include in local plan as LGS.

Site ref. Gxx PCxx LGSx PVAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013	Council Recommendation 2013
G56	Steeple Morden	The Cowslip Meadow	This site is located outside of the village framework and therefore cannot be considered as a PVAA. It is a field to the west of the recreation ground which is rough grassland. Its name implies it has cowslips upon in so would have biodiversity value. Place of beauty at cowslip time. Of local importance to the community. Site meets test for only LGS.	Support: 1 Object: 0 Comment: 0	Include in local plan as LGS.
G57	Steeple Morden	Whiteponds Wood	This woodland is in the ownership with the Woodland Trust. Public footpaths from the village lead to the wood making it accessible to the local community. Beyond village framework west of the Recreation Ground and Cowslip Meadow. The site has wildlife interest offering a tranquil location outside of the village. Site meets test for only LGS.	Support: 1 Object: 0 Comment: 0	Include in local plan as LGS.

Site ref. Gxx PCxx LGSx PVAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013	Council Recommendation 2013
PC22	Steeple Morden	Tween Town Wood	<p>This wood is in the ownership with the Woodland Trust and is located to the north of the village well outside village framework. There are no public footpaths from the village and it is not in the Council's judgement reasonably close to the community it serves.</p> <p>Site does not meet test for either PVAA or LGS.</p>	<p>Support: 0 Object: 1 Comment: 0</p> <p>Steeple Morden Parish Council objects to rejection of Tween Town Wood as a LGS. Strongly believe that wood should be designated because</p> <ol style="list-style-type: none"> <li>1. Village contributed to purchase of woodland along with Guilden Morden</li> <li>2. Name means between towns so not surprising it is not near village. Well used by village community</li> <li>3. Site owned by Woodland Trust and other wood has been included as LGS.</li> </ol> <p>This woodland is well used by the local community as a recreation space for informal use. It is woodland that was planted by the local community to celebrate the millennium. Meets the tests for LGS.</p>	Include in local plan as LGS.

<b>Site ref. Gxx PCxx LGSx PVAx</b>	<b>Village</b>	<b>Site Location</b>	<b>Council Assessment 2012</b>	<b>Council Assessment 2013</b>	<b>Council Recommendation 2013</b>
LGS160	Thriplow	Village Green	N/A	Submitted by Parish Council. Existing PVAA. Grass area with mature trees, seating, bus shelter and the village sign. Within the Conservation Area and forms part of the setting of Listed Buildings. Enhances character of village and provides a tranquil area. Meets the tests for LGS.	Include in local plan as LGS.
LGS161	Thriplow	Cricket Pitch	N/A	Submitted by Parish Council. Existing PVAA. Grass area surrounded by hedgerows, with public access from Fowlmere Road. Provides a recreational use for the village. Meets the tests for LGS.	Include in local plan as LGS.
LGS162	Thriplow	Recreation Ground	N/A	Submitted by Parish Council. Existing PVAA. Grass area surrounded by hedgerows, with public access from Fowlmere Road. Provides a recreational use for the village. Meets the tests for LGS.	Include in local plan as LGS.
LGS163	Thriplow	Pegs Close	N/A	Submitted by Parish Council. Within the Green Belt.	Within Green Belt therefore not designate as LGS.  Not include in local plan.

<b>Site ref. Gxx PCxx LGSx PVAxx</b>	<b>Village</b>	<b>Site Location</b>	<b>Council Assessment 2012</b>	<b>Council Assessment 2013</b>	<b>Council Recommendation 2013</b>
LGS164	Thriplow	School Lane Meadow & Orchid Meadow	N/A	Submitted by Parish Council. Within the Green Belt.	Within Green Belt therefore not designate as LGS.  Not include in local plan.
LGS165	Thriplow	School Lane Meadow	N/A	Submitted by Parish Council. Within the Green Belt.	Within Green Belt therefore not designate as LGS.  Not include in local plan.
LGS166	Thriplow	The Baulk Footpath	N/A	Submitted by Parish Council. Within the Green Belt.	Within Green Belt therefore not designate as LGS.  Not include in local plan.
LGS167	Thriplow	The View Footpath	N/A	Submitted by Parish Council. Within the Green Belt.	Within Green Belt therefore not designate as LGS.  Not include in local plan.

<b>Site ref. Gxx PCxx LGSx PVAApp</b>	<b>Village</b>	<b>Site Location</b>	<b>Council Assessment 2012</b>	<b>Council Assessment 2013</b>	<b>Council Recommendation 2013</b>
LGS168	Thriplow	The Spinney	N/A	Submitted by Parish Council. Existing PVAA. Wooded area within the Conservation Area and protected by Tree Preservation Order. Enhances character of village and may have biodiversity value. Meets the tests for LGS.	Include in local plan as LGS.
LGS169	Thriplow	Open Land Church Street	N/A	Submitted by Parish Council. Existing PVAA. Open grass area within the Conservation Area and forms part of the setting of Listed Buildings, including Grade II* Manor Farmhouse. Meets the tests for LGS.	Include in local plan as LGS.
LGS170	Thriplow	Dower House Woodland Area	N/A	Submitted by Parish Council. Existing PVAA. Wooded area within the Conservation Area and forms part of the setting of Listed Buildings. Enhances character of village and may have biodiversity value. Meets the tests for LGS.	Include in local plan as LGS.

Site ref. Gxx PCxx LGSx PVAAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013	Council Recommendation 2013
G58	Toft	Land adjacent to 6 High Street	Area of land at junction of High Street with Mill Lane and Comberton Road forming a small green with seating around a tree. Accessible to the public. Site is within the village framework and could be considered as a PVAA. Site meets test for PVAA and LGS.	Support: 2 Object: 0 Comment: 0	Include in local plan as LGS.
G59	Toft	The Recreation Ground	The site is outside of the village framework and therefore cannot be considered as a PVAA. It is an area of grassland, the recreation ground for Toft and therefore has a recreational value for the village. Site meets test for only LGS.	Support: 2 Object: 0 Comment: 0	Include in local plan as LGS.
G60	Toft	Home Meadow	Located outside of the village framework between School Lane and Church Road, to the south east. The site is within the Green Belt. This large paddock has a recreational value to the community as public footpaths cross the site. Site meets test for only LGS.	Support: 1 Object: 0 Comment: 0	Within Green Belt therefore not designate as LGS.  Not include in local plan as LGS.



Site ref. Gxx PCxx LGSx PVAAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013	Council Recommendation 2013
LGS171	Toft	Small green area immediately to west of G58	N/A	Submitted by Parish Council. Small area of land at junction of High Street with Mill Lane and Comberton Road forming a small green. Accessible to the public. Site is within the village framework. Meets the tests for LGS.	Include in local plan as LGS.
LGS172	Toft	Allotments	N/A	Submitted by Parish Council. Allotments to north of Toft provide a recreational use for the village. Meets the tests for LGS.	Include in local plan as LGS.
N/A	Wandlebury	Wandlebury Country Park	The Country Park meets the wider needs of the district rather than for the local community in particular. It would not therefore be appropriate to identify this area as a LGS. Site does not meet test for either PVAA or LGS.	N/A	Within Green Belt so would not be designated as LGS in local plan.  Not include in local plan as LGS.
LGS173	Waterbeach	Bannold Road – area identified for housing	N/A	Open agricultural fields on the edge of Waterbeach that separate the village from the barracks. It is proposed that this area of land be within a revised Green Belt	Within Green Belt so would not be designated as LGS in local plan.  Not include in local plan as LGS.

Site ref. Gxx PCxx LGSx PVAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013	Council Recommendation 2013
LGS174	Waterbeach	Village Green	N/A	Submitted by Parish Council. Majority of the site is an existing PVAA. Grassed area enclosed by trees. Includes benches, the village sign and is crossed by footpaths. Used by community for events and for informal recreational uses. Open area within the Conservation Area that is part of the setting of the listed buildings along Green Side and helps create a less urban character in this area of the village where many buildings are located immediately adjacent to the road. Meets the tests for LGS.	Include in local plan as LGS.

Site ref. Gxx PCxx LGSx PVAx	Village	Site Location	Council Assessment 2012	Council Assessment 2013	Council Recommendation 2013
LGS175	Waterbeach	The Gault	N/A	Submitted by Parish Council. Existing PVAA. Grassed area with trees, benches and children's play equipment and is crossed by footpaths. Used by community for events and for informal recreational uses. Open area within the Conservation Area that helps create a less urban character in this area of the village where many buildings are located immediately adjacent to the road. Meets the tests for LGS.	Include in local plan as LGS.
LGS176	Waterbeach	Recreation Ground	N/A	Submitted by Parish Council. Within the Green Belt.	Within Green Belt therefore not designate as LGS.  Not include in local plan.
LGS177	Waterbeach	Millennium wood	N/A	Submitted by Parish Council. Within the Green Belt.	Within Green Belt therefore not designate as LGS.  Not include in local plan.

Site ref. Gxx PCxx LGSx PVAApp	Village	Site Location	Council Assessment 2012	Council Assessment 2013	Council Recommendation 2013
LGS178	Waterbeach	Old Pond Site	N/A	Submitted by Parish Council. Grassed area with mature trees and a bench. Adjacent to PVAA which includes grade II listed building and within Conservation Area. Parish Council has indicated the site has an abundance of wildlife including frogs and toads. Meets the tests for LGS.	Include in local plan as LGS.
LGS179	Waterbeach	Back Stiles	N/A	Submitted by Parish Council. Western part of the site is within the Green Belt. Area of grass and scrub with public footpath running along the northern boundary. Western part of the site includes trees. It does not appear to have any distinguishing features apart from having views of the open countryside to the north. Western part of the site is adjacent to allotments. Does not meet the tests for LGS.	Not include in local plan as LGS.

Site ref. Gxx PCxx LGSx PVAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013	Council Recommendation 2013
LGS180	Waterbeach	Barracks Frontage	N/A	Submitted by Parish Council. Triangular grassy area with trees at the entrance to Waterbeach Barracks, which is screened from Denny End Road by a hedge. It is part of the green setting of the entrance to the barracks and has in the past had an aircraft upon it. It is part of a larger grassed area that forms the entrance to Waterbeach Barracks. Meets the tests for LGS.	Include in local plan as LGS.
LGS181	Waterbeach	Car Dyke	N/A	Submitted by Parish Council. Within the Green Belt and designated as a Scheduled Monument.	Not necessary to designate as LGS as already designated as Scheduled Monument.  Within Green Belt therefore not designate as LGS.  Not include in local plan as LGS.

<b>Site ref. Gxx PCxx LGSx PVAxx</b>	<b>Village</b>	<b>Site Location</b>	<b>Council Assessment 2012</b>	<b>Council Assessment 2013</b>	<b>Council Recommendation 2013</b>
LGS182	Waterbeach	Old Burial Ground	N/A	Submitted by Parish Council. Within the Green Belt.	Within Green Belt therefore not designate as LGS.  Not include in local plan.
LGS183	Waterbeach	Camlocks	N/A	Submitted by Parish Council. Local Equipped Area of Play within a new housing estate. It is proposed that this area is included within a revised Green Belt.	Within Green Belt therefore not designate as LGS.  Not include in local plan.
LGS184	Waterbeach	Coronation Close / Cambridge Road	N/A	Submitted by Parish Council. Grassed area with trees and post box at the entrance to Coronation Close. Glimpses of countryside beyond the houses on the southern side of Cambridge Road. Helps maintain the rural character of this area of the village which borders open countryside. Could be used for informal recreation. Meets the tests for LGS.	Include in local plan as LGS.

Site ref. Gxx PCxx LGSx PVAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013	Council Recommendation 2013
LGS185	Waterbeach	Abbey Ruins	N/A	Submitted by Parish Council. Within the Green Belt and designated as a Scheduled Monument.	<p>Not necessary to designate as LGS as already designated as Scheduled Monument.</p> <p>Within Green Belt therefore not designate as LGS.</p> <p>Not include in local plan as LGS.</p>
LGS186	Waterbeach	Town Holt	N/A	Submitted by Parish Council. Within the Green Belt.	<p>Within Green Belt therefore not designate as LGS.</p> <p>Not include in local plan.</p>

Site ref. Gxx PCxx LGSx PVAx	Village	Site Location	Council Assessment 2012	Council Assessment 2013	Council Recommendation 2013
LGS187	Waterbeach	School frontage	N/A	Submitted by Parish Council. Existing PVAA. Grassed area with a tree at the entrance to the primary school, separated from the High Street by a low fence and hedge. Adjacent to PVAA which includes grade II listed building and within Conservation Area. Helps create a less urban character in this area of the village where many buildings are located immediately adjacent to the road. Meets the tests for LGS.	Include in local plan as LGS.
LGS188	Whaddon	Recreation Ground / play area	N/A	Submitted by Parish Council. Grassed recreation ground that includes play equipment. Partially screened from Church Street by mature trees along this boundary which is an Important Countryside Frontage. Adjacent to village hall. Meets the tests for LGS.	Include in local plan as LGS.



Site ref. Gxx PCxx LGSx PVAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013	Council Recommendation 2013
LGS189	Whaddon	Golf course / driving range	N/A	Submitted by Parish Council. Scheduled Monument on part of the site. Driving range and golf course screened by trees. Public footpaths run across the site and along the southern boundary. Includes golf centre buildings and wooded areas. Large tract of land that together with LGS190 forms an extensive area of open space LGS is not intended to protect extensive tracts of land and therefore this does not meet the tests for LGS.	Not include in local plan as LGS.
LGS190	Whaddon	Whaddon Green	N/A	Submitted by Parish Council. Grassed area that forms part of a green area between the two built areas of the village. Helps to retain the rural character of the village. Public footpaths run along the northern boundary and across the site. Large tract of land that together with LGS189 forms an extensive area of open space LGS is not intended to protect extensive tracts of land and therefore this does not meet the tests for LGS.	Not include in local plan as LGS.

Site ref. Gxx PCxx LGSx PVAAxx	Village	Site Location	Council Assessment 2012	Council Assessment 2013	Council Recommendation 2013
LGS191	Whittlesford	Newton Road Play Area	N/A	Submitted by Parish Council. Rectangular grassed area bordered by hedges used for recreational purposes. Remainder of site looks to include back gardens. Boundary to be amended so that site only includes the rectangular grassed area.	Only rectangular grassed area meets the tests for LGS. Remainder of site does not meet the tests for LGS.
LGS192	Whittlesford	The Lawn	N/A	Submitted by Parish Council. Existing PVAA. Large grassed area with trees, benches, play equipment and sports facilities. Helps to maintain the rural character of the village. Meets the tests for LGS.	Include in local plan as LGS.

## **Appendix 6: Evidence Paper for Important Countryside Frontages (June 2013)**

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

The existing Important Countryside Frontages policy has successfully protected these views and an issue raised in the 2012 Issues and Options consultation was whether to retain the existing policy and where existing ICFs should be removed or any new ones should be identified.

The Council received much support for retaining the existing policy – 90 supporting representations including support from 21 Parish Councils and a number of new ones were suggested by Parish Councils and individuals. There were only two requests for existing ICFs to be removed.

The Council assessed all the new suggestions for ICF ensuring that they meet the following criteria. –

- Open views of wider countryside
- Open countryside separates two parts of the built up area
- Frontage and open countryside beyond should be kept open and free from development to protect the setting, character and appearance of the village.

Following the consultation in 2012 a number of new ICF were suggested and these were included in the Issues and Options 2 Consultation 2013. Further sites were proposed during this consultation.

Table 4 includes an assessment of all the frontages that have been submitted to the Council during both consultations.

#### Table 4 - Important Countryside Frontages

Sites included in the Issues and Options 2 Consultation 2013 are referenced as follows -

Option Fxx – These sites met the tests for ICF

Option PCxx – These sites did not meet the tests for ICF but were proposed by Parish Councils and therefore consulted upon.

ICFxx – These are new frontages submitted during Issues and Options 2 consultation 2013

Site ref ICFxx Fxx PCCxx	Village	Site Location /Address	Council assessment 2012	Council assessment 2013 including results of 2013 consultation if site is included in consultation.	Council Recommendation 2013
PC24	Cambourne	Western and part of southern edge of Lower Cambourne	<p>Parish Council suggestion.</p> <p>This frontage is extensive and follows the village framework boundary of this part of Cambourne. It does not follow a roadway but goes along property boundaries that face or back onto countryside. For the most part it looks onto a bridleway so views are not to open countryside. This would not protect open views of the village as is intended by the creation of ICF. It would instead protect the views of the countryside available from those properties on this edge of Lower Cambourne. Neither does it separate two parts of the village.</p>	<p>Support: 4 Object: 0 Comment: 1</p> <p>Cambourne PC support stating that important areas giving views of surrounding countryside linked to Greenways. These must be protected to preserve concept of Cambourne.</p> <p>However this frontage does not meet the criteria for ICF. Local Green Space has been designated to protect from development much of the</p>	<p>This does not meet the criteria for ICF therefore do not include in local plan</p>

Site ref ICFxx Fxx PCCxx	Village	Site Location /Address	Council assessment 2012	Council assessment 2013 including results of 2013 consultation if site is included in consultation.	Council Recommendation 2013
				land around Cambourne.	
PC25	Cambourne	Southern edge of Greater Cambourne	<p>Parish Council suggestion.</p> <p>This frontage is extensive and follows the village framework boundary of Greater Cambourne. It does not follow a roadway but goes along property boundaries that face or back onto the open countryside This would not protect open views of the village as is intended by the creation of ICF. It would instead protect the views of the open countryside available from those properties on this edge of Greater Cambourne. Neither does it separate two parts of the village.</p>	<p>Support: 4 Object: 0 Comment: 0</p> <p>Cambourne PC support stating that important areas giving views of surrounding countryside linked to Greenways. These must be protected to preserve concept of Cambourne.</p> <p>However this frontage does not meet the criteria for ICF. Local Green Space has been designated to protect from development much of the land around Cambourne.</p>	This does not meet the criteria for ICF therefore do not include in local plan
PC26	Cambourne	Southern edge of Upper Cambourne	<p>Parish Council suggestion.</p> <p>This frontage is extensive and follows the village framework boundary of Upper Cambourne. It does not follow a roadway but goes along the property boundaries that will be built that face or back onto the open</p>	<p>Support: 4 Object: 0 Comment: 0</p> <p>Cambourne PC support stating that important areas giving views of surrounding countryside linked to Greenways. These must be</p>	This does not meet the criteria for ICF therefore do not include in local plan

Site ref ICFxx Fxx PCCxx	Village	Site Location /Address	Council assessment 2012	Council assessment 2013 including results of 2013 consultation if site is included in consultation.	Council Recommendation 2013
			countryside. This would not protect open views of the village as is intended by the creation of ICF. It would instead protect the views of the open countryside available from those properties on this edge of Upper Cambourne. Neither does it separate two parts of the village.	protected to preserve concept of Cambourne.  However this frontage does not meet the criteria for ICF. Local Green Space has been designated to protect from development much of the land around Cambourne.	
N/A	Cottenham	Vistas as included in Cottenham Village Design Guide SPD	These vistas are located outside of the village and are intended to protect views into the village from the open countryside around Cottenham. This is not the purpose of ICF.	N/A	This does not meet the criteria for ICF therefore do not include in local plan
N/A	Fowlmere	Object to the current ICF designation of the east boundary of land west of High Street, Fowlmere.	The ICF follows the High Street and London Road protecting the views from the village to the west across open countryside. This edge is important to be kept open and free from development to protect the setting, character and appearance of this part of Fowlmere. The land to the west of the road has a distinctly rural character in contrast to that on the eastern side which is clearly part of the built form of the village. The southern section of the rural land is	N/A	This ICF should be retained.  Continue to include in local plan

Site ref ICFxx Fxx PCCxx	Village	Site Location /Address	Council assessment 2012	Council assessment 2013 including results of 2013 consultation if site is included in consultation.	Council Recommendation 2013
			<p>an arable field and the northern section is treed grassland. These both form part of the wider countryside and not part of the urban form of Fowlmere. Removal of all or part of this protected frontage would result in losing the rural character that is brought into the village by the views across this land. The character of Fowlmere would be adversely impact.</p>		
PC27	Gamlingay	Outlying hamlets Dennis Green, The Cinques, and the Heath	<p>Parish Council suggestion.</p> <p>Gamlingay has many outlying hamlets which are part of the local character and it has suggested that the ICF policy be used to protect this local character.</p> <p>However it would not be appropriate to designate many ICFs in order to protect this particular character since it is not the intention of this policy to prevent infilling of extensive areas such as is described in the representation. It is only frontages along a defined road or boundary that could be designated within this policy.</p>	<p>Support: 0 Object: 1 Comment: 0</p> <p>Objection from landowners in vicinity of area referred to. Do not consider area appropriate for such a designation - already protected by prevailing open countryside policy.</p>	This does not meet the criteria for ICF therefore do not include in local plan
ICF 01	Great and Little	Village on the Hill	N/A	Residents and Parish	This does not meet

Site ref ICFxx Fxx PCCxx	Village	Site Location /Address	Council assessment 2012	Council assessment 2013 including results of 2013 consultation if site is included in consultation.	Council Recommendation 2013
	Chishill			Council keen to protect vistas that befit 'The Village on the Hill'. However the ICF policy is not appropriate for protecting such an area – it is for frontages. Existing countryside policies will protect the setting of the village.	the criteria for ICF therefore do not include in local plan
F1	Great Eversden	The elm hedge along the north side of Church street Great Eversden between the Hoops and the church	Church Street for part of its length between the Hoops and the Church is in open countryside – with views both to the south and north. The church is not within a village framework and therefore one of the criteria of protecting countryside between two parts of a village is not met by identifying an ICF along this length of road. Consideration could be given to protecting the character of the rural edge to the south of the village by identifying part of the south side of Church Street nearest to the Hoop within the village framework and from the cross roads along the eastern part of Wimpole Road up to property no 38. This frontage has open views of the countryside to the south of the	Suggesting designating part of south side of Church Street within the village framework and along southern side of Wimpole Road which was included in 2013 consultation.  Support:7 Object: 0 Comment: 1  Support for this ICF and it meets the tests for ICF.	Include ICF in local plan as it meets the tests for ICF.



Site ref ICFxx Fxx PCCxx	Village	Site Location /Address	Council assessment 2012	Council assessment 2013 including results of 2013 consultation if site is included in consultation.	Council Recommendation 2013
			village and towards the church.		
PC28	Great Shelford	Southern side of Granhams Road hill.	Parish Council suggestion.  This frontage is located outside of Great Shelford and therefore having an ICF would not protect views out from the village. It is in open countryside so does not fulfil the criteria for ICF.	Support: 5 Object: 0 Comment: 0  Support from Parish Council wishing to protect the countryside but this frontage is outside of the village and does not meet criteria for ICF.	This does not meet the criteria for ICF therefore do not include in local plan
F2	Guilden Morden	Suggest the open views of the countryside that extend north-west from Dubbs Knoll Road, Guilden Morden (north of 33 Dubbs Knoll Rd)	This frontage follows the road and clearly brings a rural character to this edge of the village. There are clear views of the open countryside beyond with long views from the village. This frontage and open countryside beyond should be kept open and free from development to protect the setting, character and appearance of this part of Guilden Morden. Fox Cottage is a listed building which looks out over this frontage and its setting would be adversely impacted if the open countryside beyond where to be developed.	Support: 2 Object: 0 Comment: 0	This does meet the criteria for ICF and therefore should be considered.

Site ref ICFxx Fxx PCCxx	Village	Site Location /Address	Council assessment 2012	Council assessment 2013 including results of 2013 consultation if site is included in consultation.	Council Recommendation 2013
F3	Guilden Morden	Area opposite 38-44 Dubbs Knoll Road (south of 33 Dubbs Knoll Rd)	This frontage follows the road and clearly brings a rural character to this edge of the village. There is a well-established hedge along the boundary which offers glimpses of the countryside beyond. This frontage creates a rural edge to the village and the adjoining countryside should be kept open and free from development to protect the setting, character and appearance of this part of Guilden Morden.	<p><b>Support: 2</b> <b>Object: 1</b></p> <p>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> <p>Guilden Morden Parish Councils suggests that ICF is extended to both sides of track. This would extend the frontage along an area which is in places densely treed and does not have the same open character offering views of the countryside beyond and therefore does not meet the criteria for ICF.</p>	This does meet the criteria for ICF and therefore should be included in local plan. The extent of this frontage to be that consulted upon in the Issues and Options 2 consultation 2013.
ICF02	Haslingfield	Chalk ridge running east – west.	N/A	Proposed by Parish Council. The ICF policy is not appropriate for protecting	This does meet the criteria for ICF and therefore should be

Site ref ICFxx Fxx PCCxx	Village	Site Location /Address	Council assessment 2012	Council assessment 2013 including results of 2013 consultation if site is included in consultation.	Council Recommendation 2013
				such a ridge – it is for frontages within and on the edge of a village. Existing countryside policies will protect the setting of a village.	included in local plan.
ICF03	Linton	Land either side of footpath to Lt Linton via Clapper stile (horse paddocks) -	N/A	<p>According to the Parish Council this is a sensitive landscape of the River Granta valley between Linton and Hildersham and the setting of the important historic site of Little Linton proposed by Parish Council</p> <p>The ICF policy is not appropriate for protecting such an area outside of the village – it is for frontages within and on the edge of a village. Existing countryside policies will protect such landscape.</p>	This does meet the criteria for ICF and therefore should be included in local plan.
ICF04	Linton	Borley Wood area to Roman Road - Heath Farm area	N/A	<p>According to the Parish Council this is ancient woodland site and has been largely converted to plantation. Proposed by the Parish Council.</p> <p>The ICF policy is not appropriate for protecting</p>	This does meet the criteria for ICF and therefore should be included in local plan.

Site ref ICFxx Fxx PCCxx	Village	Site Location /Address	Council assessment 2012	Council assessment 2013 including results of 2013 consultation if site is included in consultation.	Council Recommendation 2013
				such an area outside of the village – it is for frontages within and on the edge of a village. Ancient woodland in the district is being protected within a policy in the local plan.	
ICF05	Linton	Land from the A1307 to Catley Park	N/A	<p>According to the Parish Council Catley Park is an open undisturbed part of the East Anglian Chalk Landscape Area it defines the distinctive, open and variable topography of the Chalk Landscape. Proposed by the Parish Council.</p> <p>The ICF policy is not appropriate for protecting such an area outside of the village – it is for frontages within and on the edge of a village.</p>	This does meet the criteria for ICF and therefore should be included in local plan.
ICF06	Linton	Rivey Hill	N/A	<p>According to the Parish Council this is part of the East Anglian Chalk Landscape Character Area and Natural Area, open and rising agricultural land which is highly prominent. Proposed by the Parish Council.</p>	This does meet the criteria for ICF and therefore should be included in local plan.

Site ref ICFxx Fxx PCCxx	Village	Site Location /Address	Council assessment 2012	Council assessment 2013 including results of 2013 consultation if site is included in consultation.	Council Recommendation 2013
				The ICF policy is not appropriate for protecting such an area outside of the village – it is for frontages within and on the edge of a village. Existing countryside policies will protect such landscape. .	
ICF07	Linton	Fields off Balsham Road leading to Water Tower	N/A	<p>According to the Parish Council this is part of the East Anglian Chalk Landscape Character Area and Natural Area, open and rising agricultural land which is highly prominent. Proposed by the Parish Council.</p> <p>The ICF policy is not appropriate for protecting such an area outside of the village – it is for frontages within and on the edge of a village. Existing countryside policies will protect such landscape.</p>	This does meet the criteria for ICF and therefore should be included in local plan.
ICF08	Little Gransden	Area between Main Road and the bottom of Primrose Hill known as the Pyckle	N/A	This section of road which is between two parts of the village framework of Little Gransden already has ICF on both sides of the road.	These ICFs should be retained. Continue to include in local plan.

Site ref ICFxx Fxx PCCxx	Village	Site Location /Address	Council assessment 2012	Council assessment 2013 including results of 2013 consultation if site is included in consultation.	Council Recommendation 2013
N/A	Longstanton	ICF around village should be removed	<p>Due to the presence of the Northstowe proposal it has been requested that the ICF around Longstanton be removed.</p> <p>However the need to retain and protect the views from Longstanton into the nearby open countryside in order to protect the character of the village will still be valid once Northstowe is developed. The existing ICFs to the south of the village protect important views across countryside from Rampton Road that must be kept open and free from development to protect the setting, character and appearance of Longstanton.</p>	N/A	<p>These ICFs should be retained.</p> <p>Continue to include in local plan</p>
PC29	Over	Longstanton Road	<p>Parish Council suggestion.</p> <p>This frontage is for most of its length alongside an employment site in Over with open countryside beyond. The employment site is behind a tall hedge and so the rural character of the village is not necessarily enhanced by its presence. An ICF along this stretch of road would not</p>	No representations	This does not meet the criteria for ICF therefore do not include in local plan

Site ref ICFxx Fxx PCCxx	Village	Site Location /Address	Council assessment 2012	Council assessment 2013 including results of 2013 consultation if site is included in consultation.	Council Recommendation 2013
			protect the rural character of this part of Over.		
PC30	Over	New Road/Station Road	Parish Council suggestion.  All of these frontages along Station Road and New Road are outside of the village beyond the edge of the rural/urban boundary. They are rural in character. Therefore having these lengths of road designated as ICF would not be in the spirit of the policy which is to protect views of countryside looking from within a village not looking from outside back towards the village.	Support: 0 Object: 1 Comment: 0  Objection since frontage does not meet criteria for ICF	This does not meet the criteria for ICF therefore do not include in local plan
N/A	Over	Willingham Road/Mill Road	Parish Council suggestion.  Already identified as ICF.		Already identified as ICF. Continue to include in local plan
N/A	River Cam	River corridor	The inclusion of the whole of the river corridor is not in the spirit of the policy for designating ICFs which should be for specific viewpoints rather than a mass designation.		This does not meet the criteria for ICF therefore do not include in local plan
N/A	Sawston	The frontage between Sawston Hall Grounds and open countryside -	This frontage follows the rear of properties in Huddleston Way and does not provide open views for the		This does not meet the criteria for ICF therefore do not

Site ref ICFxx Fxx PCCxx	Village	Site Location /Address	Council assessment 2012	Council assessment 2013 including results of 2013 consultation if site is included in consultation.	Council Recommendation 2013
		land east of Huddleston Way.	local community across the adjoining countryside. The views that would be protected would be for those properties backing onto the fields.		include in local plan



**Chapter 7: Delivering High Quality Homes**

The audit trail for **Policy H/1: Allocations for Residential Development at Villages** that resulted from the following issues is included in Chapter 3 (Strategic Sites):

**Issues and Options 2012 Issue 16**

**Issues and Options 2013 (Part 1) Chapter 9 including Questions 2 and 3**

**Issues and Options 2013 (Part 2) Issue 1**

<b>Issues and Options 2012 Issue 45</b>	<b>Housing Density</b>
Key evidence	<ul style="list-style-type: none"> <li>• Annual Monitoring Reports</li> <li>• DETR Planning Research Programme - The Use of Density in Planning 1998</li> </ul>
Existing policies	Development Control Policies DPD Policy HG/1 The following AAP policies will remain in place: <ul style="list-style-type: none"> <li>• Cambridge East AAP Policy CE/7</li> <li>• Cambridge Southern Fringe AAP Policy CSF/7</li> <li>• North West Cambridge AAP Policy NW/5</li> <li>• Northstowe AAP Policy NS/7</li> </ul>
Analysis	<p>The existing plans making up the LDF contain a number of density policies. Those contained in Area Action Plans for the major developments would remain in place and would not be superseded by a new density policy in the Local Plan which would only replace policy HG/1. Policy HG/1 seeks average net densities of at least 30dph unless local circumstances require a different approach, and average net densities of at least 40dph should be achieved in more sustainable locations. The AAP generally seek to achieve average net densities of 50dph, with the exceptions of Cambridge East which sets a minimum of 50dph and seeks to achieve 75dph and the Northstowe AAP which seeks to achieve an average net density of 40dph.</p> <p>The NPPF requires local planning authorities to set their own approach to housing density to reflect local circumstances. At paragraph 58 it also requires planning policies to ensure that amongst other considerations, developments optimise the potential of sites to accommodate development.</p> <p>The 1998 DETR research paper ‘The use of Density in Planning’ demonstrates that the area required to accommodate 400 dwellings decreases rapidly as density increases up to 30 dph. As density increases above 30 dph the area required decreases more slowly, with little change above 90 dph. In parallel with this the research identifies that the land required to provide social and community facilities falls rapidly as density increases up to 20 dph, beyond which the land requirement remains fairly constant, regardless of density. This indicates that subject to local circumstances it is most sustainable to develop at densities of 30 dph or more.</p>

Monitoring shows that in new developments completed between 1999 and 2011 the overall average net density of completed developments in South Cambridgeshire on sites of 9 or more dwellings rose from 27.6 dph in 1999 – 2001, to 36.1 dph in 2010-2011. The density of historical development in six villages has been assessed by looking at typical street blocks developed in three different time periods. Two villages have been selected from our Rural Centres, two from our Minor rural Centres and two from our Group Villages. The first time period is for developments prior to 1914, when no planning controls on development were in force. The second time period is 1914 to 2000, when planning controls were in force, but prior to the imposition of the minimum density requirement in PPG3. The third time period is 2000 from onwards when the minimum density requirement of 30 dph was in force until 2011. The assessment of net residential densities in sample villages, indicates that during the period 1914 to 2000 residential densities overall were significantly lower at circa 21.2 dph, than the pre 1914 level of circa 38.4 dph. Post 2000 residential density levels rose to circa 41.8 dph slightly above the pre-1914 levels. The figures also indicate that the pre 1914 residential densities decrease from villages in the rural centres category, to the minor rural centres category and further to the group villages' category.

Ten completed development sites have been examined to assess the quality of developments, with particular reference to residential density and car parking. All assessed schemes are at densities greater than 30 dph, as the Council's current policy requirement is for a minimum density of 30 dwellings per hectare, unless there are exceptional local circumstances; with the categories assessed being between 30 and 39 dph, between 40 and 49 dph, between 50 and 59 dph and between 80 and 89 dph. Sites were selected in a variety of locations, the two growth areas of Orchard Park and Cambourne, the fringe of Cambridge and in South Cambridgeshire villages. The findings suggest that at densities of between 30 to 39 dph developers have developed house types and an approach to site and block layout that enables quality development to be produced, whilst at densities of greater than 80 dph developers are required to design specifically for the scheme resulting in good quality development. The greatest issues were seen at densities above 40 dph where developers sought to maintain the use of standard house types.

The use of average net densities allows for a wide variation in density across a site; and especially on very large sites, this range of densities could extend from below 30 dph to above 100 dph. The proposed Cambridge Fringe density of 40 dph is in response to the distance of the sites in the District from the city centre, because they adjoin existing low density suburbs and in some cases because of their sensitive locations.

	<p><b>Potential for Reasonable Alternatives</b></p> <p>Three alternative options have been identified. Not to include a density policy and rely on other Local Plan policies and the NPPF to protect amenity and ensure the efficient use of land. To include a policy setting an 30 dph minimum across the District, and to provide density standards depending on position in the settlement hierarchy.</p>
Which objectives does this issue or policy address?	<p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective C: To provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type, size, tenure and cost.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p>
Final Issues and Options Approaches	<p><b>Question 45:</b> Which of the following options do you agree with:</p> <ul style="list-style-type: none"> <li>i. Provide no specific guidance on density</li> <li>ii. Include a policy with a density target of an average of 30 dph on a development but allowing for variation from site to site to reflect local circumstance</li> <li>iii. Include a policy with higher average target densities in the most sustainable locations and lower average densities in the least sustainable but allowing for variation from site to site to reflect local circumstances.</li> </ul>
Initial Sustainability Appraisal Summary	<p>All three options seek efficient use of land, therefore contributing to achievement of the land objective, although there is a higher degree of uncertainty associated with providing no specific guidance (option i), as it would not establish a minimum. By using land efficiency, the option could contribute to the landscape and townscape objective. Given the requirements to deliver good design, proposed in other options, it cannot be assumed that higher densities would have a negative impact on the creating good spaces objective. All options appear to offer flexibility to reflect local townscape character.</p> <p>Alongside this density needs to be balanced with climate change mitigation, and the delivery of Sustainable Drainage Systems, although with good design and dual use of spaces both should be achievable. Seeking higher densities in accessible locations (option iii) would contribute to focusing development where sustainable travel can be achieved, and support access to employment.</p>
Representations Received	<ul style="list-style-type: none"> <li>i. Support: 10, Object: 3, Comment: 4</li> <li>ii. Support: 21, Object: 3, Comment: 4</li> <li>iii. Support: 38, Object: 4, Comment: 1</li> </ul> <p>Please provide any comments: 26</p>

Key Issues from Representations

**Question 45 i**

**ARGUMENTS IN SUPPORT:**

- Restrict guidance only to large sites and via a Design Guide. Inflexible guidance on small sites can lead to locally unacceptable developments.
- The market should determine site densities
- Each site should be considered on merit taking into account local views
- Rely on NPPF, 1 Parish Council

**OBJECTIONS:**

- Density guidance provides clarity for planning applications
- Developers must be given guidance

**COMMENTS:**

- Densities to be design led
- Site density policies should take local circumstances and scheme viability into account

**Question 45 ii**

**ARGUMENTS IN SUPPORT:**

- Support from 7 Parish Councils.
- 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
- Allows for lower densities on village edges and other sensitive locations

**OBJECTIONS:**

- Housing density should be lower than Cambourne
- 30 dph is the wrong density for our villages

**Question 45 iii**

**ARGUMENTS IN SUPPORT:**

- Support from 8 Parish Councils, flexibility and ability to take local context into account are important.
- Agree set targets based on sustainability and respecting context inappropriate development can erode the quality of place and identity in settlements and the countryside
- High density housing need not affect quality, to fit the maximum number of homes on the available land the targets should be high
- Too low a density will reduce the ability of the development to accept affordable housing, s106 and CIL contributions.

	<p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Limiting choice to either 30 dph and 40dph is too restrictive and would add to oversupply of medium density housing compared with the undersupply of low density properties</li> <li>• Cambridge City Council objects that 40 dph may be too low for sites on the edge of Cambridge as the City target is 45 dph</li> <li>• There will be a demand for low density development in sustainable locations, which needs to be facilitated by the Local Plan</li> </ul>
Preferred Approach and Reasons	<p>Include a policy with higher average densities in the most sustainable locations (edge of Cambridge and new settlements at 40 dph), and lower average densities (30 dph), in less sustainable locations (Rural Centres, Minor Rural Centres and Group Villages), but allowing for variation from site to site to reflect local circumstances. Note that the SHLAA 2012 and the site capacities included in the site options for I&amp;O1 in Summer 2012 had assumed 40dph for Rural Centres but after consideration of representations and on further reflection of the existing density characteristics of Rural Centres it was concluded that the policy should include an average density of 30dph in Rural Centres. This has had the effect of reducing the assumed site capacities of potential site allocations in the Local Plan. The policy will not apply to infill villages where a design-led approach will be followed taking account of the character of the area in which it is located.</p> <p>There was strong support for inclusion of a policy although some objectors thought that this could be left to the market, or dealt with on a site by site basis. However land is a finite resource and must be used efficiently if sustainable development is to be achieved and clear policy guidelines are a well understood and practical way to achieve this. The preferred policy approach provides clear guidance combined with the flexibility to take into account local character, the scale of the development and other local circumstances.</p> <p>In response to specific issues raised:</p> <ul style="list-style-type: none"> <li>• Where appropriate site densities could be less than 30 dph and more than 40 dph.</li> </ul>
Policy included in the draft Local Plan?	Policy H/7: Housing Density

<b>Issues and Options 2012 Issue 46</b>	<b>Housing Mix – House Types</b>
Key evidence	<ul style="list-style-type: none"> <li>• Annual Monitoring Report 2010-2011</li> <li>• SCDC Housing Strategy 2012-2016</li> <li>• Cambridge Housing Sub-Region - Strategic Housing Market Assessment 2010 and subsequent updates</li> </ul>

	<ul style="list-style-type: none"> <li>• The Lifetime Homes Standard (November 2011): <a href="http://www.lifetimehomes.org.uk">www.lifetimehomes.org.uk</a></li> <li>• Cambridge Econometrics population forecasting for South Cambridgeshire to 2031</li> <li>• East of England Forecasting Model population runs for South Cambridgeshire to 2031</li> <li>• 2011 Census output: <a href="http://atlas.cambridgeshire.gov.uk/census/CambsProfiles/atlas.html">http://atlas.cambridgeshire.gov.uk/census/CambsProfiles/atlas.html</a></li> <li>• Cambridgeshire Joint Strategic Needs Assessment / Older People 2010: <a href="http://cambridge.newcastlejsna.org.uk/webfm_send/143">http://cambridge.newcastlejsna.org.uk/webfm_send/143</a></li> <li>• Commissioning Strategy for Extra Care Sheltered Housing in Cambridgeshire 2011-15: <a href="http://www.cambridgeshire.gov.uk/NR/rdonlyres/48541DEC-6A2D-43E1-8A3E-E5EC62D9833B/0/DeliveryStrategyforExtraCareShelteredHousinginCambridgeshirefinal.pdf">http://www.cambridgeshire.gov.uk/NR/rdonlyres/48541DEC-6A2D-43E1-8A3E-E5EC62D9833B/0/DeliveryStrategyforExtraCareShelteredHousinginCambridgeshirefinal.pdf</a></li> </ul>
Existing policies	<p>Policy HG/2 Housing Mix</p> <p>The following AAP policies will remain in place:</p> <ul style="list-style-type: none"> <li>• Cambridge East AAP Policy CE/7</li> <li>• Cambridge Southern Fringe AAP Policy CSF/7</li> <li>• North West Cambridge AAP Policy NW/7</li> <li>• Northstowe AAP Policy NS/7</li> </ul>
Analysis	<p>Policies in existing AAP will remain in place until that AAP is superseded. Policy HG/2 seeks affordable housing to meet identified needs, and in developments of up to 10 homes market properties should provide at least 40% 1 and 2 bedroom homes, approximately 25% 3 bedroom homes and 25% 4 or more bedroom homes. Larger developments to provide a mix of homes, including 1 and 2 bedroom homes, and secure a balanced community. A proportion of new dwellings should meet lifetime mobility standards.</p> <p>The NPPF requires local planning authorities to plan for a mix of housing, based on demographic trends, market trends and the needs of groups such as families with children, older people, people with disabilities and others.</p> <p>The Annual Monitoring Report 2010-2011 records from page 60 that in the period before housing mix guidance was introduced locally the market trend was for delivery of large 4 bedroom or more properties with relatively few 1 and 2 bedroom properties being provided, and too few to address housing needs. It also records the impact of policy on the increasing provision of smaller properties over time.</p> <p>Surveys of the occupiers of new developments in Cambridgeshire illustrate the market preferences of buyers of new houses to buy the largest house that they can afford, with a significant proportion of 3 bedroom homes or larger being occupied by couples without</p>

	<p>children. Levels of ‘under-occupancy’ in the affordable housing sector being very low and the incidence of ‘over-occupancy’ much higher.</p> <p>The 2011 Census output for the District records that 25% of households consist of 1 person (11.5% pensioners), 31% were households with dependent children, 9% were households with non-dependent children, 32% were households with no children (10% of which were pensioners), and 3% were other types of household.</p> <p>The Commissioning Strategy for Extra Care Sheltered Housing in Cambridgeshire 2011-15 identifies the future needs for specialist accommodation for a growing elderly population. Housing mix restrictions should not apply to such development and design standards should be appropriate to the accommodation being provided.</p> <p><b>Potential for Reasonable Alternatives</b></p> <p>A number of alternative options have been identified. To not include a housing mix policy. To include a policy only on large sites or only on small sites. To apply housing mix policy only to market housing. If a mix is included that it seek a balance between demographic trends and market preferences.</p>
Which objectives does this issue or policy address?	Objective C: To provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type, size, tenure and cost.
Final Issues and Options Approaches	<p><b>Question 46:</b> Which of the following options do you agree with?</p> <ol style="list-style-type: none"> <li>i. Provide no guidance on housing mix (house types).</li> <li>ii. Include a policy on housing mix (house types) but only for market housing.</li> <li>iii. Any policy on housing mix (house types) should only apply to sites of 10 or more homes.</li> <li>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: <ul style="list-style-type: none"> <li>• At least 30% 1 or 2 bedroom homes,</li> <li>• At least 30% 3 bedroom homes</li> <li>• At least 30% 4 or more bedroom homes</li> <li>• With a 10% allowance for flexibility which can be added to any of the above categories taking account of local circumstances.</li> </ul> </li> </ol>
Initial Sustainability Appraisal Summary	Not including a policy regarding housing mix (option i) could risk achievement of the housing objective, as it could mean the mix is not adequate to ensure housing needs are met for the range of needs identified, particularly for smaller dwellings, as the trend historically in the district has been for delivery of larger dwellings unless policy

	<p>required a greater mix. This could have wider impacts for the inclusive communities objectives, as it could impact on equalities related to income. Seeking to balance demographic trends with preferences for smaller homes (option iv) would address a number of these issues, and could positive impact on achievement of the housing objective, by seeking deliver of appropriate house types and sizes.</p> <p>Applying mix to market housing only (option ii) would leave the mix of the affordable housing to be determined by actual identified needs on housing lists, which could therefore provide some additional benefit that actual needs are being reflected.</p> <p>Not applying to developments under 10 (option iii) would miss opportunities to address smaller sites, and as a result could impact on mix achieved in smaller villages, but overall it is likely the bulk of housing will be delivered through larger sites. It could give additional flexibility to address viability issues on smaller sites, or flexibility to reflect the character of the local area (for example an infill plot or redevelopment).</p>
Representations Received	<p>i. Support: 18, Object: 1, Comment: 1  ii. Support: 15, Object: 0, Comment: 0  iii. Support: 15, Object: 1, Comment: 2  iv. Support: 23, Object: 5, Comment: 2  Please provide any comments: 27</p>
Key Issues from Representations	<p><b>Question 46 i</b></p> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Existing policy has led to an over-supply of small houses and flats which have been taken up for private rental and so not successful in addressing demographic trends</li> <li>• The market should determine the mix for market housing</li> <li>• Support from 3 Parish Councils, consider developments individually and agree a mix to meet need at the time the application is made</li> <li>• 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</li> <li>• It should not be assumed that small households need or require small houses. It depends on their circumstances, family needs and expectations</li> <li>• The Local Plan should not provide any guidance but refer to the local Parish Council who will be affected by the proposed development.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Providing no guidance is dangerous</li> </ul>



**Question 46 ii**

**ARGUMENTS IN SUPPORT:**

- Support proposal to provide a mixed and balanced community whilst accommodating the necessary flexibility to respond to the specific market conditions at the time
- Support from 5 Parish Councils.

**Question 46 iii**

**ARGUMENTS IN SUPPORT:**

- Support from 6 Parish Councils - Agree combination of options iii) & iv), consider how to apply in small villages, it is impractical to try to apply a mix of sizes to small schemes.
- Reduce threshold to 5 or more as a development of 9 single sized properties would not provide an adequately balanced community
- Large houses are often under-occupied. Need for smaller/cheaper house/flats for young couples.

**COMMENTS:**

- 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.

**Question 46 iv**

**ARGUMENTS IN SUPPORT:**

- There needs to be a high proportion of smaller and more modest homes, to meet the need to ensure affordability for local buyers
- Support from 12 Parish Councils
- 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
- Where provision for older people made an allowance must be made for wardens
- 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

**OBJECTIONS:**

- Objections from 2 Parish Councils - Local circumstances as identified by Parish councils should always be sought as part of the policy, 20% flexibility allowance preferred.
- Too prescriptive

**COMMENTS:**

	<ul style="list-style-type: none"> <li>• Housing mixes in new developments to be determined by local housing needs for market and affordable housing.</li> </ul>
Preferred Approach and Reasons	<p>Include a policy on housing mix that seeks to balance demographic trends for smaller homes with market preferences for larger homes. Such policy to only apply to market homes and only to sites of 10 or more homes, the affordable housing mix to be determined by local housing needs at the time of the development.</p> <p>There was clear support for inclusion of a housing mix policy which would only apply to sites of 10 or more homes and only to market housing. Objectors were concerned that housing mix could be left to the market and that the policy was overly prescriptive. The policy will include three measures to ensure flexibility. First by it only applying to sites of 10 or more homes, second by not applying to sites in infill villages and third by the inclusion of a 10% flexibility allowance that can be added to any of the categories to allow local circumstances to be taken into account. The preferred policy approach will help the Local Plan achieve sustainable development in the District by better matching the new housing to be built over the plan period with the changing household structure of the population.</p> <p>In response to specific issues raised:</p> <ul style="list-style-type: none"> <li>• The policy will not restrict the mix on housing developments intended to include an element of care which will be determined on their merits.</li> <li>• A higher flexibility allowance would reduce the ability of the policy to guide future housing delivery to better match our changing household composition and an aging population.</li> <li>• A design led approach to be followed on sites of 9 or fewer homes is unlikely to deliver housing of only one type unless that is appropriate to the local circumstances.</li> </ul>
Policy included in the draft Local Plan?	Policy H/8: Housing Mix

<b>Issues and Options 2012 Issue 47</b>	<b>Housing Mix</b>
Key evidence	<ul style="list-style-type: none"> <li>• Annual Monitoring Report 2010-2011 and subsequent updates</li> <li>• SCDC Housing Strategy 2012-2016</li> <li>• Cambridge Housing Sub-Region - Strategic Housing Market Assessment 2010 and subsequent updates</li> <li>• The Lifetime Homes Standard (November 2011): <a href="http://www.lifetimehomes.org.uk">www.lifetimehomes.org.uk</a></li> <li>• Cambridge Econometrics population forecasting for South Cambridgeshire to 2031</li> <li>• East of England Forecasting Model population runs for South Cambridgeshire to 2031</li> </ul>

	<ul style="list-style-type: none"> <li>2011 Census output:  <a href="http://atlas.cambridgeshire.gov.uk/census/CambsProfiles/atlas.html">http://atlas.cambridgeshire.gov.uk/census/CambsProfiles/atlas.html</a> </li> </ul>
Existing policies	Policy HG/2 Housing Mix
Analysis	<p>The NPPF requires local planning authorities to plan for a mix of housing, based on demographic trends, market trends and the needs of groups such as families with children, older people, people with disabilities and others.</p> <p>The Housing Strategy 2012-2016 and the available population forecasting for South Cambridgeshire to 2031 all record trends for a rapidly aging population. The LEFM Baseline scenario for example records an increase in the percentage of the population aged 65 and over growing from 17% to 24%. The growth in the population over 65 forming a large proportion of the overall growth in the population of the District. This is clearly illustrated in Chapter 10 of the SHMA at figure 5.</p> <p>The Housing Strategy 2012-2016 from page 26 records data on people with disabilities in South Cambridgeshire. The 2008 Place Survey records 28% of respondents having some long term illness, disability or infirmity. For Council tenants this figure at march 2009 stood at 41%. The Private Sector House Condition Survey (2011/2012) records that 14.3% of such households contain at least one member with a long-term illness or disability. Of these households 45% suffered mobility problems (6.43% of all private sector households). From page 65 the strategy records the pressure on national and local budgets to support vulnerable people in the District. From page 70 it refers to how the Council can support people to live in their own homes as their mobility declines. The SHMA at Chapter 34 table 9 records how the percentage of frailty increases as populations age with 6% of men and 7% of women classified as frail in the 64-74 age band. Further background information can be found in Chapter 35.</p> <p>The Lifetime Homes Standard (November 2011 ) is a widely used national standard for ensuring that the spaces and features in new homes can readily meet the needs of most people, including those with reduced mobility. The Government's strategy requires all new housing built with public funding to meet the Lifetime Home standard by 2011. There have been a number of studies into the costs and benefits of building to the Lifetime Homes standard. These have concluded that the costs range from around £550 to £1650 per dwelling.</p> <p>Having homes built to the Lifetime Homes Standard helps to ensure that housing suits householders' needs and changing circumstances. Whilst lifetime homes can accommodate or adapt to the needs of many wheelchair users, the standards do not match the enhanced</p>

	<p>accessibility provided by a property constructed to the Wheelchair Housing Design standards. At present provision of fully wheelchair accessible housing is only made as part of the affordable housing element of schemes and in response to identified need.</p> <p><b>Potential for Reasonable Alternatives:</b> Choices exist concerning our approach to housing mix to provide for changing needs and reduced mobility. Two alternative approaches have been identified.</p> <p>i. Provide no guidance on making provision in new developments for those with reduced mobility and an ageing population. Provision would be regulated by the Building Regulations which currently do not go so far as the Lifetime Homes Standard.</p> <p>ii. Include a policy in the Local Plan to require 5% of market housing and all affordable housing to meet Lifetime Homes standards. The policy would not require a set provision for fully wheelchair accessible housing. Such provision to be limited to the affordable housing element of developments and then only in response to an identified need.</p>
Which objectives does this issue or policy address?	Objective C: To provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type, size, tenure and cost.
Final Issues and Options Approaches	<p><b>Question 47:</b> What approach do you think the new Local Plan should take to securing houses adapted to meet the needs of people with reduced mobility, looking at the following options?</p> <p>i. Provide no guidance on the provision of housing for people with reduced mobility.</p> <p>ii. All affordable and 5% of market housing should be designed to Lifetime Homes standards.</p>
Initial Sustainability Appraisal Summary	Requiring 5% of market and all affordable housing to be lifetime homes standard (option ii) would have a significant positive impact on the redressing inequalities objective. This option would create higher costs for developers, and could increase the cost of new homes. Not setting a specific requirement (option i) and relying on building regulations could therefore have a negative impact on the redressing inequalities objective, by not requiring any provision in response to specific evidence identified in the Scoping Report that the population structure is ageing.
Representations Received	<p>i. Support: 3, Object: 1, Comment: 1</p> <p>ii. Support: 29, Object: 4, Comment: 2</p> <p>Please provide any comments: 11</p>
Key Issues from Representations	<p><b>Question 47 i</b></p> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>Support from 3 Parish Councils – Rely on the Building Regulations. Avoid placing too onerous requirements on new developments. This will increase build costs and house</li> </ul>

prices/rents.

**OBJECTIONS:**

- As with energy efficiency this must be imposed on the developers as it is much more costly to retrofit

**COMMENTS:**

- 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

**Question 47 ii**

**ARGUMENTS IN SUPPORT:**

- Support from 12 Parish Councils, some seek a higher proportion of Lifetime Homes (255 to 100%).
- As with energy efficiency this must be imposed on the developers as it much more costly to retrofit - enforce it for all new builds
- Cambridgeshire County Council - Given the rise in Cambridgeshire's older population, housing provision needs to / be:
  - Adaptable to meet the needs of people as they grow older
  - Reduce dependence on residential and nursing care, which is likely to focus more on those reaching the end of their lives
  - Reduce social isolation for older people as this contributes to poor health and wellbeing
  - Option ii) is consistent with policy guidance applied elsewhere

**OBJECTIONS:**

- Cambridge City Council - Lack of evidence to support 5% figure given increasing number of older residents
- 1 Parish Council comments that this could reduce amount of affordable housing

**COMMENTS:**

- 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
- Cambridgeshire County Council - The plan needs to consider more strongly the needs of the aging population and the emphasis towards ensuring people can live in their homes longer
- 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.

<p>Preferred Approach and Reasons</p>	<p>Include a policy provision requiring that all affordable housing and 5% of market housing be constructed to meet Lifetime Homes Standards.</p> <p>There was strong support for inclusion of a policy. In the main objections were concerned that the approach was too prescriptive, and could add to development costs, whilst others were concerned that all new homes should meet the standard to address the challenges of an aging population. The preferred policy approach will help the Local Plan achieve sustainable development in the District by better matching the new housing to be built over the plan period with the demographic trends for an aging population and known proportions of residents with reduced mobility.</p> <p>In response to specific issues raised:</p> <ul style="list-style-type: none"> <li>• There is insufficient evidence to support a requirement that all market homes be built to Lifetime Homes Standards</li> <li>• People with reduced mobility can be expected to live in all parts of the District and cannot be moved to more sustainable locations.</li> </ul>
<p>Policy included in the draft Local Plan?</p>	<p>Policy H/8: Housing Mix</p>

<p><b>Issues and Options 2012 Issue 48</b></p>	<p><b>Affordable Housing</b></p>
<p>Key evidence</p>	<ul style="list-style-type: none"> <li>• Annual Monitoring Reports</li> <li>• SCDC Housing Register</li> <li>• SCDC Housing Strategy 2012-2016</li> <li>• Cambridge Housing Sub-Region - Strategic Housing Market Assessment 2010 and subsequent updates</li> <li>• The Strategic Housing Land Availability Assessment 2012</li> <li>• Settlement summaries of site suitability drawn from the Strategic Housing Land Availability Assessment (SHLAA) and Sustainability Appraisal assessments</li> <li>• CLG House price and sales indices</li> <li>• Emerging CIL evidence for South Cambridgeshire District Council</li> </ul>
<p>Existing policies</p>	<p>Policy HG/3 Affordable Housing  Policy HG/4 Affordable Housing Subsidy  The following AAP policies will remain in place:</p> <ul style="list-style-type: none"> <li>• Cambridge East AAP Policy CE/7</li> <li>• Cambridge Southern Fringe AAP Policy CSF/7</li> <li>• North West Cambridge AAP Policy NW/6 and NW/7</li> <li>• Northstowe AAP Policy NS/7</li> </ul>
<p>Analysis</p>	<p>Policies in existing AAP will remain in place until that AAP is superseded. Under policy HG/3 housing developments will only be</p>

permitted if they provide an agreed mix of affordable housing amounting to 40% or more of the additional houses on site. Account is taken of viability and the achievement of mixed and balanced communities. Policy HG/4 allows for the amount of affordable housing to be reduced where circumstances have changed between the grant of planning permission and implementation.

The NPPF states that where there is a need for affordable housing, Local Plans should set policies for meeting this need on site, unless off site provision or a financial contribution of broadly equivalent value can be justified. The policies should contribute to the creation of mixed and balanced communities and be sufficiently flexible to take account of changing market conditions over time.

The Annual Monitoring Report 2010-2011 from page 49 records the impact of existing affordable housing policies. In the last monitoring year 40% of homes permitted on sites of two or more dwellings were affordable fully meeting the policy target (205 homes). Since then planning permission has been granted for other schemes providing 40% affordable housing and also for a 950 home addition to Cambourne where viability evidence was accepted that provides for 30% affordable housing.

There is a high level of housing need in the district with 3,378 households on the Council housing register as of March 2013. The Strategic Housing Market Assessment<sup>1</sup> records that identifies that 11,838 affordable homes will be required to meet current and arising need in the period to 2031, a considerable proportion of all the homes to be built to 2031, however the delivery of such housing will be constrained by development viability, the availability of land, and the need to create sustainable, inclusive and mixed communities. This is clearly significantly in excess of the 40% affordable housing that is sought on new market housing schemes for 2 or more dwellings.

The Housing Strategy 2012-2016 at page 40 sets out the Council approach to funding for new affordable housing in the context of the reduced availability of Government subsidy. The reduced availability of subsidy will reduce the amount of social rented housing that can be delivered and increase the amount of affordable rented housing (which requires less subsidy).

The SHLAA 2012 includes an assessment of the viability of all the submitted sites at the current 40% affordable housing policy position together with an assumed rate of Community Infrastructure Levy

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[http://www.cambridgeshireinsight.org.uk/webfm\\_send/548](http://www.cambridgeshireinsight.org.uk/webfm_send/548)

(CIL). It concludes that the majority of sites would be viable to develop at that level. Higher (50%) and lower (30%) affordable housing policy positions were also tested. These tests show that more sites would be viable at 30% and less sites would be viable at a 50% affordable housing policy position. The viability evidence submitted to justify the 30% affordable housing provision at Cambourne indicates that given the scale of infrastructure needed to implement very large urban extensions and new settlements, that in current market conditions 40% affordable housing can sometimes be difficult to achieve. Viability testing for the Strategic Housing Land Availability Assessment also reveals a similar picture of borderline viability in current market conditions regarding the provision of 40% affordable housing in those parts of the District with lower house prices.

Notwithstanding the above analysis, the current adverse market conditions are unlikely to apply to the whole of the period to 2031 and a recovery can be expected in line with past recoveries from economic slowdowns. The Local Plan policy towards affordable housing must be sufficiently flexible to take account of current and changing market conditions over time and this approach is also required by the National Planning Policy Framework.

The existing policy applies to developments in which there is a net increase in dwellings on a site (which is why it applies to developments of 2 or more dwellings). There is anecdotal evidence to show that having a low threshold has reduced the amount of small sites coming forward for development. For very small schemes the net number of new homes will be too small to result in a requirement for the on-site provision of affordable housing leaving provision to be made via a commuted payment in lieu of on-site provision.

#### **Potential for Reasonable Alternatives**

Given the scale of need it would not be reasonable to stop seeking affordable housing contributions from housing development schemes, but choices exist concerning our approach to the target for affordable housing:

- i. We could choose to maintain the current 40% level of affordable housing provided it is accompanied by policy provisions which allow greater flexibility to take account of current and changing market conditions over time. Evidence from the Annual Monitoring Report shows that in almost all cases the Council has been able to secure 40% affordable housing from new housing development, either on site or via financial contributions as an exception to the normal policy of provision on site. However it is proving to be challenging to achieve this level for very large strategic scale sites and there is viability evidence undertaken as part of the Strategic



	<p>Housing Land Availability Assessment which shows that achieving this level currently in some parts of the district with low house prices would threaten the viability of development.</p> <p>ii. A specific reduction in the level of affordable housing to be sought to 30% for very large strategic scale sites and in those parts of the district with low house prices, with 40% elsewhere. Such a change could be accompanied by policy text which would allow flexibility to increase the level to 40% in response to changing market conditions over time.</p> <p>A separate issue is the appropriate threshold for provision of affordable housing to be made. There is evidence that the current threshold of a scheme size of 2 dwellings is discouraging small scale development by placing a greater requirement on very small schemes. The Council could increase the threshold to 3 or more, subject to viability, to encourage more small scale developments to come forward.</p>
Which objectives does this issue or policy address?	Objective C: To provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type, size, tenure and cost.
Final Issues and Options Approaches	<p><b>Question 48:</b></p> <p><b>A:</b> What target should the Local Plan include to address the need for affordable housing?</p> <p>i) The target for affordable housing remains at 40% of the number of dwellings granted planning permission accompanied by policy provisions which explicitly allow greater flexibility to take account of current and changing market conditions over time.</p> <p>ii) The target for affordable housing is reduced to 30% of the number of dwellings granted planning permission in relation to very large strategic scale sites and in those parts of the district with low house prices and remains at 40% elsewhere. Such a change could allow flexibility to increase the level to 40% across the district in response to changing market conditions over time.</p> <p><b>B:</b> The threshold for seeking affordable housing provision could be increased to 3 dwellings or another higher number. What number would you prefer and why?</p>
Initial Sustainability Appraisal Summary	<p>The highest option for delivery of affordable homes (option i) would make the greatest contribution to the housing objectives, reflecting the level of affordable housing need present in the district, however this has to be balanced with viability and deliverability. The alternative option (option ii) could provide greater flexibility to address viability, and could therefore actually support higher levels of housing delivery overall, although the proportion of affordable could be lower.</p> <p>The threshold of two or more homes contributing to affordable housing also seeks to maximise contributions, therefore delivering a significant positive impact against the housing objective. Setting a</p>

	<p>slightly higher threshold of 3 dwellings (option iii) could support delivery of very small housing schemes, but overall impact on affordable housing would be relatively small, given the majority of development comes from larger schemes.</p>
Representations Received	<p>Ai. Support: 25, Object: 18, Comment: 16  Aii. Support: 24, Object: 4, Comment: 6  B. Support: 21, Object: 2, Comment: 23  Please provide any comments: 29</p>
Key Issues from Representations	<p><b>Question 48 i</b></p> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Support from 8 Parish Councils.</li> <li>• Support a general target for affordable housing at 40% if accompanied by provisions which allow greater flexibility to take account of current and changing market conditions as well as other elements of community benefit within a scheme.</li> <li>• 40% is well established by previous appeal decisions and precedents</li> <li>• We need a strong policy in the light of the large amount of need</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Prefer more flexibility</li> <li>• 1 Parish Council objects that if people cannot afford larger houses, developers will not build them.</li> <li>• Affordable housing should be reduced to 30% and only apply to development of over 10 dwellings to ensure that small-scale developments and windfalls are not discouraged which frustrates delivery and erodes local character</li> <li>• 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.</li> <li>• Each site to be judged on its own merits</li> <li>• There should be no affordable housing requirement.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> </ul> <p><b>Question 48 ii</b></p> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Support from 15 Parish Councils. Comments include that the criteria that can trigger this change of threshold must be clearly defined.</li> </ul>

- Very large strategic sites need 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 very large strategic scale sites
- 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

**OBJECTIONS:**

- There should be no requirement that developers be extorted - they should build what they feel can be sold.

**COMMENTS:**

- 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. 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 this should be used to reduce the numbers on the waiting list in the South Cambridgeshire area and not those from elsewhere

**Question 48 B**

**ARGUMENTS IN SUPPORT:**

- Support from 15 Parish Councils – most support a threshold of 3, others favour a higher threshold of 5, or 10.
- 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
- 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
- I believe that the threshold should be increased to 10, to provide our local community with new market housing that compares with existing local dwellings
- Moving threshold to 3 would allow more windfall development and provision of housing in smaller villages

**OBJECTIONS:**

- 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

**COMMENTS:**

- Social housing provision should not apply where houses are built for the use of the owner or their family
- At low thresholds it is 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
- Various different thresholds suggested including 1, 5, 6, 7, 15 or 20.
- 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
- 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
- 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. Developments below this should use an off-site contribution formula based on the current model, but modified to include issues such as viability.
Preferred Approach and Reasons	<p>Include a policy requiring the provision of affordable housing on qualifying sites except where to do so would make a development unviable or where off-site provision can be justified or a financial contribution accepted in place of on-site provision.</p> <p>There was on-going support for the inclusion of an affordable housing policy in the Local Plan to address high levels of housing need in the District. Objections to the policy were concerned with impacts on site viability and deliverability and particularly in relation to large strategic sites. There was a clear majority of support for raising the qualifying threshold for the policy to apply from 2 net new dwellings on a site to a higher number but mixed views about whether this should be set at 3 dwellings or a higher number.</p> <p>In response to specific issues raised:</p> <ul style="list-style-type: none"> <li>• Developers only build part of the housing required to address housing needs, being open market housing, the remainder requires subsidy and is known as affordable housing.</li> <li>• Future household and population forecasts which underlay the plan include provision for all tenures of housing. Affordable housing provision is not an additional or different number.</li> <li>• Urban extensions and new settlements will have bespoke site development and infrastructure costs and their viability will need careful examination over the life of the plan.</li> <li>• 40% has been proven to be achievable over the majority of the District and provided the policy explicitly allows for viability to be taken into account can be considered to form an appropriate starting point for future affordable housing negotiations.</li> </ul>
Policy included in the draft Local Plan?	Policy H/9: Affordable Housing

<b>Issues and Options 2012 Issue 49</b>	<b>Exception Sites Affordable Housing</b>
Key evidence	<ul style="list-style-type: none"> <li>• Annual Monitoring Reports</li> <li>• Village Housing Needs Surveys (Cambridge Su Regional Rural Housing Enabling Project led by Cambridgeshire ACRE)</li> <li>• SCDC Housing Strategy 2012-2016</li> <li>• Cambridge Housing Sub-Region - Strategic Housing Market Assessment 2010 and subsequent updates</li> <li>• The Strategic Housing Land Availability Assessment 2012</li> <li>• Settlement summaries of site suitability drawn from the Strategic Housing Land Availability Assessment (SHLAA) and</li> </ul>

	<p>Sustainability Appraisal assessments</p> <ul style="list-style-type: none"> <li>• Laying the Foundations: A Housing Strategy for England 2011</li> <li>• National Self Build Action Plan 2011</li> <li>• Self-build as a Volume Housebuilding Solution 2008</li> <li>• <a href="http://www.selfbuildportal.org.uk/">http://www.selfbuildportal.org.uk/</a></li> </ul>
Existing policies	Policy HG/5 Exceptions sites for Affordable Housing
Analysis	<p>An exception site is currently a site that provides 100% affordable housing located within or adjoining a rural settlement, as an exception to normal planning policy.</p> <p>The Annual Monitoring Report 2010-2011 at page 51 records the completion of 313 homes on rural exception sites between 2004/2005 and 2010/2011 an average of 85 per year.</p> <p>The Village Housing Needs Surveys reveal a need for 743 new affordable homes in rural villages, of which 69 have been provided to date through the existing exception site policy HG/5. Work continues in those villages where a need has been identified but not yet met to find suitable sites to develop affordable housing. Some villages only need a couple of affordable housing units, which currently makes them unviable for affordable purposes, but if the needs of neighbouring villages can be combined a scheme may be more viable.</p> <p>The NPPF supports the use of rural exception sites to meet local needs and asks Local Planning Authorities to consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs.</p> <p>The Council has experienced a number of practical difficulties with implementation of the policy. Many villages have a need for affordable housing but not at a level that could support a housing development unless the needs of a number of villages could be considered together.</p> <p><b>Potential for Reasonable Alternatives</b></p> <p>The Local Plan could continue to require that 100% of the housing provided on exception sites is affordable. However, it is no longer expected that there will be government grant available to help fund affordable housing and therefore some new method needs to be identified to help secure funding for affordable houses on exceptions sites if such sites are to continue to come forward. As set out in the NPPF, the proposed method is to allow some market housing to help cross fund affordable housing. Options are:</p> <ol style="list-style-type: none"> <li>i. To allow the minimum amount of market housing necessary on an exception site make the provision of significant affordable housing viable.</li> <li>ii. Considering the wider issue of housing provision in smaller</li> </ol>

	<p>villages as discussed in the Issues and Options Report Chapter 4: Spatial Strategy, if there is a desire to provide for a little more market housing to achieve dual objectives of securing affordable housing and also some limited additional market housing in villages, the level could be set at a higher level than 40% so that a greater proportion of affordable housing is secured than on normal market sites.</p> <p>See also the consideration of village frameworks at Issue 15. The two issues need to be considered together and if there is a desire to see greater flexibility at villages, this will help inform a decision on which approach may best target meeting local housing needs, having considered whether there is a desire to continue to secure exceptions sites in some form. See also Issue 7 on Localism.</p> <p>A further issue is whether it would provide greater flexibility in providing for local needs if the exception site policy allowed the housing needs of a group of neighbouring villages to be taken into account in bringing forward an exception site, particularly to assist those villages where need is very low and it is proving difficult to identify suitable exception sites or villages where need is high but there are no suitable exception sites. This would allow the occupation of exception site affordable housing to include:</p> <ul style="list-style-type: none"> <li>• Those resident in the parish within which the exception site is located; and</li> <li>• Those resident in the group of neighbouring villages even if outside the parish; and</li> <li>• Those who have an employment connection to the village within which the exception site is located; and</li> <li>• Those who have a family connection to that local community.</li> </ul>
<p>Which objectives does this issue or policy address?</p>	<p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective C: To provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type, size, tenure and cost.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p>
<p>Final Issues and Options Approaches</p>	<p><b>Question 49:</b></p> <p><b>A.</b> What approach do you think the Local Plan should take to affordable housing on rural exception sites?</p> <p>i) Allow the minimum amount of market housing necessary on exception sites to make the affordable housing viable?</p>

	<p>ii) Provide more market housing to support local communities, the Local Plan could allow a greater amount of market housing on exception sites to support the provision of a significant amount of affordable housing.</p> <p><b>B.</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>Initial Sustainability Appraisal Summary</p>	<p>Exception sites are a mechanism of delivering affordable housing in rural communities, they therefore contribute to the housing and redressing inequalities objectives. If market housing could facilitate the delivery of higher numbers of affordable homes by addressing viability, this could have a greater impact, although the scale of this is not clear at this stage. All options could involve use of greenfield land on the edges of villages. Allowing a higher level of market housing (option Aii) could involve a greater scale of development to achieve the same number of affordable dwellings, although impact on landscape and townscape would be addressed by other policy options.</p> <p>Option B could provide greater flexibility to enable housing needs to be met more effectively.</p>
<p>Representations Received</p>	<p>Ai. Support: 20, Object: 9, Comment: 5  Aii. Support: 27, Object: 5, Comment: 10  B. Support: 9, Object: 19, Comment: 10  Please provide any comments: 22</p> <p>Questionnaire question 7:  Comment: 649  (Plus 301 Comberton petitioners of which of which 267 signatories have been individually registered)</p>
<p>Key Issues from Representations</p>	<p><b>Question 49 Ai</b></p> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• 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</li> <li>• Support from 8 Parish Councils.</li> <li>• 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</li> <li>• In order to make each development viable, a minimum amount of market housing should be allowed. The amount should be</li> </ul>



judged on a case by case basis

**OBJECTIONS:**

- Objections from 3 Parish Councils.
- Greater levels of market housing should be allowed on exceptions sites to help provide and support local community facilities
- Maximum of 25% market would be acceptable

**COMMENTS:**

- Comments from 3 Parish Councils - all affordable housing on exception sites should be allocated to existing residents requiring different types of properties and those with strong family connections, the new exception site policy should insist that the first 6 and thereafter a minimum of 60% of the dwellings are affordable, the market housing should be of a type suitable for first-time buyers/tenants.

**Question 49 Aii**

**ARGUMENTS IN SUPPORT:**

- Support option ii - to address community balance. There is a risk of creating affordable housing ghettos on the edge of villages
- Support approach. 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
- Support from 7 Parish Councils.
- 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

**OBJECTIONS:**

- Objections from 3 Parish Councils.
- Exception sites are outside the village envelope so should not be used as development land in the first place.
- 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

**COMMENTS:**

- 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

**Question 49 B**

**ARGUMENTS IN SUPPORT:**

- (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
- Support from 3 Parish Councils.
- 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

**OBJECTIONS:**

- Objections from 10 Parish Councils.
- 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
- Affordable exception sites should be kept solely for local people and those with a direct link to the village

**COMMENTS:**

- Comments from 4 Parish Councils - 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, occupants from other villages should only be considered once the affordable needs of the providing village have been met in full.
- 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
- Each development should be taken on its own merits and the

	<p>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</p> <p><b>Questionnaire Question 7:</b> A similar range of comments to those captured above under Q49A i and ii.</p>
Preferred Approach and Reasons	<p>Include a policy regarding the provision of affordable housing on rural exception sites, subject to a number of criteria including allowing a minimum proportion of market housing where this is essential to make a scheme viable.</p> <p>There was on-going support for the inclusion of a rural exception site affordable housing policy in the Local Plan to address high levels of local housing need in the District. The inclusion of an element of affordable housing was supported to ensure viability. Objections to were concerned with whether a higher proportion of market housing should be allowed to avoid the creation of affordable housing estates and to encourage landowners to release more land. Others were concerned that to do so would ignore local needs and reduce the amount of affordable housing that can be provided.</p> <p>In response to specific issues raised:</p> <ul style="list-style-type: none"> <li>• Requiring that the first 6 and then 60% of exception site housing be affordable would not take into account the scale of the development or evidence of viability</li> <li>• The Council will determine what market housing element if any will be needed based upon viability evidence</li> <li>• Parish Councils cannot refuse planning applications because they are not a planning authority.</li> </ul>
Policy included in the draft Local Plan?	Policy H/10: Rural Exception Site Affordable Housing

<b>Issues and Options 2012 Issue 50</b>	<b>Residential Space Standards</b>
Key evidence	<ul style="list-style-type: none"> <li>• Homes and Communities Agency's (HCA) Housing Quality Indicators (HQI): <a href="http://www.homesandcommunities.co.uk/hqi">http://www.homesandcommunities.co.uk/hqi</a></li> <li>• Examples of space standards already included in Local Planning documents from other local planning authorities.</li> <li>• 1985 Housing Act (bedroom sizes)</li> <li>• Various research documents from CABE: <a href="http://webarchive.nationalarchives.gov.uk/20110118095356/http://www.cabe.org.uk/files/space-standards-the-benefits.pdf">http://webarchive.nationalarchives.gov.uk/20110118095356/http://www.cabe.org.uk/files/space-standards-the-benefits.pdf</a> and <a href="http://webarchive.nationalarchives.gov.uk/20110118095356/http://www.cabe.org.uk/housing/standards">http://webarchive.nationalarchives.gov.uk/20110118095356/http://www.cabe.org.uk/housing/standards</a></li> </ul>
Existing policies	None

<p>Analysis</p>	<p>Historically, there has been very limited national guidance on the issues connected with space standards within and around the home. However, Planning Policy Statements (PPSs) did provide support for the development of residential space and layout standards although none are explicit about what such guidance should contain. The National Planning Policy Framework states that Local Planning Authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as families with children, the elderly and people with disabilities). If homes are to have a long and sustainable life, they must offer functional and adaptable spaces that meet the needs of such different groups.</p> <p>Furthermore, the pressure for housing along with the cost of land and the need for developers to ensure that buyers can afford to buy, means that internal and external space have been reduced in market housing over the years. UK homes usually have less internal floor space than those in Europe and this can result in households choosing (where they can afford to), to buy a house with more bedrooms than they need to gain additional living space on the ground floor of a property.</p> <p>A number of other Local Authorities have started to set out their own space standards: The London Housing Design Guide, and the Ashford Borough Council Residential space and layout SPD include standards which are based on existing Lifetime Homes standards and basic furniture and activity spaces derived from HCA's Housing Quality Indicators. Most of the Local Authorities which are already using space standards are those located in the London Boroughs, these are again derived from existing HCA standards, but one notable exception is the Mid-Sussex District Council which has produced standards based on those originally adopted by English Partnerships.</p> <p>Other common problems that can be addressed by such standards include:</p> <ul style="list-style-type: none"> <li>• Ensuring that there is adequate natural light and ventilation to all habitable rooms.</li> <li>• Provision of adequate internal and external space including bedroom sizes and kitchens that have adequate circulation space for the anticipated use and that there is sufficient recreational space</li> <li>• Minimising noise disturbance by ensuring that bedrooms are located on the aspect furthest from a known regular noise generating sources including busy roads and railway lines. This may be less costly than installing additional sound insulation.</li> </ul> <p><b>Potential for reasonable alternatives</b></p> <p>Three alternative options have been identified. If no guidance is</p>
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	<p>provided on space standards in new market housing would essentially be controlled by the market and what people want to buy and can afford to buy.</p> <p>Guidance could either include space and layout standards in the Local Plan or include a more general policy in the Local Plan and include the space and layout standards in a Supplementary Planning Document, this latter option would allow the standards to be more easily changed if national standards change or if experience points to the need for changes to better meet local conditions.</p>
Which objectives does this issue or policy address?	<p>Objective C: To provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type, size, tenure and cost.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p>
Final Issues and Options Approaches	<p><b>Question 50:</b> 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 in the Local Plan.</p> <p>ii) Include a policy on residential space standards in the Local Plan which would cover both affordable and market housing and which would be consistent with national standards set by the Homes and Communities Agency.</p> <p>iii) Include a more general policy on residential space standards in the Local Plan and include the actual standards in a Supplementary Planning Document.</p>
Initial Sustainability Appraisal Summary	<p>Setting residential space standards could help to deliver spaces that work well, meeting housing needs more effectively and promote healthy communities. It is difficult to quantify the scale of the impact beyond what the market would deliver anyway, but a policy would ensure a minimum standard is met. Including standards in a local plan (option ii) may provide greater certainty regarding implementation than including standards in a supplementary planning document (option iii), but less ability to adapt if circumstances change.</p>
Representations Received	<p>i. Support: 5, Object: 3, Comment: 1 ii. Support: 26, Object: 0, Comment: 0 iii. Support: 18, Object: 0, Comment: 5 Please provide any comments: 16</p>
Key Issues from Representations	<p><b>Question 50i</b></p> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>This will 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 less affordable. This should</li> </ul>

	<p>be left to the market to determine.</p> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• New houses are too small - once they are built purchasers have very little choice so guidance is needed, developers often cut corners providing rooms that are too small to fulfil their advertised functions - such as bedrooms that can hardly fit a single bed, or living rooms furnished in show homes with under-sized furniture.</li> </ul> <p><b>Question 50ii</b></p> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Support from 13 Parish Councils. New houses are too small - once they are built purchasers have very little choice so guidance is needed. Include reference to Lifetime Homes Standards (LHS).</li> <li>• 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.</li> <li>• Some degree of control to ensure reasonably sized rooms are provided is sensible</li> <li>• Put it into the plan. The SPD may never be written</li> </ul> <p><b>Question 50iii</b></p> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Support from 2 Parish Councils.</li> <li>• 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.</li> <li>• 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</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> </ul>
<p>Preferred Approach and Reasons</p>	<p>Include a policy on minimum residential space standards based on those of the Homes and Communities Agency applicable only to new market housing (on the basis that affordable homes must already comply with the standards and with the Lifetime Homes standard). Including the actual standards in the policy.</p> <p>There is strong support for inclusion of a minimum standards policy within the plan with objections that this should be left to market forces.</p>

	<p>In response to specific issues raised:</p> <ul style="list-style-type: none"> <li>• The standards assume normal furniture sizes and adequate storage and circulation space.</li> </ul>
Policy included in the draft Local Plan?	Policy H/11: Residential Space Standards for Market Housing

<b>Issues and Options 2012 Issue 51</b>	<b>Extensions to Dwellings in the Countryside</b>
Key evidence	<ul style="list-style-type: none"> <li>• Planning application decision notices and appeal decisions concerning policy HG/6</li> <li>• Submission from Great Abington Parish Council dated May 2012, concerning extensions to dwellings in the Land Settlement Association area</li> </ul>
Existing policies	Policy HG/6 Extensions to Dwellings in the Countryside
Analysis	<p>Policy HG/6 is intended to prevent harm to the amenity of the countryside through inappropriate development and to help protect the stock of small and medium sized dwellings in the countryside because of the level of need for such dwellings. It imposes a limit on new floorspace or volume of 50% of the original building.</p> <p>Implementation of the policy has been attended by a number of contrary decisions where the policy has been overturned at planning application stage and on appeal.</p> <p>S/1123/08/F - 91% increase in volume. Allowed on appeal. No effect on the character and appearance of the countryside.</p> <p>S/0668/10/F – 100% plus increase in floor area. Allowed on appeal. No effect on the character and appearance of the countryside.</p> <p>S/1380/11 – Extension above 50% volume approved.</p> <p>S/0064/08/F – 95% increase in floor area. Recommended for refusal, approved by Planning Committee.</p> <p>The policy actively seeks to prevent extensions which would enable the conversion of existing properties into two dwellings which will have had the effect of preventing the creation of additional small dwellings in the countryside because of concerns that the location of such dwellings is unsustainable usually being distant from services and facilities and not well served by public transport. These concerns are real but should be balanced by the reasonable expectation that the number of such new dwellings</p> <p><b>Potential for reasonable alternatives</b></p> <p>The Local Plan could:</p> <ol style="list-style-type: none"> <li>Delete the policy and rely on design policies to consider matters</li> </ol>

	<p>such as design quality, local character, traffic, countryside and landscape character and the scale and nature of the development.</p> <p>ii. Include a simplified version of the policy which would remove limitations concerning height, floorspace, volume and the requirement for the extension to be in scale and character with the existing dwelling (relying on the design policies to ensure design quality and amenity).</p> <p>iii. Include a simplified version of the policy as in b, which would in addition remove limitations concerning the creation of a separate dwelling.</p>
Which objectives does this issue or policy address?	<p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective C: To provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type, size, tenure and cost.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p>
Final Issues and Options Approaches	<p><b>Question 51:</b> 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>ii) Include a simplified version of the policy requiring the extension to be in scale and character with the existing dwelling.</p> <p>iii) Include a simplified version of the policy as in b), but also remove from it limitations concerning the creation of a separate dwelling.</p>
Initial Sustainability Appraisal Summary	<p>All three options propose to control the impact of extensions to dwellings, therefore have a positive impact on the landscape and townscape objective. Option iii would have a positive impact on housing objectives by allowing buildings to be used more flexibly to create an additional dwelling, although there could be consequential impacts on promoting sustainable travel.</p>
Representations Received	<p>i. Support: 4, Object: 5, Comment: 2</p> <p>ii. Support: 33, Object: 2, Comment: 3</p> <p>iii. Support: 4, Object: 6, Comment: 0</p> <p>Please provide any comments: 10</p>
Key Issues from Representations	<p><b>Question 51i</b></p> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>The number of relatively poorly paid workers in the countryside</li> </ul>



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.

**OBJECTIONS:**

- The District Council should have a strong policy to ensure against any inappropriate development
- A clear policy is needed to prevent haphazard development of extensions

**Question 51ii**

**ARGUMENTS IN SUPPORT:**

- Support from 14 Parish Councils.
- The proposed policy is what is actually being applied by SCDC at the moment
- Planned development in the countryside should be treated no differently than development in a village, town, or even green-belt. If the need exists, and/or the proposal is sustainable, then development should be permitted.
- 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

**OBJECTIONS:**

- Proposals should be judged upon their individual merits and not overly restricted by blanket constraints and prejudged presumptions

**COMMENTS:**

- 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

**Question 51iii**

**ARGUMENTS IN SUPPORT:**

- 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)

	<ul style="list-style-type: none"> <li>Do not see why there would be an objection to building a separate dwelling -would that not make them more affordable?</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>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</li> <li>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</li> </ul>
Preferred Approach and Reasons	<p>Include a simplified less restrictive policy concerning the extension of dwellings in the countryside but which retains the policy against the formation of a separate dwelling as part of the process.</p> <p>There is strong support for the inclusion of a simplified less restrictive policy, with objections that no policy is needed, that the existing policy should be retained and that extensions to permit the formation of a separate dwelling should be permitted.</p> <p>In response to specific issues raised:</p> <ul style="list-style-type: none"> <li>The number of plots suitable for small scale development in villages which is allowed by policy is very much smaller than the number of properties which could be extended to create a separate dwelling. To allow extensions to create separate dwellings would thus be contrary to the sustainable spatial strategy of the plan to concentrate development in the most sustainable settlements.</li> </ul>
Policy included in the draft Local Plan?	Policy H/12: Extensions to Dwellings in the Countryside

<b>Issues and Options 2012 Issue 52</b>	<b>Replacement Dwellings in the Countryside</b>
Key evidence	<ul style="list-style-type: none"> <li>Anecdotal comments from Development Control officers that when policy HG/7 is explained to prospective applicants for planning permission to extend a house, the outcome is usually that no planning application is made and the property is extended under the General Permitted Development Order</li> <li>Housing Strategy for England 2011 (HMG)</li> <li>Self-Build as a Volume House Building Solution 2008 (NASBA)</li> <li>National Self Build Action Plan 2011</li> <li><a href="http://www.selfbuildportal.org.uk/">http://www.selfbuildportal.org.uk/</a></li> </ul>
Existing policies	Development Control Policies DPD: Policy HG/7 Replacement Dwellings in the Countryside
Analysis	Many dwellings in the countryside (outside village development

frameworks) were built at a time when families had few possessions and were used to living in cramped crowded conditions. These dwellings although small, often sit on large plots of land. Today these properties can be ill-suited for modern family life but remain expensive to purchase or rent because of the land that comes with the dwelling. Such properties are found across the district but with a notable concentration at the Land Settlement Association Estate at Great Abington.

The existing policy includes a rule to prevent increases in volume greater than 15% of the original building. Implementation of the policy has often been sidestepped by owners exercising their General Permitted Development Order rights to expand their homes (up to a 15% volume increase). This takes them outside the ambit of planning control altogether but can often result in accommodation which would not have been the preferred solution for the owner.

This policy may also have had the unintended effects of preventing the reuse of large housing plots to provide high quality executive homes, and for small and medium sized plots, of preventing their use for self-build housing in that one key attraction of self-build is to allow people to live in a more spacious home than could otherwise have been afforded. The NPPF states that the needs of people wishing to build their own homes should be taken into account in the planned mix of housing to be provided. The Government wants to support more people to build their own homes and in the Housing Strategy for England 2011 consideration is given to Custom Built Homes. The Custom Build industry is important for the national economy. It is worth approximately £3.6 billion a year, safeguarding and creating new jobs, strengthening the construction supply chain and making a real contribution to local economies. Currently custom home builders are building as many homes each year as each of individual volume housebuilders, with around 13,800 custom homes completed in the UK in 2010/11. Custom Build Housing also brings other benefits, providing affordable bespoke-designed market housing, promoting design quality, environmental sustainability, driving innovation in building techniques and entrepreneurialism.

Reports on self-build have identified the main problem to the expansion of self-build as the availability of suitable plots of land. The report 'Self Build as a Volume Housebuilding Solution 2008' states that "at present there are many more people seeking suitable sites, than there are plots available. At any one time there are around 6,000 plots listed in the UK; yet there are tens of thousands of people chasing them; perhaps as many as 50,000. Bear in mind too that many of the sites that are available are in parts of the UK where there is less demand (for example in the Highlands and Islands of Scotland), and some of the sites are not well suited to housing (backing onto railway lines or motorways, for example). In

	<p>urban areas site finding problems are often compounded as small pockets of land suitable for self builders only very rarely become available and they are often prohibitively expensive. And in rural areas – where many self builders would prefer to build – land availability is constrained by tight planning regulations or Green Belt restrictions.”</p> <p><b>Potential for reasonable alternatives:</b></p> <p>Two alternative options have been identified.</p> <ul style="list-style-type: none"> <li>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; or</li> <li>ii. Keep the requirement that the use of the dwelling has not been abandoned and that caravans will not be permitted to be replaced by permanent dwellings but delete the remainder of the policy and rely on the design policies of the Local Plan to consider such matters as design quality, scale, local character and countryside impact.</li> </ul>
Which objectives does this issue or policy address?	<p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective C: To provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type, size, tenure and cost.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p>
Final Issues and Options Approaches	<p><b>Question 52:</b> How do you think the Local Plan should address the issue of replacing existing housing in the countryside?</p> <ul style="list-style-type: none"> <li>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.</li> <li>ii) Include a less restrictive policy on replacement dwellings in the countryside.</li> </ul>
Initial Sustainability Appraisal Summary	<p>Both options propose to enable replacement dwellings in the countryside, but offer alternative methods of ensuring protection of the landscape. Keeping a size restriction (option i) would provide greater certainty, but a more flexible policy (option ii) with appropriate policy guidance could also achieve the objectives, whilst enabling greater flexibility regarding the design of homes.</p>
Representations Received	<ul style="list-style-type: none"> <li>i. Support: 18, Object: 6, Comment: 1</li> <li>ii. Support: 28, Object: 1, Comment: 4</li> </ul> <p>Please provide any comments: 7</p>
Key Issues from	<b>Question 52i</b>

Representations	<p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Replacement dwellings in the countryside should preserve the variety of homes found in villages</li> <li>• Support from 8 Parish Councils - It is important to maintain housing mix, no carte blanche for development.</li> <li>• Isolated housing in the countryside - excepting genuine farm buildings - is a bad thing. Almost all journeys to &amp; from these houses are by car</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• The new policy should be much less restrictive, and not set limits to the maximum size of the new dwelling</li> <li>• Application proposals should be judged upon their individual merits and not overly restricted by blanket constraints and prejudged presumptions</li> </ul> <p><b>Question 52ii</b></p> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• 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</li> <li>• Support from 13 Parish Councils.</li> <li>• 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</li> <li>• A percentage increase limitation serves no purpose. It does not ensure the existing houses in the countryside are available for local people or will be affordable to local people. The relevant considerations are the impact of extensions on the character of the surrounding area</li> <li>• 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</li> <li>• The rule on caravans needs to be retained</li> <li>• Consider other ways of limiting overall size e.g imposing a maximum square metre limit</li> </ul>
Preferred Approach and Reasons	Include a simplified less restrictive policy concerning replacement dwellings in the countryside.

	<p>There is clear support for the inclusion of a less restrictive policy on replacement dwellings which retains the policy against allowing caravans being replaced by permanent dwellings and which relies upon other plan policies including the design policies to consider such matters as design quality, scale, local character and countryside impact.</p> <p>In response to specific issues raised:</p> <ul style="list-style-type: none"> <li>• The policy creates no 'carte blanche' for development. Any replacement dwelling still has to be satisfactory in terms of design and impacts to gain planning permission.</li> <li>• It is not practicable to permit long demolished country houses to be rebuilt, their design may not enhance their setting and their architecture may not be of a high standard. See new policy on countryside homes of exceptional quality.</li> </ul>
Policy included in the draft Local Plan?	Policy H/13: Replacement Dwellings in the Countryside

<b>Issues and Options 2012 Issue 53</b>	<b>Development of Residential Gardens</b>
Key evidence	N/A
Existing policies	N/A
Analysis	<p>The NPPF requires Local Planning Authorities to consider the case for setting out policies to resist the inappropriate development of residential gardens, for example when development would cause harm to the local area.</p> <p>Government planning guidance before June 2010 classified residential gardens as previously developed land (PDL), and strongly encouraged local planning authorities to achieve the national target of 60% of residential development being on PDL. This led to concerns about overdevelopment of neighbourhoods and 'garden grabbing'. The new Government in 2010 took action to remove gardens from the PDL classification in recognition that many local authorities felt forced into granting planning permission for unwanted development on garden land - simply to maintain the brownfield target.</p> <p>Proposals for the residential development of gardens in South Cambridgeshire have led to concerns including impacts on residential amenity, local character, heritage and traffic. Where acceptable however they can make use of large garden plots in locations close to existing services and facilities and reduce the need for development in the open countryside.</p> <p>In some cases, development on gardens may be appropriate as it:</p>

	<ul style="list-style-type: none"> <li>• Reduces the need to extend development into the countryside;</li> <li>• Creates new homes without the need for significant increased infrastructure provision;</li> <li>• Provides better use of land in areas where people no longer demand large gardens due to lifestyle changes; and</li> <li>• Provides small sites appropriate for local developers who employ local people.</li> </ul> <p>Arguments against developing on gardens include:</p> <ul style="list-style-type: none"> <li>• Increased building mass;</li> <li>• Loss of or change in local character;</li> <li>• Increased population density;</li> <li>• A gradual associated increase in demand on local infrastructure;</li> <li>• Loss of green space and paving over gardens;</li> <li>• A reduction in habitats and biodiversity; and</li> <li>• An increased risk of flash flooding due to increased run off.</li> </ul> <p>In considering proposed development on residential gardens the following factors are taken into account: local character and the implications for residential amenity, siting, design, scale, materials, access, traffic and parking, heritage, biodiversity and trees, and implications for the development of adjoining sites.</p> <p><b>Potential for reasonable alternatives</b></p> <p>Two alternative options have been identified.</p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> </ol>
Which objectives does this issue or policy address?	<p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective C: To provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type, size, tenure and cost.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p>
Final Issues and Options Approaches	<p><b>Question 53:</b> 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> <ol style="list-style-type: none"> <li>i. Seek to prevent the loss of residential gardens except where it can be clearly demonstrated that there will be no harm to local</li> </ol>

	<p>character.</p> <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>
Initial Sustainability Appraisal Summary	<p>Both options propose methods of ensuring redevelopment of residential gardens contributes to creating good spaces and enhancement of the townscape. It is assumed that other policies in the plan will address landscape and townscape issues. The first option (option i) appears to set a stronger presumption against development. This could mean additional land may be needed to accommodate the scale of development needed in the district as there could be less recycling of land within villages. It could mean less garden land is developed, which could have a positive impact for biodiversity, although this will be balanced if other land is required elsewhere to compensate.</p>
Representations Received	<p>i. Support: 42, Object: 1, Comment: 0</p> <p>ii. Support: 19, Object: 11, Comment: 1</p> <p>Please provide any comments: 12</p>
Key Issues from Representations	<p><b>Question 53i</b></p> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Support from 13 Parish Councils.</li> <li>• There should be a minimum size below which land can't be subdivided. 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</li> <li>• 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</li> <li>• Garden grabs increase housing density, local traffic, etc, while reducing wildlife and biodiversity</li> <li>• 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</li> <li>• Unrestricted development can lead to a loss of medium and large trees in village gardens</li> <li>• The existing policy, to prevent loss of residential gardens, seems to be consistent with the overall aim of preserving the existing character of villages and reducing/limiting the population overload of this area</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• This would seriously frustrate the delivery of windfall development opportunities</li> <li>• Replacement of existing dwellings and re-use of existing</li> </ul>



	<p>buildings within village frameworks should be allowed, but not increased density and building on gardens</p> <p><b>Question 53ii</b></p> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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</li> <li>• Support from 6 Parish Councils.</li> <li>• 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</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• 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</li> <li>• Replacement of existing dwellings and re-use of existing buildings within village frameworks should be allowed, but not increased density and building on gardens</li> </ul>
<p>Preferred Approach and Reasons</p>	<p>Include a policy to protect residential gardens from development except where there would be no significant harm to the local area. Consultation responses clearly favour a policy with a protective stance rather than one which takes a more permissive approach, but all are concerned to ensure that there should be no significant harm to the local area including residential amenities.</p> <p>In response to specific issues raised:</p> <ul style="list-style-type: none"> <li>• Personal family circumstances can always be taken into account as a material consideration when planning applications are being considered.</li> <li>• Including a minimum size threshold for subdivisions would be arbitrary and ignore individual site circumstances.</li> </ul>

	<ul style="list-style-type: none"> <li>• The new density policy allows local character and site circumstances to be taken into account.</li> <li>• Existing trees on site can be protected as part of the development process.</li> <li>• Large plots will always cost more and will command a hope value irrespective of Local plan Policy wordings which are subject to regular review.</li> </ul>
Policy included in the draft Local Plan?	Policy H/15: Development of Residential Gardens

<b>Issues and Options 2012 Issue 54</b>	<b>Re-use of Buildings in the Countryside</b>
Key evidence	N/A
Existing policies	Policy HG/8 Conversion of Buildings in the Countryside for Residential use
Analysis	<p>South Cambridgeshire has a rich heritage of agricultural buildings which are no longer needed for agricultural purposes. The policy in the previous plan was to prioritise their future use for employment purposes and only exceptionally for residential conversion in order to concentrate housing development within our larger villages where residents would have better access to services, facilities and public transport.</p> <p>However the NPPF has changed Government planning policy to be less restrictive stating that Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:</p> <ul style="list-style-type: none"> <li>• The essential need for a rural worker to live permanently at or near their place of work in the countryside; or</li> <li>• Where the development would be the best viable use of a heritage asset or would otherwise help to secure the future of heritage assets; or</li> <li>• Where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting.</li> </ul> <p><b>Potential for reasonable alternatives</b></p> <p>Two alternative options have been identified.</p> <ol style="list-style-type: none"> <li>Not include a specific policy and rely on that in the NPPF.</li> <li>Include a policy based on the NPPF taking account of local circumstances, setting out the factors that would be taken into account, including whether the building is disused or redundant, the degree of reconstruction required, the need for extensions, their scale and impact, and scope for enhancement of setting.</li> </ol>
Which objectives does this issue or policy address?	Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area,

	<p>and protect and enhance biodiversity.</p> <p>Objective C: To provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type, size, tenure and cost.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p>
Final Issues and Options Approaches	<p><b>Question 54:</b> 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 the countryside for residential use?</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>
Initial Sustainability Appraisal Summary	<p>Having a specific policy (option ii) may create greater certainty that impact on landscape and townscape would be taken into account. Enabling reuse for residential could impact on availability of such buildings for employment uses. A policy could provide greater certainty regarding the circumstances when a residential use will be acceptable. A policy could also consider wider issues, including access to services and facilities, and transport.</p>
Representations Received	<p>i. Support: 4, Object: 1, Comment: 0</p> <p>ii. Support: 56, Object: 1, Comment: 3</p> <p>Please provide any comments: 6</p>
Key Issues from Representations	<p><b>Question 54i</b></p> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Support option i Such a policy would need to be in conformity with the NPPF and it is difficult to see what option ii would add</li> <li>• 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</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Unrestricted conversion of properties to residential use could lead to unsuitable developments</li> </ul> <p><b>Question 54ii</b></p> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Support from 22 Parish Councils.</li> <li>• 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</li> </ul>

	<p>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.</p> <ul style="list-style-type: none"> <li>• 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 and local character.</li> <li>• Policy should cover the re-use of such properties for any purpose</li> <li>• Better option as it sets out what factors would be taken into account when discussing these types of conversions</li> <li>• In some situations a residential use is the only viable option for retaining heritage assets and locally important buildings</li> <li>• 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</li> <li>• 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.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• 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</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• This should only be if the business use is not viable in accordance with other policies contained in the Local Plan</li> <li>• 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.</li> </ul>
Preferred Approach and Reasons	Include a policy permitting the use and adaptation of redundant or disused buildings in rural areas for residential use subject to relevant criteria including a prioritisation for future employment use There is strong support for the inclusion of such a policy with objections that we could rely on the policy guidance in the NPPF, and that such development would be unsustainable and employment uses preferred.
Policy included in the draft Local Plan?	Policy H/16: Re-use of Buildings in the Countryside for Residential Use

<b>Issues and Options 2012 Issue 55</b>	<b>Working at Home</b>
Key evidence	Labour Force Surveys
Existing policies	Policy HG/8 (section 5)
Analysis	<p>A growing number of people are working at home either full time or part time and in self-employment or as an alternative to going into the office. Home working can help to maintain economic prosperity and employment and relive commuting pressure on our roads, and can be expected to grow further as rural broadband speeds increase. The policies of the Local Plan can help or hinder this growth. Normally the use of part of an existing dwelling for homeworking will not require planning permission being ancillary to the main residential use. The level of demand for new purpose built properties designed to enable a wide range of home working may have been held back by the lack of a specific plan policy to encourage such provision.</p> <p>Analysis of data from the UK Labour Force Survey shows a continued rise in the number of people working mainly from home. At the end of 2009, 12.8% of the workforce (3.7 million people) worked mainly at or from home. This is a 21% increase since 2001. The region with the highest level of homeworking is the South West, at 15.6%, followed by the South East (15.2%) and the East of England (14%). Homeworking is more prevalent in rural areas in the UK. At the end of 2009, 18.88% of the rural workforce was working at/from home, compared to 11.24% of the urban workforce. The proportion of rural workers who are self-employed homeworkers is 12.24%, almost double the urban figure of 6.75%. At least two-thirds of rural homeworkers are self-employed. However, the number of employees who work part of the time from home is now at around the 20% mark. Future growth is expected as more employees work part-time from home, and some who now work part-time increase the number of days they spend away from the office.</p> <p><b>Potential for reasonable alternatives</b></p> <p>The Local Plan could not include a specific policy on the issue and rely on other plan policies and the policy of the NPPF that where a plan is silent on an issue grant planning permission unless the adverse impacts of doing so would outweigh the benefits of the development. Alternatively it could 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 on factors such as residential amenity, local character, heritage assets, and traffic and parking.</p>
Which objectives	Objective A: To support economic growth by supporting South

does this issue or policy address?	Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and supporting the rural economy.
Final Issues and Options Approaches	<p><b>Question 55:</b> What approach should the Local Plan take to working at home?</p> <p>i) Not include a policy on working at home and rely on the other policies of the Local Plan and the NPPF to consider proposals.</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 on factors such as residential amenity, local character, heritage assets, and traffic and parking.</p>
Initial Sustainability Appraisal Summary	Both options propose different ways of supporting home working. Home working could reduce the need to travel, supporting achievement of the sustainable travel objective. It is difficult to differentiate impacts, but having a policy (option ii) may create additional certainty that negative impacts would be considered.
Representations Received	<p>i. Support: 11, Object: 0, Comment: 0</p> <p>ii. Support: 34, Object: 2, Comment: 3</p> <p>Please provide any comments: 6</p>
Key Issues from Representations	<p><b>Question 55i</b></p> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Support from 4 Parish Councils.</li> <li>• Support option i) Much home working is invisible and need not concern planning policy</li> <li>• 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</li> <li>• 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.</li> </ul> <p><b>Question 55ii</b></p> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• 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</li> <li>• Support from 18 Parish Councils.</li> <li>• It is important to support people working at home because they reduce the congestion on the roads</li> <li>• 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.</li> </ul>

	<ul style="list-style-type: none"> <li>• 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</li> <li>• Strict limits on anything more than self-employment and visitors</li> <li>• 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</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• I am worried that a statement that "home-working" could lead to a wide variety of inappropriate industries being set up in residential areas.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• The loss of residential use is usually temporary. It should not be allowed too much weight</li> </ul>
Preferred Approach and Reasons	Include a policy that would permit working at home subject to specified criteria being considered. There was strong support for such a policy. The few objections were primarily concerned with avoiding harm to residential amenity.
Policy included in the draft Local Plan?	Policy H/17: Working at Home

<b>Issues and Options 2012 Issue 56</b>	<b>Countryside Dwellings of Exceptional Quality</b>
Key evidence	<ul style="list-style-type: none"> <li>• South Cambridgeshire Economic Development Strategy 2010-2015</li> <li>• Cambridge Cluster at 50 (Final report to EEDA March 2011)</li> <li>• NPPF</li> </ul>
Existing policies	N/A
Analysis	There is some evidence of an unfulfilled demand for large high quality homes in the £1 million plus category suitable for business executives. The development of such homes in the district could have been constrained by policy HG/7 on replacement dwellings in the countryside which limits volume increases to 15% of the original and by other policies which seek to prevent the construction of isolated homes in the countryside. The lack of such homes could have had some impact on economic growth if it has affected executive recruitment. The NPPF includes policy guidance to avoid the construction of isolated country homes which may be suitable for such executives unless there are special circumstances such as the exceptional quality and innovative nature of the design, that it enhance its immediate setting and that it is sensitive to the defining

	<p>characteristics of the local area. A number of reasonable options have been put forward for consideration and comment to address these issues.</p> <p><b>Potential for reasonable alternatives</b> Two alternative options have been identified. To rely on the Local Plan policies concerning design and replacement houses in the countryside and the NPPF, to control such proposals, or alternatively to introduce a new policy on the issue in the plan, with criteria based upon the NPPF guidance and taking into account local circumstances.</p>
Which objectives does this issue or policy address?	<p>Objective A: To support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and supporting the rural economy.</p> <p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective C: To provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type, size, tenure and cost.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p>
Final Issues and Options Approaches	<p><b>Question 56:</b> What approach should the Local Plan take to new countryside homes of exceptional quality?</p> <p>i) Not include such a policy. ii) Include a policy on exceptional homes in the countryside.</p>
Initial Sustainability Appraisal Summary	<p>Both options propose different ways of addressing proposals for countryside dwellings of exceptional quality. It is difficult to differentiate impacts, but having a policy (option ii) may create additional certainty. Enabling executive homes has been noted in studies of the local economy as necessary to support economic growth, but it will also create dwellings in less accessible locations which would have a negative impact on achieving sustainable transport. Impact on landscape and townscape would also need to be a key consideration in the design process.</p>
Representations Received	<p>i. Support: 19, Object: 1, Comment: 0 ii. Support: 21, Object: 3, Comment: 2 Please provide any comments: 7</p>
Key Issues from Representations	<p><b>Question 56i</b></p> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>Support from 8 Parish Councils.</li> </ul>



- 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 will suffice.
- 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.
- Greenfield sites should be released only when there is a recognised local need for new housing.

**OBJECTIONS:**

- 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. 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.

**Question 56ii**

**ARGUMENTS IN SUPPORT:**

- Support from 8 Parish Councils.
- 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
- 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 cause an impact on transport.

**OBJECTIONS:**

- 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

	<p>houses with big gardens in Cambridge.</p> <ul style="list-style-type: none"> <li>• 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</li> </ul>
Preferred Approach and Reasons	<p>Include a policy to permit countryside dwellings of exceptional quality providing specified criteria are met. There was strong support for the inclusion of such a policy, the few objections received were concerned with countryside impact, difficulty of application and the social divisiveness of allowing development as an exception to the normal operation of countryside protection policies.</p> <p>In response to specific issues raised:</p> <ul style="list-style-type: none"> <li>• The NPPF does not require all such developments to be innovative.</li> <li>• There is no reason to believe that the policy would be a Trojan horse for unrestricted countryside development. The number of such homes completed nationally since the introduction of guidance in 1997 is around 25 and only around 50 have received planning permission.</li> </ul>
Policy included in the draft Local Plan?	Policy H/14: Countryside Dwellings of Exceptional Quality

<b>Issues and Options 2012 Issue 57i</b>	<b>Gypsy and Traveller and Travelling Showpeople Accommodation</b>
Key evidence	<ul style="list-style-type: none"> <li>• The Gypsy and Traveller Accommodation Needs Assessment 2011 (plus consideration by the South Cambridgeshire Housing Portfolio Holder Meeting 13.6.12)</li> <li>• Gypsy and Traveller Community Strategy 2010-2013</li> <li>• Gypsy and Traveller DPD consultation documents and public consultation responses</li> <li>• Designing Gypsy and Traveller Sites – Good Practice Guide (CLG 2008)</li> <li>• Annual Monitoring Report 2010-2011</li> <li>• Planning Policy for Travellers Sites (CLG 2012)</li> </ul>
Existing policies	
Analysis	<p>National planning policy requires local planning authorities to plan for the needs of Gypsies and Travellers and Travelling Showpeople through the plan making process, in a similar way to how it would plan to meet other housing needs. Where there is an unmet need, Local Plans have to identify a supply of specific deliverable sites sufficient to provide five years' worth of pitches against their locally set targets, and identify a supply of specific, developable sites or broad locations for growth, for years six to ten and, where possible, for years 11-15.</p> <p>When the Council started work on its Gypsy and Traveller DPD,</p>

regional plans were being prepared that would set targets for the number of pitches to be delivered. The East of England plan (adopted in July 2009) determined that all districts should deliver sites, and that some of the need identified in areas with the highest levels of existing provision, like South Cambridgeshire, should be met by surrounding areas with lower levels of provision, in order to aid choice, provide greater equity between districts, and speed up delivery. New government guidance published in March 2012 advises that Local Planning Authorities should set pitch targets for gypsies and travellers and plot targets for travelling showpeople which address the likely permanent and transit site accommodation needs of travellers in their area, working collaboratively with neighbouring local planning authorities.

To help inform the development of a local target, the Council joined forces with other local authorities in Cambridgeshire, as well as parts of Norfolk and Suffolk, to commission an update of the Gypsy and Traveller Accommodation Needs Assessment that was last completed in 2006.

*Future Gypsy and Traveller need in South Cambridgeshire (Gypsy and Traveller Accommodation Needs Assessment 2011, as modified following further consideration by the Housing Portfolio Holder meeting 13.6.12)*

<b>Period</b>	<b>Pitches</b>
2011 - 2016	65
2016 - 2021	0
2021 - 2026	20
2026 - 2031	0
<b>TOTAL 2011 to 2031</b>	<b>85</b>

The backlog of need identified in the first period are primarily from households resident in South Cambridgeshire on sites that only have temporary planning permission or are on unauthorised sites, and require permanent accommodation.

Future need from population growth fluctuates reflecting the population data. The study notes that beyond the immediate need, assessments of growth are based on modelling, and the best information available. The difficulties in protecting forward beyond 10 years, are noted in national guidance regarding carrying out needs assessments. However, for plan making purposes we need to plan ahead at least 15 years from adoption of the plan. There will be a need to monitor the plan and review it as necessary to take account of more up to date evidence. A further option is that the Council could seek for some of the need to be met outside the district. This approach was found reasonable by the East of England Plan, which determined that some of the need from areas of the highest existing

provision like South Cambridgeshire should be met in surrounding areas with lower levels of existing provision.

The base date for the accommodation needs assessment is January 2011. Since January 2011, 9 pitches have gained planning permission and been completed and occupied. These include a site at Rose and Crown Road, Swavesey which had temporary planning permission but now has permanent planning permission. In addition, a site at Chesterton Fen Road, on land identified for Gypsy and Traveller pitches in the Local Plan 2004, is under construction at time of writing. These pitches will contribute to meeting the selected target, therefore reducing the number of pitches needed by 35.

*New Gypsy and Traveller pitch provision since January 2011*

Address	Number of Pitches	Delivery
Southgate Farm, Chesterton Fen Road, Milton	26	Under Construction
Blackwell Site, Milton	1	Under Construction
Rose & Crown Road, Swavesey	8	Complete
<b>TOTAL NEW PERMANENT PITCHES AFTER JANUARY 2011</b>	<b>35</b>	

On the basis of a target of 85 pitches to 2031 of which 60 need to be provided in the period 2011 to 2016, and a provision so far of 35, sites to provide 25 pitches need to be identified in the Local Plan for the period to 2016, and broad locations identified for the remaining plan period if specific sites cannot be identified.

The two rounds of Issues and Options consultation already undertaken on the Gypsy and Traveller DPD will be used to inform the site allocations to be included in the submission draft Local Plan and so are not subject to further consultation in this Local Plan consultation. In the same way reliance will be placed on the outcome of previous consultations regarding the criteria to be used to guide land supply allocations, the criteria to be taken into account when windfall sites come forward and on the design of new sites.

This plan also needs to address planning issues regarding **Travelling Showpeople** sites. Travelling Showpeople are self-employed business people that, because of their distinctive lifestyle, form a close-knit community with a distinctive culture. A feature of this culture is the importance placed on extended family links often

reinforced by family business ties. Sites were often referred to as 'winter quarters', although as the types of employment are changing they may be used at other times of the year. They need secure, permanent bases for the storage of equipment when not in use. Most Showpeople need to live alongside their equipment, so sites must be suitable for both residential and business use.

The Gypsy and Traveller Accommodation Needs Assessment 2011 considered the distinctive needs of this group. There are two existing sites in South Cambridgeshire, both at Meldreth, one site is permitted to accommodate up to 10 plots, and one of up to 11 plots. There are no unauthorised or temporary sites. The Assessment identified a need for 4 plots up to 2016. Given the low numbers involved, the study identified the difficulties in assessing longer-term needs accurately. Reflecting longer term growth rates advocated by the Showman Guild and used in the East of England Plan (1.5% per annum) would indicate a need of 1 to 2 plots per five years period beyond 2016. Evidence of longer term need will be kept under review over the plan period.

In the previous consultation views were sought on the potential for an additional six plots within the existing Biddles Boulevard site in Meldreth. The outcome of previous consultation will be taken into account in the preparation of the submission draft Local Plan and are not repeated in this consultation.

The numbers of plots needed is very low, and over a long period. There is uncertainty over whether this will generate a need for a new site in the district in the longer term, or need could be met on existing sites. It is therefore proposed to rely on additional provision coming forward as windfalls over the period of the plan for the longer term. As for the Gypsy and Traveller pitches, there will be opportunities to review and monitor the plan over the period to see how need develops.

**Potential for reasonable alternatives:**

- i. Four reasonable alternatives have been identified. Set a target to provide 85 pitches for Gypsy and Traveller occupation over the period to 2031, which means we need to provide an additional 30 permanent pitches by 2016, and a total of 50 pitches over the period 2011 to 2031.
- ii. Either set a target for Travelling Showpeople of 4 plots to 2016 and an additional 3 to 6 plots to 2031, or rely on an additional windfall site coming forward to meet this need over the plan period.
- iii. Explore with adjoining local planning authorities the extent to which local needs can be met in adjoining districts.

	<p>iv. Include a policy that requires 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. Any land not needed during the plan period to 2031 to be safeguarded for occupation after the plan period.</p>
Which objectives does this issue or policy address?	Objective C: To provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type, size, tenure and cost.
Final Issues and Options Approaches	<p><b>Question 57:</b> What approach should the Local Plan take to the accommodation needs of Gypsies, Travellers and Travelling Showpeople?</p> <p>i) Set a target to provide 85 pitches for Gypsy and Traveller occupation over the period to 2031, which means we would need to provide an additional 50 permanent pitches by 2031.</p>
Initial Sustainability Appraisal Summary	<p>Meeting the housing needs of Gypsies and Travellers and Travelling Showpeople, as identified in needs assessments, would contribute significantly to the objective of ensuring that everyone has access to decent homes, and redressing inequalities. Enabling provision of accommodation will also support achievement of the human health objective, and access to employment. Relying on windfalls for travelling Showpeople accommodation (option ii) would create less certainty.</p> <p>Due to high numbers of existing pitches in the district and low numbers in some surrounding areas, delivery of some pitches in surrounding areas (option iii) could provide greater equity, and choice for the travelling community. It could also mean needs are met further from where they were identified, or deliver greater uncertainty.</p> <p>Delivery of pitches in association with major developments (option iv) mean they are delivered in accessible locations (subject to site selection), and could further help redress inequalities by supporting community interaction.</p>
Representations Received	Support: 11, Object: 10, Comment: 3
Key Issues from Representations	<p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Need to explain how the figure of 85 was arrived upon which varies from original Needs Assessment;</li> <li>• Need to split need figure into needs of specific groups, such as Irish Travellers.</li> <li>• Support from 7 Parish Councils.</li> <li>• Care must be taken on the infrastructure to ensure appropriate facilities, water, sewage etc.</li> <li>• Any policy should not appear to discriminate against the settled community</li> </ul>

**OBJECTIONS:**

- The concentration of pitches in the East of England is disproportionate.
- Full needs of other groups not met be plan e.g. affordable housing.
- Should not include a target.
- Should make provision outside the district.
- Objection from 2 Parish Councils.
- Accommodation Needs Assessment underestimates need in the area. Assumptions are optimistic. High demand for rental plots.
- 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
- The process of agreeing the projections has ignored the guidance at paragraph 6 of Planning policy for travellers and in 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
- 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
- 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;
- 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 wonder what purpose was served by bidding for HCA funding and whether Cambridge City will be returning the money

	<p>received?</p> <ul style="list-style-type: none"> <li>• 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&amp;Ts wishing to move out of bricks &amp; 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.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• 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</li> <li>• Providing an additional 50 permanent pitches by 2031 is undeliverable</li> </ul>
<p>Preferred Approach and Reasons</p>	<p>Identify a provision target of 85 pitches between 2011 and 2031.</p> <p>The Government's Planning Policy for Travellers Sites requires the Council to include a target in the Local Plan. They are also required to identify how target will be addressed. A number of representations consider that the target is too high, and others consider a target is too low. The Cambridge Sub Region Gypsy and Traveller Accommodation Needs Assessment was commissioned in partnership with nine other local authorities in Cambridgeshire, as well as parts of Norfolk and Suffolk. The methodology agreed with a wide range of input, including evidence from Travellers Liaison Officers across the area, and is considered an effective method of assessing need across the wider area.</p> <p>The Needs Assessment utilised data gathered in recent surveys and well as statistical and other sources of information. It used information from existing local primary and secondary sources, including the number of young people of family forming age, and unauthorized caravans recorded in the caravan counts. The assessment built on research carried out in 2006 for the previous assessment. The previous survey was comparatively comprehensive and provided considerable information which has either not changed significantly, or any change can be measured without repeating the survey. The reasons for this approach are established in appendix 1 of the Needs Assessment.</p> <p>As recommended in Government Guidance on completing Needs Assessments the process involved in conducting the assessment has been transparent, with clearly documented evidence included in</p>



the study of assumptions made, and decisions taken.

One representation specifically queries element of the data used in the needs assessment. Data is gathered in biannual caravan counts carried out by Council Officers, and is considered a reasonable snapshot of occupation at that time. The level of unauthorised caravans in the district has dropped significantly in recent years, from over 300 in 2005, to around 10 in 2012. This is as a result of a combination of factors, including authorising additional sites (including temporary planning permissions), and enforcement action. The movement of Gypsies and Travellers was considered in the Needs Assessment. Evidence suggested that movement was taking place in both directions, which were likely to be equal in measure.

The Needs Assessment was reported at a public meeting the Council's Housing Portfolio Holder, after being subject to an internal review. This concluded that assumptions regarding turnover had not been correctly applied, which impacted on the estimation of future need. The correction reduced the need from 47 to 20 (This is documented in the reports to the Housing portfolio holder meeting 13 June 2012).

The Needs Assessment provides an appropriate assessment of need in the short term, and an estimation of need in the longer term. As required by the Housing Act, the Council will continue to monitor the housing needs of Gypsies and Travellers, and changes can be addressed in future reviews of the Local Plan.

With regard to specific sites referred to in representations, additional development at Smithy Fen was considered through the Gypsy and Traveller Development Plan Document Issues and Options 2 process, and rejected, for reasons including adverse impact on the countryside, and the scale of site. It does not warrant further consideration. SHLAA site 94 (east of Chesterton Fen Road) was reviewed, but is not considered a reasonable option due to impact on the Green Belt and the consolidation of development on the east side of Chesterton Fen Road.

The proposed policy has not differentiated whether any sites should be allocated for a particular ethnic group within the Gypsy and Traveller community and this is not appropriate or possible to do so through the planning process, which identifies sites as suitable for travellers, as defined in Government policy.

The District Council in partnership with Cambridge City Council has secured £500k to deliver Gypsy and Traveller site provision from the HCA. The time limit for utilising the funding expires before the anticipated adoption of the Local Plan. The Councils are therefore been exploring other deliverable site options outside the plan making

	<p>process.</p> <p>Additionally, to ensure that the levels of Gypsy and Traveller and Travelling Showpeople accommodation are maintained, sites are safeguarded to meet the continuing housing needs of these communities. Safeguarding will ensure that sites are not lost to competing uses. This could be a particular issue in Chesterton Fen Road where major developments are taking place close by. Unrestricted means not subject to conditions restricting the time of occupancy such as a temporary or personal planning permission.</p>
Policy included in the draft Local Plan?	<p>Policy S/5: Provision of Jobs and Homes</p> <p>Policy H/19: Provision for Gypsies and Travellers and Travelling Showpeople</p>

<b>Issues and Options 2012 Issue 57ii</b>	<b>Gypsy and Traveller and Travelling Showpeople Accommodation</b>
Key evidence	<ul style="list-style-type: none"> <li>• The Gypsy and Traveller Accommodation Needs Assessment 2011 (plus consideration by the South Cambridgeshire Housing Portfolio Holder Meeting 13.6.12)</li> <li>• Gypsy and Traveller Community Strategy 2010-2013</li> <li>• Gypsy and Traveller DPD consultation documents and public consultation responses</li> <li>• Designing Gypsy and Traveller Sites – Good Practice Guide (CLG 2008)</li> <li>• Annual Monitoring Report 2010-2011</li> <li>• Planning Policy for Travellers Sites (CLG 2012)</li> </ul>
Existing policies	
Analysis	As above – see Issues and Options 2012 Issue 57i.
Which objectives does this issue or policy address?	Objective C: To provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type, size, tenure and cost.
Final Issues and Options Approaches	<p><b>Question 57:</b> What approach should the Local Plan take to the accommodation needs of Gypsies, Travellers and Travelling Showpeople?</p> <p>ii) Not set a target for Travelling Showpeople occupation and rely on an additional windfall site coming forward over the plan period.</p>
Initial Sustainability Appraisal Summary	<p>Meeting the housing needs of Gypsies and Travellers and Travelling Showpeople, as identified in needs assessments, would contribute significantly to the objective of ensuring that everyone has access to decent homes, and redressing inequalities. Enabling provision of accommodation will also support achievement of the human health objective, and access to employment. Relying on windfalls for travelling Showpeople accommodation (option ii) would create less certainty.</p> <p>Due to high numbers of existing pitches in the district and low</p>

	<p>numbers in some surrounding areas, delivery of some pitches in surrounding areas (option iii) could provide greater equity, and choice for the travelling community. It could also mean needs are met further from where they were identified, or deliver greater uncertainty.</p> <p>Delivery of pitches in association with major developments (option iv) mean they are delivered in accessible locations (subject to site selection), and could further help redress inequalities by supporting community interaction.</p>
Representations Received	Support: 10, Object: 2, Comment: 4
Key Issues from Representations	<p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Support from 8 Parish Councils.</li> <li>• The demand for new sites is likely to be very low.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• A target should be set for Travelling Show-people no matter how low the current need</li> <li>• This is potentially contrary to Government policy. If there is a need, site provision should be made to meet it</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• No need to set a specific target due to the low level of need identified</li> </ul>
Preferred Approach and Reasons	<p>Identify the short term need of 4 plots 2011 to 2016 in policy, but rely on windfall sites to meet future need.</p> <p>The Accommodation Needs Assessment 2011 identified a need for 4 additional plots between 2011 and 2016 in the district. In order to meet the requirements of Government Policy, this should be referenced in the Local Plan.</p> <p>Identifying need over the longer term is more difficult, particularly due to the very low numbers involved. It is not considered appropriate to include a target for the longer term. The figure can be updated through future reviews of the needs assessment.</p> <p>An existing site was identified at Meldreth through the Issues and Options 2 which could potentially accommodate additional plots. This is currently the subject of a planning application.</p> <p>A suitable policy has been included to enable the consideration of windfall site proposals. This is considered the most appropriate approach for the district rather than identifying a specific site.</p>
Policy included in the draft Local Plan?	<p>Policy H/19: Provision for Gypsies and Travellers and Travelling Showpeople</p> <p>Policy H/21: Proposals for Gypsies, Travellers and Travelling</p>

	Showpeople Sites on Unallocated Land Outside Development Frameworks Policy H/22: Design of Gypsy and Traveller Sites, and Travelling Showpeople Sites
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<b>Issues and Options 2012 Issue 57iii</b>	<b>Gypsy and Traveller and Travelling Showpeople Accommodation</b>
Key evidence	<ul style="list-style-type: none"> <li>• The Gypsy and Traveller Accommodation Needs Assessment 2011 (plus consideration by the South Cambridgeshire Housing Portfolio Holder Meeting 13.6.12)</li> <li>• Gypsy and Traveller Community Strategy 2010-2013</li> <li>• Gypsy and Traveller DPD consultation documents and public consultation responses</li> <li>• Designing Gypsy and Traveller Sites – Good Practice Guide (CLG 2008)</li> <li>• Annual Monitoring Report 2010-2011</li> <li>• Planning Policy for Travellers Sites (CLG 2012)</li> </ul>
Existing policies	
Analysis	As above – see Issues and Options 2012 Issue 57i.
Which objectives does this issue or policy address?	Objective C: To provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type, size, tenure and cost.
Final Issues and Options Approaches	<p><b>Question 57:</b> What approach should the Local Plan take to the accommodation needs of Gypsies, Travellers and Travelling Showpeople?</p> <p>iii) Explore with adjoining local planning authorities the extent to which local needs can be met in adjoining districts.</p>
Initial Sustainability Appraisal Summary	<p>Meeting the housing needs of Gypsies and Travellers and Travelling Showpeople, as identified in needs assessments, would contribute significantly to the objective of ensuring that everyone has access to decent homes, and redressing inequalities. Enabling provision of accommodation will also support achievement of the human health objective, and access to employment. Relying on windfalls for travelling Showpeople accommodation (option ii) would create less certainty.</p> <p>Due to high numbers of existing pitches in the district and low numbers in some surrounding areas, delivery of some pitches in surrounding areas (option iii) could provide greater equity, and choice for the travelling community. It could also mean needs are met further from where they were identified, or deliver greater uncertainty.</p> <p>Delivery of pitches in association with major developments (option iv) mean they are delivered in accessible locations (subject to site selection), and could further help redress inequalities by supporting community interaction.</p>

Representations Received	Support: 27, Object: 4, Comment: 1
Key Issues from Representations	<p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Support form 10 Parish Councils</li> <li>• Should explore with adjoining local planning authorities the extent to which actual local needs can be met in adjoining districts</li> <li>• Traveller provision - detailed assessment needed on sites on City/S Cambs fringe to provide suitable site and also reduce reliance on wider South Cambs</li> <li>• 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</li> <li>• 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</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Not for us. We have always lived near Cambridge</li> <li>• 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</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• 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</li> <li>• St Edmundsbury Borough Council - Given that the identified need in St Edmundsbury is significantly lower than South</li> </ul>

	<p>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</p> <ul style="list-style-type: none"> <li>• Specific Transit site for 6 caravans should be provided near Addenbrooke`s Hospital</li> </ul>
Preferred Approach and Reasons	<p>Although Councils will be responsible for setting their own development targets, as part of the replacement for regional planning the government is proposing to introduce a 'duty to cooperate', which will require Councils to work together on strategic issues which affect a wider than district area.</p> <p>The Council co-operated with surrounding Districts to produce the Gypsy and Traveller Accommodation Needs Assessment and identify the level of need. On balance given the nature of the need, and the options available to meet it, it is considered that the target for the District should currently reflect the full level of need. This approach has also been applied in surrounding districts.</p> <p>The Gypsy and Traveller Accommodation Needs Assessment 2011 explores issues regarding need for transit provision in the area. Evidence regarding the need for a site is uncertain. Evidence of historic demand for transit use directly in South Cambridgeshire is limited. The number of unauthorised roadside encampments is actually very low. They are also generally small, and only last a few days. Such sites can be costly to manage, and often end up being occupied permanently. The council will continue to work with Cambridge City to explore the issue, and consider the need to identify emergency stopping places.</p>
Policy included in the draft Local Plan?	Policy H/19: Provision for Gypsies and Travellers and Travelling Showpeople

<b>Issues and Options 2012 Issue 57iv</b>	<b>Gypsy and Traveller and Travelling Showpeople Accommodation</b>
Key evidence	<ul style="list-style-type: none"> <li>• The Gypsy and Traveller Accommodation Needs Assessment 2011 (plus consideration by the South Cambridgeshire Housing Portfolio Holder Meeting 13.6.12)</li> <li>• Gypsy and Traveller Community Strategy 2010-2013</li> <li>• Gypsy and Traveller DPD consultation documents and public consultation responses</li> <li>• Designing Gypsy and Traveller Sites – Good Practice Guide (CLG 2008)</li> <li>• Annual Monitoring Report 2010-2011</li> <li>• Planning Policy for Travellers Sites (CLG 2012)</li> </ul>

Existing policies	
Analysis	As above – see Issues and Options 2012 Issue 57i.
Which objectives does this issue or policy address?	<p>Objective C: To provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type, size, tenure and cost.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p> <p>Objective E: To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure.</p>
Final Issues and Options Approaches	<p><b>Question 57:</b> What approach should the Local Plan take to the accommodation needs of Gypsies, Travellers and Travelling Showpeople?</p> <p>iv) 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.</p>
Initial Sustainability Appraisal Summary	<p>Meeting the housing needs of Gypsies and Travellers and Travelling Showpeople, as identified in needs assessments, would contribute significantly to the objective of ensuring that everyone has access to decent homes, and redressing inequalities. Enabling provision of accommodation will also support achievement of the human health objective, and access to employment. Relying on windfalls for travelling Showpeople accommodation (option ii) would create less certainty.</p> <p>Due to high numbers of existing pitches in the district and low numbers in some surrounding areas, delivery of some pitches in surrounding areas (option iii) could provide greater equity, and choice for the travelling community. It could also mean needs are met further from where they were identified, or deliver greater uncertainty.</p> <p>Delivery of pitches in association with major developments (option iv) mean they are delivered in accessible locations (subject to site selection), and could further help redress inequalities by supporting community interaction.</p>
Representations Received	<p>Support: 14, Object: 10, Comment: 3 Please provide any comments: 27</p>
Key Issues from Representations	<p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Support from 5 Parish Councils.</li> <li>• 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</li> </ul>

	<p>wide social and economic demographic to form a cohesive community.</p> <ul style="list-style-type: none"> <li>• This fulfils the aim of treating provision for sites as a normal part of the planning system. We will need to be resolute with developers.</li> <li>• 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.</li> <li>• Developers should be given the option of providing land elsewhere.</li> <li>• Threshold should be lowered, to 300 dwellings delivering 3 pitches.</li> <li>• 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.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Why should new developments bear the majority of the pitches?</li> <li>• Not all new settled developments will be suitable for traveller accommodation.</li> <li>• 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.</li> <li>• Support option iv) but not necessarily requiring the provision to be on the same site as the houses.</li> <li>• Gypsy &amp; 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.</li> <li>• 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.</li> <li>• Whilst there is a need to ensure that large developments provide</li> </ul>
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	<p>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"> <li>• These pitches should not be concentrated in only new developments, rather they should be widely scattered.</li> <li>• The integration of the sites within large scale developments could lead to conflict between communities and the unfair use of services.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• There should be provision alongside all new housing developments for sites.</li> <li>• 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.</li> </ul>
<p>Preferred Approach and Reasons</p>	<p>Include a policy seeking opportunities to deliver Gypsy and Traveller site provision at New Communities.</p> <p>Development of Gypsy and Traveller sites through major developments offers an opportunity to ensure those developments meet the needs of all sectors of the community. Provision can be made as part of mainstream residential development. This reflects Designing Gypsy and Traveller Sites - Good Practice Guide (CLG 2008) Paragraph 3.7 – <i>‘Where possible, sites should be developed near to housing for the settled community as part of mainstream residential developments.’</i> There are examples of sites developed in urban areas, and some are referenced in the Designing Gypsy and Traveller Sites guidance document.</p> <p>Making provision at new communities offers a mechanism to assist delivery, due to the ability of the scale of the development to overcome viability issues. It will also assist in mainstreaming</p>

provision for this part of the community, and the provision of sites where there is good access to services and facilities. By providing sites with good access to services, facilities and public transport this will minimise the need for car journeys. Providing pitches in a variety of locations will improve choice around the district.

There is local evidence that the Gypsy and Traveller community support the principle of provision at major developments. A survey of 95 Gypsies and Travellers in the district was undertaken in November 2008 seeking their views on a potential site at Northstowe. 91% of those interviewed considered Northstowe to be a good location for a site. There is evidence of support from the Gypsy and Traveller community through representations on the Issues and Options 2 Report, including from Friends Families and Travellers, an organisation which represents Gypsies and Travellers.

Planning obligations on development is a mechanism available to the Council to achieve delivery. Planning obligations may be used to prescribe the nature of a development necessary to make it acceptable in planning terms, for example by requiring that a certain proportion of a development is for new Gypsy and Traveller pitches. Sites could be delivered as part of the affordable housing provision of a major development. There is evidence of Registered Social Landlords who would be able to deliver Gypsy and Traveller sites. They could then be managed as public sites, or other mechanisms could be explored such as equity share or lease schemes. Sites could also be delivered as private provision, and sold or leased to Gypsies and Travellers. There are various mechanisms that could be explored at a site specific level.

In response the specific comment on the issue, delivery of sites will help the geographical spread of provision, by delivering in new areas, and where they form part of larger communities. New sites will form a relatively low proportion of the overall gypsy and traveller provision in the district.

The Gypsy and Traveller Issues and Options 2 consulted on specific major development site options. The Portfolio Holder Report which considered representations in December 2010 rejected two specific options (North West Cambridge University Site, as it was primarily to meet the needs to the University, and Cambourne 950, as development had already received planning permission). Other sites remained options. Between 5 and 20 pitches (two sites of 10) was proposed.

The Local Plan Issues and Options (2012) consultation proposed a more general approach of requiring provision from developments over 500 dwellings. On balance a more general policy has been included, where sites would be sought where there are opportunities

	through significant developments or new communities. This would allow provision to be tailored by need, and be negotiated to reflect specific opportunities.
Policy included in the draft Local Plan?	Policy H/20: Gypsy and Traveller Provision at New Communities

<b>Issues and Options 2012 Issue 57 (other comments)</b>	<b>Gypsy and Traveller and Travelling Showpeople Accommodation</b>
Key evidence	<ul style="list-style-type: none"> <li>• The Gypsy and Traveller Accommodation Needs Assessment 2011 (plus consideration by the South Cambridgeshire Housing Portfolio Holder Meeting 13.6.12)</li> <li>• Gypsy and Traveller Community Strategy 2010-2013</li> <li>• Gypsy and Traveller DPD consultation documents and public consultation responses</li> <li>• Designing Gypsy and Traveller Sites – Good Practice Guide (CLG 2008)</li> <li>• Annual Monitoring Report 2010-2011</li> <li>• Planning Policy for Travellers Sites (CLG 2012)</li> </ul>
Existing policies	
Analysis	As above – see Issues and Options 2012 Issue 57i.
Which objectives does this issue or policy address?	<p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective C: To provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type, size, tenure and cost.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p>
Final Issues and Options Approaches	<b>Question 57:</b> What approach should the Local Plan take to the accommodation needs of Gypsies, Travellers and Travelling Showpeople?
Initial Sustainability Appraisal Summary	<p>Meeting the housing needs of Gypsies and Travellers and Travelling Showpeople, as identified in needs assessments, would contribute significantly to the objective of ensuring that everyone has access to decent homes, and redressing inequalities. Enabling provision of accommodation will also support achievement of the human health objective, and access to employment. Relying on windfalls for travelling Showpeople accommodation (option ii) would create less certainty.</p> <p>Due to high numbers of existing pitches in the district and low</p>

	<p>numbers in some surrounding areas, delivery of some pitches in surrounding areas (option iii) could provide greater equity, and choice for the travelling community. It could also mean needs are met further from where they were identified, or deliver greater uncertainty.</p> <p>Delivery of pitches in association with major developments (option iv) mean they are delivered in accessible locations (subject to site selection), and could further help redress inequalities by supporting community interaction.</p>
Representations Received	Please provide any comments: 27
Key Issues from Representations	<p><b>OTHER COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Homes and Communities Agency – Is providing resources to enable new provision across the country</li> <li>• 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.</li> <li>• 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</li> <li>• Environment Agency - Any policy developed should incorporate the requirement for any site to be served by appropriate water and waste water facilities. This inclusion is required, not only to ensure the sites are sustainable, but also to reduce the possibility of localised pollution incidents</li> <li>• 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</li> <li>• 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. On-going discussion between Councils is supported</li> <li>• Consultation document ignores significant deprivation of Gypsy and Traveller communities, and stress relating to accommodation</li> </ul>

	<ul style="list-style-type: none"> <li>• The provision of accommodation for Gypsies, Traveller and Travelling Showpeople should include a reference to the quality of site provision</li> <li>• 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.</li> <li>• Travellers should be treated equally, and be able to get planning permission on their own land.</li> <li>• Waterbeach Parish Council - Smaller sites with fewer pitches are preferable to large sites</li> </ul>
Preferred Approach and Reasons	Many of the comments related to issues that will be addressed by a policy to enable the consideration of windfall proposals, and a policy regarding the design of sites. Policies were subject to consultation through the Gypsy and Traveller Development Plan Document Issues and Options 2 consultation in 2009, and are explored in detail in the tables below.
Policy included in the draft Local Plan?	Policy H/21: Proposals for Gypsies, Travellers and Travelling Showpeople Sites on Unallocated Lane Outside Development Frameworks Policy H/22: Design of Gypsy and Traveller Sites, and Travelling Showpeople Sites

Gypsy & Traveller DPD: Issues and Options 2 (July 2009) - Option OPT12	<b>Gypsy and Traveller and Travelling Showpeople - Windfall Sites</b>
Key evidence	<ul style="list-style-type: none"> <li>• The Gypsy and Traveller Accommodation Needs Assessment 2011 (plus consideration by the South Cambridgeshire Housing Portfolio Holder Meeting 13.6.12)</li> <li>• Gypsy and Traveller Community Strategy 2010-2013</li> <li>• Gypsy and Traveller DPD consultation documents and public consultation responses</li> <li>• Designing Gypsy and Traveller Sites – Good Practice Guide (CLG 2008)</li> <li>• Annual Monitoring Report 2010-2011</li> <li>• Planning Policy for Travellers Sites (CLG 2012)</li> </ul>
Existing policies	Local Plan 2004 CNF6
Analysis	The Council is required to include a policy to address windfall sites by the Government's Planning Policy for Travellers Sites. Criteria based policies should be fair and should facilitate the traditional and nomadic life of travellers while respecting the interests of the settled community.
Which objectives does this issue or policy address?	Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.

	<p>Objective C: To provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type, size, tenure and cost.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p>
Final Issues and Options Approaches	Through the Gypsy and Traveller DPD Issues and Options 2 Consultation the Council considered a criteria based policy that would address proposals for windfall sites for Gypsy and Traveller sites and Travelling Showpeople Sites.
Initial Sustainability Appraisal Summary	<p>Meeting the housing needs of Gypsies and Travellers and Travelling Showpeople, as identified in needs assessments, would contribute significantly to the objective of ensuring that everyone has access to decent homes, and redressing inequalities. Enabling provision of accommodation will also support achievement of the human health objective, and access to employment. Relying on windfalls for travelling Showpeople accommodation (option ii) would create less certainty.</p> <p>Due to high numbers of existing pitches in the district and low numbers in some surrounding areas, delivery of some pitches in surrounding areas (option iii) could provide greater equity, and choice for the travelling community. It could also mean needs are met further from where they were identified, or deliver greater uncertainty.</p> <p>Delivery of pitches in association with major developments (option iv) mean they are delivered in accessible locations (subject to site selection), and could further help redress inequalities by supporting community interaction.</p>
Representations Received	Object: 7 Support: 9 Comment: 7 (Gypsy and Traveller DPD Issues and Options 2 Consultation)
Key Issues from Representations	A variety of comments were received on the policy, including some representations in support of the Gypsy and Traveller DPD Issues and options 2 wording. Some supported the requirement for demonstrating the need for new sites. Friends Families and Travellers considered that the policy was too complex and had too many criteria. It was too onerous to consider whether alternative sites were available elsewhere. Sites could be found in rural areas therefore the policies criteria were overly strict. It should also refer to impact on biodiversity. One representor considered that a 15-pitch site was too large to be permitted at a rural centre, and others that the criteria was too restrictive, and should be considered on a site by site basis. One representor considered that rather than a maximum site size the figures should be applied as a 'pitches per village' limit.
Preferred Approach and	Include a criteria based policy to address applications for windfall sites.

Reasons	<p>It is important that the plan includes robust, clear and positive policies for addressing applications for windfall development. Criteria proposed have been considered against the change of guidance from circular 1/2006, to the more recent Planning Policy for Travellers.</p> <p>Recent appeal decisions from around the country indicate that greater flexibility has been applied with regard to accessibility compared to the criteria included in the draft policy, with inspectors permitting sites several kilometres away from services and facilities in settlements. The proposed policy has therefore included greater flexibility.</p> <p>It would not be reasonable to include a maximum pitches per village figure, as proposals should be considered on their merits.</p> <p>Policy CNF6 of the Local Plan 2004 is currently 'saved', and identifies an area west of Chesterton Fen Road Milton where permission may be granted for private Gypsy sites to meet local need. The policy has delivered a number of pitches, but will no longer be necessary once the DPD is adopted. Any future site proposals could be considered on their merits by applying the criteria based policies for windfall development which will also be included in the plan.</p>
Policy included in the draft Local Plan?	Policy H/21: Proposals for Gypsies, Travellers and Travelling Showpeople Sites on Unallocated Land Outside Development Frameworks

Gypsy & Traveller DPD: Issues and Options 2 (July 2009) - Option OPT13	<b>Gypsy and Traveller and Travelling Showpeople - Site Design</b>
Key evidence	<ul style="list-style-type: none"> <li>• Gypsy and Traveller DPD consultation documents and public consultation responses</li> <li>• Designing Gypsy and Traveller Sites – Good Practice Guide (CLG 2008)</li> <li>• Planning Policy for Travellers Sites (CLG 2012)</li> </ul>
Existing policies	
Analysis	A design policy is needed to establish what the Council expect to see in terms of the design and layout of new sites. The policy will include criteria relating to the quality of a site and facilities that it must include in order to meet the needs of the Gypsy and Traveller and Travelling Showpeople communities.
Which objectives does this issue or policy address?	Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area,

	<p>and protect and enhance biodiversity.</p> <p>Objective C: To provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type, size, tenure and cost.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p>
Final Issues and Options Approaches	<p>Through the Gypsy and Traveller DPD Issues and Options 2 Consultation the Council considered:</p> <p>OPTION OPT13: The GTDPD should include a policy regarding design of Gypsies, Travellers and Travelling Showpeople sites. Draft Policy GT2 provided detailed policy wording.</p>
Initial Sustainability Appraisal Summary	<p>Meeting the housing needs of Gypsies and Travellers and Travelling Showpeople, as identified in needs assessments, would contribute significantly to the objective of ensuring that everyone has access to decent homes, and redressing inequalities. Enabling provision of accommodation will also support achievement of the human health objective, and access to employment. Relying on windfalls for travelling Showpeople accommodation (option ii) would create less certainty.</p> <p>Due to high numbers of existing pitches in the district and low numbers in some surrounding areas, delivery of some pitches in surrounding areas (option iii) could provide greater equity, and choice for the travelling community. It could also mean needs are met further from where they were identified, or deliver greater uncertainty.</p> <p>Delivery of pitches in association with major developments (option iv) mean they are delivered in accessible locations (subject to site selection), and could further help redress inequalities by supporting community interaction.</p>
Representations Received	<p>Object: 6 Support: 3 Comment: 2 (Gypsy and Traveller DPD Issues and Options 2 Consultation)</p>
Key Issues from Representations	<ul style="list-style-type: none"> <li>• It should be clearer regarding the different design of Travelling Showpeople sites and transit sites.</li> <li>• It should also address management of sites.</li> <li>• Friends and Families and Travellers considered that the policy reflects Government Guidance on site design which is primarily aimed at new public sites, and it would be onerous for small private sites to have to meet all the criteria. The policy should be rephrased to have regard to the guidance rather than meet every requirement.</li> <li>• It should clarify the requirements in terms of recreation provision.</li> </ul>
Preferred	<p>Include a criteria based policy to address site design.</p>



Approach and Reasons	<p>It is acknowledged that some may be onerous for small private pitches to achieve, and material considerations may apply to some applications considered through the planning application process as to why some elements could not be achieved. In particular, utility blocks are not found on all private pitches. The Government Guidance Designing Gypsy and Traveller Sites is very specific, and does focus on publicly provided sites, but many of the principles will apply to all sites. Policy therefore seeks for applicants to have regard to it, rather than meet all its requirements.</p> <p>The policy establishes that conditions may be applied to planning consents, restricting commercial activities, or the size of vehicles that may be stationed on a site.</p>
Policy included in the draft Local Plan?	Policy H/22: Design of Gypsy and Traveller Sites, and Travelling Showpeople Sites

<b>Issues and Options 2012 Issue 58</b>	<b>Dwellings to Support a Rural Based Enterprise</b>
Key evidence	None
Existing policies	Development Control Policies DPD: Dwelling to Support a Rural Based Enterprise (HG/9)
Analysis	<p>National Planning Policy Framework (paragraph 55) states that, 'Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:</p> <ul style="list-style-type: none"> <li>• The essential need for a rural worker to live permanently at or near their place of work in the countryside;...'</li> </ul> <p><b>Potential for reasonable alternatives.</b> The Local Plan could:</p> <ol style="list-style-type: none"> <li>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 to help support successful rural businesses and retain a living countryside. The policy would be consistent with the guidance in the National Planning Policy Framework (NPPF), but add additional details concerning such matters as the evidence that would be required from the applicant, any restrictions to be placed on the occupation of such dwellings and when they might be relaxed and that dwellings associated with the keeping of horses would not be appropriate.</li> <li>ii. Not include such a policy in the plan and rely on the policy in the NPPF.</li> </ol>
Which objectives does this issue or policy address?	Objective A: To support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and supporting the rural economy.

	<p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective C: To provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type, size, tenure and cost.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p>
Final Issues and Options Approaches	<p><b>Question 58:</b> 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>ii) Not include such a policy and rely upon the policy guidance in the National Planning Policy Framework (NPPF).</p>
Initial Sustainability Appraisal Summary	<p>Both options would enable dwellings to support a rural based enterprise, thus supporting economic objectives. It is difficult to differentiate between the two options, although including a policy within the local plan (option i) may create greater certainty that impacts will be fully addressed.</p>
Representations Received	<p>i. Support: 24, Object: 2, Comment: 3  ii. Support: 12, Object: 1, Comment: 0  Please provide any comments: 4</p>
Key Issues from Representations	<p><b>Question 58i</b></p> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Support from 7 Parish Councils and Cambridgeshire County Council.</li> <li>• This is line with the character and history of the region, and the needs of rural enterprises should be supported.</li> <li>• 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.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• The circumstances behind the need and appropriateness for dwellings associated with rural based enterprises are non</li> </ul>

	<p>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> <p><b>Question 58ii</b></p> <p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• You don't need an extra policy, NPPF is enough</li> <li>• Support from 8 Parish Councils.</li> <li>• Related to questions I&amp;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</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• The NPPF says plans should avoid new, isolated, homes in the countryside but there's no attempt to define 'isolation'</li> </ul>
Preferred Approach and Reasons	<p>Include a policy to govern the development of dwellings to support a rural based enterprise which includes specified criteria to be taken into consideration/satisfied. There was a clear majority of support for the inclusion of such a policy, objections being that no policy was needed as guidance is given in the NPPF.</p> <p>In response to specific issues raised:</p> <ul style="list-style-type: none"> <li>• The policy is sufficiently flexible to allow consideration of the merits of the provision of limited residential accommodation for those who manage recreational sites as they are covered by the words 'or in another business where a rural location is essential'.</li> </ul>
Policy included in the draft Local Plan?	Policy H/18: Dwellings to Support a Rural-based Enterprise

<b>Issues and Options 2012 Chapter 13 – Bayer CropScience Site</b>	<b>Bayer CropScience Site, Hauxton</b>
Key evidence	
Existing policies	Site Specific Policies DPD: Policy SP/8 Bayer CropScience, Hauxton
Analysis	The former Bayer CropScience site is a brownfield redevelopment site located on the A10 near Hauxton. The site was allocated for residential-led mixed-use development including B1 employment development, open space and community facilities in the Site Specific Policies DPD (adopted in January 2010). Outline planning

	<p>permission was granted for a scheme including up to 380 dwellings in February 2010. A reserved matters planning permission for phase 1 (201 dwellings) was granted in December 2012. Detailed masterplanning of the site has resulted in the site being anticipated to provide a total of 285 dwellings. The site was contaminated and remediation works have been undertaken, at time of writing site monitoring continues to be undertaken.</p> <p><b>Potential for Reasonable Alternatives:</b> None. The policy should be carried forward into the new Local Plan and remain until the development has been completed. The current policy has been sustainability appraised and found sound at examination by an independent Planning Inspector.</p>
<p>Which objectives does this issue or policy address?</p>	<p>Objective A: To support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and supporting the rural economy.</p> <p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective C: To provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type, size, tenure and cost.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p> <p>Objective E: To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure.</p> <p>Objective F: To maximise potential for journeys to be undertaken by sustainable modes of transport including walking, cycling, bus and train.</p>
<p>Preferred Approach and Reasons</p>	<p>Carry forward the existing policy for the Bayer CropScience site into the new Local Plan. The current policy has been sustainability appraised and found sound at examination by an independent Planning Inspector.</p>
<p>Policy included in the draft Local Plan?</p>	<p>Policy H/2: Bayer CropScience Site, Hauxton</p>

<b>Issue 112</b>	<b>Papworth West Central, Papworth Everard</b>
Key evidence	
Existing policies	Site Specific Policies DPD: SP/10 Papworth Everard Village Development
Analysis	<p>Papworth West Central provides an opportunity to take a comprehensive approach to brownfield sites in the centre of Papworth Everard. The area contains a number of buildings that have reached the end of their structural life, or that are not currently in use. Rather than piecemeal development, there is an opportunity for considerable environmental improvement, and benefit to the functioning of the village, if a coordinated approach is taken to its development. There are particular opportunities to support the continued development of the centre of the village, particularly now the bypass has been completed.</p> <p>It is important to ensure that a mix of uses is achieved on this significant site, and that it does not become purely residential led. There has been a considerable amount of residential development in the village over the last decade and there is more to come. The four quadrants schemes will deliver in total over 1,000 dwellings, and there has also been substantial residential development on the former factory site in the village centre.</p> <p>This opportunity for area based regeneration has been recognised by the Council and other stakeholders, including Papworth Everard Parish Council. Progress has been made exploring site proposals.</p> <p><b>Potential for Reasonable Alternatives:</b> Retain policy to seek a mixed use redevelopment of this opportunity site to deliver a sustainable form of development and the continued invigoration of the village centre, or deal with proposals on their merits.</p>
Which objectives does this issue or policy address?	<p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective C: To provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type, size, tenure and cost.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p> <p>Objective E: To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space,</p>

	and green infrastructure.
Final Issues and Options Approaches	<p><b>Question 112:</b> 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>ii) Or should we not include a policy and deal with individual site proposals on their merits?</p>
Initial Sustainability Appraisal Summary	The site comprises a number of previously developed sites within the village centre. Policy guidance could help ensure that they will deliver residential development whilst contributing to access to services and facilities objectives by further enhancing the village centre. Considering proposals on their merits could risk achievement of these goals, and provide fewer enhancements to the village centre, although this would clearly depend on the individual proposals.
Representations Received	<p>i: Support: 7, Object: 0, Comment: 1</p> <p>ii: Support: 2, Object: 0, Comment: 1</p> <p>Please provide any comments: Support: 0, Object: 0, Comment: 1</p>
Key Issues from Representations	<p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>Papworth Everard Parish Council – strongly support a policy as existing redevelopment of facilities is inadequate for the long term needs of the expanded village and a mixed used development will be essential to achieve a balanced outcome. The importance of providing new employment cannot be over-estimated. It will also be necessary to provide additional community facilities beyond those offered by the village hall.</li> <li>Existing services and facilities need to be expanded to cope with expansion already taking place, and need jobs for residents.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>No policy is needed as proposals should be dealt with on their merits.</li> </ul>
Preferred Approach and Reasons	<p>Continue to include a policy for the redevelopment of Papworth Everard based on the principle of providing a mix of uses including community uses, employment uses and housing that will continue to invigorate the centre of the village.</p> <p>Papworth Everard Parish Council and others support the continuation of the policy to ensure that the necessary services and facilities are provided in the village for a sustainable community.</p> <p>Pre-application discussions have been undertaken and a planning application is expected (at the time of writing) for land south of Church Lane for residential development and the conversion of the former print-works building to uses including a community public house and bakery. This proposal covers the largest redevelopment site in the policy area. There are others but they are of a smaller scale. If the expected planning application is approved and</p>

	implemented it would deliver additional community facilities for the village, and a view would need to be reached whether the reasonable objectives of the current policy had been met and whether the policy was still needed.
Policy included in the draft Local Plan?	Policy H/3: Papworth Everard West Central

<b>Issues and Options 2012 Issue 113</b>	<b>Fen Drayton Former Land Settlement Association Estate</b>
Key evidence	Fen Drayton Former Land Settlement Association Estate Supplementary Planning Document (2011)
Existing policies	Site Specific Policies DPD: SP/11 Fen Drayton Former Land Settlement Association Estate
Analysis	<p>The Land Settlement Association's activities at Fen Drayton are an earlier example of an attempt to achieve a more sustainable form of living but with the passage of time this has not proved to be an enduring model. The current legacy of the experiment is a network of small land holdings, a wide variety of land uses including some disuse, and a patchwork of buildings of variable quality. In view of the area's history and its current appearance, form and character a policy was developed in the Local Development Framework to allow it to evolve as a positive experimental test-bed for new forms of sustainable living. The policy focuses on utilising the built footprint of existing buildings no longer needed for agriculture, in order to protect the rural nature of the site.</p> <p>Following stakeholder and public consultation, a Supplementary Planning Document (SPD) was adopted in May 2011 to guide how the policy should be implemented. It identified eligible buildings, and provided design guidance for new development. In particular it defined the sustainability standards development must achieve, Code for Sustainable Homes Level 6 (or Level 5 in some circumstances) and any new non-residential buildings must achieve BREEAM non-residential outstanding standard.</p> <p>The SPD establishes the following principles for development to achieve:</p> <ul style="list-style-type: none"> <li>• Design and construction of highly energy efficient buildings.</li> <li>• Provision of renewable energy technologies to provide heat and power e.g. solar thermal panels.</li> <li>• Inclusion of a garden and allotment for each dwelling to encourage food production.</li> <li>• Inclusion of either rainwater harvesting or greywater recycling (capturing rainwater or waste water for reuse by the occupiers).</li> <li>• Inclusion of Sustainable Drainage Systems (SuDS) which naturally manage surface water run-off through the use of</li> </ul>

	<p>permeable surfaces and ponds.</p> <ul style="list-style-type: none"> <li>• Minimisation of waste and inclusion of suitable storage for waste and recycling.</li> <li>• Enhancement of the biodiversity and ecology of the site.</li> <li>• Promotion and facilitation of opportunities that would allow an increase in the use of sustainable forms of transport and a reduction in car use.</li> </ul> <p><b>Potential for Reasonable Alternatives:</b> Continue the policy approach, or do not carry forward and resist unsustainable development in the countryside.</p>
Which objectives does this issue or policy address?	<p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective C: To provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type, size, tenure and cost.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p> <p>Objective F: To maximise potential for journeys to be undertaken by sustainable modes of transport including walking, cycling, bus and train.</p>
Final Issues and Options Approaches	<p><b>Question 113:</b> What approach should the Local Plan take to the Fen Drayton LSA Area?</p> <ul style="list-style-type: none"> <li>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?</li> <li>ii) How do you think the former Fen Drayton LSA should evolve?</li> </ul>
Initial Sustainability Appraisal Summary	<p>The option proposes to enable sustainable forms of development, utilising the built footprint of existing buildings, reflecting exiting policy. It is difficult to scale the impact of the policy as it depends on the level of uptake in this unusual site. Developments have the potential to contribute towards climate change mitigation and adaptation, in order to meet the specific requirements of the policy. Landscape and biodiversity impacts will depend on individual developments, but other requirements of the development plan to address these issues are assumed to apply. Access to alternative transport modes is limited, although the guided bus is within cycling distance. The Supplementary Planning Document seeks to address transport issues by promoting sustainable travel.</p>
Representations Received	<p>i: Support: 29, Object: 0, Comment: 9 ii: Support: 1, Object: 0, Comment: 7 Please provide any comments: Support: 0, Object: 0, Comment: 6</p>



Key Issues from Representations	<p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Strongly support the redevelopment of existing buildings and 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.</li> <li>• Such strict ‘experimental’ living criteria is unnecessary and makes development extremely difficult and expensive. Relaxing the criteria should be considered.</li> <li>• Support this scheme as it gives people the opportunity to build environmentally friendly dwellings, allows first time buyers the opportunity to remain in the village, and could provide opportunities for employment through small ‘cottage industry’ projects.</li> <li>• The SPD is extremely thorough and well thought out, with sound principles and was subject to extensive consultation. The situation has not changed.</li> <li>• Owners are extremely interested in developing relevant buildings, however the challenges of implementing the SPD should be examined and need better clarity concerning planning requirements.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Development should be subject to building regulations and sustainability standards applied to other planning applications – not applying the same criteria may be considered discriminatory.</li> <li>• 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.</li> <li>• The policy area should be regularised to include the whole of Daintree’s Farm including its outbuildings, fields and ditch.</li> <li>• 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.</li> <li>• The policy 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 LSA estate does not reflect well on the rest of the village.</li> <li>• Inconsistent approach with the Great Abington Former LSA Estate, where more flexible proposals have been subject to consultation.</li> </ul>
Preferred Approach and Reasons	<p>Continue to include a policy allowing the redevelopment of existing agricultural buildings for experimental and ground-breaking forms of sustainable living provided that it can be demonstrated that the buildings are no longer needed for agricultural purposes and the development would not occupy a larger footprint than the existing buildings that are being replaced. Amend the policy area to include Daintree’s Farm and its outbuildings.</p>

	<p>The majority of respondents are residents or landowners within the former LSA estate and there is general support for continuation of the policy.</p> <p>The Fen Drayton former Land Settlement Association estate is defined as being in the countryside and therefore the existing policy allows a greater scale and range of development than would normally be allowed in the countryside. To relax the criteria would effectively make this area an extension to the village and would result in an even greater level of development than that allowed through the existing policy. Two planning permissions for Code for Sustainable Homes Level 6 dwellings within this policy area were granted on 2 January 2013.</p> <p>The Fen Drayton former LSA estate SPD notes in paragraph 3.20 that the adopted policy area boundary runs through Daintree's Farm and states that for the purposes of determining planning applications, the cow byre and dwelling are considered to be included in the policy area. The policy area boundary should therefore be amended.</p>
Policy included in the draft Local Plan?	Policy H/4: Fen Drayton Former Land Settlement Association Estate

<b>Issues and Options 2012 Issue 114</b>	<b>Great Abington Former Land Settlement Association Estate</b>
Key evidence	
Existing policies	None.
Analysis	<p>A second former Land Settlement Association (LSA) estate in the district at Great Abington also has a different character to the open countryside around it. It includes a range of houses set along a pattern of narrow private roads, ranging from very small cottages that remain below the standards normally expected in modern life, to larger properties that have previously been extended. They generally sit in very large plots. Great Abington Parish Council has considered this issue locally with its community and there is support for an approach in the plan that reflects the specific local circumstances in the former LSA estate.</p> <p>The former Great Abington LSA estate is currently subject to the same controls over extensions to existing houses in the countryside and also the redevelopment of rural houses as the rest of the open countryside. Experience suggests that this area requires more flexibility to deal with the range of properties and the substandard nature of some housing. If the new plan contains a policy that retains the existing limits on new residential development, there would be a case to take a different approach in the former Great Abington LSA estate, providing greater flexibility and to treat applications on their</p>

	<p>merits on the basis of local character and the impact of the proposed development on the openness of the countryside and local amenity. If however, the new plan includes a more flexible policy that considers applications on the basis of local character and the impact of the proposed development on the openness of the countryside and local amenity, there would not be a need to include a specific policy for this area.</p> <p>The submission from Great Abington Parish Council dated May 2012, concerning extensions to dwellings in the former LSA estate advocates the creation of a special policy area for the former LSA estate governed by the following policy criteria:</p> <ol style="list-style-type: none"> <li>1. The estate remains outside the village envelope.</li> <li>2. The broadly rural nature of the estate should be preserved with all public footpaths and rights of way for horse riders retained.</li> <li>3. The roads will remain un-adopted by the Council and all residents using them will continue to be responsible for all on-going road and pathway maintenance including a distance of one metre either side of the road.</li> <li>4. Reasonable developments can proceed within the area as long as it would not result in a significant adverse impact on the unique character or appearance of the estate and would not result in an adverse impact on residential amenity or create unacceptable disturbance.</li> <li>5. All new building designs should be in keeping with the original housing stock on the estate.</li> <li>6. No development should be allowed that would result in a substantial increase in traffic on the estate, or the need for significant related road development, such as businesses that by their nature require large numbers of vehicle movements.</li> <li>7. Extensions to existing dwellings will be allowed as long as they do not result in a building that has a floor area exceeding 250 square metres and is in keeping with others in the area. However, the dwelling must continue to sit comfortably within its plot.</li> <li>8. The demolition and replacement of properties should be allowed as long as the new building does not exceed the floor area of the existing dwelling, or 250 square metres whichever is larger, and it is in keeping with others in the area. However, the dwelling must continue to sit comfortably within its plot.</li> <li>9. Each of the original 62 houses may be allowed to convert one existing outbuilding to a dwelling as long as adequate distances between neighbouring properties can still be maintained and the new building has a floor area of no more than 150 square metres and is in keeping with others in the area.</li> <li>10. All new or replacement dwellings should be set back from the roads at least as far as the original dwellings but will not be placed significantly further back on the plot, however small scale</li> </ol>
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	<p>extensions to the front of an existing building may be allowed where a reasonable case is made.</p> <p><b>Potential for Reasonable Alternatives:</b> If the new Local Plan retains the existing approach to extensions and redevelopment, there would be a case to take a different approach in the former Great Abington former LSA estate, providing greater flexibility. If however, the new Local Plan includes a more flexible district wide policy, there would not be a need to include a specific policy for this area.</p>
Which objectives does this issue or policy address?	<p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective C: To provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type, size, tenure and cost.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p>
Final Issues and Options Approaches	<p><b>Question 114:</b> 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 Land Settlement Association area to provide greater flexibility?</p>
Initial Sustainability Appraisal Summary	<p>The option would support the housing objective, allowing greater flexibility to deliver decent homes on this unusual site. There could be negative impact on landscape and townscape if development is out of scale with the rural character, but this is addressed specifically in the option to ensure this is appropriately addressed.</p>
Representations Received	<p>Support: 5, Object: 1, Comment: 10</p>
Key Issues from Representations	<p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Extensions and replacement dwellings should be allowed but new dwellings should only be allowed in exceptional circumstances.</li> <li>• Emphasis should be placed on sustainable construction.</li> <li>• Support for having a special policy (as the site is neither countryside or within the village) to ensure consistency across the estate and to provide greater certainty for residents.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Great Abington Parish Council has submitted specific criteria and proposals for extensions, replacement dwellings and new dwellings:</li> </ul>

	<ul style="list-style-type: none"> <li>▪ the former LSA estate to remain outside the village framework;</li> <li>▪ reasonable developments to be permitted as long as they would not result in adverse impact on the unique character and appearance of the area or on residential amenity;</li> <li>▪ no development that would result in a substantial increase in traffic or need significant road improvements;</li> <li>▪ extensions to be allowed provided that the total building floor area does not exceed 250 sqm;</li> <li>▪ 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);</li> <li>▪ 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</li> <li>▪ 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.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Suggestion that as an alternative, the whole estate should be considered for an ecologically sustainable housing site.</li> </ul>
<p>Preferred Approach and Reasons</p>	<p>Do not include a policy as the existing district wide policies for extensions and replacement dwellings in the countryside are being amended to remove the restrictions on size and to be a criteria based approach taking account of local character. A more flexible district wide approach will allow greater flexibility within the Great Abington former LSA estate and should ensure that the substandard nature of some homes can be rectified.</p> <p>In response to specific issues raised:</p> <ul style="list-style-type: none"> <li>• Great Abington Parish Council proposed some specific criteria for the former LSA area. These include restrictions on floorspace that are very prescriptive and it is not clear what the evidence is for the specific floorspace figures suggested. A more flexible district wide approach to extensions and replacement dwellings in the countryside should achieve the same outcomes.</li> <li>• Great Abington Parish Council also suggests that an additional 62 dwellings should be allowed through the conversion of outbuildings. This would be a large scale of development in the countryside and the area is close to Great Abington village which is a Group village and is not a sustainable location for substantial additional residential development.</li> <li>• The character of the Great Abington former LSA estate is different to the Fen Drayton former LSA estate, which includes</li> </ul>

	large areas of derelict outbuildings. It does not warrant a similar policy solution.
Policy included in the draft Local Plan?	No policy.

<b>Issues and Options 2012 Issue 115</b>	<b>Linton Special Policy Area</b>
Key evidence	
Existing policies	Development Control Policies DPD: CH/10 Linton Special Policy Area
Analysis	<p>The southern part of Linton is severed by the A1307 from the rest of the village, which provides a barrier to easy movement. The area is characterised by three distinct uses: employment, a sensitive residential area much of which lies within the Conservation Area, and the site of Linton Zoo. Its location means that it has poor access to the village facilities and services, although there is a pelican crossing providing a safe crossing point and access to a bus stop on the Cambridge facing side of the main road. Bus services between Cambridge and Haverhill have been improved and this crossing is now well used.</p> <p>Part of the existing employment area has been suggested to the Council as a possible housing site and been tested as part of the plan making process. It performs well as a housing site against many criteria, being within a larger village and a previously used site. The main disadvantage of the site for housing is the loss of the employment use and its location in the southern part of Linton.</p> <p><b>Potential for Reasonable Alternatives:</b> The Local Plan could continue restricting further residential development south of the A1307 at Linton, or not include a policy.</p>
Which objectives does this issue or policy address?	Objective E: To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure.
Final Issues and Options Approaches	<b>Question 115:</b> Should the Local Plan continue to restrict residential development south of the A1307 at Linton?
Initial Sustainability Appraisal Summary	By restricting development south of the A1307 the option aims to ensure appropriate access to services, and acknowledges that an isolated area would not work well as a residential location.
Representations Received	Support: 9, Object: 3, Comment: 3
Key Issues from	<b>ARGUMENTS IN SUPPORT:</b>

Representations	<ul style="list-style-type: none"> <li>• Support the continuation of the policy as the site has poor access to the village and the A1307 has a poor safety record.</li> <li>• Further development would add to the congestion through additional vehicles and increased use of the pelican crossing.</li> <li>• Policy remains relevant as community cohesion is important – the A1307 is not conducive to safe and convenient crossing for pedestrians. Development to the south of the A1307 would not visually relate well to the main settlement of Linton.</li> <li>• Suffolk County Council – support if the retention of the policy assists with promotion of road safety. Would welcome reference to transport issues in the wider area, and improving safety and reducing congestion on A1307.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Residential development should be allowed south of the A1307 as it is naïve to think that residents will walk to facilities.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Decision should be made by Linton Parish Council.</li> </ul>
Preferred Approach and Reasons	<p>Include a policy restricting windfall residential development south of the A1307 at Linton due to it being difficult for residents, workers or visitors to safely and easily access the services and facilities in the centre of the village.</p> <p>The majority of respondents to this question support the continuation of the policy as the site has poor access to the village, further development would add to the congestion (additional vehicles and increased use of the pelican crossing), and the A1307 has a poor safety record.</p> <p>In response to specific issues raised:</p> <ul style="list-style-type: none"> <li>• In response to Suffolk County Council, the Planning for Sustainable Travel policy in the Transport and Infrastructure chapter requires developments with ‘significant transport implications’ (particularly congested locations, generating larger numbers of trips, particular local travel problems including road safety) to make adequate provision to mitigate the likely impacts.</li> </ul>
Policy included in the draft Local Plan?	Policy H/5: South of A1307, Linton

<b>Issues and Options 2013 (Part 2) Issue 9</b>	<b>Residential Moorings on the River Cam</b>
Key evidence	
Existing policies	None.
Analysis	Following the Issues and Options 2012 consultation, the Conservators of the River Cam have expressed their disappointment

	<p>that the consultation did not identify the River Cam as a piece of major infrastructure. The Conservators specifically seek the allocation of a marina for 'offline' residential moorings for 60-80 narrowboats on the River Cam at Chesterton Fen, each between 15-20m in length. The Cambridge Local Plan 2006 has an allocation adjacent to the administrative boundary in Chesterton Fen for off-river moorings and the City Council is consulting in its Part 2 Issues and Options 2 consultation on whether to carry forward the allocation. Land adjoining the City site in South Cambridgeshire could be considered to provide a larger site subject to detailed consideration, although this would not provide the scale of site the Conservators are seeking.</p>
Which objectives does this issue or policy address?	<p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective C: To provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type, size, tenure and cost.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p>
Final Issues and Options Approaches	<p><b>Question 9:</b> Do you support or object to the site option for a residential mooring at Fen Road and why?</p>
Initial Sustainability Appraisal Summary	<p>Provision of residential moorings on the River Cam would support the objective of delivering a range of housing, providing opportunities to accommodate house boats. The site would negatively impact on the landscape of the area, which currently comprises small enclosed paddocks along the river.</p>
Representations Received	<p>Support: 1 Object: 3 Comment: 2</p>
Key Issues from Representations	<p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• River congested already, additional moorings required.</li> </ul> <p><b>OBJECT:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Will make river side path more inconvenient, either having to make elongated journey around entire marina, or having to cross steep bridge.</li> <li>• <b>Milton Parish Council</b> - opposes marina in Green Belt. Already problems with road access along Fen Road - resolve first. Currently no mains sewerage connection.</li> </ul> <p><b>COMMENT:</b></p> <ul style="list-style-type: none"> <li>• <b>Natural England</b> - River Cam corridor is County Wildlife Site. SA</li> </ul>



	<ul style="list-style-type: none"> <li>- mixture of positive and negative impacts on wildlife could result</li> <li>- suitable mitigation will need to be identified if taken forward.</li> </ul>
Preferred Approach and Reasons	<p>Include a site allocation for residential moorings on Chesterton Fen Road, Milton.</p> <p>Delivery of additional moorings will help address river congestion in Cambridge. The allocation adjoins a site previously identified in the Cambridge Local Plan 2006, and proposed in the new Cambridge Local Plan.</p> <p>Environmental issues are capable of being addressed appropriately, and the draft policy seeks an appropriate site design to minimise impact on the wider Green Belt. The impact on the riverside path will need to be considered and addressed to ensure it remains a convenient route for users.</p>
Policy included in the draft Local Plan?	Policy H/6: Residential Moorings

**Chapter 8: Building a Strong and Competitive Economy**

<p><b>Issues and Options 2012 Issue 59</b></p>	<p><b>New Employment Provision near Cambridge</b></p>
<p>Key evidence</p>	<ul style="list-style-type: none"> <li>• South Cambridgeshire and Cambridge City Employment Land Review Update 2012</li> <li>• South Cambridgeshire Economic Development Strategy 2010</li> </ul>
<p>Existing policies</p>	<p>South Cambridgeshire Core Strategy: ST/8 Employment Provision</p>
<p>Analysis</p>	<p>The Local Plan needs to plan for the needs of the economy, establishing the level of need, and how it will be accommodated over the plan period. The National Planning Policy Framework (paragraph 22) states, 'To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century.'</p> <p>In order to identify the level of need for different sectors, the Council commissioned an Employment Land Review in 2012, to update the review completed in 2008.</p> <p>The land review explores jobs growth forecast, particularly focusing on the forecast commissioned from Cambridge Econometrics that have been utilised when developing development strategy options. The forecasts identify the changes anticipated in 40 different sectors of the economy. It then models the floorspace and land requirements of different land use classes that would be required to accommodate the jobs growth. A particular difference in the 2012 Employment Land Review was the assumptions regarding employment densities, which have been updated to reflect national guidance, and local evidence.</p> <p>The Land Review identified an overall need for between 22 and 59 hectares of new employment land, depending on the growth scenario utilised. The Local Plan needs to plan to meet the anticipated needs to achieve economic growth.</p> <p>The Annual Monitoring Report identifies that at April 2011 there was exiting employment Land supply with planning permission totalling over 78 hectares, with floorspace capacity of around 160,000m<sup>2</sup>. However this includes a large grain storage development at Camgrain near Balsham (use class B8) comprising 25 hectares, and 10 hectares manufacturing at a carbon fibre precursor plant off Hinxton Road, south of Duxford (B2). Offices and Research and development account for around 90,000m<sup>2</sup> of the total. In 2012 planning permission was granted for further development at Granta Park, and Cambridge Research Park, totalling just over 20 hectares or offices and research and development.</p> <p>On the face of it this may seem sufficient supply, however, not all</p>

sites are equally attractive to new employers. The ELR identified a particular need for office space in or on the edge of Cambridge floorspace for sites in or on the edge of Cambridge. There is also a need to consider sustainability, and how provision of new employment at part major developments can help make places, and give people the opportunity to live where they work.

There are existing Strategic Employment locations, identified in the North West Cambridge Area Action Plan, and the Northstowe Area Action Plan, that will deliver significant new employment provision in the plan period, or even beyond.

The ELR looks at how much employment land is available and whether there is sufficient land of the right quality in the right places to support the economy. The evidence suggests a shortage of office space, particularly focused on two areas of pressure: the city centre, and the northern fringe around Cambridge Science Park. To continue the success of the economy more office space is needed in these areas. There are two areas in South Cambridgeshire where more employment development is possible to address this issue.

Cambridge Northern Fringe East, where a new railway station and transport interchange is planned, will provide opportunities for further employment development. Options for this area are explored in greater detail in the Site Specific Policies chapter of the Local Plan Issues and Options Report.

Cambridge Science Park on the northern edge of Cambridge lies within South Cambridgeshire. Some of the early phases were built at low densities and are forty years old, and there is scope for intensification or even redevelopment. The increased accessibility provided by the guided bus and the new railway station means that higher employment densities are suitable and capable of being achieved.

A further possibility would be to allocate new land for employment on the edge of Cambridge. This could be purely employment, or as part of a housing development. The Spatial Strategy chapter of the Local Plan Issues and Options Report explores the potential for growth through Green Belt review on the edge of Cambridge, and identifies and assesses 10 broad locations.

**Potential for Reasonable Alternatives:**

- Densification on Cambridge Science Park
- Employment Development at Cambridge Northern Fringe East.
- Green Belt review, through options identified in the strategy chapter.
- Do not identify any of the above options.
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<p>Which objectives does this issue or policy address?</p>	<p>Objective A: To support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and supporting the rural economy.</p> <p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective F: To maximise potential for journeys to be undertaken by sustainable modes of transport including walking, cycling, bus and train.</p>
<p>Final Issues and Options Approaches</p>	<p><b>Question 59:</b> The Local Plan needs to aim to meet in full the forecast employment growth in South Cambridgeshire depending on the option selected (at question 3), by providing a supply and range of employment sites over the Plan period.</p> <p>Should employment provision be planned for:</p> <ul style="list-style-type: none"> <li>i. Cambridge Northern Fringe East, and densification on the Cambridge Science Park?</li> <li>ii. On new allocations on the edge of Cambridge which have previously been designated Green Belt (See identified broad locations in Chapter 4: Spatial Strategy of the Local Plan Issues and Options Report)</li> <li>iii. Both Option i and Option ii</li> <li>iv. Neither Option i or Option ii</li> </ul>
<p>Initial Sustainability Appraisal Summary</p>	<p>Cambridge Northern Fringe East and Cambridge Science park provide an opportunity to deliver employment provision on previously developed land, in a highly accessible location. Reflecting the Employment Land Review, there are particular benefits to this location for supporting the continued success of the Cambridge area economy, hence the opportunity for significant positive impact on the economic objectives. Impacts on a number of objectives would depend on the form development would take, which would be addressed by other policies in the plan. There would be potential benefits to landscape and townscape and creating good places, as much of the land near Chesterton sidings is currently of poor quality. Opportunities to improve the science park could also be used to enhance the quality of the site.</p> <p>Impact of additional employment land through development on the edge of Cambridge would depend on site specific issues. The general locations have been considered in the Spatial Strategy chapter, and those impacts, particularly on landscape and townscape (the Green Belt), and land, are identified against individual broad location options. In general employment land on the edge of Cambridge could provide highly accessible employment, and depending on scale could have a significant positive impact on</p>

	<p>economic objectives.</p> <p>The need for employment provision in or on the edge of Cambridge was highlighted in the Employment Land Review. Not making provision (option iv) could therefore have negative impacts for the economic objectives.</p>
Representations Received	<p>i. Support: 23 Object: 0 Comment: 2</p> <p>ii. Support: 4 Object: 5 Comment: 2</p> <p>iii. Support: 5 Object: 0 Comment: 3</p> <p>iv. Support: 4 Object: 0 Comment: 3</p>
Key Issues from Representations	<p>Cambridge Northern Fringe East and / or the Science Park</p> <ul style="list-style-type: none"> <li>• General support in principle;</li> <li>• Not in Green Belt, accessible to new Railway Station;</li> <li>• Business has demonstrated a need to be located in the City;</li> <li>• Trinity College - Pleased Local Plan acknowledges importance of Cambridge Science Park and opportunities for densification.</li> </ul> <p>New employment allocations on the edge of Cambridge</p> <ul style="list-style-type: none"> <li>• Support: Need a range of quality sites, to help maximise the potential of the Cambridge economy;</li> <li>• Object: Green Belt should be protected;</li> </ul>
Preferred Approach and Reasons	<p>Include a policy which identifies the area around the new railway station at Chesterton Sidings as an opportunity to create a high density mixed employment led development including associated supporting uses to create a vibrant new employment centre.</p> <p>Include a policy supporting the redevelopment / intensification of Cambridge Science Park on the northern edge of Cambridge, subject to other policies in the Local Plan.</p> <p>There was considerable support for these policies expressed in representations, and including policies would reflect the needs identified in the Employment Land Review 2012.</p>
Policy included in the draft Local Plan?	Policy E/1: New Employment Provision near Cambridge – Cambridge Science Park

<b>Issues and Options 2012 Issue 60</b>	<b>Employment Allocations</b>
Key evidence	<ul style="list-style-type: none"> <li>• South Cambridgeshire and Cambridge City Employment Land Review Update 2012</li> <li>• South Cambridgeshire and Cambridge City Employment Land Review 2008</li> </ul>
Existing policies	<p>Site Specific Policies DPD:</p> <ul style="list-style-type: none"> <li>• SP/12 Allocations for Class B1 Employment Uses</li> <li>• SP/13 Allocations for Class B1, B2 and B8 Employment Uses</li> </ul>
Analysis	There are a number of employment land allocations in the Local

Development Framework Site Specific Policies DPD. The Local Plan review needs to consider existing allocations and whether any warrant continued inclusion in the new plan.

National Planning Policy Framework (paragraph 22) states, 'Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.'

The following section reviews each of the sites:

### **SP/12 Allocations for Class B1 Employment Uses**

#### **a. Longstanton: N of Hattons Road up to the proposed bypass (6.7 hectares) allocated for 12,500 m<sup>2</sup> of gross internal floor area of Research & Development use.**

The allocation was originally made in the Local Plan 1993, alongside a residential development of 510 dwellings, in conjunction with the Longstanton Bypass. Over half the dwellings are now complete. Outline and reserve matter planning permission was granted for the employment development, but these consents have now lapsed, and the development has not commenced.

The site has been submitted through the call for sites for the Strategic Housing Land Availability Assessment.

#### **b. Pampisford: West of Eastern Counties Leather, London Road (residue) (1.9 hectares)**

The remaining area forms the residue of a site allocated in the 1993 Local Plan. Around, 0.4 hectares of the original allocation has been developed, with outline planning permission granted on a further 1.1 hectares of the site. The remaining area is located to the rear of employment site, and does not warrant consideration for alternative uses.

#### **c. The former Bayer Crop Science site at Hauxton as part of a mixed-use redevelopment.**

The site was allocated in the Site Specific Policies DPD, and has subsequently been granted outline planning permission for mixed use development.

	<p><b>SP/13 Allocations for Class B1, B2 and B8 Employment Uses</b></p> <p><b>a. Over: Norman Way (residue)</b></p> <p>The site comprises 1.7 hectares to the rear of the existing business park. The site has outline planning permission (S/1595/03) and a reserved matters planning application (S/2294/06) is pending. It represents the final parcel of the planned business park, and does not warrant consideration for alternative uses.</p> <p><b>b. Papworth Everard: Ermine Street South (residue)</b></p> <p>The majority of the site has now been completed. Full planning permission (S/0633/07) for the remaining parcel of land at the north-eastern end of the site was granted, but has now lapsed. The final parcel at the back of the business park does not warrant consideration for alternative uses, and remains a logical development area for completion of the business park.</p> <p><b>Potential for Reasonable Alternatives:</b></p> <p>Allocations at Over, Papworth Everard and Pampisford represent remaining parcels of existing business parks, and the residue of previous plan allocations where partial development has already taken place. Alternative approaches are to continue to allocate in the Development Plan, or to remove the allocation. Papworth Everard and Pampisford remains in the current Development Framework, and the area at Over falls within an Established Employment Area in the Countryside. If the allocations are not maintained proposals for development could be considered under those polices.</p> <p>The employment allocation at Longstanton has been put forward as an option for housing through the SHLAA, but has not been identified as a reasonable option for residential development. Alternative approaches for employment allocation are to continue the allocation, or do not carry forward.</p>
Which objectives does this issue or policy address?	Objective A: To support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and supporting the rural economy.
Final Issues and Options Approaches	<p><b>Question 60:</b></p> <p><b>A:</b> Should the existing employment allocations where development is partially complete be carried forward into the Local Plan?</p> <p><b>B:</b> Should the existing employment allocation North of Hattons Road, Longstanton be carried forward into the Local Plan?</p> <p><b>C:</b> Are there any other areas that should be allocated in the Local Plan for employment?</p>
Initial	Where development is partially complete the sites form the

Sustainability Appraisal Summary	<p>remaining part of existing employment parks (option A). These are largely integral to existing employment developments, minimising any wider impacts on landscape etc. On each of the sites the land is no longer used for agriculture. The Pampisford site is actually on the edge of Sawston, making it relatively accessible by sustainable transport. Over and Papworth sites are on the edge of better served group villages (subject to other options). Their relatively small remaining scale result in minor impacts.</p> <p>Longstanton (option B) is the only site where development has not commenced. The site has been put forward through the 'call for sites', but is not identified as a site option in the Issues and Options Report. Development would have minor negative impacts on the landscape, that could not be fully mitigated. It is relatively close to the village, and also now relatively close to the Northstowe site. It was originally planned to provide mixed use development at Home Farm. The residential elements have now been completed, so the site could support local access to jobs. A further factor is Northstowe has been identified since the original planning of this site, which could provide an alternative source of employment.</p>
Representations Received	<p><b>A.</b> Support: 22 Object: 2 Comment: 1  <b>B.</b> Support: 8 Object: 2 Comment: 2  <b>C.</b> Support: 4 Object: 0 Comment: 7</p>
Key Issues from Representations	<p>Existing employment allocations where development is partially complete:</p> <ul style="list-style-type: none"> <li>• No evidence that they are inappropriate.</li> <li>• The Pampisford site is well related to the Sawston bypass and can provide employment opportunities for both Pampisford and Sawston.</li> <li>• Support from 11 Parish Councils, Cambridge City Council, Cambridgeshire County Council.</li> <li>• Objection: Employment development must be directed to more sustainable sites than last round of plans.</li> </ul> <p>North of Hattons Road Longstanton:</p> <ul style="list-style-type: none"> <li>• Support from 2 Parish Councils, Cambridge City Council, Cambridgeshire County Council.</li> <li>• It will come forward in the future, especially given the new guided busway, continuing development of the Home Farm site and Northstowe.</li> <li>• Objection: Over a mile from the guided busway. Employees would probably use their cars. Should be housing.</li> </ul> <p>Six additional sites suggested, and tested. Additional potential Employment Allocation identified in Issues and Options 2 at the former Thyssenkrup Plant, Bourn Airfield, Bourn.</p>
Preferred Approach and Reasons	<p>Include the existing Employment Allocations in the new Local Plan.</p> <p>There was support for carrying forward unfinished allocations on</p>



	<p>existing business parks, in order to enable their completion. They do not warrant consideration for other uses.</p> <p>Hattons Road Longstanton, allocated as part of the Home Farm development and previously benefiting from planning permission including reserved matters, has not come forward, but it is near to Northstowe, and relatively near to the Guided Busway.</p>
Policy included in the draft Local Plan?	<p>Policy E/3: Allocations for Class B1 Employment Uses</p> <p>Policy E/4: Allocations for Class B1, B2 and B8 Employment Uses</p>

<b>Issues and Options 2012 Issue 61</b>	<b>Local Development Orders</b>
Key evidence	
Existing policies	
Analysis	<p>The UK government has put growth of the economy at the top of its list of national priorities. In the UK almost all employment development needs planning permission and local authorities are being urged to do everything possible to speed up this process.</p> <p>A Local Development Order is a new type of planning mechanism, which enables council's to speed up the application process and make it easier for development to take place. A Local Development Order would identify certain types and scales of development that could take place without the need for planning permission within a defined area, such as a business park or planned development site. A Local Development Order is like a planning permission and can include a number of conditions, just like a planning permission, with which developments must comply and would have the same requirements for the development to pay for any necessary infrastructure as if a planning application was made.</p> <p>Although outside the plan making process, the Council could consider issuing LDOs to support economic development.</p> <p><b>Potential for Reasonable Alternatives:</b> The Council is using the consultation to gather views regarding whether it should issue LDOs.</p>
Which objectives does this issue or policy address?	Objective A: To support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and supporting the rural economy.
Final Issues and Options Approaches	<p><b>Question 61:</b></p> <p><b>A:</b> Should the Council consider issuing Local Development Orders to help speed up employment development?</p> <p><b>B:</b> If so, where?</p>
Initial	Local Development Orders have the potential to support

Sustainability Appraisal Summary	achievement of the economic objectives. Scale of the impact would depend on the nature of the site, and whether it has a direct impact on its delivery and success. Conditions may be required as part of the LDO, in order to ensure potential for negative impacts on a range of other objectives were appropriately addressed.
Representations Received	Support: 7 Object: 14 Comment: 1
Key Issues from Representations	<p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• It would help businesses set up more quickly, and encourage employment development.</li> <li>• Cambourne Parish Council suggested Cambourne Business Park.</li> </ul> <p><b>OBJECT:</b></p> <ul style="list-style-type: none"> <li>• Concern with loss of planning controls.</li> <li>• Cambridge City Council is concerned with potential impacts on the setting of the City.</li> </ul>
Preferred Approach and Reasons	This is not a matter for the Local Plan, as an LDO would be established through a separate process.
Policy included in the draft Local Plan?	No policy.

<b>Issues and Options 2012 Issue 62</b>	<b>Limitations on the occupancy of New Premises in South Cambridgeshire</b>
Key evidence	<ul style="list-style-type: none"> <li>• Employment Land Review Update 2012</li> <li>• South Cambridgeshire Economic Development Strategy 2010</li> <li>• Cambridge Cluster at 50</li> </ul>
Existing policies	<p>Development Control Policies DPD:</p> <ul style="list-style-type: none"> <li>• ET/1 Limitations on the occupancy of New Premises in South Cambridgeshire;</li> <li>• ET/5 Development for the Expansion of Firms</li> </ul>
Analysis	<p>Successive plans for the Cambridge Area have included policy for the selective management of economic development, to encourage high tech and related industries; small-scale industries making use of local skills and office development only that is essential to the Cambridge area.</p> <p>The aim has been to reserve land for uses that can demonstrate a need for a Cambridge location, reflecting the high development pressures in the area, and in order to manage growth to protect the very qualities that attract firms to the area in the first place.</p> <p>Uses such as large scale warehousing, and office uses that could equally locate anywhere in the country, would not comply with the policy.</p>

	<p>In order to implement this policy, plans have imposed limitations on the occupancy of new premises, to</p> <ul style="list-style-type: none"> <li>• Offices providing an essential service for Cambridge as a local or Sub-Regional Centre;</li> <li>• High technology and related industries and services, and educational uses primarily concerned with research and development which can show a need to be located close to the University and other established research facilities close to Cambridge;</li> <li>• Other small scale industries which contribute to providing a greater range of employment opportunities (up to 1850 m2 for a single user).</li> </ul> <p>Future occupation of buildings is controlled for 10 years from the date of first occupation.</p> <p>There are exceptions for expansion of existing firms. An existing firm is defined as a firm or business will be considered as 'existing' if a significant element of its operation has been based in the Cambridge Area for a minimum of five years prior to the date of any planning application for development and within that time has maintained a viable business operation locally.</p> <p>The 'Cambridge Cluster at 50 – The Cambridge Economy – retrospective and prospective (EEDA and Partners 2011)' identifies that the high-tech cluster is 'maturing', and anticipates growth in the high tech economy will be slower than in the past, and other sectors will account for a higher proportion of growth. It states that Cambridge may not have been making the best use of its knowledge based assets, and some rebalancing towards outward looking high-tech and knowledge based activity (such as high value manufacturing, and headquarters functions). Consultations leading to the Council's Economic development strategy highlighted that some businesses and stakeholders perceived planning policies to be insufficiently flexible (for change of use, extensions and new premises), and that the policy was a particular problem for small and medium sized businesses.</p> <p>The Employment Land Review 2012 has explored alternative options for the policy. The local economy in the last few decades has been a success story, and it difficult to ascertain whether this was as a result of the policy or despite it. Nevertheless the review identifies a number of potential disadvantages of the policy moving forward, including exacerbating a shortage of general offices, and holding back high value manufacturing.</p> <p>The Local Plan review will need to consider whether the selective management of employment policies remain appropriate given the</p>
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	<p>changing circumstances. As well as its retention or removal, the Local Plan should consider whether amendments can be made, to seek the best mix of policy benefits and costs.</p> <p><b>Potential for Reasonable Alternatives:</b>  Alternatives to keep or remove the policy, or to keep or amend parts of the policy.</p> <p>The review of the Local Plan should consider whether selective management of the economy as a policy approach should be continued, amended, or discontinued.</p> <p>Continuation of the policy could maintain a prioritisation of land for firms that can demonstrate a need to be here. This policy is a long running feature of planning policy for the area and it could be argued it has contributed to current economic success, and priorities land for uses that support the Cambridge clusters. However it also holds certain types of employment development back.</p> <p>Maintaining the policy on selected high technology business parks could continue to protect specific areas for research and development uses, whilst providing greater flexibility elsewhere.</p> <p>Amending the policy to additionally allow high value manufacturing and high tech headquarters could further support Cambridge’s high technology research and development clusters, by encouraging them to further develop ideas into products and to bring high value jobs to the area.</p> <p>Maintaining a restriction on large scale warehousing and distribution, would mean new uses requiring a large land area but that do not need a Cambridge area location would not be permitted.</p> <p>Removing the restrictions entirely would allow the market to decide the type of employment use in new premises. This risks greater competition for land for uses such as research and development or lower value uses that need to locate here, but it could also allow other sectors to develop.</p>
<p>Which objectives does this issue or policy address?</p>	<p>Objective A: To support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and supporting the rural economy.</p>
<p>Final Issues and Options Approaches</p>	<p><b>Question 62:</b>  What approach do you think the Local Plan should take to the Limitations on the Occupancy of New Premises policy?</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>ii. Retain the policy in its current form for specified areas:</p> <ul style="list-style-type: none"> <li>• Cambridge Science Park</li> <li>• Granta Park</li> <li>• Babraham Institute</li> <li>• Wellcome Trust</li> <li>• Melbourn Science Park</li> <li>• North West Cambridge (University)</li> </ul> <p>iii. Amend the policy to allow for large scale, high value manufacturing and high tech headquarters to locate to South Cambridgeshire.</p> <p>iv. Remove the policy apart from the restriction on large-scale warehousing and distribution.</p> <p>v. Remove the policy entirely.</p>
Initial Sustainability Appraisal Summary	<p>of the options is the measures that could be put in place to control the types of employment development permitted in the district. It is difficult to measure the scale of the impact of the selective management policy, although the local economy has developed successfully with the policy in place, it is not clear how it would have developed without it. Overall, a policy which reserves employment land to uses that need to be in the area would minimise use of land and resources. There is some evidence that the current policy may hold back development of the high tech economy, and therefore permitting greater flexibility could have a more positive economic impact.</p> <p>Impacts identified focus on the economic objectives, but the scores reflect the uncertainty regarding the scale of impact. Removal of the policy (option v) could have implications for warehousing and distribution, which is land intensive and could have transport implications, but the scale would depend on whether such firms chose to locate in the district, and the controls applied by other options.</p>
Representations Received	<p>i. Support:17 Object: 0 Comment: 1</p> <p>ii. Support: 9 Object: 2 Comment: 1</p> <p>iii. Support:4 Object: 1 Comment: 4</p> <p>iv. Support: 0 Object: 1 Comment: 0</p> <p>v. Support: 3 Object: 3 Comment: 0</p>
Key Issues from Representations	<p><b>Comments Received:</b></p> <p>i. Retain the current policy approach</p> <ul style="list-style-type: none"> <li>• Support from 6 Parish Councils</li> <li>• Has been successful in supporting development of the area.</li> <li>• 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.</li> </ul>

	<p>ii. Retain the policy in its current form for specified areas</p> <ul style="list-style-type: none"> <li>• Support from 7 Parish Councils</li> <li>• Wellcome Trust: important the Local Plan continues its policy approach of support for high tech research and development. Wording of policy should acknowledge the contribution of complementary development, such as information technology and conference and training programmes.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Concern that it could place sites at competitive disadvantage.</li> <li>• TWI (Granta Park) - The 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. The nature of B1 uses is evolving, with a merging of traditional R&amp;D uses and B1(a) Offices, and that the provision and size of offices should not be unduly restricted. The user restriction should permit greater flexibility and allow activities which are not in themselves high technology, but help foster their growth and development. This could include for example business services, financial and management services patent agents and specialist manufacturing and accessibly. the current limitations on occupancy need to be relaxed to help maximise and foster the successful and continued development of the park.</li> </ul> <p>iii. Amend the policy to allow for large scale, high value manufacturing and high tech headquarters</p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Cambridgeshire County Council - support an amendment of policies to allow for greater flexibility</li> <li>• Support from 3 Parish Councils</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Need maximum restriction of further industry</li> </ul> <p>iv. Remove the policy apart from the restriction on large-scale Warehousing</p> <ul style="list-style-type: none"> <li>• Need maximum restriction of further industry</li> </ul> <p>v. Remove the policy entirely</p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• So that other types of employment are not discouraged from the Cambridge area.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Need restrictions on large scale warehousing.</li> </ul>
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	<p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Need to facilitate businesses that need Cambridge location, and discourage those that can locate elsewhere.</li> <li>• 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.</li> </ul>
Preferred Approach and Reasons	<p>Do not include a policy on selective management of employment in the Local Plan, but include a policy restricting large scale warehousing and distribution centres.</p> <p>Recent evidence in the Employment Land Review, building on the Cambridge Cluster at 50 study, suggests that the high tech cluster is maturing. Greater flexibility is needed to support its diversification, to enable associated high tech manufacturing and headquarters functions. A significant element of future growth in the district is expected to come from other office sectors, which could be restricted by previous policies.</p> <p>A high number of business start-ups and failures is one of the characteristics of the Cambridge high tech sector and there is a risk that a more flexible policy could affect the future of the sector, by increasing completion for land and buildings, and increasing rents. However, given the amount of employment land is available, and the policy supporting clusters seeks to deliver and land buildings suitable for their future development. Concerns about the impact of development can be addressed by other policies in the Local Plan.</p> <p>On balance the evidence suggests the benefits of removing the policy currently outweigh the costs. It will be absolutely vital that the impact on the district economy, and particular the high technology research &amp; development clusters, is closely monitored, and a policy reinstated through plan review if evidence indicates harmful impacts.</p> <p>The only element of the Selective Management of Employment policies for the Cambridge area which warrants retention is the restriction on large scale warehousing and distribution centres. These uses require a large land area, but generate relatively low numbers of jobs. They could quickly reduce the available land supply, and increase pressure on transport networks, which could harm the continued prosperity of the high technology clusters.</p>
Policy included in the draft Local Plan?	Policy E/11: Large Scale Warehousing and Distribution Centres

<b>Issues and Options 2012 Issue 63</b>	<b>Promotion of Clusters</b>
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Key evidence	<ul style="list-style-type: none"> <li>• South Cambridgeshire and Cambridge City Employment Land Review Update 2012</li> <li>• South Cambridgeshire Economic Development Strategy 2010</li> <li>• Cambridge Cluster at 50 Study</li> </ul>
Existing policies	Development Control Policies DPD: ET/2 Promotion of Clusters
Analysis	<p>The National Planning Policy Framework requires local planning authorities to plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries. The Council's Economic Development Strategy identified a particular need for premises to support start-ups and enterprise, and low cost lab/office space.</p> <p>Current policy sets out the clusters that are fundamental to the success of the Cambridge Phenomenon and positively promotes development that can demonstrate a clear need to cluster in the Cambridge area. The policy also supports the development of a range of units, including incubator units.</p> <p><b>Potential for Reasonable Alternatives:</b> The Local Plan could continue a policy to support clusters. Alternative would be to not have a policy, but this would not comply with the NPPF, or respond to evidence in the Economic Development Strategy.</p>
Which objectives does this issue or policy address?	Objective A: To support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and supporting the rural economy.
Final Issues and Options Approaches	<b>Question 63:</b> Should the plan continue to include a policy supporting the development of clusters?
Initial Sustainability Appraisal Summary	Clear focus of the option is to help to facilitate development and support the Cambridge area as an internationally recognised high tech centre. Potential for significant positive impacts on the achievement of economic objectives are therefore identified.
Representations Received	Support: 33 Object: 2 Comment: 4
Key Issues from Representations	<p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Essential to the on-going success of Cambs</li> <li>• Need to also support supporting services</li> <li>• To support protection and availability of sites for cluster development</li> <li>• The concentration (in the form of a mini-cluster) of biotechnology businesses at Granta Park/TWI has itself brought significant benefits.</li> <li>• The promotion of clusters is a planning policy approach that complements the Wellcome Trust Genome Campus Development Plan.</li> <li>• Support is particularly important given the growing evidence that the Cambridge Cluster has lost momentum as highlighted within</li> </ul>



	<p>the SQW Cambridge Cluster at 50 Report amongst others.</p> <ul style="list-style-type: none"> <li>• Should not be at the expense of also encouraging other business and employment opportunities.</li> <li>• Support from 10 Parish Councils, and Cambridgeshire County Council</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• CPRE – clusters should be contained within overall employment policy</li> </ul>
Preferred Approach and Reasons	<p>Include a policy supporting the development of Clusters in the Local Plan.</p> <p>A specific policy is needed to reflect the needs of cluster related firms, as highlighted by the Council's Economic Development Strategy.</p> <p>The policy highlights that strategic employment sites, including on the northern fringe of Cambridge, north west Cambridge, and Northstowe, offer specific opportunities to deliver the variety of premises, including for start-ups, that are needed to support cluster development.</p>
Policy included in the draft Local Plan?	Policy E/9: Promotion of Clusters

<b>Issues and Options 2012 Issue 64</b>	<b>Shared social spaces as part of employment areas</b>
Key evidence	<ul style="list-style-type: none"> <li>• South Cambridgeshire and Cambridge City Employment Land Review Update 2012</li> <li>• South Cambridgeshire Economic Development Strategy 2010</li> <li>• Cambridge Cluster at 50 Study</li> </ul>
Existing policies	
Analysis	<p>The Cambridge Cluster at 50 study identifies the fact that a number of peripheral employment sites are perceived to be isolated, both in relation to each other and in relation to Cambridge City Centre. The lack of a social aspect, is making them less attractive places to locate to. The study notes that this could simply be a function of time.</p> <p><b>Potential for Reasonable Alternatives:</b> The Local Pan could include a policy to promote shared social spaces on employment parks, such as cafes, restaurants, or social hubs, or not include a policy.</p>
Which objectives does this issue or policy address?	Objective A: To support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and supporting the rural economy.

	<p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p> <p>Objective E: To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure.</p>
Final Issues and Options Approaches	<b>Question 64:</b> Should the Local plan seek shared social spaces on or near employment parks?
Initial Sustainability Appraisal Summary	Inclusion of social spaces in employment areas could support their development and vitality, and depending on the facility provide wider benefits, such as to health of workers.
Representations Received	Support:24 Object: 5 Comment: 3
Key Issues from Representations	<p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• General support for seeking shared social spaces in or nearer employment parks.</li> <li>• Granta Park is an example of what can be achieved.</li> <li>• If possible facilities should also be available to general public.</li> <li>• Support from 10 Parish Councils and Cambridgeshire County Council.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Should support but not be incumbent on employers to provide.</li> <li>• No need for a policy.</li> </ul>
Preferred Approach and Reasons	<p>Include a policy supporting the development of shared social spaces on employment parks.</p> <p>There is general support for policy which would enable shared social spaces to enhance business and employment areas. The policy includes criteria to ensure employment uses of sites are not prejudiced, and they are compatible with surrounding uses, and that they are of an appropriate scale.</p> <p>The policy enables provision, rather than requires, as provision may not be necessary or appropriate for all sites.</p>
Policy included in the draft Local Plan?	Policy E/10: Shared Social Spaces in Employment Areas

<b>Issues and Options 2012 Issue 66</b>	<b>Established Employment Areas in the Countryside</b>
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Key evidence	Employment Land Review Update 2012
Existing policies	Development Control Policies DPD: ET/3 Development in Established Employment Areas in the Countryside
Analysis	<p>South Cambridgeshire includes a number of existing rural business parks. Policies generally restrict development in the countryside. However, these major employment parks do not form a typical part of the countryside. In order to enable more efficient use of these sites and enable them to be adapted over time for the needs of current and future users, the current plan establishes the criteria for considering planning applications in these areas.</p> <p>The policy defines a specific set of 12 established employment areas in the countryside, focusing on major business parks, of significant scale, primarily with multiple units and firms, located outside the green belt. It does not identify small sites, such as those developed through conversion or replacement of former agricultural buildings. It also does not identify sites in the Green Belt, as these are covered by other policies regarding appropriate development in the Green Belt.</p> <p>The following sites have previously been identified:</p> <ul style="list-style-type: none"> <li>• Buckingway Business Park</li> <li>• Cambourne Business Park</li> <li>• Cambridge Research Park, Landbeach</li> <li>• Site to North of Cambridge Research Park, Landbeach</li> <li>• Granta Park, Great Abington</li> <li>• Wellcome Trust Genome Campus, Hinxton</li> <li>• Norman Way Industrial Estate, Over</li> <li>• Land at Hinxton Road, South of Duxford</li> <li>• Convent Drive / Pembroke Avenue site, Waterbeach</li> <li>• Brookfields Business Estate / Park, Twentypence Road, Cottenham</li> <li>• Spicers Ltd, Sawston</li> <li>• Daleshead Foods Ltd, Cambridge Road, Linton.</li> </ul> <p>The policy does not allocate land for development. It permits development and redevelopment for employment use, subject to other policies in the development plan, including consideration of employment land supply.</p> <p>Two additional potential sites have been identified. Both are around 10 hectares, and provide areas of significant existing employment development:</p> <ul style="list-style-type: none"> <li>• Eternit UK site between Meldreth and Whaddon;</li> <li>• Barrington Cement Works (area of existing buildings)</li> </ul> <p><b>Potential for Reasonable Alternatives:</b> The local plan could continue to identify sites, and include a policy enabling appropriate employment development within these areas.</p>

	A review of sites has identified two additional potential sites.
Which objectives does this issue or policy address?	<p>Objective A: To support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and supporting the rural economy.</p> <p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p>
Final Issues and Options Approaches	<p><b>Question 66:</b>  <b>A:</b> Should development within established employment areas in the countryside be allowed?</p> <p><b>B:</b> Should additional areas (both around 10 hectares), be included at:</p> <ol style="list-style-type: none"> <li>i. Eternit UK site between Meldreth and Whaddon;</li> <li>ii. Barrington Cement Works (area of existing and former buildings)</li> </ol>
Initial Sustainability Appraisal Summary	A policy identifying and supporting development in established areas in the countryside would enable the reuse and development of existing sites, therefore positive impacts on achievement of economic objectives, and also making best use of land. Cumulative impact of additional development on a site or district wide, would need to be considered, and the impacts of development on objectives such as landscape and townscape, are again addressed by other options. A negative impact has been identified against sustainable travel objective, due to the rural location of a number of sites. As they are all existing sites, the impact has not been classified as significant, but it would depend on the scale of development permitted. Other options regarding planning for sustainable travel would also be a consideration when considering proposals. Adding additional sites would have similar impacts.
Representations Received	<p>A. Support: 21 Object: 3 Comment: 8  Bi. Support: 6 Object: 6 Comment: 2  Bii. Support: 9 Object: 4 Comment: 3</p>
Key Issues from Representations	<p><b>Should development within established employment areas in the countryside be allowed?</b></p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Utilise existing asset base, support viability of sites and enable redevelopment.</li> <li>• Support from 8 Parish Councils and Cambridgeshire County Council.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• No need for a policy.</li> <li>• Whaddon Parish Council – this should not be allowed.</li> </ul>

	<p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Should be amended to allow the expansion of existing business parks where it would have no impact on the surrounding area.</li> <li>• Area of Granta Park should be expanded to reflect existing development on the park.</li> </ul> <p><b>i. Eternit UK site</b></p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Support from 2 Parish Councils and Cambridgeshire County Council</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Too many heavy lorries coming through Whaddon, and increase traffic on already busy A1198;</li> <li>• 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.</li> <li>• Whaddon Parish Council - The local infrastructure does not support the increased traffic this would cause.</li> <li>• Haslingfield Parish Council – Poor infrastructure and significant environmental impact.</li> <li>• CPRE – site not in a sustainable location.</li> </ul> <p><b>ii. Barrington Cement Works</b></p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Barrington itself has a mixture of enterprises, the cement works should mimic this</li> <li>• Any development for employment on this site must be carefully planned so that traffic in villages is minimised or indeed reduced.</li> <li>• Employment opportunities in this area are limited. Using the land for infill would not create long-term jobs.</li> <li>• Support from 4 Parish Councils and Cambridgeshire County Council</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Whaddon Parish Council – local infrastructure would not support increase in traffic.</li> <li>• Haslingfield Parish council – Poor infrastructure and significant environmental impact.</li> <li>• CPRE – site not in a sustainable location.</li> <li>• 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.</li> </ul>
Preferred	Include policy in Local Plan, with the addition of the Eternit site, but

Approach and Reasons	<p>not the Barrington Cement Works.</p> <p>The Established Employment Areas policy identifies major employment areas, and supports their continued use and adaptation. The 'Established Employment Areas in The Countryside' designation is not intended to allocate additional land for employment development, or to allow sites to expand into the countryside unchecked. They have been drawn around previously developed major employment sites, or land that has been committed for development i.e. land with planning permission.</p> <p>The Eternit site is similar to a number of other sites already included in the policy. Primary concerns regarding the Eternit site relate to traffic. However these concerns can be addressed by other policy requirements in the Local Plan.</p> <p>Barrington Cement Works, received support for maintaining employment opportunities, including from four Parish Councils and Cambridgeshire County Council. Concern regarding unsustainable location for development, and concern from Whaddon Parish Council regarding traffic. CEMEX state that there is no permanent employment on-site and it is incorrect to describe it as being of "significant existing employment development". They consider that the site is suitable for residential-led development, including other uses.</p> <p>The works were associated with the quarry, which is no longer in significant production. The works closed four years ago, with subsequent demolition being undertaken on the plant. It does not compare with the other areas, which are in active use. Its status and as an established employment site is therefore questionable.</p>
Policy included in the draft Local Plan?	Policy E/15: Established Employment Areas

<b>Issues and Options 2012 Issue 67</b>	<b>New Employment Development in Villages</b>
Key evidence	
Existing policies	Development Control Policies DPD: ET/4 New Employment Development in Villages
Analysis	<p>Enabling new employment development of an appropriate scale in villages can help provide local employment opportunities, support the development of local firms, and reduce the need for development of new greenfield sites. It can also enhance the vitality of villages, and reduce the need to travel to access employment opportunities.</p> <p>Existing policy enables small scale employment development within</p>

	<p>village frameworks, and on previously developed sites adjoining or very close to the village frameworks of Rural Centres or Minor Rural Centres. Small scale is defined as employing no more than 25 people, and floorspace figures reflecting this for different uses classes are included in the policy.</p> <p>Whilst this ensures that development remains small scale, it does not allow for a situation where a larger scale may be appropriate to the circumstances of the village and a particular site. An alternative policy could be less specific, but seek for the scale of development to be in keeping with the scale, character and function of the settlement.</p> <p><b>Potential for Reasonable Alternatives:</b> It would not be reasonable to not include a policy that supports appropriately scaled employment development within villages, as it would not support delivery of local jobs and the maintain the viability of village communities. The Local Plan could continue to identify a scale of development, or include a more flexible criteria based approach.</p>
<p>Which objectives does this issue or policy address?</p>	<p>Objective A: To support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and supporting the rural economy.</p> <p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p> <p>Objective F: To maximise potential for journeys to be undertaken by sustainable modes of transport including walking, cycling, bus and train.</p>
<p>Final Issues and Options Approaches</p>	<p><b>Question 67:</b> What approach should the Local Plan take to the scale of employment development in villages?</p> <p>i. Continue to restrict to small scale development (employing 25 people) and the size limitations: Offices (B1a): 400 m<sup>2</sup>, High tech / R &amp; D (B1b): 725 m<sup>2</sup>, Light Industry (B1c):800sq m<sup>2</sup>, General Industry (B2):850 m<sup>2</sup>, Warehousing (B8):1,250 m<sup>2</sup>).</p> <p>ii. A more flexible approach that development should be in keeping with the category, character, function and of the settlement.</p>
<p>Initial Sustainability Appraisal Summary</p>	<p>Both options support delivery of appropriately scaled employment in villages. This scores positively for efficient use of land, and the range of potential employment opportunities is reflected in potential for significant positive impacts on achievement of the economic</p>

	<p>objectives. It could also support sustainable transport, although there is some uncertainty, as delivery of jobs in villages may allow people to work where they live, but it may also encourage travel to villages where they may not have good public transport services. The options make a positive contribution to the inequalities objective, as supporting rural employment may contribute to addressing rurality issues identified in the Scoping Report, particularly for people who do not have access to a car, or need access to local jobs due to childcare commitments for example. The difference in the options is a strict limit in scale versus a site by site approach reflecting scale character and function of the villages. A single scale limit (option i) may not be appropriate to all villages, therefore its removal could better support economic growth, but the scale of difference in impact is unclear. There is greater uncertainty on the impact on the landscape and townscape objective without the specific scale criteria (option ii), but it refers to development being in keeping with scale and character.</p>
<p>Representations Received</p>	<p>i: Support: 18 Object: 4 Comment: 1 ii: Support: 31 Object: 1 Comment: 2</p>
<p>Key Issues from Representations</p>	<p><b>OPTION i:</b></p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Needed to give clarity and certainty to local people and developers about what is not acceptable</li> <li>• Traffic generated from any development is a concern to neighbouring properties. Smaller developments should create less of a problem with this.</li> <li>• 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</li> <li>• The spacing already considered in your plan for employment development is large for a village.</li> <li>• 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.</li> <li>• Support from 6 Parish Councils</li> </ul> <p><b>OPTION ii:</b></p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Policies have proven to be insufficiently flexible and may have discouraged employment which might have been appropriate but just fell the wrong side of the policy limitations.</li> <li>• 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</li> <li>• 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.</li> </ul>



	<ul style="list-style-type: none"> <li>Restricting new employment development to specific uses and sizes does not provide the encouragement to developers to invest in employment schemes in villages.</li> <li>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.</li> <li>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.</li> <li>Support from 12 Parish Councils and Cambridgeshire County Council</li> </ul>
Preferred Approach and Reasons	<p>Include a policy in the Local Plan which supports employment development in villages which is in keeping with the category, character and function of the settlement.</p> <p>Thresholds provide certainty regarding scale, restricting large scale development in rural areas, but the thresholds have proven insufficiently flexible to deal with the variety of sites within the villages of the district. There is concern that flexibility will mean impacts are not properly considered, but the Local Plan will be read as a whole, and other policies will apply to address general issues such as traffic and environmental impact.</p>
Policy included in the draft Local Plan?	Policy E/12: New Employment Development in Villages

<b>Issues and Options 2012 Issue 68</b>	<b>New employment buildings on the edge of settlements</b>
Key evidence	
Existing policies	Development Control Policies DPD: ET/4 New Employment Development in Villages
Analysis	<p>The Councils current plan includes flexibility to utilise previously developed land adjoining or very close to the larger villages in the district for small scale employment uses. This enables best use to be made of previously developed land within walking distance of villages, whilst restricting new development in the wider countryside.</p> <p>A more flexible approach could be to allow development of any land adjoining the village frameworks of any villages. This could benefit the local economy, but could also impact on the rural character of the edges of settlements and could be exploited to secure inappropriate housing development on the footing that there was no demand for employment.</p> <p>Other considerations will include accessibility of the site, particularly</p>

	<p>for walking, cycling or public transport, and that it would not have an adverse impact of the character of the area. These will be addressed by other policies in the plan.</p> <p><b>Potential for Reasonable Alternatives:</b>  Alternatives centre around re-use of previously developed land adjoining or very close to the village frameworks, or whether additional flexibility should be added to utilise Greenfield land adjoining frameworks of better served villages.</p> <p>A further alternative would be to seek for applicants to demonstrate there are no existing buildings and sites in the village.</p>
Which objectives does this issue or policy address?	<p>Objective A: To support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and supporting the rural economy.</p> <p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p> <p>Objective F: To maximise potential for journeys to be undertaken by sustainable modes of transport including walking, cycling, bus and train.</p>
Final Issues and Options Approaches	<p><b>Question 68:</b>  <b>A:</b> What approach should the Local Plan take to employment development on the edges of villages?</p> <ul style="list-style-type: none"> <li>i. Flexibility to utilise previously developed land adjoining or very close to the village frameworks of any villages.</li> <li>ii. Flexibility to utilise green-field land <u>adjoining</u>, 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].</li> </ul> <p><b>B:</b> Should applicants be required to demonstrate there is a lack of suitable buildings and sites within the settlement?</p>
Initial Sustainability Appraisal Summary	<p>Flexibility to utilise previously developed land on the edge of and very close to villages (option Ai) would support land objectives, and further contribute to the economic objectives identified in issue 66. Impact on transport objectives is uncertain, as sites could be less accessible than more central sites in villages, but the options aim for sites that remain accessible by means other than the car.</p> <p>Permitting use of greenfield land adjoining better served villages</p>

	<p>(option Aii) would have negative impact on the land objective. The more flexible option could further enable economic development. Controls identified on other options will be important to secure other objectives, such as biodiversity and landscape and townscape, as allowing further development on the edges of villages has potential for negative impact.</p> <p>Requiring proposals to demonstrate there is no site available in the village (option B) could provide even greater support for the land objective, and sustainable transport. It could also support retention of existing employment sites, identified in issue 71.</p>
Representations Received	<p>Ai: Support: 34 Object: 4 Comment: 3  Aii: Support: 8 Object: 8 Comment: 1  B: Support: 20 Object: 2 Comment: 7 (13 of the supports also supported i above, 2 supported ii)</p>
Key Issues from Representations	<p><b>OPTION i:</b></p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Flexibility is again the key. Employment development in the rural area aids sustainability and therefore should be encouraged.</li> <li>• Promoting business and employment in rural villages is vital for the success and sustainability of local communities</li> <li>• Employment development should not encroach on green-field land. Parish councils should be able to divert building onto previously developed land.</li> <li>• Allow such development only if it can be shown to be of a size and character not detrimental to the village.</li> <li>• Support from 15 Parish Councils.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• All employment development proposals should be judged upon their individual circumstances and merits.</li> </ul> <p><b>OPTION ii:</b></p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Flexibility is again the key. Employment development in the rural area aids sustainability and therefore should be encouraged.</li> <li>• Support from 2 Parish Councils</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• All employment development proposals should be judged upon</li> </ul>

	<p>their individual circumstances and merits.</p> <ul style="list-style-type: none"> <li>• Unsustainable as it will lead to sprawl and cumulative impact</li> <li>• Objection from 1 Parish Council</li> </ul> <p><b>OPTION B:</b></p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Needs to be in-place ensure that existing employment uses are not relocated to the edge of a settlement so as to liberate residential development land.</li> <li>• Consideration should be made not only of existing buildings but also of existing permissions for development not enacted/yet undeveloped.</li> <li>• 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.</li> <li>• Support from 13 Parish Councils (of which 10 also supported option i)</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• The presumption is that applicants have looked and cannot find anything. Or what is available is unsuitable.</li> <li>• 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.</li> </ul>
Preferred Approach and Reasons	<p>Include a policy enabling employment development on the edges of villages, with appropriate criteria to address adverse impacts.</p> <p>The policy would enable the re-use of previously developed land, but where this is not possible would enable the use of greenfield land in appropriate circumstances. This additional flexibility will help support the rural economy, and provide additional flexibility to support the needs of businesses.</p> <p>Proposed criteria include that sites are logically related to the settlement, would not have an adverse impact on character and appearance, in particular the village edge. This is to ensure that village character is appropriately protected.</p> <p>It is reasonable to seek to ensure alternatives have been fully explored before development on greenfield land on the edges of villages is considered.</p>

Policy included in the draft Local Plan?	Policy E/13: New Employment Development on the Edge of Villages
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<b>Issues and Options 2012 Issue 69</b>	<b>Extensions to existing businesses in the countryside</b>
Key evidence	
Existing policies	
Analysis	<p>There are many existing firms in the rural areas of South Cambridgeshire. In order to support the continued development of their business, they may need to adapt or expand to their premises. Policies are generally restrictive towards new development in the countryside, but the plan could consider how to support these existing firms.</p> <p><b>Potential for Reasonable Alternatives:</b> The Local Plan could continue to apply a generally restrictive approach to development in the countryside, and proposals would have to demonstrate exceptional circumstances, or it could support the appropriate expansion of existing firms in the countryside</p>
Which objectives does this issue or policy address?	<p>Objective A: To support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and supporting the rural economy.</p> <p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p>
Final Issues and Options Approaches	<p><b>Question 69:</b> What approach should be taken to extension of existing businesses in the countryside?</p> <ul style="list-style-type: none"> <li>i. continue to apply a generally restrictive approach, where proposals would have to demonstrate exceptional circumstances; or</li> <li>ii. 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.</li> </ul>
Initial Sustainability Appraisal Summary	<p>A key difference of not including a policy to support extensions (option i) is a potentially negative effect on the growth of existing businesses, which could harm achievement of economic objectives. The scale of that impact is unclear, but there are a significant number of businesses located in the countryside.</p>

	<p>If a policy supporting the extension of existing businesses is included (option ii), there are potential site by site impacts on biodiversity and landscape and townscape, and historic environment objectives. Appropriate criteria would need to be included in the policy or the wider plan to ensure these objectives are not compromised. There are potential negative impacts on achievement of sustainable transport objectives as more flexible option could create jobs in areas with limited alternatives to the car. It will be important that scale of impacts are considered if the option is selected.</p> <p>If option ii is taken forward and a policy is developed, it will be important to refer to other objectives, or to issues addressed elsewhere, in particular, landscape, biodiversity and transport.</p>
Representations Received	<p>i: Support: 15 Object: 1 Comment: 1  ii: Support: 28 Object: 3 Comment: 1</p>
Key Issues from Representations	<p><b>Option i:</b></p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• South Cambs is overdeveloped and new development, whether business or housing, should be discouraged.</li> <li>• Isolated development in the countryside is highly undesirable</li> <li>• 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.</li> <li>• Support from 4 Parish Councils</li> </ul> <p><b>Option ii:</b></p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Such an approach needs careful consideration. Given the existing restrictions on development in South Cambs, a business case does have to be made.</li> <li>• This is in line with policies in the NPPF which urge LPA policies to be flexible to meet changing needs of local businesses.</li> <li>• Permit some growth as long as the scale and character are consistent with the local conditions and wishes of the community.</li> <li>• An overly restrictive approach to existing businesses in the countryside discourages investment and growth.</li> <li>• 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.</li> <li>• 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.</li> <li>• Support from 14 Parish Councils</li> </ul>

	<p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• It is not clear what is 'appropriate' in this context. The council should continue to support expansion only in exceptional cases.</li> <li>• 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.</li> </ul>
Preferred Approach and Reasons	<p>Include a policy which supports expansion of existing firms, where schemes are of an appropriate scale, do not have an adverse impact in terms of character and amenity, and can be justified through submission of a business case (subject to the requirements of Green Belt policy).</p> <p>Whilst there was some support for maintaining a restrictive approach to development in the countryside, the majority of representations support a more flexible approach to support the needs of businesses. The NPPF requires plans to support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings. The Local Plan needs to provide a context for considering proposals, including criteria to ensure they are appropriate for the location.</p> <p>Criteria included in the policy seek to ensure that the policy is supporting growth of existing firms, rather than speculative development in the countryside.</p> <p>The restriction to only applying policy to Previously Developed Land is rejected because it would not deliver the flexibility needed to support the rural economy.</p>
Policy included in the draft Local Plan?	Policy E/16: Expansion of Existing Businesses in the Countryside

<b>Issues and Options 2012 Issue 70</b>	<b>Conversion or Replacement of Rural Buildings for Employment</b>
Key evidence	
Existing policies	<p>Development Control Policies DPD:</p> <ul style="list-style-type: none"> <li>• ET/7 Conversion of Rural Buildings for Employment</li> <li>• ET/8 Replacement Buildings in the Countryside</li> </ul>
Analysis	<p>Rural buildings have provided many opportunities for conversion for employment uses in the district, and provide a way of supporting the rural economy and making best use of an existing resource.</p> <p>The National Planning Policy Framework (paragraph 28) states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. Plans should support the sustainable</p>

	<p>growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings, and promote the development and diversification of agricultural and other land-based rural businesses.</p> <p>NPPF (paragraph 55) states that Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as: where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting</p> <p>Existing policy enables the conversion of rural buildings in the countryside for employment use, subject to them being suitable for conversion. Replacement buildings are permitted where it would bring about environmental improvement or result in a more sustainable development.</p> <p>Proposals would need to be compatible with other policies in the plan, including those minimising the need to travel by ensuring developments generating significant numbers of trips are in locations where there is access by means other than the car.</p> <p>Existing policy requires that scale is not significantly increased in order to protect the character of the countryside. Increases in floor area are strictly controlled and only for the benefit of the design.</p> <p><b>Potential for Reasonable Alternatives:</b>  Alternatives whether the council should continue to priorities employment, and how any proposals for extension should be addressed.</p>
Which objectives does this issue or policy address?	<p>Objective A: To support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and supporting the rural economy.</p> <p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p> <p>Objective F: To maximise potential for journeys to be undertaken by sustainable modes of transport including walking, cycling, bus and train.</p>
Final Issues and Options	<p><b>Question 70:</b>  <b>A:</b> Should the Local Plan should continue to prioritise employment</p>



Approaches	<p>uses for rural buildings where traffic generation is not a problem?</p> <p><b>B:</b> Should the Local Plan support extensions where they enhance the design and are not out of scale and character with the location.</p>
Initial Sustainability Appraisal Summary	<p>Allowing conversion or replacement of rural buildings (option A) has a positive impact on the land objective, by reusing existing land and buildings. There is potential support for heritage objectives if employment uses support retention of historic or character buildings. There is also positive impact on employment objectives, although impacts likely to be minor due to scale of the resource available, as many buildings have already been converted. However there could be a negative impact on sustainable transport objectives, as some buildings may be located in isolated areas. It will be important that any policy requires consideration of the scale of the transport impact (although this is addressed by other options). Equally there are potential site specific impacts on landscape and townscape, biodiversity and other objectives, addressed by other options.</p> <p>Benefits of employment rather than residential relate to transport, as employment may generate less trips, although this depends on the scale of and nature of individual proposals. They also mean buildings are used to continue to support the rural economy.</p> <p>Option B regarding extensions could help make buildings work better, whilst the option also refers to appropriate safeguards to protect rural character.</p>
Representations Received	<p><b>A:</b> Support: 31 Object: 3 Comment: 4  <b>B:</b> Support: 24 Object: 0 Comment: 1</p>
Key Issues from Representations	<p><b>Option A:</b></p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• In general the use of agricultural buildings for small businesses seems to work.</li> <li>• Proposals should be considered on their merits. Traffic generation should only be one factor to be taken into account.</li> <li>• Plan should be supportive in all cases save extreme problems with traffic generation.</li> <li>• Support from 17 Parish Councils.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Fen Ditton Parish Council - Housing should be a priority.</li> <li>• 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.</li> <li>• 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.</li> </ul> <p><b>COMMENTS:</b></p>

	<ul style="list-style-type: none"> <li>• 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.</li> </ul> <p><b>Option B:</b></p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• 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;</li> <li>• 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;</li> <li>• Continue the restrictive approach for green belt villages and perhaps more flexibility elsewhere.</li> <li>• Support from 12 Parish Councils</li> </ul>
Preferred Approach and Reasons	<p>Include a policy in the Local Plan which continues to support the reuse of rural buildings for economic purposes. Amend policy to be supportive of extension where it would enhance the design and not be out of scale and character with the location.</p> <p>The NPPF requires a positive approach to support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings.</p> <p>There is general support for a change for greater flexibility regarding extensions to converted buildings, but this should be where design is enhanced.</p> <p>In response to objections:</p> <ul style="list-style-type: none"> <li>• It is not unreasonable to require such extensions to enhance the design of converted buildings, as achieving good design is a central element of the NPPF, and many rural buildings will be visually prominent.</li> <li>• The NPPF establishes that developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. This is addressed in the draft policy.</li> </ul>
Policy included in the draft Local Plan?	Policy E/17: Conversion or Replacement of Rural Buildings for Employment

<b>Issue 71</b>	<b>Farm Diversification</b>
Key evidence	
Existing policies	Development Control Policies DPD: ET/9 Farm Diversification
Analysis	<p>Farming makes an important contribution to the South Cambridgeshire economy, but increasingly farms are having to diversify into non-agricultural activities, for the business to remain viable. This could include planting of woodland, farm shops, farm-based food processing and packaging, craft workshops, sporting facilities, fishing lakes, equestrian businesses, nature trails or holiday accommodation.</p> <p>The National Planning Policy Framework (paragraph 28) states that Plans should support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings, and promote the development and diversification of agricultural and other land-based rural businesses.</p> <p>It is important that diversification proposals are well founded in terms of effectively contributing to the farm business and the rural economy and integrating new activities into the environment and the rural scene.</p> <p>Existing policy requires proposals to be in scale with their location, utilise existing buildings where possible, and that any new buildings are located as part of an existing group of buildings. They also require submission of a farm plan to demonstrate how the proposal would support a working farm.</p> <p><b>Potential for Reasonable Alternatives:</b> The Local Plan could continue to support farm diversification, where schemes directly support a working farm, are in scale with their location, reuse existing buildings where possible, and any new development forms part of an existing group of buildings.</p>
Which objectives does this issue or policy address?	<p>Objective A: To support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and supporting the rural economy.</p> <p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p>
Final Issues and	<b>Question 71:</b> Do you agree that the Local Plan should continue to

Options Approaches	support farm diversification?
Initial Sustainability Appraisal Summary	Potential to support reuse of existing buildings, making good use of existing farm resources, by supporting working farms. Positive support for economic objectives, by supporting the viability of working farms. Potential negative impact on sustainable transport, policies will need to ensure proposals are an appropriate scale for their location.
Representations Received	Support: 33 Object: 0 Comment: 3
Key Issues from Representations	<p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Should continue to support farm diversification to assist the viability of agricultural businesses.</li> <li>• There should be provision in the Plan for farm diversification especially through renewable energy technologies.</li> <li>• Support appropriate farm diversification providing the diverse additions have some synergy with farming.</li> <li>• 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.</li> <li>• Such diversification needs to be carefully monitored as it could turn out to be a Trojan Horse for relatively large retail establishments</li> <li>• Support from 17 Parish Councils</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• 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'.</li> <li>• Depends entirely on the location of the site and the type of diversification</li> </ul>
Preferred Approach and Reasons	<p>Include a policy in the local plan supporting farm diversification.</p> <p>Agriculture is an important sector in South Cambridgeshire, and diversification can help to support working farms. There are sufficient controls, including through other policies, to ensure a scheme is appropriate to the location.</p> <p>The NPPF now refers to 'agricultural and other land-based rural businesses' as opposed to farm diversification, and this term has been utilised in the policy.</p>
Policy included in the draft Local Plan?	Policy E/18: Farm Diversification

<b>Issues and Options 2012 Issue 72</b>	<b>Retention of Employment Sites</b>
Key evidence	Annual Monitoring Report
Existing policies	Development Control Policies DPD: ET/6 Loss of Rural Employment to Non-Employment Uses
Analysis	<p>Employment land and buildings in villages are a limited resource. Maintaining employment in villages provides local employment opportunities, reducing the need to travel, and providing opportunities for the less mobile. Maintaining a mix of units also supports the vitality and viability of local communities. It can also help ensure that employment needs are met by helping to maintain the range of premises available. The premature loss of sites could harm local firms, and increase pressure for new greenfield development. Whilst protecting sites, policy must also allow some flexibility to take account of sites that may no longer be suitable or appropriate for employment use.</p> <p>The Sustainability Appraisal Scoping Report (Chapter 18 Economic Activity) highlights that the ratio of jobs to people of economically active age varies greatly, but in the majority of wards the ratio is less than 1, meaning local people have little choice but to travel to access employment opportunities. Over the last 12 years, 43.53 ha of employment land in the district has been lost to other uses, of this 81% has been lost to residential development (Annual Monitoring Report 2011). Existing planning policies seek to protect employment land in villages from loss to alternative uses. Despite this, monitoring shows there has continued to be a gradual loss averaging 1.6 hectares per year.</p> <p>Existing Development Control Policies DPD policy protects employment land in villages from change of use to non-employment uses unless certain criteria are met. These criteria relate to a site being demonstrated as inappropriate for continued employment use (demonstrated by evidence of it being appropriately marketed for at least 12 months), overall community benefit outweighing the loss, or the existing use generating environmental problems (and alternative employment use would continue to generate problems).</p> <p>Following views that the tests are not sufficient to adequately protect employment land, alternative tests have been identified for consultation.</p> <p><b>Potential for Reasonable Alternatives:</b> Maintain the policy or do not carry it forward. Alternative tests have also been identified to consider when an alternative use may be appropriate.</p>

	<p>A variation on the policy approach would be to widen the policy to consider sites adjoining or near to village frameworks as well as within frameworks, as there are employment sites near to frameworks which equally contribute to the overall sustainability of villages.</p>
<p>Which objectives does this issue or policy address?</p>	<p>Objective A: To support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and supporting the rural economy.</p> <p>Objective E: To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure.</p> <p>Objective F: To maximise potential for journeys to be undertaken by sustainable modes of transport including walking, cycling, bus and train.</p>
<p>Final Issues and Options Approaches</p>	<p><b>Question 72:</b></p> <p><b>A:</b> Should the Local Plan continue to resist the loss of employment land to alternative uses:</p> <ul style="list-style-type: none"> <li>i. in villages only</li> <li>ii. include areas outside frameworks on the edges of villages.</li> </ul> <p><b>B:</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>Initial Sustainability Appraisal Summary</p>	<p>Including a policy protecting village employment sites would benefit maintenance of mixed communities, by promoting retention of employment sites in villages. The Scoping Report identified a gradual loss of employment land and buildings occurring even with the policy. If no policy were included this rate could increase. Many settlements have relatively low level of jobs to economically active people, meaning high levels of out commuting is a necessity. If this balance was to worsen it would reduce access to local jobs further. Positive impact has been identified on the redressing inequalities objectives, as supporting retention of local jobs would help address rurality issues. However, it reduces flexibility regarding reuse of employment sites, and could impact on delivery of housing, although it is the wider role of the plan to meet housing needs.</p> <p>Widening to encompass land on the edges of villages (option ii) could make the policy more effective where there is employment located on the edge of a village, therefore having a marginally greater impact on the economy objectives.</p> <p>Changing the tests is a largely operational issue, proposed to make</p>

	the policy more effective without altering its overall aim.
Representations Received	<p>Ai. Support: 8 Object: 1 Comment: 5</p> <p>Aii. Support: 20 Object: 0 Comment: 2</p> <p>B: Support: 25 Object: 8 Comment: 5</p>
Key Issues from Representations	<p><b>Option i</b></p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Local Plan must continue to resist the loss of employment land to alternative uses both in villages, and village edges.</li> <li>• One year's marketing does not seem long in this economic climate.</li> <li>• Support from 8 Parish Councils</li> </ul> <p><b>Option ii</b></p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Local Plan must continue to resist the loss of employment land to alternative uses both in villages, and village edges.</li> <li>• 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.</li> <li>• You are short of employment sites, should consider this expanded remit.</li> <li>• Support from 11 Parish Councils</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• Land in our villages should be used for the most appropriate uses at the time.</li> <li>• Current approach that in principle seeks to retain employment sites but recognises that individual 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.</li> </ul>

	<p><b>Option B:</b></p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Clear viability evidence should be required before change of use is permitted.</li> <li>• Also should consider including these sites under the community assets register.</li> <li>• The Local Plan should resist the loss of employment land universally, unless it is proven to be unsuitable through the new tests.</li> <li>• Support this proposal as current test can be easily worked around by applicants.</li> <li>• Support from 12 Parish Councils</li> </ul> <p><b>OBJECTION:</b></p> <ul style="list-style-type: none"> <li>• We recommend that the Local Plan is explicit that previously developed land will be looked upon favourably.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> </ul>
<p>Preferred Approach and Reasons</p>	<p>Maintain a policy which protects employment land in villages, and extend to include sites on the edges of villages. Include additional details to make the marketing element of the tests more robust.</p> <p>Evidence highlights the importance of maintaining employment land to the sustainability of villages. There are important employment sites on the edges of villages where the loss would have similar negative impacts to sites inside a village framework. The policy should therefore be widened to encompass areas outside frameworks on the edges of villages.</p> <p>However, the NPPF states that planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. The policy must find the balance between establishing tests that enable economic uses to be maintained where possible, and not creating additional hurdles and costs which have the same result at the end. A suitable compromise is to make the marketing element of the policy more robust, but not add additional tests which could require vacant employment sites to remain empty in the longer term</p>



	despite there being no interest in the site.
Policy included in the draft Local Plan?	Policy E/14: Loss of Employment Land to Non-Employment Uses

<b>Issues and Options 2012 Issue 73</b>	<b>Tourist Accommodation</b>
Key evidence	<ul style="list-style-type: none"> <li>• Cambridge Hotel Futures Study (Cambridge City Council 2012)</li> <li>• Cambridge Cluster at 50</li> </ul>
Existing policies	Development Control Policies DPD: ET/10 Tourist Facilities and Visitor Accommodation
Analysis	<p>The National Planning Policy Framework (paragraph 28) states that Plans should support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres.</p> <p>Tourism development, including Hotels, is identified by the National Planning Policy Framework as a main town centre use, and therefore a sequential approach should be applied to facilities other than small scale rural development. In terms of Hotel accommodation Cambridge City Council commissioned a study, Cambridge Hotel Futures Study (Cambridge City Council 2012). Options are reflected in their Local Plan issues and Options Report, and identify an additional need only with the highest need scenario.</p> <p>Reflecting this evidence, is not considered necessary to specifically allocate land for further hotel development in South Cambridgeshire.</p> <p>However, the plan needs to address proposals for small scale rural development which can support the local tourism industry and provide local employment.</p> <p>It is important that tourist accommodation development takes place in a sustainable manner, and in particular conserves the character of the countryside and reduces the need for car-borne journeys. Directing most development to existing settlements, and controlling the scale of development in the countryside can help to achieve these ends.</p> <p>Existing policies support proposals for the construction, extension or conversion to overnight visitor accommodation, holiday accommodation, public houses and restaurants, within the defined village frameworks, subject to proposals being in scale with their rural location. Outside development frameworks, change of use or</p>

	<p>conversion, replacement of existing buildings, or appropriately modest extensions to existing facilities for overnight visitor accommodation, holiday accommodation, public houses and restaurants is also supported.</p> <p><b>Potential for Reasonable Alternatives:</b>  Maintain the existing policy, or an alternative more flexible approach could be to provide greater flexibility, and permit the use of previously developed land in the countryside for small scaled holiday accommodation. This would need to be subject to other policy considerations, in particular sustainable transport.</p>
Which objectives does this issue or policy address?	<p>Objective A: To support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and supporting the rural economy.</p> <p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p>
Final Issues and Options Approaches	<p><b>Question 73:</b>  <b>A:</b> 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><b>B:</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>
Initial Sustainability Appraisal Summary	<p>Both options support reuse of existing land and buildings. They would support economic objectives by delivering new accommodation, and a variety of jobs in rural areas. The key difference in the second option (option ii) is allowing use of previously developed land in the countryside, which would deliver greater flexibility. This flexibility could result in further small scale development in the countryside, in areas where there are limited alternatives to the car, which could have negative impact on the sustainable transport objective. There are a range of potential impacts that would depend on the location, but development in the countryside could negatively impact on landscape and townscape and biodiversity objectives if not appropriately located, and designed. This would need to be addressed carefully in any policy.</p>
Representations Received	<p>A: Support: 19 Object: 6 Comment: 6  B: Support:11 Object: 6 Comment:9</p>
Key Issues from	<p><b>Option A:</b></p>

Representations	<p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Yes, but with high quality and sensitivity to the context and environment</li> <li>• IWM Duxford support the development of local and regional visitor accommodation in the countryside thus encouraging visitors to stay in locations outside of the larger city centres and contribute to the rural economy.</li> <li>• Support from Cambridge Past, Present and Future and Conservators of the River Cam.</li> <li>• Support from 7 Parish Councils and Cambridgeshire County Council</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• No, the problem is "appropriately scaled" developers may well abuse these rules as well.</li> <li>• Cambridge City Council – South Cambs needs to undertake a needs assessment for hotels</li> <li>• Objection from 1 Parish Council.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Holiday accommodation can provide a boost to the rural economy but the properties may also be suitable for affordable housing.</li> <li>• Should only be where local facilities are provided (i.e. shop/good public transport etc).</li> </ul> <p><b>Option B:</b></p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Support from 5 Parish Councils and Cambridgeshire County Council</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Needs a clear definition of what is meant by "small scale".</li> <li>• Objection from 1 Parish Council (Papworth Everard).</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Should be supported by a business plan.</li> <li>• Previously developed land should be used for housing rather than for tourists/visitors.</li> <li>• Planning policy must be set and conditions attached, that limits</li> </ul>
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	<p>opening times to certain times of the year.</p> <ul style="list-style-type: none"> <li>• How is holiday accommodation tested in relation sustainability?</li> <li>• Greater flexibility as implied in B should only be considered if green belt or the setting of existing settlements is not compromised.</li> </ul>
Preferred Approach and Reasons	<p>Include policy which enables appropriately scaled tourist accommodation within settlements, but generally restricts development in the countryside to reuse of existing buildings.</p> <p>The NPPF requires support for sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside.</p> <p>There is already flexibility in current policies to support tourism development in the countryside, focused on farm diversification, and re-use / replacement of appropriate buildings. Allowing development of previously developed land in the countryside for small scale visitor accommodation would increase flexibility, but it could result in the proliferation of residential units in the countryside, which could impact on rural character, and sustainability.</p> <p>In response to the representation on hotel need, the primary generator for larger scale hotels in the district is Cambridge. The recent Cambridge Hotel Futures Study considered demand for hotels in the wider Cambridge area, and included hotels in South Cambridgeshire on the outskirts and beyond the city in the assessment of supply and demand. It indicates the primary need for new facilities within the city, which is reflected in the emerging Cambridge Local Plan.</p>
Policy included in the draft Local Plan?	Policy E/20: Tourist Accommodation

<b>Issues and Options 2012 Issue 74</b>	<b>Tourist facilities and visitor attractions</b>
Key evidence	
Existing policies	Development Control Policies DPD: ET/10 Tourist Facilities and Visitor Accommodation
Analysis	<p>The plan needs to consider how proposals for tourist facilities and visitor attractions will be considered.</p> <p>The Sustainability Appraisal Scoping Report (Chapter 18 Economic Activity) highlights that According to ONS 3,600 people were employed in the tourism industry in 2009. Important tourism attractions within the district include Duxford Imperial War Museum, Wimpole Hall, the American Military Cemetery at Madingley, Chilford Hall and Linton Zoo. Cambridge City is a popular place for people to</p>

	<p>visit and South Cambs benefits from being so close because tourists will either stay in this district to visit the City or have days out into the countryside from the City.</p> <p>The National Planning Policy Framework (paragraph 28) states that Plans should support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres.</p> <p>Tourism development, including theatres, museums, galleries and concert halls, hotels and conference facilities, is identified by the National Planning Policy Framework as a main town centre use, and therefore a sequential approach should be applied to facilities other than those supporting sustainable rural tourism (addressed in paragraph 28).</p> <p><b>Potential for Reasonable Alternatives:</b>  The Local Plan does not currently include a policy supporting tourism facilities development. An alternative approach would be to include a policy that new development or expansion of existing tourist facilities and visitor attractions in the countryside could be permitted where the need for a rural location has been demonstrated, and the use cannot be located elsewhere. The need for new buildings should be demonstrated, including evidence that opportunities for reuse or replacement of existing buildings have been explored. Proposals must also not detrimentally impact on landscape, be in scale with the location, and provide appropriate transport accessibility, including by sustainable modes.</p>
<p>Which objectives does this issue or policy address?</p>	<p>Objective A: To support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and supporting the rural economy.</p> <p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p> <p>Objective E: To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space,</p>

	<p>and green infrastructure.</p> <p>Objective F: To maximise potential for journeys to be undertaken by sustainable modes of transport including walking, cycling, bus and train.</p>
Final Issues and Options Approaches	<p><b>Question 74:</b></p> <p><b>A:</b> Should the Local Plan contain a policy supporting the development of appropriate tourist facilities and visitor attractions?</p> <p><b>B:</b> Could these be located in the countryside?</p>
Initial Sustainability Appraisal Summary	<p>The Scoping Report identified the important role of tourism in the South Cambridgeshire economy. Supporting development of attractions would therefore support the economic objectives. Similar to a number of options relating to development in the countryside, the option supporting development in the countryside could impact on sustainable transport objectives as it could increase journeys of visitors by car. Impact would depend on the scale of the development and the location. The Issues and Options Report makes specific reference to proposals not detrimentally impact on landscape, and that they must be in scale with the location.</p>
Representations Received	<p><b>A:</b> Support: 27 Object: 4 Comment: 4</p> <p><b>B:</b> Support: 14 Object: 3 Comment: 6</p>
Key Issues from Representations	<p><b>Option A:</b></p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Visitor attractions can be of benefit to the local community both as visitors and employees.</li> <li>• Only if they exploit an existing attraction.</li> <li>• IWM Duxford and National Trust support the development of tourist facilities and visitor attractions in the countryside.</li> <li>• Support from 11 Parish Councils and Cambridgeshire County Council</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• There is no need for a local Plan generic solution</li> <li>• Should not support further influx of tourists into this area</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Should recognise the importance of the natural environment and landscape setting in attracting and enhancing the experience of visitors and tourists to the district.</li> </ul> <p><b>Option B:</b></p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Not in the Cambridge Green Belt, elsewhere possibly, but the</li> </ul>

	<p>scope is limited.</p> <ul style="list-style-type: none"> <li>• Provision of transport accessibility and sustainable transport modes would need to be part of a joined up strategy.</li> <li>• For instance for Parks and wildlife areas such as RSPB Reserves.</li> <li>• Support from 8 Parish Councils</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Conversion of existing buildings should be subject to expansion constraints of any other business.</li> <li>• No need for a Local Plan generic solution. Consider on a case by case basis with a full public planning process.</li> <li>• Objection from 2 Parish Councils</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Need to be in keeping with their settings.</li> <li>• A commercial viability test may need to be required.</li> </ul>
Preferred Approach and Reasons	<p>Include a policy in the Local plan which supports development of tourist facilities utilising and enhancing the areas existing tourism assets.</p> <p>The importance of tourism was recognised in representations, but also concern that development should be of a sustainable scale, and not cause harm to the landscape and the assets of the district. The policy aims to achieve an appropriate balance.</p>
Policy included in the draft Local Plan?	Policy E/19: Tourist Facilities and Visitor Attraction

<b>Issue 75</b>	<b>Retail Hierarchy</b>
Key evidence	<ul style="list-style-type: none"> <li>• Cambridge Sub-Regional Retail Study 2008</li> <li>• North West Cambridge Supplementary Retail Study 2010</li> <li>• South Cambridgeshire Village Classification Report 2012</li> </ul>
Existing policies	<ul style="list-style-type: none"> <li>• Core Strategy DPD: Retail Hierarchy ST/9</li> <li>• Development Control Policies DPD: Applications for new retail development SF/2</li> </ul>
Analysis	<p>The Local Plan must ensure that retail proposals are of an appropriate scale for the location, and in particular the position of the centre of location in the retail hierarchy.</p> <p>Policy is needed to ensure a sequential approach to main town centre uses is applied, and major retail development needs are focused on town centres, reflecting the National Planning Policy Framework (paragraph 24).</p> <p>Paragraph 25 of the NPPF requires that ‘This sequential approach should not be applied to applications for small scale rural offices or other small scale rural development.’ This is reflected in policies regarding retailing in village shops.</p> <p>South Cambridgeshire is unusual in that primary retail centres are located outside the district, in the City of Cambridge, and the ring of Market Towns surrounding the district.</p> <p>The new town of Northstowe will have a new town centre. The Northstowe Area Action Plan requires that the town centre will make provision for such a range of shops, services, cultural, leisure, entertainment and community facilities that will serve the needs of Northstowe and the immediately surrounding area without undermining the vitality and viability of nearby village centres and market towns or compete with Cambridge.</p> <p>Village centres at Rural Centres and other villages fulfil the role of local centres, providing a small rural hinterland with local shopping facilities. These out of town locations are not a suitable location for uses that serve wider urban areas that would be subject to the sequential test.</p> <p><b>Potential for Reasonable Alternatives:</b></p> <p>The hierarchy of centres in South Cambridgeshire is proposed as follows:</p> <ol style="list-style-type: none"> <li>a. Northstowe town centre;</li> <li>b. Rural Centres village centres;</li> <li>c. Other villages</li> </ol> <p>The proposed hierarchy reflects the nature of settlements in the district.</p>



Which objectives does this issue or policy address?	<p>Objective A: To support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and supporting the rural economy.</p> <p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective E: To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure.</p> <p>Objective F: To maximise potential for journeys to be undertaken by sustainable modes of transport including walking, cycling, bus and train.</p>
Final Issues and Options Approaches	<p><b>Question 75:</b> Where should new retail and service provision occur?</p> <p>i. New retail provision and main town centre uses should be in scale with the position of the centre in the retail hierarchy as follows:</p> <ol style="list-style-type: none"> <li>a. Town centres: Northstowe;</li> <li>b. Rural Centres village centres;</li> <li>c. All other villages.</li> </ol> <p>ii. New facilities should be provided differently – if so, how?</p>
Initial Sustainability Appraisal Summary	<p>Delivering a hierarchy of centres supports sustainable travel objectives, by ensuring large scale facilities are delivered in appropriately accessible locations where alternatives to the car are available.</p>
Representations Received	<p>i. Support: 25 Object: 2 Comment: 2 ii Support: 1 Object: 2 Comment: 2</p>
Key Issues from Representations	<p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Hierarchy correct - development within any one should be appropriate for the situation.</li> <li>• Need to maintain town/village high streets as shopping centres, rather than out of town supermarkets</li> <li>• Support from 12 Parish Councils</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Cambridge City Council - Cambourne should be identified as a town centre.</li> <li>• Cambridge City Council - 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</li> </ul>

	<p>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 approach.</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• The Council's retail evidence base should be updated to ensure the Plan is based on a robust, up-to-date evidence base.</li> </ul>
<p>Preferred Approach and Reasons</p>	<p>Carry forward hierarchy into the new Local Plan. Note: If new settlements allocated in the plan, they would need to be added at appropriate levels to the hierarchy.</p> <p>There was general support for maintaining the retail hierarchy. Cambridge City Council considers Cambourne should be identified as a town rather than Rural Centre. Cambourne is comparable to other Rural Centres in scale, as opposed to nearby market towns or the eventual scale of Northstowe. The retail offering is focusing on serving the village, and a rural hinterland. Cambourne is not a sustainable location for retail facilities that attract significant numbers of trips, and does not merit a higher position in the hierarchy.</p> <p>The Retail Needs Assessment indicates a low level of need from convenience shopping apart from meeting needs generated by growth sites.</p> <p>The needs of any major new sites will need to be considered and appropriate provision made. This is addressed in the promoting successful communities chapter.</p>
<p>Policy included in the draft Local Plan?</p>	<p>Policy E/21: Retail Hierarchy</p>

<b>Issues and Options 2012 Issue 76</b>	<b>Assessing the Impact of Retail Development</b>
Key evidence	<ul style="list-style-type: none"> <li>• Cambridge Sub-Regional Retail Study 2008</li> <li>• North West Cambridge Supplementary Retail Study 2010</li> </ul>
Existing policies	Applications for new retail development (DCDPD SF/2)
Analysis	<p>Paragraph 26 of the NPPF requires an impact assessment for proposals outside town centres which are not in accordance with the Local Plan. It requires that Local Plans include a locally set floor space threshold for requiring an impact assessment. It sets a national default threshold of 2500m<sup>2</sup>.</p> <p>Given the rural nature of the district, currently only the largest superstores in the district and surrounding area (for figures see Cambridge Sub-Region Retail Study table 8.1, and Review of Settlement Hierarchy) would breach this threshold, but smaller scale of development could still have a significant impact on the vitality and viability of village services in the district. It is therefore important that the plan considers a lower threshold.</p> <p>Reflecting the NPPF the plan needs to support retention and development of local services such as local shops (paragraph 28). It therefore needs to support this type of development, whilst ensuring that larger scales of development that would potentially have wider impacts on other centres are appropriately assessed. It is important to note that requiring an assessment does not rule out development, particularly if it complies with other policies in the plan.</p> <p><b>Potential for Reasonable Alternatives:</b>  Alternatives regarding the threshold for retail impact assessment. In all cases gross floorspace figures are used.</p> <p>a) 2500m<sup>2</sup> –The default scale set by the National Planning Policy Framework. Only large superstore proposals would be assessed.</p> <p>b) 500m<sup>2</sup> – The size of the larger central village supermarkets in the Rural Centres. Setting this threshold would enable village scale supermarkets to be developed without a retail assessment, but there could be less consideration of cumulative impact than setting a lower threshold.</p> <p>c) 250m<sup>2</sup> – Reflects the scale of a more typical village shop. Using this threshold would enable continued development of small shops, but larger stores would require an assessment. This could mean additional information required from applicants, but it would enable greater consideration of cumulative impact.</p>
Which objectives does this issue or policy address?	Objective A: To support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and

	<p>supporting the rural economy.</p> <p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p> <p>Objective E: To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure.</p>
Final Issues and Options Approaches	<p><b>Question 76:</b></p> <p>What should be the floorspace threshold above which retail impact assessments are required?</p> <p>i. 2500m<sup>2</sup> - large superstore</p> <p>ii. 500m<sup>2</sup> - village scale supermarket</p> <p>iii. 250m<sup>2</sup> - typical village shop</p>
Initial Sustainability Appraisal Summary	<p>Ensuring the impact of significant retail development on viability and viability of existing centres is appropriately considered has positive benefits for the access to services and facilities objective, and creation places which work well by ensuring facilities an appropriate scale for their location. All three options are aiming to address this, but their effectiveness would vary. The default threshold (option i) may be too high to achieve the established goals in the South Cambridgeshire context, and could even have a negative impact by not requiring the impact of large stores to be appropriately assessed. The lowest threshold (option iii) would provide the greatest certainty, but could also create additional cost for relatively small proposals.</p>
Representations Received	<p>i: Support: 1 Object: 1 Comment: 0</p> <p>ii: Support:10 Object: 0 Comment: 1</p> <p>iii: Support: 20 Object: 0 Comment: 0</p>
Key Issues from Representations	<p><b>SUPPORT FOR OPTION i:</b></p> <ul style="list-style-type: none"> <li>No evidence to justify a lower threshold and demonstrate that this would be 'proportionate' as required by the NPPF.</li> <li>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.</li> </ul> <p><b>SUPPORT FOR OPTION ii:</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>A threshold below 500 sq metres would put an unacceptable load</li> </ul>

	<p>on the planning staff with probably marginal value.</p> <ul style="list-style-type: none"> <li>• suggest for larger villages above 3,000 population</li> <li>• Support from 6 Parish Councils</li> </ul> <p><b>SUPPORT FOR OPTION iii:</b></p> <ul style="list-style-type: none"> <li>• Larger stores definitely need to be controlled.</li> <li>• Would allow consideration to be given to the impact of out-of-centre convenience stores on small local and village centres.</li> <li>• The assessment does not preclude having a new store - so give most a proper assessment and avoid problems.</li> <li>• for smaller villages below 3,000 population</li> <li>• Support from 10 Parish Councils</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> </ul>
Preferred Approach and Reasons	<p>Include a threshold for retail impact assessments of 500m<sup>2</sup> in the village centres of Rural Centres, and 250m<sup>2</sup> elsewhere.</p> <p>There was significant support for having a lower threshold than the default set by the NPPF of 2,500m<sup>2</sup>. An impact assessment does not preclude development; it ensures any significant impacts are identified. Policies elsewhere support the development of village shops, and retail that reflects the nature and scale of the settlement. Typical village stores are around 250m<sup>2</sup> (Co-op Cottenham, Gamlingay), whilst larger village supermarkets (Tesco Express Histon / Great Shelford, Co-op Fulbourn) are around 500m<sup>2</sup>. In village centres of rural centres, the larger scale supermarkets of up to 500m<sup>2</sup> would be appropriate, but it would be appropriate to test the impact of larger stores. Outside these areas and in smaller villages, a lower threshold of 250m<sup>2</sup> would be appropriate, as a larger store could impact on the viability of village centres. The impact of these thresholds can be monitored, and reviewed in the future if necessary.</p>
Policy included in the draft Local Plan?	Policy E/22: Applications for New Retail Development

<b>Issues and Options 2012 Issue 77</b>	<b>Meeting Retail Needs</b>
Key evidence	North West Cambridge Supplementary Retail Study 2010
Existing policies	Informal planning policy guidance for North West Cambridge
Analysis	A Supplementary Retail Study commissioned in 2010 to examine the specific retail needs of the northwest Cambridge area. This is

	<p>because a number of sites were being planned in the same area, and there was a need to consider how their shopping needs could best be accommodated. It led to the adoption of Informal Planning Policy Guidance on foodstore provision in North West Cambridge. This sets out a strategy for two medium sized supermarkets of 2,000 sq.m net floorspace, one in the local centre at the University site and one in the local centre at the NIAB site, and one small supermarket in the local centre at Orchard Park. The informal policy guidance also sets out a number of development principles in relation to the development of foodstores and local centres, which should be followed by developers.</p> <p><b>Potential for Reasonable Alternatives:</b> The Local Plan could include a policy reflecting the Informal Policy Guidance.</p> <p>The policy guidance was prepared following a retail study, consideration of options, and public consultation. It is therefore proposed as the only option.</p>
Which objectives does this issue or policy address?	<p>Objective A: To support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and supporting the rural economy.</p> <p>Objective E: To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure.</p>
Final Issues and Options Approaches	<b>Question 77:</b> Should the Informal Planning Policy Guidance on foodstore provision in North West Cambridge should be reflected in the new Local Plan?
Initial Sustainability Appraisal Summary	There is an identified need for improved provision of convenience shopping in North West Cambridge which this option should address. By enabling people to access food shopping locally it will contribute to sustainable transport objectives. Delivering appropriately scaled stores will also contribute to creating good spaces that work well.
Representations Received	Support: 7 Object: 4 Comment:4
Key Issues from Representations	<p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Has been looked at hard for a long time so it is time it entered Policy.</li> <li>• Support from 2 Parish Councils</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Northern fringe of Cambridge already has 2 large superstores (Bar Hill and Milton) and that there would not be a need for a further 2 medium sized stores.</li> <li>• Further consideration should be given to local shopping</li> </ul>

	<p>provision, particularly south of the district (Sawston). Council's evidence base should be updated.</p> <ul style="list-style-type: none"> <li>• Objection from 2 Parish Councils</li> <li>• Cambridge City Council - Need for new retail must be considered where new development is proposed. 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. (Note: CCC have also proposed to carry forward the North West Cambridge Retail policy)</li> </ul>
Preferred Approach and Reasons	<p>Do not include a policy on north west Cambridge in the Local Plan.</p> <p>The retail referred to in the informal policy has now largely gained planning permission:</p> <ul style="list-style-type: none"> <li>• Orchard Park (August 2012)</li> <li>• North West Cambridge University Site (August 2012)</li> <li>• NIAB 1 (Cambridge City have resolved to grant Planning permission subject to s106)</li> </ul> <p>It is no longer necessary to include a policy in the Local Plan.</p>
Policy included in the draft Local Plan?	No policy.

<b>Issues and Options 2012 Issue 78</b>	<b>Village Shops and Related Local Services</b>
Key evidence	Cambridge Sub-Regional Retail Study 2008
Existing policies	Development Control Policies DPD: Retailing in Villages (SF/4)
Analysis	<p>The National Planning Policy Framework (paragraph 70) requires planning policies to plan positively for provision of local services to enhance the sustainability of local communities and residential environments.</p> <p>The importance of retaining local services and facilities was highlighted in the Sustainability Appraisal Scoping Report, particularly in relation to inclusive communities, and the issues caused by rurality. Supporting local retail facilities can aid access to services, particularly in rural communities where alternatives to the car are often limited.</p> <p>The Local Plan needs to include a policy to support retail proposals in villages where the size and attraction of the shopping development is of an appropriate scale to the function of the village.</p> <p><b>Potential for Reasonable Alternatives:</b> There are no reasonable alternatives to supporting development of village shops of an appropriate scale, in order to support the vitality and viability of existing communities.</p>

Which objectives does this issue or policy address?	<p>Objective A: To support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and supporting the rural economy.</p> <p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p> <p>Objective E: To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure.</p>
Final Issues and Options Approaches	<b>Question 78:</b> 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?
Initial Sustainability Appraisal Summary	Enabling development of appropriately scaled village shops would support a range of objectives particularly access to services and facilities. It would also support the redressing inequalities objectives by supporting development of services in rural areas.
Representations Received	Support: 69 Object: 2 Comment: 5
Key Issues from Representations	<p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• To assist regeneration of village high streets, support service provision for those less able to travel or who are reliant on public transport; Village shop forms a community hub.</li> <li>• Need to consider traffic impact.</li> <li>• It should be expected that any new developments should be able to link into the existing retail core with good pedestrian connections</li> <li>• 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.</li> <li>• Support from 23 Parish Councils</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> </ul>
Preferred Approach and	Include a policy supporting the development of village shops and services of an appropriate size related to the scale and function of



Reasons	<p>the village.</p> <p>The policy supports village shops and services of an appropriate size to the scale and function of the village. This is important to help support accessibility of services, and maintain the sustainability of villages.</p> <p>In response to specific issues raised in representations:</p> <ul style="list-style-type: none"> <li>• The Retail Hierarchy policy acknowledges that Rural Centres serve a local catchment.</li> <li>• Reference to enhancing existing village centres has been included in the supporting text.</li> </ul>
Policy included in the draft Local Plan?	Policy E/22: Applications for New Retail Development

<b>Issues and Options 2012 Issue 79</b>	<b>Retailing in the Countryside</b>
Key evidence	Cambridge Sub-Regional Retail Study 2008
Existing policies	Development Control Policies DPD: Retailing in the Countryside (SF/5)
Analysis	<p>The National Planning Policy Framework requires policies to support the vitality and viability of town centres. They should define a network of centres, and apply a sequential test to retail development. The sequential test should not be applied to small scale rural development.</p> <p>Sporadic development in the countryside could result in unsustainable patterns of development, and harm the vitality and viability of villages. Policies regarding village frameworks also generally resist development outside frameworks, apart from uses that need to be located in the countryside.</p> <p>Policy is needed to support uses that need to be located in the countryside.</p> <p>This includes sales from farms and nurseries of produce and craft goods, where the majority of goods are produced on the farm or in the locality supports farm diversification and local businesses.</p> <p>There may also be cases where sales of convenience goods ancillary to other uses is appropriate, for example at a garage. In such cases, it will be necessary to consider the impact on viability of surrounding villages.</p> <p><b>Potential for Reasonable Alternatives: None.</b> Existing policy requires that in the countryside, retail development</p>

	<p>should not be permitted, other than sales from farms and nurseries of produce and craft goods, where the majority of goods are produced on the farm or in the locality, or sale of convenience goods ancillary to other uses, where it does not have a significant adverse impact on surrounding villages.</p> <p>An alternative would be to permit other facilities, and the consultation provides an opportunity for feedback on what they might be.</p>
Which objectives does this issue or policy address?	<p>Objective A: To support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and supporting the rural economy.</p> <p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p>
Final Issues and Options Approaches	<p><b>Question 79:</b> Do you think that retail development in the countryside should be restricted?</p> <p>i. As described.</p> <p>ii. To include additional facilities.</p>
Initial Sustainability Appraisal Summary	<p>e option proposes to restrict retail development in the countryside, with the aim of supporting vitality of existing centres, but giving flexibility to support rural businesses. It would contribute positively to the sustainable transport objective by restricting development in less accessible locations.</p>
Representations Received	<p>i. Support: 31 Object: 3 Comment: 2</p> <p>ii. Support: 3 Object: 1 Comment: 1</p>
Key Issues from Representations	<p><b>Option i:</b></p> <ul style="list-style-type: none"> <li>Restrictions have to be made to see if the proposal is sustainable.</li> <li>To help maintain the financial viability of shops in the villages and to reduce car journeys, and avoid urbanisation of the countryside</li> <li>Strongly support this, but "convenience goods ancillary to other uses" sounds open to abuse.</li> <li>Support from 15 Parish Councils</li> <li>Proposed policy is too prescriptive. Flexibility is required.</li> </ul> <p><b>Option ii:</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul>

Preferred Approach and Reasons	<p>Include a policy in the new Local Plan restricting retail development in the countryside.</p> <p>Sporadic development of retail in the countryside could support unsustainable patterns of development, and undermine village and town centres. However, there are some retail uses that need a countryside location and can support the rural economy. The current policy strikes the right balance. It would not be appropriate for a policy to support the general growth of retail in the countryside which did not need a countryside location.</p>
Policy included in the draft Local Plan?	Policy E/23: Retailing in the Countryside

<b>Issues and Options 2012 Chapter 13 – Fulbourn &amp; Ida Darwin Hospitals</b>	<b>Fulbourn and Ida Darwin Hospitals Site</b>
Key evidence	
Existing policies	Site Specific Policies DPD: Policy SP/9 Fulbourn and Ida Darwin Hospitals
Analysis	<p>A policy allowing the redevelopment of the Ida Darwin Hospital and Fulbourn Hospital sites for residential development and new mental health facilities was originally included in the Site Specific Policies Development Plan Document (adopted January 2010).</p> <p>Cambridgeshire &amp; Peterborough Mental Health Foundation Trust who own and operate both sites intend to rationalise health care provision on the sites, including relocating some existing uses from the Ida Darwin site to the Fulbourn Hospital site. They will no longer require the majority of buildings on the Ida Darwin site. It is anticipated that the Ida Darwin site could deliver 250 to 275 dwellings, although the total would depend on any buildings that would remain on the Ida Darwin site, and the amount of additional healthcare development required on the Fulbourn Hospital site. Discussions relating to the masterplanning of the site are in progress.</p> <p><b>Potential for Reasonable Alternatives:</b> None. The policy should be carried forward into the new Local Plan and remain until the development has been completed. The current policy has been sustainability appraised and found sound at examination by an independent Planning Inspector.</p>
Which objectives does this issue or policy address?	Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.

	<p>Objective C: To provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type, size, tenure and cost.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p> <p>Objective E: To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure.</p> <p>Objective F: To maximise potential for journeys to be undertaken by sustainable modes of transport including walking, cycling, bus and train.</p>
Preferred Approach and Reasons	Carry forward the existing policy into the new Local Plan but remove the references to Policy GB/4 of the Development Control Policies DPD which designated the site as a major developed site in the Green Belt. The draft Local Plan does not include a policy for major developed sites in the Green Belt as this is covered by the National Planning Policy Framework. The current policy has been sustainability appraised and found sound at examination by an independent Planning Inspector.
Policy included in the draft Local Plan?	Policy E/7: Fulbourn and Ida Darwin Hospitals

<b>Issues and Options 2012 Issue 111</b>	<b>Papworth Hospital site, Papworth Everard</b>
Key evidence	
Existing policies	Site Specific Policies DPD: SP/10 Papworth Everard Village Development
Analysis	<p>Papworth Hospital, located in Papworth Everard, is the UK's largest specialist cardiothoracic hospital and the country's main heart and lung transplant centre. In 2005 Papworth Hospital decided to move to the Biomedical Campus at Addenbrooke's. This will provide new facilities with the benefit of immediate access to the range of services, facilities and research that takes place there. The construction of the new building is anticipated by 2016.</p> <p>As part of preparing the Local Development Framework, the Council consulted on options for what should happen to the site once the hospital is relocated. It was determined that the site should remain in employment uses, seeking a health care user as a preference. Residential use of the site was rejected, in order to maintain the</p>

	<p>employment balance in the village.</p> <p>The Local Plan review provides an opportunity to consider whether that approach remains appropriate. The site has been suggested for residential led development through the call for sites for the Strategic Housing Land Availability Assessment.</p> <p>The village has undergone substantial development. The County Council's Structure Plan of 1989 identified it as a location for an additional 1,000 homes in response to a perceived need to create a more balanced community. Previous Local Plans allocated land for development in four locations on the edge of the village. The industries in the centre of the village have now disappeared and in their place is arising an imaginative mix of high-density housing, some employment, a village green and shopping and community services. A new business park is nearly complete on the southern edge of the village, as a replacement for the industries lost from the village centre.</p> <p>The hospital provides over 1,000 jobs in the village, delivering over one third of the jobs in the Papworth and Elsworth ward. The ratio of jobs to economically active people was 0.89 in 2010 (source: Cambridgeshire ATLAS). The loss of employment from the hospital site would therefore have a significant impact on the economy of the village, and the ability of people to find work locally.</p> <p>A healthcare use would achieve the continuance of the mutually beneficial relationship between hospital and village. The hospital site currently includes a number of operating theatres, labs, and wards that accommodate patient beds, which could continue to be used by an alternative occupier. The existing policy seeks marketing to begin as soon as possible, to provide the maximum opportunity to find a suitable occupier. It also provides flexibility, to market for other users if one does not, two years before final closure.</p> <p>Other employment uses on the hospital site would at least maintain a balance between homes and jobs in the village, but would not provide the current jobs profile, make best use of the existing resources, or reflect the history and character of the village.</p> <p>A residential led mixed use housing site could contribute to wider housing needs, but result in an alteration in the homes jobs balance of the village, and result in another significant scale residential development in this settlement in addition to the recent 1,000 dwellings, and those anticipated on Papworth West Central. The merits of the site as an option for residential development are addressed separately. In all cases, care would need to be taken to retain buildings of character which reflect the hospital's origins, and consider impacts on the Conservation Area.</p>
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	<b>Potential for Reasonable Alternatives:</b> Options are to seek health care or employment reuse of the site, or residential development.
Which objectives does this issue or policy address?	<p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p> <p>Objective E: To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure.</p> <p>Objective F: To maximise potential for journeys to be undertaken by sustainable modes of transport including walking, cycling, bus and train.</p>
Final Issues and Options Approaches	<p><b>Question 111:</b> What should the Papworth Hospital site be used for when the hospital relocates to Addenbrooke's?</p> <ul style="list-style-type: none"> <li>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;</li> <li>ii) Employment uses that would be compatible with adjoining residential;</li> <li>iii) Housing led development, including mixed uses.</li> </ul>
Initial Sustainability Appraisal Summary	<p>Papworth Hospital comprises a previously developed land. Key differences in the appraisal relate to the retention of employment on the site versus the delivery of housing. Retaining employment would maintain access to employment in the local area, with a particular advantage for maintaining medical uses to reflect the existing employment profile. Much of the employment would be lost if it was developed as a residential site, although the proposal submitted to the Strategic Housing Land Availability Assessment includes some non-residential uses e.g. employment, retail and community uses. There would be consequential impacts on the village as a whole as a result of losing a major employer. There are opportunities to improve the site, and its relationship with the historic environment by replacing some of the unattractive modern buildings. It is unclear whether retention of medical uses on the site would hinder this process as their use would be retained. Redevelopment for residential would create particular infrastructure needs, particularly in relation to highway access. A residential use would address noise issues related to the medical uses of the site and the surrounding existing residential areas.</p>
Representations Received	<p>i: Support: 9, Object: 0, Comment: 1  ii: Support: 3, Object: 0, Comment: 1  iii: Support: 4, Object: 1, Comment: 1  Please provide any comments: Support: 0, Object: 0, Comment: 5</p>
Key Issues from Representations	<p><b>Question 111i</b> <b>ARGUMENTS IN SUPPORT:</b></p>

- New uses(s) must be compatible with the character of the village.
- Papworth Everard Parish Council state that the relocation of the hospital will be a significant loss of employment and therefore a major new employer is needed, preferably in healthcare, otherwise it will be a challenge to achieve a sustainable future for Papworth.
- Expressed order of priorities is correct.

**OBJECTIONS:**

- Papworth Hospital NHS Foundation Trust suggest that the current LDF policy is undeliverable as modern healthcare facilities and major employers are unlikely to be attracted to the site due to its comparative isolation and its constraints, which are key drivers why the existing hospital is relocating.

**COMMENTS:**

- Natural England – 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.

**Question 111ii**

**ARGUMENTS IN SUPPORT:**

- New uses(s) must be compatible with adjoining residents.
- Support use of site for employment as the housing development already taking place will drown what is left of the village.

**OBJECTIONS:**

- Papworth Hospital NHS Foundation Trust suggest that major employers are unlikely to be attracted to the site due to its constraints and proximity of existing residents.

**Question 111iii**

**ARGUMENTS IN SUPPORT:**

- Papworth Hospital NHS Foundation Trust suggest that a residential use has the potential to adapt flexibly to the constraints, other potential uses that could be included are: residential and non-residential institutions, community and leisure uses, hotel or small employment uses. Any solution must be sustainable one in economic, environmental and community terms. Wish to engage with the Council to ensure the delivery of a viable and timely alternative use for the site.
- Support use of site for housing led development including mixed uses as the site falls within an existing settlement with amenities, facilities and infrastructure.

	<p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Papworth Everard Parish Council objects to the use of the site for predominantly residential development.</li> <li>• Do not use this medical site for housing.</li> </ul>
Preferred Approach and Reasons	<p>Continue to include a policy allowing the Papworth Hospital site to be redeveloped and including a sequential approach with the preferred uses being i. healthcare and ii. employment.</p> <p>The consultation responses show that there is most support for the retention of the existing policy and sequential approach. Continuation of the existing policy is supported by Papworth Everard Parish Council as the relocation of the hospital will be a significant loss of employment and without a major new employer in the village, preferably in healthcare, it will be a challenge to achieve a sustainable future for the village.</p> <p>Healthcare provides a breadth of employment opportunities and the hospital employs a large number of local residents from the unskilled to highly specialised doctors and therefore the site should remain in employment use, seeking a healthcare user as a preference, in order to maintain the employment balance in the village and achieve the continuance of the mutually beneficial relationship between hospital and village. The loss of employment from the hospital site would have a significant impact on the economy of the village, and the ability of people to find work locally. Other employment uses on the hospital site would at least maintain a balance between homes and jobs in the village, but would not provide the current jobs profile.</p>
Policy included in the draft Local Plan?	Policy E/5: Papworth Hospital

<b>Issues and Options 2012 Issue 116</b>	<b>The Imperial War Museum site at Duxford Airfield</b>
Key evidence	
Existing policies	Development Control Policies DPD: CH/11 Duxford Imperial War Museum
Analysis	<p>The Imperial War Museum is a major tourist attraction based upon a long established airfield. Given its national significance, the District Council will give it special consideration within the context of protecting the quality of the surrounding landscape in this sensitive site on the edge of the Cambridge Green Belt.</p> <p>The existing Development Control Policies DPD establishes that the Imperial War Museum site at Duxford Airfield will be treated as a special case as a major tourist / recreation facility. Proposals will be considered with regard to the particular needs and opportunities of the site, but must be associated with the continued use of the site as a</p>



	<p>museum of aviation and modern conflict. Details of projected increases in aircraft noise will be required with all proposals which would lead to increased flying activity.</p> <p><b>Potential for Reasonable Alternatives:</b> The importance of the museum is reflected in the current policy.</p>
Which objectives does this issue or policy address?	<p>Objective A: To support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and supporting the rural economy.</p> <p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p> <p>Objective E: To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure.</p> <p>Objective F: To maximise potential for journeys to be undertaken by sustainable modes of transport including walking, cycling, bus and train.</p>
Final Issues and Options Approaches	<p><b>Question 116:</b> 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>
Initial Sustainability Appraisal Summary	<p>Policy contributes to preservation of historic assets, whilst acknowledging the role of the museum as a tourist attraction. Given the importance of the asset it is considered to have potential for significant positive impact. Supporting continued use of this successful tourist attraction also have positive implications for the economic objectives.</p>
Representations Received	<p>Support: 28, Object: 2, Comment: 3</p>
Key Issues from Representations	<p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Support for continuation of the existing policy as the policy appears to be working and the site is an internationally important museum and significant historical asset that should be preserved and supported.</li> <li>• Maintain the policy but need to remember it is an operational civil airfield that provides income and employment.</li> <li>• Impacts on local communities of any additional activities need</li> </ul>

	<p>to be considered. 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.</p> <ul style="list-style-type: none"> <li>Supported by 12 Parish Councils.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul>
Preferred Approach and Reasons	<p>Continue to include a policy that allows the Imperial War Museum at Duxford to be treated as a special case given to its national significance, but amend the existing adopted policy to be more flexible on the uses that will be permitted. The policy must ensure that details of projected increases in noise are provided with all proposals which would lead to an increase in commercial or flying activity.</p> <p>There is support for the continuation of the existing policy and amending the policy to include more flexibility over the uses that would be permitted on the site will ensure that the vitality and sustainability of the site is assured and the Imperial War Museum can make good use of their assets.</p>
Policy included in the draft Local Plan?	Policy E/6: Imperial War Museum at Duxford

<b>Issues and Options 2013 (Part 1) Chapter 9</b>	<b>Site Option GB5: Fulbourn Road (East) – Potential Employment Allocation</b>
Key evidence	<ul style="list-style-type: none"> <li>Employment Land Review Update (2012)</li> <li>Inner Green Belt Study Review (2012)</li> <li>Technical Assessment of Sites on the Edge of Cambridge (2012)</li> </ul>
Existing policies	
Analysis	<p>A technical assessment of a range of sites on the edge of Cambridge was undertaken, to identify land with potential for development.</p> <p>A parcel of land was identified east of Peterhouse Technology Park. The Technology Park is cut into rising ground and cannot be seen from the higher ground to the south. A similar treatment would be needed for this site. The site forms part of an open arable field. It is bounded by hedgerows, which could be retained and a new landscaped boundary created to the south and east.</p>

	The site is particularly suited to employment development, and has the potential to respond to issues arising in the Employment Land Review, that there is demand for additional employment land on the edge of Cambridge.
Which objectives does this issue or policy address?	<p>Objective A: To support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and supporting the rural economy.</p> <p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p> <p>Objective F: To maximise potential for journeys to be undertaken by sustainable modes of transport including walking, cycling, bus and train.</p>
Final Issues and Options Approaches	<p><b>Question 2:</b> Which of the site options do you support or object to and why?</p> <ul style="list-style-type: none"> <li>• GB5: Fulbourn Road East</li> </ul>
Initial Sustainability Appraisal Summary	Considered through the Joint Review of sites on the edge of Cambridge.
Representations Received	Support: 19 Object: 77 Comment: 14
Key Issues from Representations	<p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Support if well designed as a small development adjacent to the urban area. (14)</li> <li>• <b>Cambridgeshire County Council</b> - 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.</li> <li>• 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.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Unsympathetic "ribbon" development of commercial premises on rising ground, which would be contrary to the fundamental Green Belt purposes;</li> </ul>

	<ul style="list-style-type: none"> <li>• Reduces the separation between Cambridge and Fulbourn.</li> <li>• 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.</li> <li>• Add to existing heavy traffic on Fulbourn Road.</li> <li>• Limited Public Transport services.</li> <li>• There is an acknowledged surplus of allocated employment land in South Cambridgeshire.</li> <li>• 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)</li> <li>• Impact on local wildlife sites, including chalk pit SSSI;</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Needs effective landscape screening;</li> <li>• Should take opportunity to improve cycle links.</li> </ul>
Preferred Approach and Reasons	<p>Include as an employment allocation in the draft Local Plan. The site is suitable for employment development and has the potential to respond to issues arising in the Employment Land Review, that there is demand for additional employment land on the edge of Cambridge.</p> <p>The Peterhouse Technology Park is cut into rising ground and cannot be seen from the higher ground to the south. A similar treatment would be needed for this site and therefore development proposals will need to demonstrate how the site can be designed and landscaped to effectively mitigate impact on the wider Cambridge Green Belt and will need to include the creation of landscaped buffers on the southern and eastern boundaries.</p>
Policy included in the draft Local Plan?	Policy E/2: Fulbourn Road East (Fulbourn)

<p><b>Issues and Options 2013 (Part 2) Issue 2</b></p> <p><b>(also addressed by Issues and Options 2012 Issue 60)</b></p>	<p><b>Employment Allocations</b></p>
Key evidence	<ul style="list-style-type: none"> <li>• South Cambridgeshire and Cambridge City Employment Land Review Update 2012</li> <li>• South Cambridgeshire and Cambridge City Employment Land Review 2008</li> </ul>

Existing policies	<ul style="list-style-type: none"> <li>Site Specific Policies DPD: SP/12 Allocations for Class B1 Employment Uses; SP/13 Allocations for Class B1, B2 and B8 Employment Uses</li> </ul>
Analysis	The 2012 Issues and Options consultation sought views on whether existing employment allocations should be carried forward into the new plan, and whether there were any other sites that should be allocated in the Local Plan for employment. A total of six new sites were suggested. One site was identified as an option, and five others were rejected.
Which objectives does this issue or policy address?	Objective A: To support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and supporting the rural economy.
Final Issues and Options Approaches	<b>Question 2a:</b> Do you support or object to the site option at Former Thyssenkrup Plant, Bourn Airfield, Bourn, and Why?
Initial Sustainability Appraisal Summary	Site was subject to assessment using the Site Testing Matrix, in the Initial Sustainability Appraisal which accompanies the Issues and Options 2013 consultation.
Representations Received	Support: 10 Object: 4 Comment: 8
Key Issues from Representations	<p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>Could serve Bourn Airfield new settlement</li> <li>Should not be used for housing, retain employment"</li> <li>Remove noisy activities</li> </ul> <p><b>OBJECT:</b></p> <ul style="list-style-type: none"> <li>Isolated unless part of a new settlement</li> <li>Fairfield Partnership – Additional land should be allocated north east of Northstowe, as part of long-term mixed use development;</li> <li>Additional site should be allocated at Fishers Land Orwell, to allow extension of existing employment site;</li> <li>Additional land should be allocated at Buckingham Business Park.</li> </ul>
Preferred Approach and Reasons	<p>Allocate the site for redevelopment for alternative employment uses, in association with the Bourn Airfield new settlement.</p> <p>The site is currently in employment use. The site has generated noise problems in the past for the nearby residential areas of Highfields Caldecote.</p> <p>The promoters propose that the site can be redeveloped for more compatible employment uses. It provides a particular opportunity as it is well related to the Bourn Airfield site, and could assist in providing employment to a new village.</p> <p>In response to additional sites proposed in representations:</p>

Fairfield Partnership – Land North West of Cambourne

The site was assessed through the SHLAA and initial sustainability appraisal as a mixed use development including employment following its submission through the call for sites. The representations indicate an alternative mix of uses on the same footprint, but it remains a mixed use development comprising employment, residential and other uses. This would result in the same significant impacts identified through the SHLAA and SA which led to its rejection, which include:

- Significant historic environment impact
- Significant townscape and landscape impacts
- Impacts on surrounding villages;
- Problems achieving satisfactory connections due to the guided bus;

The assessment of these impacts remains sound.

The SHLAA identified serious doubts about the deliverability of this site at the same time as the original Northstowe site and the reserve site already allocated. The delivery of those sites alone may extend beyond the plan period to 2031 and delivery rates would not necessarily increase through the allocation of additional land. The risk is that delivery rates would remain broadly similar but extending well beyond the end of the plan period and so requiring additional site allocations elsewhere able to deliver housing over the period to 2031.

The promoters response has been to alter the mix, to include a larger element of employment during the plan period, and residential after. As Northstowe will continue beyond 2031 the problems could still arise.

New employment pre 2031 would be competing directly with the employment integrated with the town. Rather than supporting its sustainability it could undermine it. Land for an additional 5000 jobs is not required, particularly taking into account evidence from the SHMA regarding anticipate jobs growth.

Other locations, but Cambourne employment areas are central to a growing village, where further planned development will result in further transport improvements, and the new town at Waterbeach Barracks is also proposed near to the Cambridge Research Park site. The Council has also responded to the findings of the ELR by supporting intensification of uses on the Cambridge Science Park, and the development of a mixed use employment led are around the new Science Park Station. Further allocation is also proposed on Fulbourn Road Cambridge. It has also responded to evidence

seeking greater flexibility by proposing removal of selective employment management policies.

One of the main focuses of the new settlement was to provide housing for workers in or near to Cambridge, linked by high quality public transport to the City (established by the Structure Plan 2003). The level of planned employment is appropriate to this goal. The employment evidence submitted by the promoter proposes that Northstowe will not deliver, but it fails to take account of higher town centre employment densities. A significant area of additional employment land outside the established site is not needed.

Fishers Lane, Orwell

(see Appendix 7 for site assessment form and sustainability appraisal)

There is no case for amending the village framework, as it correctly reflects the built up area of the village in this location.

The allocation of land for employment in this location is also not supported. The Employment Land review indicates sufficient land is committed to meet the anticipated jobs growth to 2031. Orwell is a Group Village, with poor public transport (approximately 4 buses to/from Cambridge per day). It would not be a sustainable location for further employment land allocation.

Buckingway Business Park, Swavesey

(see Appendix 7 for site assessment form and sustainability appraisal)

The Employment Land Review indicates that sufficient employment land is available to meet needs up to 2031. Around a third of the existing Buckingway site remains undeveloped. The site comprises Greenfield land, poorly located in terms of public transport access, and located some distance from settlements. A further allocation is not necessary, particularly in a location like this.

Note: The representation states that a representation proposing a specific site allocation was submitted in 2012. This was not the case.

Objection to Rejection of Sites

Site RE2: Sawston Park, Pampisford

The scale of the proposal compared with identified need, and the distance from Sawston village centre means that the site was rejected. The representor contends it was too early to draw this conclusion, However, the Council considers it remains sound.

Policy included in the draft Local Plan?	Policy SS/6: New Village at Bourn Airfield
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<p><b>Issues and Options 2013 (Part 2) Issue 3</b></p> <p><b>(also addressed by Issues and Options 2012 Issue 66)</b></p>	<p><b>Established Employment Areas in the Countryside – Boundary of Granta Park</b></p>
Key evidence	Employment Land Review Update 2012
Existing policies	Development Control Policies DPD: ET/3 Development in Established Employment Areas in the Countryside
Analysis	<p>South Cambridgeshire includes a number of existing rural business parks. Policies generally restrict development in the countryside. However, these major employment parks do not form a typical part of the countryside. In order to enable more efficient use of these sites and enable them to be adapted over time for the needs of current and future users, the current plan establishes the criteria for considering planning applications in these areas.</p> <p>The policy defines a specific set of 12 established employment areas in the countryside, focusing on major business parks, of significant scale, primarily with multiple units and firms, located outside the green belt. It does not identify small sites, such as those developed through conversion or replacement of former agricultural buildings. It also does not identify sites in the Green Belt, as these are covered by other policies regarding appropriate development in the Green Belt.</p> <p>A representation was made to the Council's 2012 Issues and Options consultation which indicated that the boundary of the Granta Park site at Great Abington does not reflect the established area, particularly phase 2 of the development which now has planning permission. It is proposed that the area consistent with the permission is included in the policy area.</p>
Which objectives does this issue or policy address?	<p>Objective A: To support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and supporting the rural economy.</p> <p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the</p>



	Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.
Final Issues and Options Approaches	Question 3: Do you support or object to the revised boundary to the Granta Park Established Employment Area boundary, and why?
Initial Sustainability Appraisal Summary	anges have been sought to the boundary of the Granta Park Great Abington site in particular to reflect phase 2 of the development which now has planning permission. An option is included in the consultation to reflect this change in circumstances. This has been assessed against the principles of the policy, and does not change to sustainability appraisal outcomes. A further comment proposed an additional area south of Pampisford Road be included, for secondary development or landscaping. However, given the underdeveloped nature of the land, and the separation from the employment site, it is not recommended for inclusion.
Representations Received	Support: 6 Object: 3 Comment: 1
Key Issues from Representations	<p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Logical update to the established employment area boundary to reflect the current built form and extant planning consents that existing on the site.</li> <li>• Development should be contingent on improved public transport and cycleway provision.</li> <li>• BioMed Realty – Support, but should include extra area on southern boundary.</li> <li>• <b>Little Abington Parish Council</b> - supports this proposal if it reflects planning proposals that have already been formally agreed.</li> </ul> <p><b>OBJECT:</b></p> <ul style="list-style-type: none"> <li>• 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</li> <li>• Site has never built a cycle route to Cambridge;</li> <li>• <b>Natural England</b> – Development of significant area of agricultural land;</li> </ul> <p><b>COMMENT:</b></p> <ul style="list-style-type: none"> <li>• <b>English Heritage</b> - 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.</li> </ul>

Preferred Approach and Reasons	<p>In order to reflect planned development at Granta Park phase 2, amend the boundary on the eastern side of the site.</p> <p>A representation proposed a small additional area to the south of the site in the ownership of the park owners, however this is separated from the site by Pampisford Road, and is not considered to form part of the established employment area.</p> <p>In addition, the area around the south field of Genome Campus should also be amended to reflect planning permissions granted, in particular the outline permission granted in 2010.</p>
Policy included in the draft Local Plan?	Policy E/15: Established Employment Areas

<b>Issues and Options 2013 (Part 2) Issue 4</b>	<b>Parish Council Proposal for 'Station', Histon and Impington</b>
Key evidence	
Existing policies	None
Analysis	<p>The Council received a proposal from Histon and Impington Parish Council as part of the proposal that the Local Plan includes community initiatives that local parish councils would otherwise have wished to put in a neighbourhood plan.</p> <p>Histon and Impington Parish Council is seeking to proactively design a special area in Histon and Impington around the former station, which is now a stop on the Guided Busway. The proposal is to use this key area to make significant use of the Busway in order to encourage sensitive redevelopment of this area and stimulate commercial activity and to encourage local employment which has recently declined.</p> <p>Their vision is that 'Station' will form a vibrant 'gateway' to the community and should be mixed development of housing, businesses, private and public sector space and community amenities, with simple cafes and takeaways to more sophisticated restaurants and wine bars, along with open space and street art.</p>
Which objectives does this issue or policy address?	<p>Objective A: To support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and supporting the rural economy.</p> <p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the</p>

	<p>Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p> <p>Objective E: To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure.</p> <p>Objective F: To maximise potential for journeys to be undertaken by sustainable modes of transport including walking, cycling, bus and train.</p>
<p>Final Issues and Options Approaches</p>	<p><b>Question 4:</b> Do you support or object to the proposal by Histon and Impington Parish Council for 'Station' in Histon and Impington and why?</p> <p>Please provide comments.</p>
<p>Initial Sustainability Appraisal Summary</p>	<p>Histon and Impington Parish Council is seeking to proactively design a special area in the Histon and Impington settlement to regenerate the area around the former station, which is now a stop on the Guided Busway. The sustainability appraisal identifies the sustainability of the location in terms of access to public transport, and the opportunities provided by the previously developed sites within the identified area. Particular issues to consider would include the relationship with the existing village centre.</p>
<p>Representations Received</p>	<p>Support: 74, Object: 13, Comment: 62</p>
<p>Key Issues from Representations</p>	<p><b>ARGUMENTS IN SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Considered response to identified need for this community;</li> <li>• We need to make Station area of Impington centre of our community providing amenities that can be enjoyed by residents and visitors alike;</li> <li>• Bring back character to the area;</li> <li>• Positive that included business premises and opportunity for employment within proposal;</li> <li>• Imbalance of services in village as most of amenities are in Histon, proposal would help to redress balance;</li> <li>• Should be a mixed development with residential and business use taking advantage of Guided Bus;</li> <li>• Must not threaten viability of existing shops;</li> <li>• Would like part of area retained as open space as community amenity, possibly used as regular farmers' market;</li> <li>• It has history as commercial land it also deserves revival. Cafe is a delusion but late night shop feasible;</li> </ul>

	<ul style="list-style-type: none"> <li>• More shops and restaurants would be useful;</li> <li>• Guided bus stop currently isolated after dark, should enhance use of the guided bus;</li> <li>• Would stimulate the economy, and invigorate the area;</li> <li>• 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;</li> <li>• Enables use of brownfield site;</li> <li>• Support the Parish Council's idea to do something creative;</li> <li>• Need to include parking as not everyone will use guided bus;</li> <li>• Guided Busway provides good access, use should be maximised;</li> <li>• Good idea provided it will not harm residents of this quiet area;</li> <li>• SCDC and RIBA should organise a design competition to generate ideas;</li> <li>• <b>Cambridgeshire County Council</b> - 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;</li> <li>• <b>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</b> - Support;</li> <li>• <b>Histon and Impington Parish Council</b> - 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.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• 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;</li> <li>• Infrastructure cannot cope e.g. schools, doctors.</li> <li>• What about a car park for the guided bus?</li> <li>• Most people are not at the stop long enough for new facilities there is already plenty of housing and employment nearby;</li> </ul>
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	<ul style="list-style-type: none"> <li>• Station house is of great character and I cannot see the need for such an ambitious proposal;</li> <li>• Housing (max 10) acceptable. Rest will detract from 'village' atmosphere enough already in Vision park;</li> <li>• There are too many places to eat competing with each other;</li> <li>• Concern about loss of Green Belt and farmland around villages;</li> <li>• The villages are already almost Cambridge.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Local people should decide;</li> <li>• Need more information on the scope of the project;</li> <li>• Seems to suggest quite a large development;</li> <li>• Not more housing;</li> <li>• Consider impact on infrastructure;</li> <li>• Need to consider traffic impact;</li> <li>• The Bishops site is an eyesore and needs redevelopment;</li> <li>• Hope that local residents would be given the opportunity to have input into the design of the area;</li> <li>• Histon does not need to become a tourist attraction;</li> <li>• No objection provided the A14 is improved;</li> <li>• 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;</li> <li>• Will it be economically viable?</li> <li>• What is really needed is a car park for users of the guided bus;</li> <li>• Not everyone can walk there - it is a very long way from the other end of the village;</li> <li>• Cannot see how the need for large parking spaces would be dealt with without spoiling the area;</li> <li>• Will only make small contribution to overall dwellings requirement;</li> <li>• 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.</li> <li>• What about places that don't have anything such as Cambourne;</li> <li>• <b>Girton Parish Council</b> – Development around the guided bus felt to be more appropriate to a town rather than a village;</li> <li>• <b>Natural England</b> – No objection to the proposal</li> </ul>
Preferred Approach and Reasons	<p>Include a policy in the Local Plan for mixed-use development in the 'Station' area of Histon and Impington. The policy will require developers to demonstrate that they will address the Parish Council objectives for the redevelopment of the area, with sensitively designed development that integrates well and respects the character of the area, and does not undermine the vitality and viability of the existing village centre.</p>

	This proposal is consistent with the Local Plan, and appears to have strong local support.
Policy included in the draft Local Plan?	Policy E/8: Mixed-use Development in Histon and Impington Station area

## Appendix 7: Assessment of Employment Sites

### South Cambridgeshire Local Development Framework

#### Employment and Retail Sites

#### Site Assessment Proforma

<b>Location</b>	Milton
<b>Site name / address</b>	Land between the A14 and Milton
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	Employment development
<b>Site area (hectares)</b>	1.79 ha
<b>Site Number</b>	EM1
<b>Site description &amp; context</b>	Area of open land between the A14 and Milton Village. Largely scrubland, but bordered by mature trees and shrubs, particularly on the western side. To the north lies Cambridge Road, a large supermarket and an area of sports pitches. To the east, the Jane Coston Cycle Bridge, and light industrial development. Cambridge road rises towards the A14 junction.
<b>Current or last use of the site</b>	Open grass and scrubs.
<b>Is the site Previously Developed Land?</b>	No.
<b>Allocated in the current development plan?</b>	No.
<b>Planning history</b>	<p>Planning application refused (S/1792/08/F) January 2009 for Erection of 120 Bed Hotel and Restaurant together with Associated Parking and Infrastructure. Reasons for refusal were inappropriate development in the Green Belt, loss of greenfield land marking entrance to Milton Village, insufficient transport information, inadequate noise assessment, material planning considerations do not amount to special circumstances to outweigh harm to the Green Belt.</p> <p>The application was considered at appeal, and dismissed. The inspector noted: 'I have found that there would also be very significant harm to the openness of the Green Belt and considerable harm to its</p>

	<p>purpose of checking the unrestricted sprawl of large built-up areas.’  ‘In my view significant weight should be attached to the need for hotel accommodation. The lack of allocated sites for budget hotels and the sustainability and suitability of the appeal site should attract considerable weight in favour of the development. However, I have found nothing else to add material weight in favour of the development and despite the weight I have attached to these other considerations, it is my view that they would not clearly outweigh the totality of the harm.’</p> <p>The site has been used for storage and facilities in relation to A14 improvements (S/1097/05/LDC). The granting of permission for this temporary use does not imply that such permission would be allowed for permanent usage of the site. The Certificate of Lawful Existing Use specifically indicated the need to return the land to its original use and clear of structures, materials and plant as soon as practical after the works are completed.</p> <p>The inspector at the inquiry into the 2004 Local Plan considered this site. He stated in his 2002 report that “although the site is only a narrow corridor of undeveloped land I consider that it performs a Green Belt function by creating at least some separation between the urban area of Cambridge to the south of the A14 and the large village of Milton north of Cambridge Road. The present situation is no different from that which existed when the Green Belt was first defined and in my view there are no exceptional circumstance that justify a change to the boundary.” (Paragraph 72.4).</p> <p>The site was also proposed by a representor for employment uses to the Site Specific Policies DPD. The Inspectors Report notes, ‘The site between the A14 and Milton is an example where there is no justification for taking the land out of the Green Belt and including it in the Development Framework and allocating it for employment.’ (paragraph 15.5)</p>
<b>Source of site</b>	Issues and Options 2012 Representation: 47072

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	<p>The site is within the Green Belt.</p> <p>Green Belt Purpose:</p> <ul style="list-style-type: none"> <li>• Prevents coalescence between settlements and with Cambridge.</li> </ul> <p>Function with regard to the special character of Cambridge and it’s setting:</p> <ul style="list-style-type: none"> <li>• The distribution, physical separation, setting, scale and character of Green Belt villages; and</li> <li>• A landscape which retains a strong rural character.</li> </ul>



	<p>The site is contributing to the separation of the village of Milton from the City of Cambridge. Although the A14 provides a physical separation the presence of the objector's site as a green space emphasises the visual separation of the settlements. This is noted in the Cambridge Green Belt Study 2002 figure 1641LP/09 as a special quality to be safeguarded.</p> <p>The site has a distinctive green character having mature trees along all of its boundaries and forms a vital function. It is considered crucial to preventing the coalescence of these two settlements and therefore the site is fulfilling this purpose</p>
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	<p>No.</p> <p>Waste Consultation Area, and Waste Water Treatment Works Consultation Area in Minerals and Waste LDF, but capable of appropriate mitigation.</p>
<b>Tier 1 conclusion:</b>	Development would have a significant negative impact on the Green Belt.

**Tier 2: Significant Local Considerations**

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<p>No heritage designations in vicinity of site.</p> <p>County Council Historic Environment team indicate previous land use is likely to have compromised the survival of archaeological remains.</p>
<b>Environmental and wildlife designations and considerations?</b>	<p>No designations.</p>
<b>Physical considerations?</b>	<p>Airport Safety Zone – Buildings over 15m in height.</p> <p>Noise and air quality issues associated with the A14.</p>
<b>Townscape and landscape impact?</b>	<p>The site has been identified as important in maintaining a green wedge between Cambridge and Milton. The site has a distinctive green character having mature trees along all of its boundaries and forms a vital function.</p>
<b>Can any issues be mitigated?</b>	<p>It would not be possible to mitigate the significant impacts on landscape and townscape.</p>

	Noise issues likely to be capable of appropriate mitigation for employment development.
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<b>Infrastructure</b>	
<b>Highways access?</b>	Should this site come forward a full Transport Assessment (TA) and Travel Plan will be required. The TA will need to review available capacity on the transport networks and identify appropriate mitigation measures. It is noted, however, that the site is adjacent to the A14/A10 interchange which is already heavily congested in peak hours and particular consideration will need to be given to this.
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity – development of this site will have no significant impact on existing network.</li> <li>• Mains Water – the site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas – Milton has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage – there is sufficient capacity at the waste water treatment works to accommodate this development. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	It is likely that issues would be capable of mitigation, although further evidence would be required.

<b>Tier 2 Conclusion:</b>	Significant impacts on landscape and townscape incapable of appropriate mitigation.
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### Tier 3: Site Specific Factors

#### Capacity

<b>Developable area</b>	
<b>Site capacity (floorspace)</b>	No specific capacity provided. Using assumptions utilised in the ELR, (3282 sq m per hectare B1a/B1b), site could accommodate.....

#### Potential Suitability

<b>Conclusion</b>	The site is not potentially capable of providing employment development taking account of site factors and constraints including landscape and townscape impact.
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#### Availability

<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	Site promoted by a single landowner.
<b>Legal constraints?</b>	No known constraints.
<b>Is there market interest in the site?</b>	Unknown.
<b>When would the site be available for development?</b>	The site appears to be available immediately.

#### Achievability

<b>Phasing and delivery of the development</b>	Development could be completed on site 2011-16.
<b>Are there any market factors that would significantly affect deliverability?</b>	None known.
<b>Are there any cost factors</b>	None known.

<b>that would significantly affect deliverability?</b>	
<b>Could issues identified be overcome?</b>	None known.
<b>Economic viability?</b>	None known.

<b>Site Assessment Conclusion</b>
Due to impact on the Green Belt, and landscape and townscape, the site is not considered to have development potential.

## South Cambridgeshire Local Development Framework

### Employment and Retail Sites

#### Site Assessment Proforma

<b>Location</b>	Milton
<b>Site name / address</b>	Land south of park and ride west of A10
<b>Category of site:</b>	In the countryside
<b>Description of promoter's proposal</b>	Employment development
<b>Site area (hectares)</b>	9.5 ha
<b>Site Number</b>	EM2
<b>Site description &amp; context</b>	<p>Located north of the A14. To the north of the site lies the Milton Park and Ride. To the south and west existing and former land fill sites. The A10 lies to the east, between the site and the village of Milton.</p> <p>The land comprises an open, relatively level field. There is a significant tree belt to the west. The land of the landfill site rises to the south.</p>
<b>Current or last use of the site</b>	Agricultural land.
<b>Is the site Previously Developed Land?</b>	No.
<b>Allocated in the current development plan?</b>	No.
<b>Planning history</b>	<p>The Site was proposed in representations to the South Cambridgeshire Site Specific Policies DPD for a sports village, but not supported by the Council. The issue was considered by the Inspector at the Examination, who concluded, 'A sport village and community stadium, near Milton, would be inappropriate because the site is a substantial open area outside any settlement and is located in the Green Belt. The need for, and benefits of, development do not amount to the exceptional circumstances necessary to justify the removal of the land from the Green Belt. An allocation within the Green Belt would lead to development of a scale inappropriate in the Green Belt.'</p> <p>The site was also examined as a potential site option in the Cambridgeshire Horizons Community Stadium Feasibility Study.</p>

	S/1251/76 & S/1252/76 (petrol filling station, showroom and workshop) – planning permission was refused in November 1976 on the grounds that the development would create further visual intrusion into the countryside and Green Belt, that is already being affected by the northern and Milton by-pass.
<b>Source of site</b>	Issues and Options 2012 Representation: 44017

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes:</p> <ul style="list-style-type: none"> <li>• Maintains and enhances the quality of Cambridge's setting; and</li> <li>• Prevents coalescence between settlements and with Cambridge.</li> </ul> <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> <li>• The distribution, physical separation, setting, scale and character of Green Belt villages; and</li> <li>• A landscape which retains a strong rural character.</li> </ul> <p>The Landscape Design Associates Green Belt Study (2002) describes the outer rural areas of the Green Belt as areas of landscape from which distinct views of the city are scarce or absent and outlines that the function of this landscape is providing a backdrop to views of the city, and providing a setting for approaches to connective, supportive and distinctive areas of townscape and landscape (page 62). It also concludes that the outer rural areas play a lesser role in contributing to the distinctiveness of Cambridge and its setting and therefore they may also have the potential to accommodate change and development that does not adversely affect the setting and special character of Cambridge (page 66). The study describes land north of Milton as being within the western Fen Edge landscape character area, where views to Cambridge are restricted by the low lying topography and the A14. Therefore the only key views to Cambridge are from the A14 (page 46).</p> <p>The site falls within an area where development would have a significant adverse impact on the Green Belt purposes and functions. The site is within the open countryside that separates Milton from Histon &amp; Impington. Development in this location would result in considerable encroachment of built development into the open countryside to the west of the village and would result in built development in an area characterised by agricultural buildings and individual dwellings.</p>
<b>Is the site</b>	Minerals and Waste LDF designations – the site is adjacent to Milton

<b>subject to any other considerations that have the potential to make the site unsuitable for development?</b>	Landfill and is within its Waste Consultation Area. Development within this consultation area must not prejudice existing waste management operations.
<b>Tier 1 conclusion:</b>	The site would have a significant negative impact on the Green Belt.

**Tier 2: Significant Local Considerations**

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	Non-statutory archaeological site – Cropmarks in the area indicate the location of an enclosure of probable prehistoric or Roman date. There is extensive evidence for prehistoric and Roman settlement and agriculture in the vicinity, identified by fieldwork undertaken in advance of the park and ride construction and landfill operations. County Council Historic Environment Team would recommend evaluation prior to the determination of any planning application.
<b>Environmental and wildlife designations and considerations?</b>	<p>Protected Village Amenity Area – the western edge of Milton adjacent to the A10 is protected by a PVAA.</p> <p>Biodiversity features (fenlands) – these landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</p> <p>Agricultural land of high grade – the majority of the site is grade 2 agricultural land.</p>
<b>Physical considerations?</b>	The site is located close to the Councils' Air Quality Management Area and the proposed development is of a significant size to have an impact on air quality. Extensive and detailed air quality assessments will be required to assess the cumulative impacts of this and other proposed developments within the locality on air quality along with provision of a Low Emissions Strategy.

	<p>Land contamination – the site is adjacent to a known landfill site, therefore investigation will be required in advance of a planning application.</p> <p>Other environmental conditions (odour) – odour from the adjacent landfill site and Household Waste Recycling Centre would have a significant negative impact in terms of health and well being and a poor quality living environment and possible nuisance. It is unlikely that this can be mitigated to provide an acceptable environment. It is recommended that an odour assessment in accordance with PPG 24 is undertaken.</p> <p>Potential significant adverse impact from operational noise from the adjacent operational landfill / waste disposal / recycling site. Also traffic noise from A14 and A10. The site is to the east of the A14 and prevailing winds are from the south west, therefore traffic noise will need assessment in accordance with PPG 24 and associated guidance and the impact of existing diffuse traffic noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment.</p> <p>With the exception of a small part of the eastern corner, this site falls within the Waste Consultation Area for Milton Landfill, Milton (including the Household Recycling Centre). This Consultation Area covers the landfill site and extends for a further 250 metres. Development within this Consultation Area must not prejudice existing waste management operations.</p>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Milton as a Fen Edge village centred on a triangular green, parish church and Milton Hall with parkland designed by Repton. The Study describes Milton as being strongly contained to the west by the A10 and road corridor, beyond which open fen farmland dominates the landscape setting. This land is very flat with large open arable fields, long extensive views and very limited tree cover. Drainage ditches and distant views of poplar trees around settlements or farm buildings are particular distinctive features. The immediate landscape setting of the village when approached from the north is dominated by an enclosed area of paddocks and allotments. To the east, Milton Hall and the remnant parkland surrounding it, form a dense wooded local landscape for the village.</p> <p>Development of this site would have a significant adverse impact on the landscape and townscape of this area, as it would result in considerable encroachment of built development into the open farmland to the west of the village and would result in built development in an area characterised by agricultural buildings and individual dwellings.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>No - it is not possible to mitigate the impacts on the landscape and townscape. It has not been demonstrated odour issues can be</p>



	addressed.
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<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Potentially suitable access and highway capacity but mitigation required.</p> <p>Should this site come forward a full Transport Assessment (TA) and Travel Plan will be required. The TA will need to review available capacity on the transport networks and identify appropriate mitigation measures. It is noted, however, that the site is close to the A14/A10 interchange which is already heavily congested in peak hours and particular consideration will need to be given to this. The Highways Agency will also need to be consulted given potential implications for the Trunk Road.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity – development of this site will have no significant impact on existing network.</li> <li>• Mains Water – the site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas – Milton has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage – there is sufficient capacity at the waste water treatment works to accommodate this development. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	No FRA submitted. 13th Public Drain runs to south of site.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	It is likely that issues would be capable of mitigation, although further evidence would be required.

<b>Tier 2 Conclusion:</b>	Development of this site would have a significant adverse impact on the landscape and townscape of this area. There is no evidence that odor issues can be appropriately mitigated.
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### Tier 3: Site Specific Factors

#### Capacity

<b>Developable area</b>	
<b>Site capacity (floorspace)</b>	No specific capacity provided.

#### Potential Suitability

<b>Conclusion</b>	The site is not potentially capable of providing employment development taking account of site factors and constraints.
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#### Availability

<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	The site is owned by the Ely Diocesan Board of Finance.
<b>Legal constraints?</b>	No known constraints.
<b>Is there market interest in the site?</b>	Option to Churchmanor.
<b>When would the site be available for development?</b>	The site is available immediately.

#### Achievability

<b>Phasing and delivery of the development</b>	Promoter indicates 2011-16.
<b>Are there any market factors that would significantly affect deliverability?</b>	The promoter has indicated that there are no market factors that could affect the delivery of the site.
<b>Are there any cost factors that would significantly affect</b>	The promoter has indicated that there are no cost factors that could affect the delivery of the site.

<b>deliverability?</b>	
<b>Could issues identified be overcome?</b>	None known.
<b>Economic viability?</b>	

<b>Site Assessment Conclusion</b>
Site with no development potential.

## South Cambridgeshire Local Development Framework

### Employment and Retail Sites

#### Site Assessment Proforma

<b>Location</b>	Bourn
<b>Site name / address</b>	TKA Tallent Site, Bourn Airfield
<b>Category of site:</b>	In the countryside, adjoins proposal for new village, subject to consultation in Local Plan Issues and Options 2012
<b>Description of promoter's proposal</b>	Employment Development
<b>Site area (hectares)</b>	9.4 ha
<b>Site Number</b>	EM3
<b>Site description &amp; context</b>	<p>The site lies to the west of Highfields Caldecote, immediately south of the A428, to the north of Bourn. Site comprises a number of large industrial buildings, with areas of open storage and car parking. There are a number of trees on site, particularly to the north. To the east the village is separated from Highfields Caldecote from a significant tree belt.</p> <p>The representor indicates their longer-term aspirations are to maximise the commercial potential of the whole site, ideally by redeveloping it to provide a range of employment uses that would include industrial, warehousing and distribution and light industrial uses.</p> <p>The representor proposes that the site provides an opportunity to retain improve and expand employment development. It could also provide the employment element for the Bourn Airfield new village option, identified in the Issues and Options Report 2012.</p>
<b>Current or last use of the site</b>	General industry.
<b>Is the site Previously Developed Land?</b>	Yes.
<b>Allocated in the current development plan?</b>	No.
<b>Planning history</b>	Bourn Airfield was constructed for Bomber Command in 1940 as a satellite airfield for nearby Oakington. The airfield remained in RAF hands until being passed on to Maintenance Command in 1947. By 1948 the station was closed. The last sections were sold off for

	<p>agricultural use in 1961.</p> <p>2004, Local Plan – not included as a potential housing site.</p> <p>2007, Local Development Framework – not included as a potential housing site.</p> <p>Planning applications There have been a number of planning applications for creating a new settlement on this site. The last one was refused in 1994 (S/0144/94/O) which was for 3,000 dwellings. In 1992 a new settlement comprising 3,000 dwellings, industrial development, shopping and leisure facilities, education, social and recreation facilities was proposed (S/1635/92/O and S/1636/92/O). In 1989 a new settlement comprising of 3,000 dwellings was refused to include 50 acre business park, district shopping centre with superstore, community facilities, leisure facilities (including swimming pool and golf course), landscaping, public open space, community nature reserve drain (S/1109/89/O).</p> <p>Specifically to this site various planning permissions for use of buildings for industry, storage, and other office development.</p>
<b>Source of site</b>	Issues and Options 2012 Representation: 42509

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	No.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	No.
<b>Tier 1 conclusion:</b>	The site lies to the west of the settlements of Highfields and Caldecote, immediately south of the A428 to the north of the small settlement of Bourn, and to the east of the new settlement of Cambourne. It comprises existing industrial development. It adjoins a site identified as an option for a new village, and would provide an opportunity to provide employment opportunities to a new settlement.
<b>Does the site warrant further assessment?</b>	Yes.

## Tier 2: Significant Local Considerations

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<p>Two Listed Buildings on the Broadway, but over 1.5km from the site.</p> <p>Non-statutory archaeological site – Excavations to the north and west have identified extensive evidence of late prehistoric and Roman settlement. There is also evidence for Roman burials within the airfield. Further information would be necessary in advance of any planning application for this site.</p>
<b>Environmental and wildlife designations and considerations?</b>	<p>Tree Preservation Orders covering areas of trees to east and west of site.</p> <p>Site largely previously developed land.</p>
<b>Physical considerations?</b>	<p>Land contamination – this site is previously military land/airfield and industrial development. This can be dealt with by condition.</p> <p>Impact on air quality would depend on scale and nature of development. As existing site, additional impacts not likely to be significant. Could also contribute to local employment opportunities as wider airfield site was developed as a new village.</p> <p>Noise issues – Existing industrial units on the site have in the past led to enforcement action due to statutory noise and odour nuisances caused to existing residential premises. The appraisal of the Bourn Airfield new settlement proposal identified that it would bring sensitive premises closer to these industrial units if they remained. Development of the site could therefore provide an opportunity to deliver more compatible employment uses if the site is taken forward.</p> <p>Noise issues from A428 capable of appropriate mitigation.</p>
<b>Townscape and landscape impact?</b>	<p>As the site comprises existing large industrial buildings, development could provide opportunities to improve landscape impact of the site. Existing site views of the site from the west are partly screened by trees and hedges, although the large hangar style buildings can be seen above the tree line. The buildings can be seen from the A428 to the north. The site could be subject to a landscaping scheme which could lessen wider impacts. Wider impacts of the site itself would also be lessened if it formed part of a wider development of the Bourn Airfield site.</p>
<b>Can any issues be mitigated?</b>	<p>Yes.</p>

### Infrastructure

<b>Highways access?</b>	<p>Potentially suitable access and highway capacity but mitigation required.</p>
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	Should this site come forward a full Transport Assessment (TA) and Travel Plan will be required. The TA will need to review available capacity on the transport networks and identify appropriate mitigation measures. The Highways Agency will also need to be consulted given potential implications for the A428.
<b>Utility services?</b>	<p>The assessment of the Bourn Airfield option identified the need for upgraded utilities to accommodate development. This site alone would be a much less significant scale, and incorporates existing development.</p> <ul style="list-style-type: none"> <li>• Electricity – development of this site will have no significant impact on the existing electricity network.</li> <li>• Mains water – the site falls within the Cambourne Booster distribution zone, within which there is no spare capacity based on the peak day for the distribution zone less any commitments already made to developers. Development requiring an increase in the capacity of the Cambourne Booster distribution zone will require an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas – National Grid do not provide a gas supply for Caldecote.</li> <li>• Mains sewerage – the waste water treatment works is operating at capacity and will require new consent limits and major capital expenditure to accommodate development of this site. The sewerage network is at capacity and a developer impact assessment will be required to ascertain the required upgrades necessary. The assessment and any mitigation required will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	No FRA submitted.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	It is likely that issues would be capable of mitigation, although further evidence would be required.

<b>Tier 2 Conclusion:</b>	Subject to appropriate mitigation the site is developable.
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**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	
<b>Site capacity (floorspace)</b>	No specific capacity provided.

<b>Potential Suitability</b>	
<b>Conclusion</b>	The site is potentially capable of providing employment development taking account of site factors and constraints.

<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	Site promoted by a single landowner.
<b>Legal constraints?</b>	No known constraints.
<b>Is there market interest in the site?</b>	Unknown
<b>When would the site be available for development?</b>	2011/16

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	Promoter indicates 2011/16
<b>Are there any market factors that would significantly affect deliverability?</b>	None known.
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known.
<b>Could issues identified be overcome?</b>	None known.
<b>Economic viability?</b>	Not known.



### **Site Assessment Conclusion**

Existing employment site, capable of redevelopment for employment uses, subject to appropriate design and mitigation. Could complement Bourn Airfield new village option, which was subject to consultation in issues and options 2012, which would increase accessibility by sustainable modes of travel.

## South Cambridgeshire Local Development Framework

### Employment and Retail Sites

#### Site Assessment Proforma

<b>Location</b>	Sawston
<b>Site name / address</b>	Land adjoining Sawston Bypass
<b>Category of site:</b>	Land in the Countryside (adjoining an established employment area)
<b>Description of promoter's proposal</b>	Employment development. B1/B2 Use Class, to support expansion of adjoining employment site.
<b>Site area (hectares)</b>	37.8 ha
<b>Site Number</b>	EM4
<b>Site description &amp; context</b>	Site lies between the A1301 Sawston Bypass, and the London/Cambridge Railway Line. The northern and southern sections of the site comprise agricultural land. The central section comprises woodland.  It is mainly surrounded by agricultural land, although the Spicers site adjoins the southern part of the site to the west, separated by the railway line. A farm adjoins the northern part of the site.
<b>Current or last use of the site</b>	Agricultural land, woodland.
<b>Is the site Previously Developed Land?</b>	No.
<b>Allocated in the current development plan?</b>	No.
<b>Planning history</b>	None.
<b>Source of site</b>	Issues and Options 2012 Representation: 39564

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is within the Green Belt  The land contributes to a number of Green Belt purposes and functions.  Green Belt Purpose:

	<ul style="list-style-type: none"> <li>Prevents coalescence between settlements and with Cambridge.</li> </ul> <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> <li>The distribution, physical separation, setting, scale and character of Green Belt villages; and</li> <li>A landscape which retains a strong rural character.</li> </ul> <p>It would merge the Spicers development with the edge of Sawston, impacting on settlement form and having a substantial negative impact on rural character.</p>
<p><b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b></p>	<p>Yes.</p> <p>Approximately one third of the site comprises Dernford Fen SSSI. The vegetation ranges from dry grassland and scrub to relic fen. Areas of open pools within the site together with ditches and the chalk stream along the boundary further enhance the diversity of this site. The variety of vegetation types and open water within the site provides valuable habitat for fauna, in particular for amphibians and reptiles. The area is also noted for its breeding warblers.</p> <p>The SSSI is a wetland site as such any adjacent development would have to demonstrate beyond doubt that it would not have any damaging effect upon the special interest of the site. In particular further investigation would be required on the impact to the water supply to the SSSI. The adjacent grassland may be acting as a source of water to the SSSI through the process of catchment, filtration and movement beneath the soil surface. High water quality would also have to be maintained.</p> <p>Adjacent to the SSSI is the Dernford Farm Grassland County Wildlife Site. When considered in combination with the SSSI these two sites present a relatively large ecological unit that is sensitive to hydrological changes in quantity and quality.</p> <p>The importance for birdlife means impact of employment development adjoining the site, in terms of light or other forms of pollution would need to be thoroughly assessed.</p> <p>The NPPF states that proposed development on land within or outside a Site of Special Scientific Interest likely to have an adverse effect on a Site of Special Scientific Interest (either individually or in combination with other developments) should not normally be permitted.</p> <p>There is insufficient evidence that the site could be developed without harm to the site. It should therefore not be taken forward.</p>
<p><b>Tier 1 conclusion:</b></p>	<p>Development would have a significant negative impact on the Green Belt, particularly impacting on rural character, by merging the village</p>

	<p>of Sawston with the existing Spicers Site.</p> <p>Part of the site is a SSSI, providing a wetland environment supporting birdlife. There is no evidence that the site could be developed without causing harm to this site.</p>
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**Tier 2: Significant Local Considerations**

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	The site is located to the north of the nationally important Iron Age hill fort Borough Hill (Scheduled Monument Number 1009396). There is evidence for a Saxon cemetery to the east. Excavations to the north have identified evidence for Iron Age, Roman and Saxon settlement. County Council Historic Environment Team would recommend evaluation prior to the determination of any planning application.
<b>Environmental and wildlife designations and considerations?</b>	Dernford Farm County Wildlife Site lies adjacent to the SSSI.
<b>Physical considerations?</b>	<p>Public Right of way crosses northern part of site.</p> <p>Minerals and Waste LDF designations – Part of the site is subject to sand and gravel safeguarding. Safeguarding is intended to ensure that mineral resources are adequately taken into account in land use planning decisions. It does not automatically preclude other forms of development taking place, but flags up the presence of economic mineral so that it is considered, and not unknowingly or needlessly sterilised.</p> <p>Noise issues from Railway line – likely to be capable of appropriate mitigation.</p> <p>Small part within zone 2 and 3 Groundwater Protection Zone.</p>
<b>Townscape and landscape impact?</b>	<p>Much of the site is flat open agricultural land. Site is visible from higher land of Cambridge Road to the east. The southern part has the backdrop of the existing spices site.</p> <p>It would create a substantial area of built development on the western side of Sawston, resulting in a significant impact on townscape. .</p>
<b>Can any issues be mitigated?</b>	<p>No. Landscape and townscape impact cannot be successfully mitigated.</p> <p>Biodiversity issues are addressed above.</p>

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Potentially suitable access and highway capacity but mitigation required.</p> <p>Should this site come forward a full Transport Assessment (TA) and Travel Plan will be required. The TA will need to review available capacity on the transport networks and identify appropriate mitigation measures.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity – development of this site is not supportable from existing network. Significant reinforcement and new network will be required.</li> <li>• Mains water – the site falls within the CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Cambridge Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas – Sawston has a gas supply.</li> <li>• Mains sewerage – there is capacity at the WWTW to accommodate some development in Sawston. The sewerage network is approaching capacity and a developer impact assessment will be required to ascertain the required upgrades, if any. This assessment and any mitigation required will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	It is likely that issues would be capable of mitigation, although further evidence would be required.

<b>Tier 2 Conclusion:</b>	Significant impact on landscape and townscape.
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<b>Tier 3: Site Specific Factors</b>
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<b>Capacity</b>	
<b>Developable area</b>	

<b>Site capacity (floorspace)</b>	No specific capacity provided.  Were the entire site to be developed, using assumptions utilised in the ELR, (3282 sq m per hectare B1a/B1b), site could accommodate 121,000 sq m of floorspace.
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<b>Potential Suitability</b>	
<b>Conclusion</b>	The site is not potentially capable of providing employment development taking account of site factors and constraints including landscape and townscape impact, impact on Green Belt, and impact on the Dernford Fen SSSI.

<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes.
<b>Site ownership status?</b>	Site promoted by a single landowner.
<b>Legal constraints?</b>	No known constraints.
<b>Is there market interest in the site?</b>	No. But there is interest from a developer.
<b>When would the site be available for development?</b>	The site appears to be available immediately. Land owner has an expressed intention to develop.

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	Development could be completed on site 2011-16.
<b>Are there any market factors that would significantly affect deliverability?</b>	None known.
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known.
<b>Could issues identified be overcome?</b>	None known.

<b>Economic viability?</b>	None known.
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<b>Site Assessment Conclusion</b>
Due to impact on the Green Belt and the SSSI, the site is not considered to have development potential.

## South Cambridgeshire Local Development Framework

### Employment and Retail Sites

#### Site Assessment Proforma

<b>Location</b>	Melbourn / Shepreth
<b>Site name / address</b>	Land north of Melbourn, south of the A10 (CEMEX site)
<b>Category of site:</b>	A development in the countryside, not adjacent to the existing development framework.
<b>Description of promoter's proposal</b>	Employment Development (site has also been proposed for residential development)
<b>Site area (hectares)</b>	33.5 ha
<b>Site Number</b>	EM5
<b>Site description &amp; context</b>	<p>Arable fields in open area, largely surrounded by other arable fields.</p> <p>Northern parcel is sandwiched between two garden centres. There is a patchy hedge along Cambridge Road boundary. Southern boundary is tall hedge alongside Phillimore garden centre. Northern boundary with Royston Garden Centre is medium hedge.</p> <p>The southern parcel has a mid height hedge along Cambridge Roads boundary to east of site with odd tree. To the SW is Cherry Park Farm with house /garden/ allotment forming boundary. There is no definable edge for defining rest of site.</p>
<b>Current or last use of the site</b>	Agricultural land.
<b>Is the site Previously Developed Land?</b>	No.
<b>Allocated in the current development plan?</b>	No.
<b>Planning history</b>	Proposed by representor for residential development, as part of larger site, through Site Specific Policies DPD. Was not allocated. Not specifically referenced in Inspectors Report.
<b>Source of site</b>	Issues and Options 2012 Representation: 46419

#### Tier 1: Strategic Considerations

<b>Green Belt</b>	No.
<b>Is the site</b>	Small part of site within flood zone 3.



<b>subject to any other considerations that have the potential to make the site unsuitable for development?</b>	
<b>Tier 1 conclusion:</b>	Only a small area is within the floodplain, site is therefore not subject to strategic constraints.
<b>Does the site warrant further assessment?</b>	Yes.

**Tier 2: Significant Local Considerations**

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	A Roman cemetery is recorded to the south, possibly associated with an enclosure. Further evidence of probable Roman activity is known to the east and there is also evidence for Bronze Age barrows in the vicinity. County Council Archaeology Team would recommend evaluation prior to the determination of any planning application.
<b>Environmental and wildlife designations and considerations?</b>	<p>No designated sites.</p> <p>Presence of protected species – Site is within the Chalklands area. These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnets, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</p> <p>Site is Grade 2 agricultural land.</p>
<b>Physical considerations?</b>	Potential noise issues from the A10 would require mitigation.
<b>Townscape and landscape impact?</b>	The South Cambridgeshire Village Capacity Study (1998) refers to Melbourn as set on land gently sloping down from the chalk hills of Royston northwards to the valley of the River Cam or Rhee. The River Mel runs north-west of the village, separating it from Meldreth. The wider setting is one of large arable fields with few hedgerows

	<p>especially to the south and east, with enclosed riverside pasture to the north and parkland to the immediate west. Melbourn provides a well-wooded enclosed edge to all of the separate approaches even from the south where some views are expansive from elevated viewpoints from the ridgelines.</p> <p>Any development of this site would greatly alter the character of this open countryside area and would create an isolated development remote from any facilities in neighbouring settlements. Impact on the landscape and townscape would be significant, visible from a wide area, and would be incapable of appropriate mitigation.</p>
<b>Can any issues be mitigated?</b>	No.

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Potentially suitable access and highway capacity but mitigation required.</p> <p>Should this site come forward a full Transport Assessment (TA) and Travel Plan will be required. The TA will need to review available capacity on the transport networks and identify appropriate mitigation measures.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity – no significant impact on existing network.</li> <li>• Mains water – the site falls within the CWC Heydon Reservoir distribution zone, within which there is a minimum spare capacity of 5,450 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Heydon Reservoir distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and/or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas – Melbourn has a gas supply.</li> <li>• Mains sewerage – there is sufficient capacity at the WWTW works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	No FRA submitted.
<b>Any other issues?</b>	None.
<b>Can issues be mitigated?</b>	It is likely that issues would be capable of mitigation, although further evidence would be required.

<b>Tier 2 Conclusion:</b>	No. Significant Adverse impacts incapable of mitigation
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**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	Would depend if development was part of wider residential development, but capable of significant scale of employment development.
<b>Site capacity (floorspace)</b>	No specific capacity provided.

<b>Potential Suitability</b>	
<b>Conclusion</b>	The site is not potentially capable of providing residential development taking account of site factors and constraints including landscape and townscape impact.

<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes.
<b>Site ownership status?</b>	Landowner.
<b>Legal constraints?</b>	No known constraints.
<b>Is there market interest in the site?</b>	Unknown.
<b>When would the site be available for development?</b>	Unknown.

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	Development could be completed on site 2011-16.
<b>Are there any market factors that would significantly</b>	None known.

<b>affect deliverability?</b>	
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known.
<b>Could issues identified be overcome?</b>	None known.
<b>Economic viability?</b>	None known.

<b>Site Assessment Conclusion</b>
Site with no development potential.

## South Cambridgeshire Local Development Framework

### Employment and Retail Sites

#### Site Assessment Proforma

<b>Location</b>	Pampisford
<b>Site name / address</b>	Land off London Road
<b>Category of site:</b>	Within village framework.
<b>Description of promoter's proposal</b>	Employment development (support for maintaining employment allocation of the site)
<b>Site area (hectares)</b>	2.5 ha
<b>Site Number</b>	EM6
<b>Site description &amp; context</b>	Comprises disused former petrol filling station, hard standing used for vehicle parking, and areas of unkempt land to the rear of existing industrial and employment development. Sawston bypass lies to the south.
<b>Current or last use of the site</b>	Employment land.
<b>Is the site Previously Developed Land?</b>	Most of land on London road frontage is previously developed. There is some greenfield land to the rear of the site.
<b>Allocated in the current development plan?</b>	Yes. The land to the rear of the site is identified as an employment allocation (commitment).
<b>Planning history</b>	<p>Land west of Eastern Counties Leather Pampisford was allocated for employment development in the 1993 Local Plan.</p> <p>To the south of the site is Pampisford Park (Iconix) 'Phase One', which comprises two existing 1960s brick buildings providing accommodation for locally based bio-tech companies; and a larger Class B1 building of 1,710.4 sq m in 'place' of the smaller building of 1,432.7 sq m, and constructed under planning application S/1377/05/F. This is known as Unit 1, which has been developed, and is designed for general office use.</p> <p>a) Full application for the Erection of two B1 business units (Class B1), together with new access, reconfigured car park to the south and ancillary infrastructure - Phase 2 (planning reference S/1362/10)</p> <p>b) Outline application for Class B1 business development - Phase 3. (planning reference S/1363/10)</p>

	Phase 2 comprises two units with an identical floor area of 1,872 sqm (combined 3,744sqm). Phase 3 (the outline application) proposes an upper limit of 3,465 sqm.
<b>Source of site</b>	Issues and Options 2012 Representations: 46981 & 46984

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	No.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	Flood zone 2 (medium risk).
<b>Tier 1 conclusion:</b>	It has been demonstrated that appropriate mitigation can be achieved, the site is largely previously developed, general industry is in the 'less vulnerable' category of development and appropriate in zone 2. Despite not being in zone 1 it is considered suitable for further assessment.

<b>Tier 2: Significant Local Considerations</b>
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<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	No. County Council Historic Environment Team indicate that it is unlikely that significant archaeological remains will survive in the area.
<b>Environmental and wildlife designations and considerations?</b>	No designations. Recent planning applications included ecological appraisal, which identified no habitats of ecological value, although features on site offered local opportunities for wildlife. Appropriate mitigation and enhancement measures can be applied.
<b>Physical considerations?</b>	Contamination issues capable of being addressed by planning condition. Noise issues need to be appropriately addressed, to protect the amenity of nearby residential properties.
<b>Townscape and landscape impact?</b>	Development will be seen from London Road and the A1301, but in the context of existing commercial buildings on the site. With appropriate design it will be possible to develop the site without

	significant impact on landscape or townscape with an appropriate mitigation strategy.
<b>Can any issues be mitigated?</b>	Yes.

<b>Infrastructure</b>	
<b>Highways access?</b>	Through the recent planning permissions, it was demonstrated that access could be achieved, with appropriate mitigation measures.
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity – no significant impact on existing network.</li> <li>• Mains water – the site falls within the CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Cambridge Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas – Sawston has a gas supply.</li> <li>• Mains sewerage – there is capacity at the Sawston WWTW to accommodate some development. The sewerage network is approaching capacity and a developer impact assessment will be required to ascertain the required upgrades, if any. This assessment and any mitigation required will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	Recent planning applications included an FRA that was acceptable to the Environment Agency.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	It would be possible to achieve highways access with appropriate mitigation.

<b>Tier 2 Conclusion:</b>	Recent planning permissions indicate the site is capable of being developed for employment uses.
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### Tier 3: Site Specific Factors

<b>Capacity</b>	
<b>Developable area</b>	
<b>Site capacity (floorspace)</b>	Existing planning permission - Phase 2 comprises two units with an identical floor area of 1,872 sqm (combined 3,744sqm). Phase 3 (the outline application) proposes an upper limit of 3,465 sqm.

<b>Potential Suitability</b>	
<b>Conclusion</b>	Recent planning permissions indicate the site is capable of being developed for employment uses.

<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes.
<b>Site ownership status?</b>	Site promoted by a single landowner.
<b>Legal constraints?</b>	No known constraints.
<b>Is there market interest in the site?</b>	The site has planning permission for employment development.
<b>When would the site be available for development?</b>	The site has planning permission for employment development.

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	Development could be completed on site 2011-16.
<b>Are there any market factors that would significantly affect deliverability?</b>	None known.
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known.
<b>Could issues identified be overcome?</b>	None known.
<b>Economic viability?</b>	None known.

<b>Site Assessment Conclusion</b>
Following allocation in the existing development plan, the site has gained planning permission. It remains a suitable option for employment development.



## South Cambridgeshire Local Development Framework

### Employment and Retail Sites

#### Site Assessment Proforma

<b>Location</b>	Swavesey
<b>Site name / address</b>	Land adjoining Buckinghamway Business Park
<b>Category of site:</b>	Adjoining existing established employment area in the Countryside.
<b>Description of promoter's proposal</b>	Extension to Buckinghamway Business Park.
<b>Site area (hectares)</b>	2.1 ha.
<b>Site Number</b>	EM7
<b>Site description &amp; context</b>	Buckinghamway Business Park is a large employment site, located in the countryside south of Swavesey. It adjoins the A14 on its southern boundary. The proposed site adjoins the eastern boundary, as the end of the business park access road. A number of existing buildings site between the site and the A14. To the north the landscape is primarily open agricultural fields. There is a sewage treatment works to the west.
<b>Current or last use of the site</b>	Agricultural land.
<b>Is the site Previously Developed Land?</b>	No.
<b>Allocated in the current development plan?</b>	No.
<b>Planning history</b>	<i>Inspectors Report 2002 – Land at Buckinghamway Industrial Estate Paragraph 88.29 – Greenfield site in rural location and there is not a need for additional allocations so inspector rejected site.</i>  <i>Also submitted in representations to Site Specific Policies DPD, but was not allocated.</i>
<b>Source of site</b>	Issues and Options 2013 Representation: 51941

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	No.
<b>Is the site subject to any</b>	No.

<b>other considerations that have the potential to make the site unsuitable for development?</b>	
<b>Tier 1 conclusion:</b>	The site is not subject to strategic level constraints.

**Tier 2: Significant Local Considerations**

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	No.
<b>Environmental and wildlife designations and considerations?</b>	Currently open agricultural land. Appropriate mitigation could be achieved.
<b>Physical considerations?</b>	In the safeguarding area for sewage treatment works. Odour assessment may be required.
<b>Townscape and landscape impact?</b>	Adjoined by existing development on two sides, could incorporate additional landscaping to address wider impacts.
<b>Can any issues be mitigated?</b>	Through appropriate site design and landscaping appropriate mitigation could be achieved. An odour assessment may be required.

<b>Infrastructure</b>	
<b>Highways access?</b>	Capacity would need to be demonstrated, but given existing access likely to be possible.
<b>Utility services?</b>	
<b>Drainage measures?</b>	No FRA provided.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	It is likely that issues can be mitigated appropriately.

<b>Tier 2 Conclusion:</b>	It is likely that issues can be mitigated appropriately. An odour assessment may be required.
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**Tier 3: Site Specific Factors**

**Capacity**

<b>Developable area</b>	No specific area of capacity provided.
<b>Site capacity (floorspace)</b>	No specific capacity provided.

**Potential Suitability**

<b>Conclusion</b>	
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**Availability**

<b>Is the land in single ownership?</b>	Unknown
<b>Site ownership status?</b>	Unknown
<b>Legal constraints?</b>	Unknown
<b>Is there market interest in the site?</b>	Unknown
<b>When would the site be available for development?</b>	Unknown

**Achievability**

<b>Phasing and delivery of the development</b>	Unknown
<b>Are there any market factors that would significantly affect deliverability?</b>	None known.
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known.
<b>Could issues identified be</b>	None known.

<b>overcome?</b>	
<b>Economic viability?</b>	None known.

<b>Site Assessment Conclusion</b>
Site with limited development potential.

## South Cambridgeshire Local Development Framework

### Employment and Retail Sites

#### Site Assessment Proforma

<b>Location</b>	Orwell
<b>Site name / address</b>	Land at Cambridge Road
<b>Category of site:</b>	Adjoining development framework of Group Village
<b>Description of promoter's proposal</b>	An extension to the existing employment use on site with associated amendments to the development framework boundary, at Volac International
<b>Site area (hectares)</b>	1.3 ha.
<b>Site Number</b>	EM8
<b>Site description &amp; context</b>	Volac International lies on the junction of Cambridge Road and Fisher's Lane Orwell. The existing buildings form the end or a linear development extending away from the village centre, and are included in the development framework. Land to the rear is rural in character, with scattered trees, relatively open to Cambridge Road.
<b>Current or last use of the site</b>	Agricultural land.
<b>Is the site Previously Developed Land?</b>	No.
<b>Allocated in the current development plan?</b>	No.
<b>Planning history</b>	None.
<b>Source of site</b>	Issues and Options 2013 Representation: 51941

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	No.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for</b>	Lies opposite Wimpole Hall Historic Park and Garden. Development would impact on character and setting of the site.

development?	
<b>Tier 1 conclusion:</b>	The site is not subject to strategic level constraints.

**Tier 2: Significant Local Considerations**

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	Lies opposite Wimpole Hall Historic Park and Garden. Development would impact on character and setting of the site.
<b>Environmental and wildlife designations and considerations?</b>	Concerns about development along flight path of Barbestelle Bats, a protected species associated with Eversden and Wimpole Woods SAC. The site itself also has biodiversity value
<b>Physical considerations?</b>	Adjoins residential area.
<b>Townscape and landscape impact?</b>	Would impact on the townscape character of Orwell, moving away from a linear built form. Landscape impact on rural character of the area.
<b>Can any issues be mitigated?</b>	It would not be possible to appropriately mitigate the landscape and townscape, biodiversity or historic impact of further development in this area.

<b>Infrastructure</b>	
<b>Highways access?</b>	Unclear whether access would remain from Fishers Lane. Development would add to traffic on an entrance close to the A603 junction. Unclear if this could be adequately addressed.
<b>Utility services?</b>	
<b>Drainage measures?</b>	No FRA provided.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	It could be difficult to achieve appropriate road access in this location.

<b>Tier 2 Conclusion:</b>	It would not be possible to adequately mitigate the landscape and townscape, biodiversity and historic environment impact of development. It could also be difficult to achieve safe highway access.
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### Tier 3: Site Specific Factors

#### Capacity

<b>Developable area</b>	No specific area of capacity provided.
<b>Site capacity (floorspace)</b>	No specific capacity provided.

#### Potential Suitability

<b>Conclusion</b>	It would not be possible to adequately mitigate the landscape and townscape, biodiversity and historic environment impact of development. It is not suitable for allocation.
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#### Availability

<b>Is the land in single ownership?</b>	Unknown
<b>Site ownership status?</b>	The representation states that the representor does not own the land.
<b>Legal constraints?</b>	Unknown
<b>Is there market interest in the site?</b>	Unknown
<b>When would the site be available for development?</b>	Unknown

#### Achievability

<b>Phasing and delivery of the development</b>	Unknown
<b>Are there any market factors that would significantly affect deliverability?</b>	None known.
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known.

<b>Could issues identified be overcome?</b>	None known.
<b>Economic viability?</b>	None known.

<b>Site Assessment Conclusion</b>
Site with no development potential.



## South Cambridgeshire Local Development Framework

### Employment and Retail Sites

#### Site Assessment Proforma

<b>Location</b>	Pampisford
<b>Site name / address</b>	Land off London Road
<b>Category of site:</b>	Within Development Framework of Infill Village
<b>Description of promoter's proposal</b>	Convenience goods retail.
<b>Site area (hectares)</b>	2.5 ha
<b>Site Number</b>	RE1
<b>Site description &amp; context</b>	Comprises disused former petrol filling station, hard standing used for vehicle parking, and areas of unkempt land to the rear of existing industrial and employment development. Sawston bypass lies to the south.
<b>Current or last use of the site</b>	Employment land.
<b>Is the site Previously Developed Land?</b>	Most of land on London road frontage is previously developed. There is some greenfield land to the rear of the site.
<b>Allocated in the current development plan?</b>	Yes. The land to the rear of the site is identified as an employment allocation (commitment).
<b>Planning history</b>	<p>Land west of Eastern Counties Leather Pampisford was allocated for employment development in the 1993 Local Plan.</p> <p>To the south of the site is Pampisford Park (Iconix) 'Phase One', which comprises two existing 1960s brick buildings providing accommodation for locally based bio-tech companies; and a larger Class B1 building of 1,710.4 sq m in 'place' of the smaller building of 1,432.7 sq m, and constructed under planning application S/1377/05/F. This is known as Unit 1, which has been developed, and is designed for general office use.</p> <p>a) Full application for the Erection of two B1 business units (Class B1), together with new access, reconfigured car park to the south and ancillary infrastructure - Phase 2 (planning reference S/1362/10)</p> <p>b) Outline application for Class B1 business development - Phase 3. (planning reference S/1363/10)</p>

	Phase 2 comprises two units with an identical floor area of 1,872 sqm (combined 3,744sqm). Phase 3 (the outline application) proposes an upper limit of 3,465 sqm.
<b>Source of site</b>	Issues and Options 2012 Representation: 46973

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	No.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	Flood zone 2 (medium risk).
<b>Tier 1 conclusion:</b>	It has been demonstrated that appropriate mitigation can be achieved, the site is largely previously developed, retail is in the 'less vulnerable' category of development and appropriate in zone 2. Despite not being in zone 1 it is considered suitable for further assessment.

### Tier 2: Significant Local Considerations

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	County Council Historic Environment Team indicate that it is unlikely that significant archaeological remains will survive in the area.
<b>Environmental and wildlife designations and considerations?</b>	No designations.  Recent planning applications included ecological appraisal, which identified no habitats of ecological value, although features on site offered local opportunities for wildlife. Appropriate mitigation and enhancement measures can be applied.
<b>Physical considerations?</b>	Contamination issues capable of being addressed by planning condition.  Noise issues, including from delivery vehicles, would need to be appropriately addressed, to protect the amenity of nearby residential properties. Evidence has not been submitted to demonstrate this could be appropriately addressed.
<b>Townscape and landscape</b>	Development will be seen from London Road and the A1301, but in the context of existing commercial buildings on the site. With

<b>impact?</b>	appropriate design it will be possible to develop the site without significant impact on landscape or townscape with an appropriate mitigation strategy. There is significant planting along the Sawston Bypass screening the site from the west. If this frontage were opened up it would have a more significant landscape impact.
<b>Can any issues be mitigated?</b>	Issues are likely to be capable of mitigation, but could impact on the nature of facilities that could be accommodated.

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Through the recent planning permissions, it was demonstrated that access could be achieved for employment development, with appropriate mitigation measures. The impacts of retail would need to be considered.</p> <p>Should this site come forward a full Transport Assessment (TA) and Staff Travel Plan will be required. The TA will need to review available capacity on the transport networks and identify appropriate mitigation measures.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity – no significant impact on existing network.</li> <li>• Mains water – the site falls within the CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Cambridge Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas – Sawston has a gas supply.</li> <li>• Mains sewerage – there is capacity at the Sawston WWTW to accommodate some development. The sewerage network is approaching capacity and a developer impact assessment will be required to ascertain the required upgrades, if any. This assessment and any mitigation required will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	Recent planning applications included an FRA that was acceptable to the Environment Agency.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	It is likely that issues would be capable of mitigation, although further evidence would be required.

<b>Tier 2 Conclusion:</b>	Subject to appropriate mitigation the site is developable.
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### Tier 3: Site Specific Factors

#### Capacity

<b>Developable area</b>	
<b>Site capacity (floorspace)</b>	Unknown (Capable of accommodating a large supermarket , site similar scale of site to Trumpington Waitrose)

#### Potential Suitability

<b>Conclusion</b>	<p>This site is currently an employment site in active use. Its development for retail would reduce the employment land available in Sawston.</p> <p>The site is located in Pampisford, over 1.5 kilometres from the centre of Sawston, in currently in the village framework of Pampisford. The NPPF requires a sequential approach to be applied to retail. There is no evidence to demonstrate a sequential approach has been applied, and that there is not capacity for additional village shops within the centre of Sawston. Delivery of a significant area of convenience retail outside the village centre would have negative impacts on the vitality and viability of the village centre.</p> <p>The Cambridge Sub Region Retail Needs Assessment 2008 did indicate an increasing capacity for convenience floor space in the sub region, in the context of significant population growth, but that this would largely be met with retail provision being planned for new growth locations e.g. Northstowe, North West Cambridge, Southern Fringe. It identified capacity for 1,272 sq m net across the whole sub-region. (Sawston Budgens is 690m<sup>2</sup> net). If new major growth areas are identified in the local plan, this could also include new retail provision.</p> <p>In this context, it indicated, 'In the existing district, local and rural centres in the Cambridge sub region, we consider that where opportunities arise there will be scope for more small scale convenience goods provision to supplement their existing role and function.'</p> <p>Allocating a significant area (1.6 hectares) to the south of the village for retail, which could accommodate a large scale supermarket. would not be consistent with this evidence. Developing a small supermarket or convenience retail units in an industrial area to the south Sawston, so far from the village centre, is not considered a reasonable option.</p>
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<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes.
<b>Site ownership status?</b>	Site promoted by a single landowner.
<b>Legal constraints?</b>	No known constraints.
<b>Is there market interest in the site?</b>	Unknown for retail.
<b>When would the site be available for development?</b>	Promoted by representations to the Local Plan.

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	Unknown.
<b>Are there any market factors that would significantly affect deliverability?</b>	None known.
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known.
<b>Could issues identified be overcome?</b>	None known.
<b>Economic viability?</b>	None known.

<b>Site Assessment Conclusion</b>
Whilst the site is developable land, it is not suitable for allocation for retail purposes.

## South Cambridgeshire Local Development Framework

### Employment and Retail Sites

#### Site Assessment Proforma

<b>Location</b>	Pampisford
<b>Site name / address</b>	Sawston Park
<b>Category of site:</b>	Within Development Framework of Infill Village
<b>Description of promoter's proposal</b>	Convenience goods retail.
<b>Site area (hectares)</b>	1.46 ha
<b>Site Number</b>	RE2
<b>Site description &amp; context</b>	Comprises a range of large employment buildings, with areas of car parking particularly on the London Road frontage. To the north and south there is other employment development. Sawston Bypass lies to the west, there is agricultural land to the east.
<b>Current or last use of the site</b>	Employment land.
<b>Is the site Previously Developed Land?</b>	Yes.
<b>Allocated in the current development plan?</b>	No.
<b>Planning history</b>	Primarily industrial and warehouse buildings, and some ancillary retail uses e.g. pet food supplies.
<b>Source of site</b>	Issues and Options 2012 Representation: 50379

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	No.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	Mainly Flood zone 2 (medium risk).

<b>Tier 1 conclusion:</b>	The site is largely previously developed, retail is in the 'less vulnerable' category of development and appropriate in zone 2. Despite not being in zone 1 it is considered suitable for further assessment.
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<b>Tier 2: Significant Local Considerations</b>
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<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	No. County Council Historic Environment Team indicate it is unlikely that significant archaeological remains will survive in the area.
<b>Environmental and wildlife designations and considerations?</b>	No designations.
<b>Physical considerations?</b>	Contamination issues capable of being addressed by planning condition.  Noise issues, including from delivery vehicles, would need to be appropriately addressed, to protect the amenity of nearby residential properties. Evidence has not been submitted to demonstrate this could be appropriately addressed.
<b>Townscape and landscape impact?</b>	Existing developed site incorporating a range of industrial style buildings. Would be capable of development without additional improvements, or potential improvement.
<b>Can any issues be mitigated?</b>	Issues are likely to be capable of mitigation, but could impact on the nature of facilities that could be accommodated.

<b>Infrastructure</b>	
<b>Highways access?</b>	Potentially suitable access and highway capacity but mitigation required. Although an existing developed site, the impacts of retail would need to be reconsidered.  Should this site come forward a full Transport Assessment (TA) and Staff Travel Plan will be required. The TA will need to review available capacity on the transport networks and identify appropriate mitigation measures.
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity – no significant impact on existing network.</li> <li>• Mains water – the site falls within the CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Cambridge Distribution Zone to supply the total number of</li> </ul>

	<p>proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> <li>• Gas – Sawston has a gas supply.</li> <li>• Mains sewerage – there is capacity at the Sawston WWTW to accommodate some development. The sewerage network is approaching capacity and a developer impact assessment will be required to ascertain the required upgrades, if any. This assessment and any mitigation required will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	Recent planning applications on an adjoining site included an FRA that was acceptable to the Environment Agency.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	It is likely that issues would be capable of mitigation, although further evidence would be required.

<b>Tier 2 Conclusion:</b>	Subject to appropriate mitigation the site is developable.
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**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	
<b>Site capacity (floorspace)</b>	Unknown (Scale of site could accommodate a large supermarket)

<b>Potential Suitability</b>	
<b>Conclusion</b>	<p>This site is currently an employment site in active use. Its development for retail would reduce the employment land available in Sawston.</p> <p>The site is located in Pampisford, around 1.5 kilometres from the centre of Sawston, currently in the village framework of Pampisford. The NPPF requires a sequential approach to be applied to retail. There is no evidence to demonstrate a sequential approach has been applied, and that there is not capacity for additional village shops within the centre of Sawston. Delivery of a significant area of convenience retail outside the village centre would have negative impacts on the vitality and viability of the village centre.</p> <p>The Cambridge SubRegion Retail Needs Assessment 2008 did</p>



	<p>indicate an increasing capacity for convenience floor space in the sub region, in the context of significant population growth, but that this would largely be met with retail provision being planned for new growth locations e.g. Northstowe, North West Cambridge, Southern Fringe. It identified capacity for 1,272 sq m net across the whole sub-region. (Sawston Budgens is 690m2 net). If new major growth areas are identified in the local plan, this could also include new retail provision.</p> <p>In this context, it indicated, 'In the existing district, local and rural centres in the Cambridge sub region, we consider that where opportunities arise there will be scope for more small scale convenience goods provision to supplement their existing role and function.'</p> <p>Allocating a significant area (1.6 hectares) to the south of the village for retail, which could accommodate a large scale supermarket. would not be consistent with this evidence. Developing a small supermarket or convenience retail units in an industrial area to the south Sawston, so far from the village centre, is not considered a reasonable option.</p>
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<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes.
<b>Site ownership status?</b>	Site promoted by a single landowner.
<b>Legal constraints?</b>	No known constraints.
<b>Is there market interest in the site?</b>	Unknown for retail.
<b>When would the site be available for development?</b>	Promoted by representations to the Local Plan.

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	Unknown.
<b>Are there any market factors that would significantly affect deliverability?</b>	None known.

<b>Are there any cost factors that would significantly affect deliverability?</b>	None known.
<b>Could issues identified be overcome?</b>	None known.
<b>Economic viability?</b>	None known.

**Site Assessment Conclusion**

Whilst the site is developable land, it is not suitable for allocation for retail purposes.

## Chapter 9: Promoting Successful Communities

<b>Issues and Options 2012 Issue 40</b>	<b>Community Orchards and Allotments</b>
Key evidence	<ul style="list-style-type: none"> <li>• South Cambridgeshire Trees and Development Sites SPD 2009</li> <li>• Green Infrastructure Strategy (Cambridgeshire Horizons 2011)</li> <li>• South Cambridgeshire Recreation Study Update 2012</li> </ul>
Existing policies	Development Control Policies DPD: NE/6 Biodiversity
Analysis	<p>Trees play an important role within the built and natural environment of South Cambridgeshire and can be found both within the open countryside as features in fields and hedgerows as well as within the villages providing a backdrop to buildings.</p> <p>South Cambridgeshire District Council is supporting local people to establish or restore community orchards. They provide a range of benefits, including biodiversity, landscape enhancement, and fruit for local communities and a catalyst for the community to come together.</p> <p>There should be positive encouragement encourage for tree planting within villages by promoting community orchards or new woodland areas. New development could also be required to utilise opportunities for enhancing existing or delivering new orchards, as part of landscaping and open space proposals. Allotments are also valued locally.</p> <p><b>Potential for Reasonable Alternatives:</b>  An option for the Local Plan is to include a policy to support the planting of community orchards or new woodland, or allotments in or near to villages. New development could also be required to utilise opportunities for enhancing existing or delivering new orchards or allotments, as part of landscaping and open space proposals.</p>
Which objectives does this issue or policy address?	Objective E: To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure.
Final Issues and Options Approaches	<b>Question 40:</b> 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?
Initial Sustainability Appraisal Summary	Positive impacts are identified for a range of environmental objectives, with benefits for wildlife as well as landscape and townscape. Trees also have benefits for climate change adaptation, providing shade. Additional benefits for health objective, as a source of healthy food. Orchards have a particular historic link to the district.
Representations Received	Support: 74; Object: 0; Comment: 2

Key Issues from Representations	<p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Supports new areas being created. Existing must be protected.</li> <li>• Where open space is limited local community may have greater need for accessible playgrounds and local recreation grounds</li> <li>• Need to consult with Parish Councils</li> <li>• 20 Parish Councils support policy</li> <li>• Encourage yes. Enforce no.</li> <li>• Orchards and woodland add to landscape, biodiversity and beauty of area. Improve quality of life of community. If left out of Local Plan will imply that they are not valued</li> <li>• Should include traditional old commercial orchards</li> <li>• 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.</li> <li>• Need to increase woodland cover – many benefits of trees according to Woodland Trust.</li> <li>• Allotments should be catered for based upon needs assessment</li> <li>• Allotments need water supply and to be close to residential areas</li> <li>• Where existing facilities priority should be to secure financially their future rather than create new separate facilities with increased cost to community</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Should not be funded by District or County Councils. Parishes can increase precepts and they best appreciate local wishes. So does this need to form part of Local Plan?</li> </ul>
Preferred Approach and Reasons	<p>Include in the Local Plan policies which seek to encourage the creation of community orchards, new woodland areas or allotments in or near to villages and to protect existing ones.</p> <p>There was wide support and no objections to including a policy in the Local Plan. The creation of new and the protection of existing allotments and orchards to be included in same chapter therefore this policy to be included in the ‘Promoting Successful Communities’ chapter.</p> <p>In response to specific issues:</p> <ul style="list-style-type: none"> <li>• Local Plan recognises value of protecting green areas within district and many orchards, woodland areas and allotments will be specifically protected by other policies – PVAA and LGS.</li> <li>• Provision of new allotments /community orchards and informal recreation areas which could create new woodland is included in open space policies that new development must provide, including standards as to how many according to scale of scheme.</li> </ul>
Policy included in the draft Local Plan?	<p>Policy SC/7: Outdoor Play Space, Informal Open Space and New Developments</p> <p>Policy SC/9: Protection of Existing Recreation Areas, Allotments and Community Orchards</p>

<b>Issues and Options 2012 Issue 80</b>	<b>Health Impact Assessment</b>
Key evidence	South Cambridgeshire Health Impact Assessment Supplementary Planning Document (2011)
Existing policies	Development Control Policies DPD: DP/1 Sustainable Development
Analysis	<p>Spatial planning and development has the potential to impact on human health and wellbeing. This is because a wide range of social and environmental factors affect the health of local communities within South Cambridgeshire. Good health is related to good quality housing and developments, well designed street scenes, well laid out neighbourhoods, quality and efficiency in transport systems, opportunities to experience leisure and cultural services activities and green and open space. Ensuring these issues are considered at the planning and design stage can improve both the physical and mental health of the population.</p> <p>Health Impact Assessments (HIA) are designed to check whether a proposal might reinforce health inequalities, or inadvertently damage people's health in its widest sense. Health impact Assessment is a process recommended by the World Health Organisation, and the Department of Health</p> <p>Existing policy requires assessments to be submitted alongside proposals for major developments (above 20 dwellings or 1000m<sup>2</sup> of commercial development) to provide an assessment, tailored to the scale and nature of the development.</p> <p>HIA is most effective on major developments. An issue for the plan to consider is whether the threshold should be raised. This could reduce the burden on developers of smaller schemes, whilst health impact could still be addressed through sustainability, and design and access statements.</p> <p><b>Potential for Reasonable Alternatives:</b> To ensure that new developments have a positive impact on the health and well-being of new and existing residents, the Local Plan could continue to require Health Impact Assessments (HIA) of major development proposals. However, HIA is most effective on large scale developments, and smaller developments can be sufficiently addressed in sustainability and design and access statements. An option for the Local Plan could be to include a higher threshold when an HIA is required.</p>
Which objectives does this issue or policy address?	Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.

	<p>Objective E: To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure.</p> <p>Objective F: To maximise potential for journeys to be undertaken by sustainable modes of transport including walking, cycling, bus and train.</p>
Final Issues and Options Approaches	<p><b>Question 80:</b>  <b>A:</b> Should the Local Plan continue to seek Health Impact Assessments (HIA) to accompany major development proposals?  <b>B:</b> Should the threshold when HIA are required:</p> <ol style="list-style-type: none"> <li>i. Remain at 20 or more dwellings or 1,000m<sup>2</sup> floorspace; or</li> <li>ii. Be raised to 100 or more dwellings, or 5,000m<sup>2</sup> floorspace.</li> </ol>
Initial Sustainability Appraisal Summary	<p>The clear aim of the option is to support delivery of the health objective. There are wider benefits through its implementation to other objectives, by ensuring the built environment is good for people. Raising the threshold when they are required (option Bii) would mean less developments would be required to prepare an HIA, but given the evidence that appraisals are most effective on larger developments, and if issues for smaller developments are adequately addressed by other mechanisms, the difference would not be significant.</p>
Representations Received	<p><b>Question 80A:</b> Support: 28, Object: 0, Comment: 2  <b>Question 80Bi:</b> Support: 19, Object: 2, Comment: 2  <b>Question 80B ii:</b> Support: 10, Object: 2</p>
Key Issues from Representations	<p><b>Question 80A</b></p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Development should not have a negative impact on a village</li> <li>• Support from 17 Parish Councils</li> <li>• Assessment essential even for 20 dwellings.</li> <li>• Health and wellbeing issues are key for people to living long and quality lives.</li> <li>• NHS Cambridgeshire support policy</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• HIAs relevant to large developments but not for smaller ones</li> </ul> <p><b>Question 80Bi</b></p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Support including 15 Parish Councils</li> <li>• Developments always need to consider the wellbeing of residents</li> <li>• Any impact however small needs to be assessed.</li> <li>• Yes - for small developments located on known contaminated land or adjacent to polluting sites or roads</li> </ul>

	<p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• HIA irrelevant in smaller developments. Threshold should be 150 dwellings or more</li> </ul> <p><b>Question 80Bii</b></p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Support including 3 Parish Councils</li> <li>• For HIA to be worthwhile should only be on major developments. HIA for smaller sites do not add to robust planning application submission.</li> <li>• Threshold for EIA is 200 dwellings - make sense to be in line.</li> <li>• Could have exceptions for smaller developments located on known contaminated land or adjacent to polluting sites or roads.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Seems sensible to have HIA for smaller sites</li> <li>• Raise threshold to 150 dwellings because HIA irrelevant on smaller developments.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Remain at 20 or more unless this puts a burden on planning system.</li> <li>• Must be adequate community facilities in countryside for indoor and outdoor active recreation.</li> <li>• Existing pressures on Cambridgeshire's existing facilities – does HIA correctly predict requirements of population?</li> <li>• NHS Cambridgeshire – Timely to review HIA SPD. New toolkits available for assessment work.</li> </ul>
<p>Preferred Approach and Reasons</p>	<p>Continue to include a policy to seek Health Impact Assessments retaining the existing threshold of 20 or more dwellings or 1,000m<sup>2</sup> , but the wording should state that a HIA is required that is appropriate to the scale of the development. This would allow more flexibility and rapid impact assessments could be carried out on smaller developments that meet the threshold.</p> <p>Support for continuing to ask for a HIA including support from 17 parish councils and from NHS Cambridgeshire. Support from 15 parish councils for keeping existing threshold.</p> <p>In response to specific issues:</p> <ul style="list-style-type: none"> <li>• By allowing flexibility within the policy this will allow for different levels of detail within HIA depending on the scale of the</li> </ul>

	<p>development. A rapid impact assessment could pick up if a small development is having a greater impact than expected and allows for more detail assessment to be carried out.</p> <ul style="list-style-type: none"> <li>• HIA SPD is to be reviewed to reflect new toolkits available to do assessment work.</li> </ul>
Policy included in the draft Local Plan?	Policy SC/2: Health Impact Assessment

<b>Issues and Options 2012 Issue 81</b>	<b>Protection of Village Services and Facilities</b>
Key evidence	Village Services and Facilities Study 2012
Existing policies	Development Control Policies DPD: SF/1 Protection of village services and facilities
Analysis	<p>One of the Council's corporate aims is to play our part in improving rural services.</p> <p>National Planning Policy Framework (paragraph 70) states that planning policies should 'guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.'</p> <p>The Sustainability Appraisal Scoping Report identified that many villages, particularly smaller villages, have a limited range of services and facilities, and limited public transport services. Surveys Conducted by Cambridgeshire ACRE also show service availability has already declined in some areas.</p> <p>If a local service or facility is lost to a settlement it will have an impact not only that particular local community but also to any smaller villages within its catchment. The value to the community of having local facilities may not be reflected in the commercial value of the property and policies are needed to ensure the value of such facilities is fully considered when considering proposals for more commercially valuable uses such as housing.</p> <p>The Local Plan needs to protect local services and facilities where the loss would cause an unacceptable reduction in the level of service provision in the locality. It needs to establish the issues that will be considered in determining the significance of the loss.</p> <p><b>Potential for Reasonable Alternatives:</b> It would not be a reasonable option to have no policy, as it could harm sustainability of settlements, and would be contrary to the NPPF. Alternatives exist regarding the tests applied to considering significance of the loss, and the facilities that are addressed.</p>



	<p>The current plan requires consideration of the established use and its potential contribution to local amenity, the presence and accessibility of alternatives, and the future economic viability (established by 12 months marketing). Alternative tests could be applied setting more detailed evidence requirements, providing greater detail on the quality of evidence required.</p>
Which objectives does this issue or policy address?	<p>Objective E: To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure.</p> <p>Objective F: To maximise potential for journeys to be undertaken by sustainable modes of transport including walking, cycling, bus and train.</p>
Final Issues and Options Approaches	<p><b>Question 81:</b></p> <p><b>A:</b> 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><b>B:</b> Are there any other services and facilities that should be included?</p> <p><b>C:</b> Should the Local Plan include the alternative more detailed and stringent tests proposed in Issue 81 for determining when an alternative use should be permitted?</p> <p><b>D:</b> If not, why not? What alternative policies or approaches do you think should be included?</p>
Initial Sustainability Appraisal Summary	<p>The option regarding protection of village services and facilities would aim to preserve access to services and facilities, contributing to the redressing inequalities objective by ensuring those less able to travel can access amenities. Local facilities contribute to the economy, and also the way spaces work by providing a mix of uses. Alternative tests outlined in the option would provide an alternative means of achieving the same goals, although the scale of the additional benefit is not clear.</p>
Representations Received	<p><b>Question 81A:</b> Support: 69, Object: 0, Comment: 5  <b>Question 81B:</b> Support: 4, Object: 1, Comment: 26  <b>Question 81C:</b> Support: 27, Object: 5, Comment: 4  <b>Question 81D:</b> Support: 0, Object: 0, Comment: 4</p>
Key Issues from Representations	<p><b>Question 81A</b></p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Support from 27 Parish Councils.</li> <li>• Local post office has many roles – meeting place; advice centre; bank – gives life to village. Once gone likely not to be replaced.</li> </ul>

	<p>Village then loses its sense of community and just becomes a collection of houses.</p> <ul style="list-style-type: none"> <li>• Without local facilities people have to use their cars resulting in increased road traffic.</li> <li>• Policy should be aware of additional costs and should not seek to impose undue cost burden on development.</li> <li>• Support but if services do not have funding, make profit or underused they are unlikely to survive</li> <li>• Should link policy to Business Rates so lower rate from small local independent shops.</li> <li>• Need to protect local services for those with limited mobility. Shop/ pub are important meeting places so people do not feel isolated within community.</li> <li>• Cuts in funding to buses and some households not having access to a car creates isolation especially for elderly.</li> <li>• Ageing population will need access to services – local plan must meet their needs</li> <li>• Need to create community asset register as part of policy</li> <li>• Recognition by Cambridge City Council that South Cambs residents use high order services and facilities in city and that as population grows there will be increased demand for provision within City.</li> <li>• County Council support establishment of community hubs where shared provision</li> <li>• 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</li> <li>• 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.</li> </ul> <p><b>Question 81B</b></p> <p><b>SUGGESTED OTHER SERVICES / FACILITIES</b></p> <ul style="list-style-type: none"> <li>• Suggestions for additional services and facilities made from 16 parish councils. Includes youth centres, open spaces, religious establishments, banks and cash points; NHS dental practices; arts venues, post boxes, prescription delivery services, residential and nursing care homes, children’s homes, community café, nurseries, doctors, bus stops and shelters.</li> </ul> <p><b>Question 81C</b></p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Support from 14 parish councils.</li> <li>• Parish Councils should be consulted for local context</li> <li>• Places of worship used by community for different activities and if</li> </ul>
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	<p>it is put to another use this is lost</p> <ul style="list-style-type: none"> <li>• 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.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• County Council question whether alternative test is applicable to all local services. For library service better to do community impact assessment.</li> <li>• 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.</li> <li>• 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.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• 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</li> <li>• Marketing facility for 12months not long enough in current economic climate. Once facility is gone it is less likely to return.</li> </ul> <p><b>Question 81D</b></p> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Local services and facilities must be maintained. A local needs survey would be useful to see what residents want</li> <li>• Important distinction between commercial enterprise and non-profit making venue like village community shop</li> </ul>
Preferred Approach and Reasons	<p>To continue to include a policy in the Local Plan protecting village services and facilities but to make some amendments to it such as widening the range of services covered by it and to amend the tests that will be used.</p> <p>There was wide support for the policy but recognition that if services do not make a profit or are underused they are unlikely to survive.</p> <p>In order for more services to be included within the scope of the policy the following have been included:</p> <ul style="list-style-type: none"> <li>• Add ‘banks’ which are currently not included.</li> <li>• Change ‘community meeting places’ to ‘community buildings and meeting places’ – this would then include youth centres / scout huts / religious establishments.</li> <li>• Change ‘health centres’ to ‘health facilities’ – this would then cover doctors’ surgery, dentists.</li> </ul>

	<p>There was support for including additional tests within the policy. One has been added that takes into account 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. Also there is clarification of what we as a Council expect for economic viability for the 12 month test.</p> <p>In response to specific issues:</p> <ul style="list-style-type: none"> <li>• By including a policy in the Local Plan the Council is recognising the importance of retaining services within a village and their value as meeting places. A single building may have a multi-functional value to a village and its disappearance would affect a cross section of the population.</li> <li>• The tests provide a reasonable balance, providing opportunities for services to be retained, whilst allowing their loss when this is appropriately demonstrated not to be possible or appropriate.</li> <li>• The development strategy included in the Local Plan is one that promotes development in the settlements within the district that are the most sustainable. Whilst recognising that increasing housing provision within a settlement may mean there are some more people living in this community to use a shop or pub it does not necessarily increase the overall viability of the service.</li> <li>• The Council would wish to encourage the sharing of facilities if this increases the use and viability of a particular building.</li> <li>• The Community Asset Register is a separate process to the local plan.</li> <li>• Of the suggested additional services or facilities to be included within the policy some are already protected by the existing policy wording - religious establishments; others are protected under other policies - open space and allotments. Others are outside of the scope of planning – prescription service; bus service. It is also relevant to recognise that permitted development rights will allow a change of use of some services and facilities to another without planning permission e.g. a pub to change into a restaurant, and therefore such changes would be out of the scope of the policy.</li> </ul>
Policy included in the draft Local Plan?	Policy SC/3: Protection of Village Services and Facilities

<b>Issues and Options 2012 Issue 82</b>	<b>Developing New Communities</b>
Key evidence	Cambridgeshire Quality Charter for Growth
Existing policies	<ul style="list-style-type: none"> <li>• Development Control Policies DPD: DP/4 Infrastructure and New Developments.</li> <li>• Also addressed in Area Action Plans.</li> </ul>
Analysis	The National Planning Policy Framework (paragraph 69) states that

	<p>Local planning authorities should create a shared vision with communities of the residential environment and facilities they wish to see.</p> <p>The option put forward in the issues and options report identifies the objectives that should be applied to new developments in the district. It has been guided by principles established by existing area action plans for major sites such as Northstowe (which were developed with community involvement), the principles established the Cambridgeshire Quality Charter for Growth, and issues raised in the early round of stakeholder workshops.</p> <p><b>Potential for Reasonable Alternatives: None.</b> The local plan needs to address the needs of new communities, and the issues and options consultation provides an opportunity for community input regarding the principles that should be applied.</p>
Which objectives does this issue or policy address?	<p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p> <p>Objective E: To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure.</p> <p>Objective F: To maximise potential for journeys to be undertaken by sustainable modes of transport including walking, cycling, bus and train.</p>
Final Issues and Options Approaches	<p><b>Question 82:</b> <b>A:</b> Do you agree with the principles of service provision in Issue 82? <b>B:</b> If not, why not? What alternative issues do you think should be included?</p>
Initial Sustainability Appraisal Summary	<p>New communities will generate a wide range of needs, and provision of services and facilities to meet these will clearly have significant positive impact on a range of objectives, in particular access to services, health and redressing inequalities. The principles directly reflected a number of objectives, and this is reflected in the significant positive impacts identified. There are also benefits to sustainable travel, meaning people have to travel less to access services.</p>
Representations Received	<p><b>Question 82A:</b> Support: 30, Object: 1, Comment: 4 <b>Question 82B:</b> Support: 0, Object: 0, Comment: 3</p>
Key Issues from Representations	<p><b>Question 82A</b> <b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Need to plan for facilities in new developments</li> </ul>

	<ul style="list-style-type: none"> <li>• Developers aware of need for provision</li> <li>• Support from 12 parish councils</li> <li>• Policy should follow general guidance laid down by NPPF</li> <li>• Need timely provision of facilities especially health, retail and transport</li> <li>• S Cambs District Council experienced in creating new communities</li> <li>• 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 in Cambridgeshire GI Strategy.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Policy restrictions do not ensure businesses survive or are created. Need growth in population to ensure facilities are used and retained</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• If families move into an area need more sports centres / green spaces for team sports/ playgrounds for children and youth centres</li> <li>• 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.</li> <li>• 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.</li> <li>• Need to include existing residents in community development</li> </ul> <p><b>Question 82B</b></p> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Provision of community facilities fosters community spirit therefore should be provided at earliest opportunity</li> <li>• New communities should be parished at beginning of new settlement</li> <li>• Should provide burial grounds in new developments</li> <li>• Needs of different groups must be considered in provision of services.</li> </ul>
Preferred Approach and Reasons	<p>The Local Plan should be based on the principles for service and facility provision as set out in Issue 82. Consideration should be given to existing residents from an area when developing a new community.</p> <p>In response to specific issues:</p> <ul style="list-style-type: none"> <li>• The Open Space Study explored the issue regarding the provision of burial grounds and the difficulty of setting a specific</li> </ul>

	<p>standard. Major developments or new settlements will need to specifically investigate need for burial grounds and crematoria to serve the development and make appropriate provision or contributions</p> <ul style="list-style-type: none"> <li>• All new development will have to contribute to green infrastructure within the district and this is set out in a policy in the Protecting and Enhancing the Natural and Historic Environment chapter. Projects within South Cambridgeshire involve improving rights of way in particular areas.</li> <li>• Community services should include at an early stage places where the people can meet for both existing residents of an area and newcomers in the new housing. The policy specifically addresses community involvement and development.</li> </ul>
Policy included in the draft Local Plan?	Policy SC/4: Meeting Community Needs

<p><b>Issues and Options 2012</b> <b>Issues 83, 85 and 86</b></p> <p><b>Issues and Options 2013 (Part 1)</b> <b>Question 8</b></p>	<p><b>Provision of sub-regional sporting, cultural and community facilities, Ice Rink and Concert Hall</b></p>
Key evidence	<ul style="list-style-type: none"> <li>• Major Sports Facilities Strategy for the Cambridge Sub-Region (Cambridgeshire Horizons 2006)</li> <li>• Arts and Cultural Strategy for the Cambridge Sub-Region (Cambridgeshire Horizons 2006)</li> </ul>
Existing policies	Development Control Policies DPD: DP/4 Infrastructure and New Developments
Analysis	<p>The concept of an ice rink emerged a few years ago and was first referred to in the Major Sports Facilities Strategy for the Cambridge Sub-Region (2006, prepared by Cambridgeshire Horizons) which identified gaps in sports provision within the Cambridge Sub-region. Analysis showed that there is demand for a facility and proposals have been developed by a group known as Cambridge Leisure Ice Centre (CLIC). The Major Sports Facilities Strategy recommended that an ice rink is developed with a vision to provide an ice centre which offers a range of ice based activities (ice hockey, public skating, figure skating, curling etc) with a focus on providing opportunities for community, local clubs and the University.</p> <p>CLIC have looked at various locations including North West Cambridge, Cambourne and West Cambridge but no firm proposals have been put forward.</p>

	<p>The concept of a concert hall also emerged a few years ago in the context of growth in the Cambridge area and was first referred to in the Arts and Cultural Strategy for the Cambridge Sub-Region (2006, prepared by Cambridgeshire Horizons) which identified gaps in arts and cultural provision within the Cambridge Sub-region. The analysis found that although there is a wide range of music venues at the small and medium scale in and around Cambridge, there is a growing interest in testing the case for a purpose built auditorium for large scale music. Cambridge East was suggested as a possible location for a purpose built concert hall. Whilst the proposal has not yet been taken forward, it is appropriate for the Issues and Options consultation to explore the issue</p> <p><b>Potential for Reasonable Alternatives:</b> The Local Plan could include provision for an ice rink or concert hall and develop an appropriate policy. Any provision would be subject to proven need and support for such a facility as well as finding a suitable location. As this facility would serve the whole of the Cambridge Sub-Region, this location may not necessarily be in South Cambridgeshire.</p>
<p>Which objectives does this issue or policy address?</p>	<p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p> <p>Objective E: To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure.</p> <p>Objective F: To maximise potential for journeys to be undertaken by sustainable modes of transport including walking, cycling, bus and train.</p>
<p>Final Issues and Options Approaches</p>	<p><b>Issues and Options 2012</b></p> <p><b>Question 83:</b>  <b>A:</b> Is there a need for any other sub-regional sporting, cultural and community facilities that should be considered through the Local Plan Review?  <b>B:</b> If there is a need, what type and size of facility should they be?  <b>C:</b> If there is a need, where is the most appropriate location?</p> <p><b>Question 85:</b>  <b>A:</b> Is there a need for an ice rink in or near to Cambridge?</p>



	<p><b>B:</b> If there is a need, where should it be located?</p> <p><b>Question 86:</b>  <b>A:</b> Is there a need for a concert hall in or near to Cambridge?  <b>B:</b> If there is a need, where should it be located?</p> <p><b>Issues and options 2013 (Part 1)</b></p> <p><b>Question 8:</b>  <b>A:</b> Rather than identifying specific sites, should the Local Plans include a general policy to assist the consideration of any proposals for sub regional facilities such as ice rinks and concert halls, should they come forward?  <b>B:</b> Are the right principles identified? If not, what should be included?</p>
Initial Sustainability Appraisal Summary	<p>Issue 83 - As there are no specific proposals, an assessment has not been completed.</p> <p>Issue 85 - This appraisal considers the inclusion of an ice rink proposal in the Local Plan. An Ice Rink would require land, and therefore has a potentially negative impact on minimising loss of undeveloped land, but this, like impact on many objectives, would depend on the location identified. Positive contribution towards community involvement, health, and economic objectives. Impact on transport objectives is uncertain, as it would depend on the location selected.</p> <p>Issue 86 - This appraisal considers the inclusion of a concert hall proposal in the Local Plan. A concert hall would require land, and therefore has a potentially negative impact on minimising loss of undeveloped land, but this, like impact on many objectives, would depend on the location identified. There would be a positive contribution towards community involvement and economic objectives. Impact on transport objectives is uncertain, as it would depend on the location selected.</p>
Representations Received	<p><b>Issues and Options 2012</b></p> <p><b>Question 83:</b>  <b>A.</b> Is there a need for any other sub-regional sporting, cultural and community facilities that should be considered through the Local Plan Review? (<b>S: 11, O: 6, C: 16</b>)  <b>B.</b> If there is a need, what type and size of facility should they be? (<b>S: 0, O: 0, C: 9</b>)  <b>C.</b> If there is a need, where is the most appropriate location? (<b>S: 0, O: 0, C: 12</b>)</p> <p><b>Question 85:</b>  <b>A.</b> Is there a need for an ice rink in or near to Cambridge? (<b>S: 22,</b></p>

	<p><b>O: 7, C: 10)</b></p> <p><b>B.</b> If there is a need, where should it be located? (<b>S: 12, O: 0, C: 5</b>)</p> <p><b>Question 86:</b></p> <p><b>A.</b> Is there a need for a Concert Hall in or near to Cambridge? (<b>S: 10, O: 12, C: 8</b>)</p> <p><b>B.</b> If there is a need, where should it be located? (<b>S: 9, O: 1, C: 8</b>)</p> <p><b>Issues and Options 2013 (Part 1)</b></p> <p><b>Question 8:</b></p> <p><b>A.</b> Rather than identifying specific sites, should the Local Plans include a general policy to assist the consideration of any proposals for sub regional facilities such as ice rinks and concert halls, should they come forward? (<b>S: 32, O: 12, C: 14</b>)</p> <p><b>B.</b> Are the right principles identified? If not, what should be included? (<b>S: 28, O: 4, C: 15</b>)</p>
Key Issues from Representations	<p><b>Issues and Options 2012</b></p> <p><b>Question 83:</b></p> <p><b>A.</b> Is there a need for any other sub-regional sporting, cultural and community facilities that should be considered through the Local Plan Review?</p> <ul style="list-style-type: none"> <li>• Cambridge region is under served for sporting facilities - need to review existing facilities and identify gaps.</li> <li>• Need for a range of facilities and space (including multi-purpose sporting facilities), resulting in health benefits and well-being of local populace plus a boost to local sports teams.</li> <li>• South Cambs is not a place for sub-regional centre of any description – does not have the transport infrastructure, locals do not want a football stadium.</li> <li>• Need to take account of parking and public transport issues.</li> <li>• Need for policy to both protect existing facilities from development pressures and to provide new or enhanced facilities where possible.</li> </ul> <p><b>B.</b> If there is a need, what type and size of facility should they be?</p> <ul style="list-style-type: none"> <li>• New major conference venue</li> <li>• Concert Hall</li> <li>• Community Sports Centre</li> <li>• Stadium, with space for up to 10,000 crowd</li> <li>• New Crematorium</li> <li>• Marina</li> <li>• BMX Arena</li> <li>• Swimming Pools</li> <li>• Astro turf facility for hockey and tennis</li> <li>• CamToo Project – City Local Plan already recognised this project which crosses the City / South Cambs boundary and</li> </ul>

	<p>so should be included in South Cambs Local Plan.</p> <ul style="list-style-type: none"> <li>• Should be identified at village level by village plans</li> </ul> <p>C. If there is a need, where is the most appropriate location?</p> <ul style="list-style-type: none"> <li>• On the fringes of the City, the northern fringe or in the south, adjacent to the M11, at Trumpington.</li> <li>• Accessible to as many residents as possible - near a park and ride site / site with good cycling links.</li> <li>• Amongst the population it is intended to serve – in heart of that population – so that users of the stadium can walk to it.</li> <li>• Northstowe and any other new settlements included in future policy (e.g. Waterbeach Barracks).</li> <li>• Within the City (as there is no need in South Cambs).</li> <li>• Chesterton Fen – site previously designated as a reprocessing plant.</li> <li>• Consider sites at Waterbeach, part of Marshalls Airport and the University site at Madingley Road.</li> <li>• Swimming pool – Cambridge West site, Northstowe or existing large village?</li> <li>• Cambourne – indoor swimming pool.</li> </ul> <p><b>Question 85:</b></p> <p>A. Is there a need for an ice rink in or near to Cambridge?</p> <ul style="list-style-type: none"> <li>• Need demonstrated by Cambridgeshire Horizons study.</li> <li>• Nearest rink is 40 miles away.</li> <li>• Population not large enough to justify / waste of money / is land too valuable?</li> <li>• Policy should only be included if there is any realistic possibility of funding for an ice-rink coming forward.</li> </ul> <p>B. If there is a need, where should it be located?</p> <ul style="list-style-type: none"> <li>• Should be in the City / Edge of Cambridge.</li> <li>• North of A14 - Union Place.</li> <li>• Near Trumpington Meadows.</li> <li>• Rowing lakes at Waterbeach.</li> <li>• Where A11 / M11 splits.</li> <li>• NIAB or Clay Farm.</li> <li>• Sustainable transport should be a key consideration.</li> </ul> <p><b>Question 86:</b></p> <p>A. Is there a need for a Concert Hall in or near to Cambridge?</p> <ul style="list-style-type: none"> <li>• Nowhere in Cambridge can support large productions.</li> <li>• Question whether it is viable.</li> <li>• Already have Corn Exchange and others.</li> <li>• Could also meet need for conference and others.</li> </ul> <p>B. If there is a need, where should it be located?</p> <ul style="list-style-type: none"> <li>• Within the City.</li> <li>• Bourn Airfield, Northstowe.</li> </ul>
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- Off Madingley Road.
- Northstowe or larger village.
- Near new railway station.
- North of A14 – ‘Union Place’
- Not Trumpington Meadows
- Should seek to minimise travel by car.

**Issues and Options 2013 (Part 1)**

**Question 8A:** Rather than identifying specific sites, should the Local Plans include a general policy to assist the consideration of any proposals for sub regional facilities such as ice rinks and concert halls, should they come forward?

**ARGUMENTS IN SUPPORT:**

- Support for including a general policy (30 respondents)
- Only support if not in Green Belt
- Must be commercially viable / proven need
- Most prove there is a need for these uses
- Cambridge Leisure and Ice Centre – support especially if it helps to identify suitable land.
- Responsibility of planners to identify site.

**OBJECTIONS:**

- Financial constraints
- Objection from Harlton PC
- Evidence of need / viability / business case

**COMMENTS:**

- Sport England – need for ice rink supported through Cambridgeshire Horizon sub-regional sports facility strategy.
- Should be integrated with other facilities e.g. west Cambridge, Clifton Road, community stadium / spread facilities out.

**Question 8B:** Are the right principles identified? If not, what should be included?

**SUPPORT:**

- Support policy principles
- Support but not in Green Belt
- Should also consider a mixed use and other associated needs.
- Design key to acceptability
- Need to maximise use of public transport but recognise that public likely to use cars and so provide car parking
- Reflect needs of communities
- Be financially sustainable / viable

**OBJECTIONS:**

- Wrong principles Concert Hall is good because can be used for

	<p>other uses but ice rink only for ice based ones.</p> <ul style="list-style-type: none"> <li>• Too general – need strong objectives. Important to include cross cutting environmental sustainability considerations.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Is there a need? Viable?</li> <li>• Cambridge Leisure and Ice Centre disagrees with principles for ice rink and suggest similar principles to those used for community stadium.</li> <li>• Cambridge Past Present and Future – provision of these facilities should not be at expense of prime sites for employment</li> <li>• Should be in city centre</li> </ul>
Preferred Approach and Reasons	<p>Do not include a policy, but instead provide supporting text.</p> <p>There are a number of facilities some of sub regional significance, which have struggled to find space within Cambridge. Cambridge City Council and South Cambridgeshire District Council recognise that delivering such facilities within the sub-region is desirable, but are not satisfied that a compelling case exists for the need for a community stadium or other facilities in a Green Belt location. Any proposals would be considered on an exceptional basis, and would have to demonstrate there is a need, and they comply with the National Planning Policy Framework, and in particular the sequential approach to town centre uses, and other policies in the Local Plan.</p>
Policy included in the draft Local Plan?	Policy SC/4: Meeting Community Needs

<b>Issues and Options 2012 Issue 84</b>	<b>Community Stadium</b>
<b>Issues and Options 2013 (Part 1) Questions 4 to 7</b>	
Key evidence	<ul style="list-style-type: none"> <li>• Major Sports Facilities Strategy for the Cambridgeshire Sub-Region (Cambridgeshire Horizons 2005)</li> <li>• Cambridge Community Stadium – Feasibility Study (Cambridgeshire Horizons 2007)</li> <li>• Cambridge Sub-Regional Facilities Review (Cambridge City and South Cambridgeshire Councils 2012)</li> </ul>
Existing policies	None
Analysis	The term ‘community stadium’ is used to describe a sports stadium facility that delivers amenities and services to local communities beyond its core operations. These may include health, leisure and general community provisions and/or sports and education facilities, as well as local retail and other local businesses. A community

stadium also aims to be accessible to the local community at all times during the day and evening, on weekdays and weekends.

The Councils individually sought views on whether a community stadium was needed in the Cambridge Sub Region in their 2012 issues and options consultations. Subsequently the Councils reviewed the evidence available, to explore whether there is a need for a community stadium and what a community stadium would encompass.

The Cambridge Sub-Regional Facilities Review looked at previous studies that have identified the potential benefit to the Cambridge Sub-Region of a community stadium, meeting the needs of one or more of its major sports clubs and providing supporting facilities to local communities. A community stadium could raise the sporting profile of the area, whilst delivering a community hub through, for example, the provision of sports participation and other community accessible activities and/or local business engagement opportunities.

Previous studies also suggest that Cambridge United FC would likely be the anchor tenant for a stadium of the scale envisaged (circa 10,000 seats). The existing Abbey Stadium site on Newmarket Road meets the current needs of Cambridge United, although the current facilities are not ideal for the club. The facilities at this site do not currently contribute to the broader range of activities that would be found in a community stadium facility.

Given this situation, no specific need has been identified in the Cambridge Sub- Regional Facilities Review requiring the provision of a community stadium, and it concludes that whether there is considered to be a need for a community stadium to serve the Cambridge Sub-Region is a subjective issue. However, the Review identifies that the right package of uses in a suitable location could deliver benefits for the wider sub-region. It was determined that there should be further public consultation on this issue.

Drawing on factors identified in the Review, the Councils identified principles for a community stadium that could be applied, and these were included in the Issues and Options 2013 consultation.

To deliver a standalone stadium would require around 3 hectares but, for a community stadium with additional community and sporting facilities, a much larger site would be needed. Site options have been explored within Cambridge, on the edge of Cambridge and elsewhere. There are few sites of this scale available within the built up area of Cambridge. Outside Cambridge much of the land is in the Green Belt, which would preclude this type of development unless the need and benefit was such that it provided an exceptional circumstance to justify a review of the Green Belt through the Local

	<p>Plan review.</p> <p>Following the first Issues and Options consultation, the Councils explored the potential of a range of site options to provide a community stadium as part of the Cambridge Sub-Regional Facilities Review, including a number of sites that were suggested in responses to the consultation. There are major issues associated with all site options and this may mean that some sites may not be capable of being delivered. However, was considered appropriate to consult on these options at this stage in the process before any decisions are taken on whether a community stadium should be provided and if so where. The view of the local community is an important step in the process. It is also recognised that for some site options, landowners may have different aspirations and we would encourage these to be made clear through the consultation before any decisions are taken. The consultation document highlights the advantages and disadvantages of each option to inform comment.</p> <p>It was highlighted that the Councils had not yet made a decision regarding the need for a site, and were not promoting a specific option, but sought views on potential options in order to inform decision making. Three potential sites were identified, within or on the edge of the city, which are outside the Green Belt, three on the edge of the City in the Green Belt, and three in planned or potential new settlements.</p>
Which objectives does this issue or policy address?	<p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p> <p>Objective E: To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure.</p> <p>Objective F: To maximise potential for journeys to be undertaken by sustainable modes of transport including walking, cycling, bus and train.</p>
Final Issues and Options Approaches	See below.
Initial Sustainability Appraisal	This appraisal considers the inclusion of a stadium proposal in the Local Plan. A community stadium would require land, and therefore has a potentially negative impact on minimising loss of undeveloped

Summary	land, but this, like impact on many objectives, would depend on the location identified. The benefits of a community stadium would depend on the facilities included, but there are potential positive contributions to the human health and open space objectives. It could also benefit the economy. Impact on transport objectives is uncertain, as it would depend on the location selected.
Representations Received	<p><b>Issues and Options 2012</b></p> <p><b>Question 84:</b>  A. Is there a need for a community stadium? (S: 116, O: 13, C: 12)  B. If there is a need, what type and size of facility should it be, and where is the most appropriate location? (S: 75, O: 19, C: 19)</p> <p><b>Issues and Options 2013 (Part 1)</b></p> <p>Paras 10.1 to 10.6 (Introduction – community stadium issues)  (S:106, O:9, C:15)  Paras 10.7 &amp; 10.8 (Principles for a Community Stadium)  (S:58 O:5 C:2)</p> <p><b>Question 4:</b>  Do you think there is a need for a community stadium serving the sub-region? (S: 384, O: 70, C: 131)</p> <p><b>Question 5:</b>  Do you agree with the principles identified for the vision for a community stadium? (S: 331, O: 33, C: 25)</p> <p><b>Question 6:</b>  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? (S: 303, O: 62, C: 23)</p> <p>Paras 10.9 to 10.13 (Potential Community Stadium Site Options)  (S:24 O:23 C:12)</p> <p><b>Question 7:</b>  Which if any of the following site options for a community stadium do you support or object to, and why? (S: 238, O: 27, C: 54)</p> <p><b>Site Option CS1:</b>  The Abbey Stadium and Adjoining Allotment Land, Newmarket Road, Cambridge  Support: 25 Object: 52 Comment: 16  (additional from Question 7: S:13, O:2 C: 8)</p> <p><b>Site Option CS2:</b></p>



	<p>Cowley Road Cambridge (former Park and Ride and Golf Driving Range)  <b>Support: 25 Object: 32 Comment: 17</b>        (additional from Question 7: S:8, O:0 C: 6)</p> <p><b>Site Option CS3:</b>        North of Newmarket Road, Cambridge East  <b>Support: 17 Object: 23 Comment: 15</b>        (additional from Question 7: S:10, O:1 C: 6)</p> <p><b>Site Option CS4:</b>        Land south of the A14 and west of Cambridge Road (NIAB3)  <b>Support: 8 Object: 190 Comment: 14</b>        (additional from Question 7: S:2 O:7 C: 2)</p> <p><b>Site Option CS5:</b>        Land south of Trumpington Meadows, Hauxton Road, Cambridge  <b>Support: 87 Object: 93 representations and a petition of 900 signatures submitted to City Council in 2012 Comment: 20</b></p> <p>(Total Individual representors from Q7 and CS5: Support: 291        Object: 106 Comment: 26)</p> <p><b>Site Option CS6:</b>        Land between Milton and Impington, north of A14 (Union Place)  <b>Support: 11 Object: 46 Comment: 10</b>        (Additional from Question 7: S:0 O:9 C: 1)</p> <p><b>Site Option CS7:</b>        Northstowe  <b>Support: 11 Object: 37 Comment: 16</b>        (additional from Question 7: S:1 O:6 C:6)</p> <p><b>Site Option CS8:</b>        Waterbeach Town New Option  <b>Support: 13 Object: 34 Comment: 13</b>        (additional from Question 7: S:3 O:5 C: 5)</p> <p><b>Site Option CS9:</b>        Bourn Airfield New Village  <b>Support: 7 Object: 43 Comment: 10</b>        (additional from Question 7: S:1, O:4 C: 4)</p>
Key Issues from Representations	<p><b>Issues and Options 2012</b></p> <p><b>Question 84:</b>        Is there a need for a community stadium?</p> <p><b>Main Views Received:</b></p> <ul style="list-style-type: none"> <li>• The area needs a first class stadium and sporting facilities that</li> </ul>

	<p>everyone can benefit from.</p> <ul style="list-style-type: none"> <li>• PMP 2006 report for Cambridge Horizons identified a gap in sports provision within Cambridge Sub-Region.</li> <li>• Shortage of readily accessible high quality sporting facilities – bulk of sports provision in the area is largely limited to University students and those at private schools.</li> <li>• Would provide employment.</li> <li>• Not fair on the majority who have no interest in football.</li> <li>• New community stadium should include adequate facilities for active participation in sports and physical recreation by public and not simply be a venue for spectator sports.</li> </ul> <p>If there is a need, what type and size of facility should it be, and where is the most appropriate location?</p> <p><b>Main Views Received:</b></p> <ul style="list-style-type: none"> <li>• Within cycling distance of City Centre.</li> <li>• Support for Trumpington Meadows (75 representations) – good transport links, would not clog local streets, ability to support growing local community.</li> <li>• Objection to Trumpington Meadows (20 representations) – Green Belt, Traffic congestion, park and ridge full on match days, fan base not local, unsustainable location, light and noise pollution.</li> <li>• Northstowe / Waterbeach Barracks / Union Place.</li> <li>• Not in A14 corridor.</li> <li>• Athletics / hockey / football facilities.</li> <li>• Sites amongst the population it is intended to serve.</li> <li>• Should have a range of other facilities e.g. conference, restaurant, entertainment, facilities to support complimentary community projects.</li> </ul> <p><b>Issues and Options 2013 (Part 1)</b></p> <p><b>Question 4:</b> Do you think there is a need for a community stadium serving the sub-region?</p> <p><b>Main Views Received:</b></p> <ul style="list-style-type: none"> <li>• Widespread support for concept with a range of community sport facilities: Yes (65% of responses); No (19% of responses).</li> <li>• 7% of responses specifically state not in Green Belt.</li> <li>• Should be investment spread across a number of local sports facilities / community centres rather than one multi-purpose stadium.</li> <li>• Would help to promote active lifestyles and a sense of community.</li> <li>• There is a shortage of all-weather pitches for the community and Cambridge needs a bigger indoor sports hall.</li> <li>• Desirable, but cannot be considered as a need.</li> </ul>
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	<ul style="list-style-type: none"> <li>• Concerns about traffic impact if located at Trumpington Meadows.</li> <li>• Undecided / not enough evidence there is or will be sufficient demand to make a facility viable.</li> <li>• Public money or S106 funds should not be used for Cambridge United.</li> </ul> <p><b>Question 5:</b> Do you agree with the principles identified for the vision for a community stadium?</p> <p><b>Main Views Received:</b></p> <ul style="list-style-type: none"> <li>• Widespread support for the principles: Yes (78% of responses); No outright (5% of responses); Partial agreement or other comment (17%).</li> <li>• No necessity for a stadium to be combined with sports facilities for local residents.</li> <li>• Full support for the principle that the stadium must be available for community use.</li> <li>• The term ‘community stadium’ misrepresents what is being proposed as it would be a sub-regional venue rather than a facility for the community.</li> <li>• The principles could make specific reference to other sporting needs, such as a lead climbing wall.</li> <li>• Any site should be capable of expansion of both buildings and practice / playing areas in the longer term.</li> <li>• Additional principles suggested: <ul style="list-style-type: none"> <li>○ Must have good strategic road access;</li> <li>○ Must have sustainable transport links;</li> <li>○ Must not have any substantial adverse effect on local community where it is based;</li> <li>○ Must avoid adverse environmental impact;</li> <li>○ Must maximise its return on investment for long term viability;</li> <li>○ Must not be in the Green Belt;</li> <li>○ Must be sited away from housing.</li> </ul> </li> </ul> <p><b>Question 6:</b> 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><b>Main Views Received:</b></p> <ul style="list-style-type: none"> <li>• Need for Stadium and associated sports facilities outweigh Green Belt;</li> <li>• Sites outside the Green Belt have considerable disadvantages compared to the Green Belt options;</li> <li>• No exceptional circumstances, No specific need has been identified;</li> </ul>
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	<ul style="list-style-type: none"> <li>• Other options existing outside the Green Belt;</li> </ul> <p><b>Site Option CS1:</b> The Abbey Stadium and Adjoining Allotment Land, Newmarket Road, Cambridge</p> <p>Key issues in representations:</p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Existing site;</li> <li>• Outside green belt;</li> <li>• Central to Cambridge, accessible by public transport;</li> <li>• Can relocate allotments;</li> </ul> <p><b>OBJECT:</b></p> <ul style="list-style-type: none"> <li>• Traffic impact,</li> <li>• Loss of allotments, an important local amenity;</li> <li>• Not big enough to accommodate stadium;</li> <li>• Better to use the site for housing;</li> <li>• Environmental impacts on residential area</li> <li>• Unclear how it would be funded.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Would need a suitable location for replacement allotments;</li> </ul> <p><b>Site Option CS2:</b> Cowley Road Cambridge (former Park and Ride and Golf Driving Range)</p> <p>Key issues in representations:</p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Near new Station and guided bus;</li> <li>• Brownfield land outside the Green Belt;</li> </ul> <p><b>OBJECT:</b></p> <ul style="list-style-type: none"> <li>• Too Small;</li> <li>• Poor road access, away from residential areas;</li> <li>• Site will become high value, important for delivery of new mixed use employment area;</li> <li>• City Council – Employment Development only</li> </ul> <p><b>Site Option CS3:</b> North of Newmarket Road, Cambridge East</p> <p>Key issues in representations:</p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Close to existing site &amp; Park and Ride;</li> <li>• Already removed from Green Belt;</li> <li>• Good Access to A14;</li> </ul> <p><b>OBJECT:</b></p> <ul style="list-style-type: none"> <li>• Marshalls - not available;</li> <li>• Housing more important;</li> </ul>
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- Floodlighting not compatible with airport uses.
- Not clear how it would be funded;

**Site Option CS4:** Land south of the A14 and west of Cambridge Road (NIAB3)

Key issues in representations:

**SUPPORT:**

- Close to A14

**OBJECT:**

- Should be no further development on this land;
- Green Belt impact,
- Too small,
- Traffic congestion on A14
- Within Air quality management area;
- Land owner – not available

**Site Option CS5:** Land south of Trumpington Meadows, Hauxton Road, Cambridge

Key issues in representations:

**SUPPORT:**

- Good transport and road access,
- Would bring sporting and community benefits,
- Loss of Green Belt justified;
- Available (specific proposal submitted)

**OBJECT:**

- Traffic Congestion and Parking;
- Inadequate infrastructure and public transport;
- Green Belt impact, Visual impact and harm to the edge of the City;
- Biodiversity impact;
- Conditional on development of 400 additional homes;

**Site Option CS6:** Land between Milton and Impington, north of A14 (Union Place)

Key issues in representations:

**SUPPORT:**

- Close to CRC

**OBJECT:**

- Poor access, too far and isolated from the City
- Green Belt harm, coalescence with surrounding communities;
- No justification for facilities;
- Impact on Gypsy and Traveller site;

	<p><b>Site Option CS7: Northstowe</b></p> <p>Key issues in representations:</p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Outside Green Belt,</li> <li>• Near Guided Bus</li> </ul> <p><b>OBJECT:</b></p> <ul style="list-style-type: none"> <li>• Too far from City,</li> <li>• Impact on other uses</li> <li>• Endorsed DFD NAAP contains no provision for stadium/ conflict with other planning proposals/ better used for housing.</li> </ul> <p><b>Site Option CS8: Waterbeach Town New Option</b></p> <p>Key issues in representations:</p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Outside Green Belt,</li> <li>• Near Railway,</li> <li>• Support from landowners if need is established</li> </ul> <p><b>OBJECT:</b></p> <ul style="list-style-type: none"> <li>• Too far from City;</li> <li>• Would not provide community hub for Cambridge;</li> <li>• Long lead in time.</li> </ul> <p><b>Site Option CS9: Bourn Airfield New Village</b></p> <p>Key issues in representations:</p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Outside Green Belt</li> </ul> <p><b>OBJECT:</b></p> <ul style="list-style-type: none"> <li>• Too far from City</li> <li>• Lack of public transport</li> <li>• Land owner – not available</li> </ul>
<p>Preferred Approach and Reasons</p>	<p>Cambridge City Council and South Cambridgeshire District Council do not consider that objective, up to date evidence of need for a community stadium has been demonstrated.</p> <p>A review of evidence (Major Facilities Sub Regional Facilities in the Cambridge Area - Review of Evidence and Site Options) concluded that demonstrable need is a subjective issue, and should be tested further through public consultation, particularly as public consultation did not form part of previous studies.</p> <p>There are potential benefits to a community stadium scheme, highlighted by the studies, but the Councils have to make a judgement whether the need has been demonstrated, and in</p>

	<p>particular whether need is sufficient to provide exceptional circumstances for a review of the Green Belt. It is not considered that the need is sufficient to justify a Green Belt review, particularly given the harmful impacts identified of the sites tested.</p> <p>Through the plan making process the Councils sought to identify potential site options that could accommodate a community stadium. A range of options were considered before 9 options were identified. Two sites were suggested to the Council were included in the public consultation. All presented significant challenges, and were published for consultation highlighting these difficulties.</p> <p>Only three potential sites of the scale required were identified in Cambridge. The potential for the existing Abbey Stadium site to be enlarged to accommodate a Community Stadium was explored, which would require development of a significant area of established allotments. Although these could potentially be replaced elsewhere, this would likely to be on the edge of the City, a significant distance from the current site. Allotments are in high demand, and this site is particularly accessible to a large residential area. The current Cambridge Local Plan protects allotments. The need for a stadium does not appear to be sufficient to warrant their loss.</p> <p>The former park and ride site at Cowley Road could potentially be big enough to provide a standalone stadium, although it would have limited accessibility to residential areas. The importance of this area as a mixed use employment led development, utilising opportunities provided by the new railway station and links to the guided busway has been highlighted elsewhere in the plan. The landowner has highlighted their intention to support this vision. The site is therefore not considered available for this use.</p> <p>The land north of Newmarket Road, removed from the Green Belt through the last round of plan making as part of Cambridge East was also explored. The land owner has indicated that they do not consider the land available or suitable for this use. They intend to bring forward the site for residential development.</p> <p>The City of Cambridge is surrounded by Green Belt, the purpose of which includes to protect the setting of the historic city. Green Belt would preclude this type of development unless the need was sufficient to provide exceptional circumstances to justify a review.</p> <p>Two sites were submitted through representations proposing sites in the Green Belt. In both of these cases the Green Belt Study (2012) demonstrates the significant harm to the purposes of the Green Belt that would result from further development in these locations. Although support was demonstrated through representations to the issues and options report, there was also a considerable level of</p>
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objection to specific proposals, and through the wider issues and options consultation, to further development in the Green Belt.

North of the A14, Leonard Martin proposed a site between Histon and Milton (referred to as Union Place) large enough to accommodate a range of facilities. The representations proposed a community stadium with 10,000 seat capacity, a concert hall, and ice rink, and a large and high quality conference centre and an adjoining extended hotel. This scale of development, breaching the line of the A14, would cause significant harm to the purposes of the Green Belt, particularly resulting in greater risk of coalescence with the nearby villages. It has not been demonstrated that the package of proposals would function and be delivered, or how the significant transport and accessibility constraints of the site could be overcome.

A site south of Trumpington Meadows was proposed by Grosvenor, who own the Abbey Stadium site. They consider they have the only deliverable and viable proposal, and represents a good fit to the opportunities identified in the PMP study that a community stadium could provide. It includes additional indoor and outdoor sports facilities. The proposal includes 400 homes, which the developer considers necessary to enable delivery.

When the adjoining Trumpington Meadows site was removed from the Green Belt, the scale of the site was determined to be the most that could be developed without causing major harm to the purposes of the Cambridge Green Belt and required the creation of a new high quality urban edge and distinctive gateway development. Extending the urban edge further south would cause the City to extend as far as the M11 motorway and thus negatively impact on the compact nature of the City and its setting. Development on this site would link physically and visually with that at Trumpington Meadows and Glebe Farm. It would extend the urban edge down a visually exposed southwest facing slope to meet the M11 corridor. It would extend the City southwest in the form of an isolated promontory. The land adjoining the Trumpington Meadows development has been designed to achieve a soft green complementing a new and distinctive urban edge. Development of a stadium would form a new edge against the M11 blocking views to townscape and landscape. The development would have a severe adverse impact on the setting of the City, and on the purposes of Green Belt in terms of openness and setting of the City.

Additional information would be required to demonstrate transport impacts can be addressed. This includes interaction with the Park and Ride site. Liaison with police on traffic and crowd management, and public safety issues will be required. The Police Architectural Liaison Officer advises that issues have not been addressed to their satisfaction, and they therefore maintain an objection at this stage.



	<p>The stadium proposal is accompanied by a proposal for 400 dwellings, to make the site viable. Evidence has not been submitted to justify why this level of accompanying development is needed.</p> <p>A third site in the Green Belt was tested, north of the site removed from the Green Belt for development through the last plan review between Huntingdon Road and Histon Road Cambridge. This also presented development challenges that would be difficult to overcome, but in addition the landowner has clarified through the consultation that the site is not available for this use.</p> <p>Away from Cambridge new settlement options were explored. Northstowe has progressed too far to include proposals, and the land area in the town is needed to achieve the level of planned development. The owners of Bourn airfield have clarified their site would not be available for this use. The promoters of the Waterbeach New Town stated that if there was a demonstrable need, provision could be explored, but this would be a longer term option, as most of the town is anticipated to come forward after 2031.</p> <p>Other promoters of new or expanded new settlements have stated that their sites could be available for this use. These sites have not been identified in the draft plan, and the potential to include a stadium does not justify a change to this approach.</p>
Policy included in the draft Local Plan?	No policy.

<b>Issues and Options 2012 Issue 87</b>	<b>Open Space Standards</b>
Key evidence	<ul style="list-style-type: none"> <li>• South Cambridgeshire Open space and New Developments Supplementary Planning Document.</li> <li>• South Cambridgeshire Recreation Study Update 2012</li> </ul>
Existing policies	<p>Development Control Policies DPD:</p> <ul style="list-style-type: none"> <li>• Outdoor Playspace, Informal Open space and new developments (SF/10)</li> <li>• Open space Standards (SF/11)</li> </ul>
Analysis	<p>The National Planning Policy Framework (paragraph 73) addresses the importance of access to open space to promote the health and wellbeing of a community and states that local authorities should set locally derived standards for the provision of open space, sports and recreational facilities after they have assessed the quantity and quality of what is available within their area.</p> <p>The District Council has undertaken an audit and assessment of need for open space, updating the previous assessment from 2005</p>

	<p>that supported the Local Development Framework. The assessment was undertaken in consultation with Parish Councils, Sports Clubs and governing bodies. It concluded that the existing standards should be maintained.</p> <p><b>Potential for Reasonable Alternatives:</b> The standard proposed has been identified by evidence collated in the local Needs Assessment.</p> <p>The Local Plan should continue to require all new residential development to contribute to the provision of open space in new developments. The standards for provision should remain as the existing plan:</p> <p>Minimum standard of 2.8 hectares per 1,000 people, comprising:</p> <table> <tr> <td>Outdoor Sport</td> <td>1.6 hectares per 1,000 people</td> </tr> <tr> <td>Children’s Play Space</td> <td>0.8 hectares per 1,000 people</td> </tr> <tr> <td>Informal Open Space</td> <td>0.4 hectares per 1,000 people</td> </tr> </table>	Outdoor Sport	1.6 hectares per 1,000 people	Children’s Play Space	0.8 hectares per 1,000 people	Informal Open Space	0.4 hectares per 1,000 people
Outdoor Sport	1.6 hectares per 1,000 people						
Children’s Play Space	0.8 hectares per 1,000 people						
Informal Open Space	0.4 hectares per 1,000 people						
Which objectives does this issue or policy address?	Objective E: To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure.						
Final Issues and Options Approaches	<p><b>Question 87:</b>  <b>A:</b> Should the Local Plan continue to include a policy for open space provision?  <b>B:</b> Do you agree with the standards of provision listed in Issue 87 that is similar to the current adopted policy?  <b>C:</b> If not, why not? What alternative policy or approach do you think should be included?</p>						
Initial Sustainability Appraisal Summary	Requiring delivery of open space with appropriate space standards has a clear positive link to achievement of the open space objective.. The Scoping Report, and the recent update to the Recreation Study identified shortages of open space in terms of quantity and quality in many villages. Open space standards would ensure needs are addressed in new developments, and also contribute to good place making. The importance of promoting healthy lifestyles was also identified in the Scoping Report, and providing opportunities to access open space and support sports and other activities will contribute to achievement of the health objective. Making spaces accessible can reduce the need to travel and promote access by sustainable modes.						
Representations Received	<p><b>Question 87A:</b> Support: 54, Object: 5, Comment: 3  <b>Question 87B:</b> Support: 27, Object: 2, Comment: 10  <b>Question 87C:</b> Support: 0, Object: 0, Comment: 18</p>						
Key Issues from Representations	<p><b>Question 87A</b>  <b>SUPPORT:</b></p>						

- Vital for development of children and adults.
- Support from 23 parish councils
- Preference for higher standard than exists in the current development plan.
- 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. Land must be quality not just quantity and well maintained.
- 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.
- Need careful design within development so open space located to minimise disruption to residents.
- For smaller developments that do not justify on-site provision, the local authority should develop appropriate criteria for calculating contributions towards off-site provision, including future management and maintenance
- Standard used throughout the country and widely accepted. Accepted by developers. If increased would place additional pressures on viability of developments.

**OBJECTIONS:**

- No

**COMMENTS:**

- Although open spaces should be multifunctional, certain uses do not mix well. Need clear masterplanning to avoid conflicts.

**Question 87B**

**SUPPORT:**

- 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

**OBJECTIONS:**

- Double provision – existing basic standard too small
- Should increase standards – existing not sufficient

**COMMENTS:**

- 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

	<p>economic benefit.</p> <ul style="list-style-type: none"> <li>• Need large green spaces for team sports.</li> <li>• Get the developers to build safe and well-equipped playgrounds for children.</li> <li>• How do I as layman know what standards mean or how they are applied?</li> <li>• Positioning and design of all open space should take into account the needs of older people.</li> <li>• Facilities should be shared between villages to minimise running costs.</li> </ul> <p><b>Question 87C</b></p> <p><b>COMMENTS / ALTERNATIVE APPROACH?</b></p> <ul style="list-style-type: none"> <li>• Provision should be made for the provision of burial grounds within new developments including a space standard.</li> <li>• Expand the scope of the Sport category to include "Sport, recreation, leisure and community use"</li> <li>• Open space should be biodiversity rich and appropriate to location.</li> <li>• New developments and smaller villages often lack access to open space and even to countryside. Open space standards could be higher for these communities.</li> <li>• Where already adequate provision of open space 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 contributions to more play equipment would be a better idea.</li> <li>• May impact on viability of development to provide open space – needs discretion if want more housing</li> <li>• Repairs and maintenance are expensive, if each village was responsible for one facility it would spread the load</li> </ul>
<p>Preferred Approach and Reasons</p>	<p>The Local Plan should continue to include a policy for open space provision using the standards set out in Issue 87.</p> <p>The standard is appropriate for the district based on local open space needs assessment. Support for policy including from 23 parish councils. Open space must be carefully designed as part of development. The draft policy includes guidance when provision may be sought on site. On individual sites negotiation may take place on the types of space provided on-site, taking account of the needs of the area, existing provision and any identified deficiencies.</p> <p>In response to specific issues:</p> <ul style="list-style-type: none"> <li>• Design policies within the Local Plan include consideration of layout of developments and masterplanning will ensure conflicting land uses are not placed where they are not compatible.</li> <li>• The policy includes an element of flexibility to ensure open space</li> </ul>

	provision reflects the needs and opportunities of the site. This includes potential for provision of community orchards.
Policy included in the draft Local Plan?	Policy SC/8: Open Space Standards

<b>Issues and Options 2012 Issue 88</b>	<b>Allotments</b>
Key evidence	<ul style="list-style-type: none"> <li>• South Cambridgeshire Open space and New Developments Supplementary Planning Document.</li> <li>• South Cambridgeshire Recreation Study Update 2012</li> </ul>
Existing policies	
Analysis	<p>Allotments were identified through the program of Local Plan Stakeholder workshops as a type of open space that was not adequately addressed by the Local Development Framework. It was also identified in the Sustainability Appraisal Scoping Report as an opportunity to support healthy lifestyles. Following research into supply and demand through the Audit and Assessment of need for open space, an appropriate standard was recommended.</p> <p><b>Potential for Reasonable Alternatives:</b> The Local Plan could include a requirement for allotments to be provided through new housing developments. The new assessment of open space needs identified that a standard of 0.4 hectares of allotments per 1,000 people, equivalent to around 32 allotments per 1,000 households, was appropriate for the district.</p>
Which objectives does this issue or policy address?	Objective E: To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure.
Final Issues and Options Approaches	<p><b>Question 88:</b>  <b>A:</b> Should major new housing developments include provision of allotments?  <b>B:</b> Do you agree with the standard of provision proposed in Issue 88?  <b>C:</b> If not, why not? What alternative policy or approach do you think should be included?</p>
Initial Sustainability Appraisal Summary	A key benefit of requiring allotments is to support healthy communities by enabling people to grow their own food. The issue was highlighted in the Scoping Report.
Representations Received	<p><b>Question 88A:</b> Support: 55, Object: 2, Comment: 4  <b>Question 88B:</b> Support: 31, Object: 6, Comment: 3  <b>Question 88C:</b> Support: 0, Object: 0, Comment: 5</p>
Key Issues from Representations	<b>Question 88A</b>

**SUPPORT:**

- Should be considered in consultation with Parish Council
- 24 Parishes support policy
- Provision should be agreed as part of initial planning applications
- SCDC and Cambridge City Council have successfully negotiated allotment provision within urban extensions
- Many people would prefer larger garden to a large allotment plot
- 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.
- 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.

**OBJECTIONS:**

- Object to policy.

**COMMENTS:**

- No definition for allotment - cannot assess standard of provision
- Standard insufficient. Allotments need water supply

**Question 88B****SUPPORT:**

- 18 Parish Councils support standard
- Cambridge City Council supports as same as one they use
- Should have higher proportion of open space as informal recreation
- By dividing plots into smaller, more manageable sizes, they will be more popular and better maintained.

**OBJECTIONS:**

- Comberton Parish Council - level of provision seems too low based on local use of allotments in village
- Better use can be made of the land for open space 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.

**COMMENTS:**

- Requirement to provide open space should not be commuted because this cash has sometimes been used to maintain existing open space.

	<ul style="list-style-type: none"> <li>• Provision should be for nearer 10% rather than just over 3%</li> </ul> <p><b>Question 88C</b></p> <p><b>COMMENTS /ALTERNATIVE APPROACH?</b></p> <ul style="list-style-type: none"> <li>• Policy should prevent allotment areas that are being properly used from being developed for housing.</li> <li>• Demand for allotments in Cottenham</li> <li>• 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</li> </ul>
<p>Preferred Approach and Reasons</p>	<p>The Local Plan should include allotment and community orchard provision within the relevant open space policies to ensure sites are included in major new housing developments using the standard of around 32 allotments per 1,000 households.</p> <p>Wide support for including allotments within a policy in the Local Plan and using the standard which is one used by Cambridge City Council. Some debate about whether the standard is high enough as there is increased demand for allotments as developments are built at a higher density and average garden sizes are smaller. Many representors wanted existing allotments to be protected and the recognition that there was a shortage of allotments within many communities.</p> <p>In response to specific issues:</p> <ul style="list-style-type: none"> <li>• Allotments are recognised as an important asset in existing villages and should be included in new developments.</li> <li>• Policy includes flexibility to deliver spaces as community orchards as well as allotments, to reflect local views.</li> <li>• Comberton Parish Council states that standard is too low based on local use of allotments in their village. Demand for allotments in Cottenham. Suggestion that standard should increase to minimum of 50 allotments per 1000 and having smaller plots may be more manageable and popular. The evidence base supports the proposed standard. The scope of the policy has been widened to include the protection of existing allotments so there is not increased pressure to reduce the current stock.</li> <li>• S106 agreements for new developments cannot take into account existing needs for allotments in the wider village only that generated by the proposed development. Policy now protecting existing allotments and encouraging creation of new ones.</li> </ul>
<p>Policy included in the draft Local Plan?</p>	<p>Policy SC/7: Outdoor Play Space, Informal Open Space and New Developments</p>

<b>Issues and</b>	<b>Standards for On-Site Open space Provision</b>
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<b>Options 2012 Issue 89</b>	
Key evidence	<ul style="list-style-type: none"> <li>• South Cambridgeshire Open space and New Developments Supplementary Planning Document.</li> <li>• South Cambridgeshire Recreation Study Update 2012</li> </ul>
Existing policies	Development Control Policies DPD: Outdoor Playspace, Informal Open space and New Developments (SF/10)
Analysis	<p>The starting point for delivery of open space should be onsite, where it can meet the needs generated by development in the most directly accessible manner. This may not be practical on all developments, particularly as small developments would not generate sufficient need for standalone facilities of all types. In cases where it is not appropriate to provide onsite, developments will contribute to offsite provision, through planning obligations or potentially the Community Infrastructure Levy.</p> <p>The Local Plan needs to provide appropriate guidance regarding when onsite provision will be sought from different types of facility. Existing policy requires developments of 10 dwellings or above to include children's playspace, because it is large enough to deliver a useful space capable of being maintained.</p> <p>Sports pitches and outdoor sport generally require a larger space, and need a larger scale of development to enable effective delivery. The Open space SPD provides guidance seeking onsite provision from developments of 200 dwellings or more. The threshold for allotments has also been identified as 200 dwellings, sufficient to deliver a site of six typical allotment plots.</p> <p>On individual sites negotiation may take place on the types of space provided on-site, taking account of the needs of the area, existing provision and deficiencies.</p> <p><b>Potential for Reasonable Alternatives: None</b> The Local Plan needs to establish when onsite provision is required. The standards proposed are based on a delivery of useable, functional spaces.</p> <p>Informal open space: all scales of development Children's play space: 10 or more dwellings Sports pitches and outdoor sport: 200 or more dwellings Allotments: 200 or more dwellings</p>
Which objectives does this issue or policy address?	Objective E: To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure.
Final Issues and Options	<p><b>Question 89:</b> <b>A:</b> Do you agree the thresholds for when on-site open space will be</p>



Approaches	<p>required in new developments?  <b>B:</b> If not, why not? What alternative policy or approach do you think should be included?</p>
Initial Sustainability Appraisal Summary	<p>The option considers when different types of open space should be required to be delivered on site in a new development. Similar impacts are identified to the open space provision option (option 82). Clear positive impact on achievement of open space objective, and consequential benefits to human health. Open spaces offer wider benefits to good place making and townscape. Making spaces accessible can reduce the need to travel and promote access by sustainable modes. Standards address when it is practical to deliver certain types of space on site, therefore considering how places will function, and avoiding deliver of spaces that could not practically perform their intended function.</p>
Representations Received	<p><b>Question 89A:</b> Support: 31, Object: 8, Comment: 7  <b>Question 89B:</b> Support: 0, Object: 2, Comment: 7</p>
Key Issues from Representations	<p><b>Question 89A</b></p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Support</li> <li>• Support from 16 parish councils</li> <li>• Open space should be useful – not just land left over for open space.</li> <li>• Level for allotments is set too high</li> <li>• Suggest houses having communal areas / larger gardens - Example in Heidelberg</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Objection from Cambridge City Council who had misunderstood the proposed standards and had assumed that it is only developments over 200 that would have to make provision for on-site open space. The standards are set out for all developments.</li> <li>• Gt and Little Abington PCs does not agree with thresholds</li> <li>• Play space should be provided however small the development. Or make gardens larger for children to play in</li> <li>• Allotments are an eyesore / Space could be better served for other open space for community.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Depends on layout of new development and proximity of existing open space.</li> <li>• Agree principle of different sorts of provision but should be on case by case basis</li> <li>• Local people should have say in type of open space to be provided to serve local community</li> <li>• May restrict building of new houses if have this policy.</li> </ul> <p><b>Question 89B</b></p>

	<p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Provision for allotments too low. Need for more especially with small gardens and high density developments</li> <li>• 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.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Too rigid. Decision on what open space to provide should be made by local community based on local need not by sliding scale in policy. Developer should give money to Parish Council to allocate according to local needs.</li> <li>• All new development needs open space for healthy environment</li> <li>• Sports pitches should have higher threshold -300 dwellings?</li> <li>• Allotments should have threshold of 100 dwellings – 5 allotment plots per 100 dwelling</li> <li>• Local Council must consider written request by 6+ electors to operate Allotment Act – if demand must provide allotments.</li> <li>• Need for consultation with parish councils</li> </ul>
Preferred Approach and Reasons	<p>The Local Plan to include a policy stating the thresholds that will be required in new developments for on-site open space.</p> <p>Support for including a policy but some debate as to what thresholds should be. Some parishes saying that all provision should be based on local need.</p> <p>Thresholds ensure meaningful and useable spaces are delivered on site, rather than small sites that would not function for the uses proposed and could be problematic to manage. They are tried and tested locally, as they form part of the current open space SPD. Where provision is not provided on site contributions will be made through s106 or CIL.</p>
Policy included in the draft Local Plan?	Policy SC/7: Outdoor Play Space, Informal Open Space and New Developments

<b>Issues and Options 2012 Issue 90</b>	<b>Allocations for Open Space</b>
Key evidence	Audit and Assessment of Open space in South Cambridgeshire 2012
Existing policies	Site Specific Policies DPD: SP/14 Allocations for Open Space
Analysis	The Site Specific Policies DPD includes a number of land allocations for recreation. These were identified as a result of public consultation, and where opportunities were identified through previous plans. They are located in areas where open space

	<p>assessments have identified a shortfall against standards. Their progress is monitored in the Annual Monitoring Report, and the latest assessment is outlined below:</p> <p>Extension to recreation grounds:</p> <p>1a. East of recreation ground, Over No known progress.</p> <p>1b. East of Bar Lane &amp; north-west of Green Hedge Farm, Stapleford</p> <p>The Parish Council has advised that whilst there are currently no proposals to bring forward the extension to the recreation ground, it would like the allocation to remain.</p> <p>1c. North of Hatton’s Road, Longstanton The Parish Council continues to work with the Council to bring forward this site as an extension to the recreation ground.</p> <p>1d. North of recreation ground, Swavesey The Parish Council has advised that whilst there are currently no proposals to bring forward the extension to the recreation ground, it would like the allocation to remain.</p> <p>1e. East of recreation ground, Impington The Parish Council has advised that when they have previously approached the landowner they have been told there is no possibility within the foreseeable future of them leasing or acquiring the land.</p> <p>Extension to school playing field:</p> <p>2f. Land at Primary School, Long Furlong, Over Planning permission was allowed on appeal for the erection of 28 dwellings and the provision of a playing field for Over Primary School in June 2007 (S/1114/06). The development has been completed. New recreation grounds:</p> <p>3g. East of Mill Lane, Impington The Parish Council has advised that there is currently no intention to bring forward this land for recreation uses.</p> <p>3h. South of Manor Park, Histon The Parish Council is currently in negotiation with Cambridgeshire County Council to secure a lease for use of this land for recreation.</p> <p>3i. Land at Barrowcroft, Gunns Lane, Histon The Parish Council has advised that there is currently no intention to bring forward this land for recreation uses.</p> <p><b>Potential for Reasonable Alternatives:</b> Alternatives are to</p>
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	maintain the allocations in the new Local Plan, or to not carry them forward.
Which objectives does this issue or policy address?	<p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective E: To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure.</p>
Final Issues And Options Approaches	<p><b>Question 90:</b>  <b>A:</b> Should the Local Plan carry forward the existing allocations for recreation and open space?  <b>B:</b> Are there other areas that should be allocated?</p>
Initial Sustainability Appraisal Summary	Identifies a range of sites for open space uses, that were identified in previous plans. All the sites located in areas where there is an existing shortage of space, and could therefore contribute to achieving a range of objectives similar to those identified with the general open space options. Given the time they have been allocated, there are question marks over the deliverability of some of the sites. A number of the site would require the loss of agricultural land.
Representations Received	<p><b>Question 90A:</b> Support: 31, Object: 9, Comment: 5  <b>Question 90B:</b> Support: 4, Object: 0, Comment: 11</p>
Key Issues from Representations	<p><b>Question 90A</b></p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Support allocations including from 15 Parish Councils</li> <li>• Should be no reduction in allocation of open space.</li> <li>• Land north of Hatton’s Rd, Longstanton - retains this allocation. To deliver this Local Plan must allocate housing land in village otherwise no funding</li> <li>• Support for allocation of land east of Bar Lane, Stapleford</li> <li>• Sawston – under provision so needs sites allocating</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Land East of Mill Lane, Impington – <ul style="list-style-type: none"> <li>▪ Histon and Impington is well served for sports facilities according to report</li> <li>▪ Street could not cope with increased traffic</li> <li>▪ Junction with Mill Lane dangerous</li> <li>▪ Would change character of road especially in dark – anti social behaviour; security</li> <li>▪ Existing play park within short walking distance that serves area</li> <li>▪ Larger sites more suitable</li> <li>▪ Loss of valuable agricultural land</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>• Land east of recreation ground, Over – <ul style="list-style-type: none"> <li>▪ Sufficient open space in village</li> <li>▪ Other sites available to extend playing fields</li> <li>▪ Land compulsory purchased for extension to playing fields – part used for non-playing field uses</li> <li>▪ Land ideal for housing development</li> </ul> </li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Could make housing sites unviable</li> <li>• Swavesey -Land north of Recreation Ground <ul style="list-style-type: none"> <li>▪ Site within Environment Agency Flood Plain and at risk from surface water flooding</li> <li>▪ Land essential to viability of farming enterprise. Any proposal to bring forward recreation use should be addressed alongside future of land to north (SHLAA site 169)</li> </ul> </li> <li>• 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"> <li>▪ Land to south of Manor Park, Histon- planning application for change of use submitted/ land leased from County</li> <li>▪ None of other sites will be deliverable</li> <li>▪ Land next to existing Recreation Ground owned by Chivers Farms which will not become available</li> </ul> </li> </ul> <p><b>Question 90B</b></p> <p><b>OTHER AREAS SUGGESTED FOR ALLOCATION:</b></p> <ul style="list-style-type: none"> <li>• Range of sites put forward for open space. Those that were appropriate were consulted upon in the Issues and Options 2 consultation in 2013.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• All proposed areas are to the west and north of Cambridge. What about the rest? Fulbourn? Balsham? Shelford etc.</li> <li>• Depends on extent other communities are eventually developed.</li> </ul>
Preferred Approach and Reasons	<p>The Local Plan will carry forward the allocation of sites included in Issue 90 except for those within Histon and Impington where an alternative site is being considered in the Issues and Options 2 consultation, as proposed by the Parish Council.</p> <p>Support for allocations including from 15 parish councils. Some objections to particular allocations - Land east of Mill Lane, Impington; Land east of recreation ground, Over and Land north of recreation ground, Swavesey. Both Over and Swavesey Parish Councils have supported the retention of the allocations.</p> <p>The updated open space assessment demonstrated a continued shortfall of open space in Over. The site is ideally placed for an</p>

	<p>extension of the existing recreation ground. Further residential allocations have not been proposed at Over, a Group Village. It is not a sustainable location for the scale of residential development proposed in the representation.</p> <p>The Swavesey site also offers an opportunity to extend the exiting village green. There is no evidence that additional residential development would be required to maintain viability of the farm unit.</p>
Policy included in the draft Local Plan?	Policy SC/1: Allocations for Open Space

<b>Issues and Options 2012 Issue 91</b>	<b>Protection of Existing Recreation Areas</b>
Key evidence	Audit and Assessment of Open space in South Cambridgeshire 2012
Existing policies	Development Control Policies DPD: SF/9 Protection of Existing recreation areas
Analysis	<p>One of the Council's corporate aims is to promote active and healthy lifestyles.</p> <p>National Planning Policy Framework (paragraph 74) states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:</p> <ul style="list-style-type: none"> <li>• an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or</li> <li>• the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or</li> <li>• the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.</li> </ul> <p>Existing policy establishes a local approach, including requiring consideration of potential future demand, in consultation with local people and users. The District Council has undertaken an audit and assessment of need for open space which should be referenced in seeking to demonstrate a surplus. These additional issues warrant inclusion in local policy.</p> <p><b>Potential for Reasonable Alternatives:</b> Reflecting the NPPF the Local Plan should appropriately protect existing open spaces, sports and recreation facilities. Alternatives existing around individual criteria.</p>
Which objectives does this issue or	Objective E: To ensure that all new development provides or has access to a range of services and facilities that support healthy

policy address?	lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure.
Final Issues and Options Approaches	<p><b>Question 91:</b></p> <p><b>A:</b> Should the Local Plan include a policy seeking to protect existing playing fields and recreation facilities?</p> <p><b>B:</b> If not, why not? What alternative policies or approaches do you think should be included.</p>
Initial Sustainability Appraisal Summary	Protecting existing open spaces contributes significantly to the open space objective, by maintaining the level of openspaces and protecting this valuable resource. Again there are wider benefits to health, and creating successful places. It can also mean people have to travel less distance to access open space, supporting sustainable travel.
Representations Received	<p><b>Question 91A:</b> Support: 66, Object: 0, Comment: 1</p> <p><b>Question 91B:</b> Comment: 1</p>
Key Issues from Representations	<p><b>Question 91A</b></p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• This is also covered by PVAA policy</li> <li>• Support from 25 parish councils</li> <li>• Once lost they are gone forever. Need protections as worth more as housing land</li> <li>• 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 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.</li> <li>• 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.</li> <li>• Should include parks, country parks and all other open space in definition</li> <li>• Need to review to ensure best use of land for local area.</li> <li>• Protect except in exceptional circumstances then could do land swap which favours village</li> <li>• Protect particularly at schools</li> <li>• Scarcity of pitches so high cost to use increases cost of participating in sport.</li> <li>• Important for young people as provides physical and mental development</li> </ul>

	<p><b>Question 91B</b></p> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Protection can be afforded by dedication under Queen Elizabeth II scheme.</li> </ul>
Preferred Approach and Reasons	<p>The Local Plan should retain the existing policy to protect existing playing fields and recreation facilities since they are recognised as being important facilities within a community and once lost cannot easily be replaced. The scope of this policy to be widened to include the future protection of allotments and community orchards which are recognised as valuable green assets in a settlement.</p> <p>Great support for having policy including support from 25 parish councils and Sport England who state that need to protect open space as vulnerable asset given their potential value as development land. Some respondents had pointed out that there is a scarcity of pitches so there is a high cost to use them which increases the cost of participating in sport – impact on health. Need to protect playing fields especially at schools.</p> <p>In response to specific issues;</p> <ul style="list-style-type: none"> <li>• Policies in Local Plan recognise the importance of open space for health of community. Improves quality of life and what makes South Cambs a good place to live and work.</li> <li>• Protection of a variety of open spaces has been included in policies in the Local Plan either as Protected Village Amenity Areas (PVAAS) or as Local Green Space. Some spaces may also be located within the Green Belt and therefore has protection from development.</li> </ul>
Policy included in the draft Local Plan?	Policy SC/9: Protection of Existing Recreation Areas, Allotments and Community Orchards

<b>Issues and Options 2012 Issue 92</b>	<b>Indoor Community Facilities</b>
Key evidence	South Cambridgeshire Community Facilities Assessment 2010
Existing policies	Development Control Policies DPD: DP/4 Infrastructure and New Developments.
Analysis	<p>Indoor community facilities, including village halls, community halls, church halls and other publicly accessible facilities, play a crucial role in maintaining a sense of local identity, as well as provide a base for a variety of different groups and activities, from pre-school groups; to indoor mat bowls; to yoga; for meetings or for coffee mornings.</p> <p>In 2009 South Cambridgeshire District Council commissioned a community facilities assessment. The purpose of the audit was to</p>



	<p>understand the size and condition of village halls, community halls, church halls and other publicly accessible facilities across the District.</p> <p>It identified standard approach for indoor community space per capita that can be used when considering the needs generated by new development. In developing the standard it considered existing provision levels, good practice examples around the district, standards used elsewhere, and the views of the local community.</p> <p>It identified a standard of 0.11m<sup>2</sup> per capita, or 111m<sup>2</sup> per 1,000 populations. South Cambridgeshire has used this standard to guide negotiations on planning obligations since January 2010. A higher standard may be needed in new communities, where existing facilities do not exist.</p> <p><b>Potential for Reasonable Alternatives:</b> Alternative approach could be to have no standard, and rely on site specific negotiation. The standard proposed has been identified by evidence collated in the local assessment; it is therefore identified as the only option.</p>
Which objectives does this issue or policy address?	Objective E: To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure.
Final Issues And Options Approaches	<p><b>Question 92:</b> <b>A:</b> Should the Local Plan include a policy for indoor community space provision? <b>B:</b> If not, why not? What alternative policy or approach do you think should be included?</p>
Initial Sustainability Appraisal Summary	Including a standard would seek to ensure appropriate provision of indoor community facilities, contributing to the community involvement objective by providing meeting places which support local activities. . Ensuring facilities are accessible also contributes to sustainable transport objectives.
Representations Received	<p><b>Question 92A:</b> Support: 47, Object: 1, Comment: 5 <b>Question 92B:</b> Comment: 1</p>
Key Issues from Representations	<p><b>Question 92A</b></p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Support to retain character of village</li> <li>• 22 Parish Council support</li> <li>• This may include upgrades or essential repair of an existing village hall</li> <li>• Standard seems a little low</li> <li>• Should be proportional to the development</li> <li>• Many developments including Cambourne have insufficient community space provision.</li> </ul>

	<ul style="list-style-type: none"> <li>• 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.</li> <li>• Policy aimed only at small local facilities (village and community halls). No policy for larger scale indoor community facilities such as sports halls and swimming pools. Needs separate policy.</li> <li>• Survey evidence is valuable. Past behaviour in SCDC has been good and appreciated and should continue</li> <li>• Such facilities are important to building a community</li> <li>• 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</li> <li>• An expanded village will need larger indoor facilities.</li> <li>• Need for all weather pitches</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Objection from Over Parish Council</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Build youth centres for teenagers to keep them off streets</li> <li>• Higher standard for new communities should be stated in the policy</li> <li>• Could impact viability of small development sites if have to provide funds for such facilities. Cambridge Sports Village could deliver new facilities</li> <li>• Policies should be in place for new community facilities, but not then retrospectively applied to existing facilities, without detailed consultations.</li> </ul> <p><b>Question 92B</b></p> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> </ul>
Preferred Approach and Reasons	<p>The Local Plan will include a policy including the standard for indoor community space provision and a higher standard for new communities.</p> <p>Respondents have highlighted the importance of community indoor space - it is a vital commodity and should be protected and is usually in short supply. They also say 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 and that dual use of school premises should be encouraged and included in a policy.</p>

	Including a standard ensures that contributions are made, either through S106 or as part of CIL. The standard is based on research in the district carried out in 2009. Significant developments will generate the need for new facilities. In these cases new provision would be required through the developing new communities policy.
Policy included in the draft Local Plan?	Policy SC/6: Indoor Community Facilities

<b>Issues and Options 2012 Issue 93</b>	<b>Lighting, noise and odour issues</b>
Key evidence	<ul style="list-style-type: none"> <li>• South Cambridgeshire District Design Guide Supplementary Planning Document</li> <li>• Cambridgeshire &amp; Peterborough Minerals and Waste LDF</li> </ul>
Existing policies	<p>Development Control Policies DPD:</p> <ul style="list-style-type: none"> <li>• Lighting (NE/14)</li> <li>• Noise Pollution (NE/15)</li> <li>• Development Principles DP/3</li> </ul>
Analysis	<p>The National Planning Policy Framework states that by encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.</p> <p>Although artificial light is needed for safety and amenity, it can have negative effects if it is not properly designed or appropriately located. The Local Plan needs to ensure development proposals avoid adverse impact on nearby uses or the surrounding countryside.</p> <p>Noise can have a significant impact upon environmental quality, public health and amenity. It is important that noise sensitive developments are located away from existing sources of significant noise, and that potentially noisy developments are located in areas where noise will not be such an important consideration or where its impact can be mitigated.</p> <p>The National Planning Policy Framework requires that planning policies and decisions should aim to:</p> <ul style="list-style-type: none"> <li>• avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development</li> <li>• mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions, while recognizing that many developments will create some noise; and</li> <li>• Identify and protect areas of tranquility which have</li> </ul>

	<p>remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.</p> <p>Planning policies should ensure development is appropriate for its location. Policy needed to ensure no unacceptable impact on existing and planned development, and development would not be subject to unacceptable odour issues. Odour assessment should be required to accompany planning applications where there are potential odour issues.</p> <p><b>Potential for Reasonable Alternatives:</b> Issues need to be addressed appropriately in the Local Plan, to ensure development is appropriate for the location.</p>
Which objectives does this issue or policy address?	Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.
Final Issues and Options Approaches	<p><b>Question 93:</b> <b>A:</b> Should the Local Plan include policies dealing with lighting, noise, and odour issues? <b>B:</b> If not, why not? What alternative policies or approaches do you think should be included?</p>
Initial Sustainability Appraisal Summary	Including appropriate policy to address these types of pollution would directly address the sustainability objective to minimise pollution. There are also significant health benefits, and benefits to biodiversity, which can also be affected by these issues.
Representations Received	<p><b>Question 93A:</b> Support: 56, Object: 0, Comment: 3 <b>Question 93B:</b> Support: 0, Object: 0, Comment: 1</p>
Key Issues from Representations	<p><b>Question 93</b></p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• To retain village character</li> <li>• Support from 24 parish councils</li> <li>• Issues impact quality of life</li> <li>• Stop light pollution and limit noise from football stadium/ concert venues</li> <li>• Problem of light pollution – keep street lighting to minimum</li> <li>• May still be problems of odour from existing industrial sites</li> <li>• Concerns over noise from light aircraft</li> <li>• Environmental factors can negatively impact on neighbouring dwellings –E.g. In Caldecote new dwelling problems by being next to Bourne Airfield</li> <li>• Conservators of River Cam suggest policy be extended to residential moorings.</li> <li>• 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</li> <li>• Imperial War Museum concerned if any proposed policy restricted movement of aircraft around Duxford – could have</li> </ul>

	<p>commercial implications for IWM and jeopardise future.</p> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul>
Preferred Approach and Reasons	<p>The Local Plan to retain the existing policies dealing with lighting, noise and odour issues and to revise according to changes in guidance and legislation where appropriate.</p> <p>Wide support for policy including from 24 parish councils and no objections – this was recognised as being an important issue that impacts on the quality of life of the district. Comments were made about light pollution from street lighting and football stadium/ concert venues; about noise from light aircraft and air quality from A14.</p> <p>In response to specific issues:</p> <ul style="list-style-type: none"> <li>Conservators of River Cam suggested policy is extended to residential moorings – however this issue would already be covered within the existing policy.</li> <li>Histon and Impington Parish Council concerned about air quality from A14 and Orchard Park noise barrier causing pollution and suggested the need for site specific policies for noise and particulate pollution. The A14 already has an Air Quality Management Area Action Plan to cover such issues.</li> <li>Imperial War Museum concerned that the proposed policy may restrict movement of aircraft around Duxford. The Local Plan needs to ensure impacts are appropriately considered. A separate policy has been included on aviation related development proposals.</li> </ul>
Policy included in the draft Local Plan?	<p>Policy SC/10: Lighting Proposals  Policy SC/11: Noise Pollution  Policy SC/15: Odour and other Fugitive Emissions to Air</p>

<b>Issue 94</b>	<b>Contaminated land</b>
Key evidence	South Cambridgeshire District Design Guide Supplementary Planning Document
Existing policies	
Analysis	The regime established by the Environmental Protection Act 1990 is designed to address the most serious contaminated sites. The planning system has a wider role to ensure all land contaminated by former uses within the District will be redeveloped and remediated to

	<p>an appropriate standard for their intended use.</p> <p><b>Potential for Reasonable Alternatives:</b> Policies are needed to require appropriate investigation, and to impose conditions to ensure land is of an appropriate standard for the proposed use.</p> <p>It is proposed that where development is proposed on contaminated land, or land suspected of being impacted by contaminants, the Council will require developers to investigate and identify any remedial measures that may be required. The Council will require best practice mechanisms to enhance remediation of contaminated sites to ensure land is of an appropriate standard for the proposed use, and encourage in principle the transformation of land back into beneficial use.</p>
Which objectives does this issue or policy address?	Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.
Final Issues and Options Approaches	<p><b>Question 94:</b> <b>A:</b> Should the Local Plan include a policy seeking appropriate investigation and remediation of contaminated land? <b>B:</b> If not, why not? What alternative policy or approach do you think should be included?</p>
Initial Sustainability Appraisal Summary	Ensuring sites are fit for development contributes positively to health objectives, and also addresses the risk of pollution.
Representations Received	Support: 47, Object: 0, Comment: 1
Key Issues from Representations	<p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Support from 20 parish councils</li> <li>• Land around any contaminated site should be tested too to ensure chemicals have not spread outside boundary area.</li> </ul>
Preferred Approach and Reasons	<p>The Local Plan to contain a policy seeking appropriate investigation and remediation of contaminated land.</p> <p>There was wide support for the policy including from 20 parish councils and no objections.</p> <p>In response to specific issues:</p> <ul style="list-style-type: none"> <li>• Suggestion that 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. Also a comment that land around any contaminated site should also be tested to ensure chemicals have not spread outside boundary</li> </ul>

	<p>area. Such measures are required by the NPPF and it is proposed that the policy would reflect this. It will require that all land be investigated where a potential contamination source is identified that could pose a risk to the proposed site users or the environment. Where site investigations suggest off-site migration of the contamination has occurred that is considered to pose a potential risk to human health or the environment, this would be followed up by the developer if within their remit or under Part 2 of the Environmental Protection Act 1990 as necessary.</p>
Policy included in the draft Local Plan?	Policy SC/12: Contaminated Land

<b>Issues and Options 2012 Issue 95</b>	<b>Air Quality</b>
Key evidence	<ul style="list-style-type: none"> <li>• South Cambridgeshire District Design Guide Supplementary Planning Document</li> <li>• South Cambridgeshire District Council Air Quality Strategy</li> </ul>
Existing policies	Development Control Policies DPD: Emissions (NE/16)
Analysis	<p>South Cambridge District Council has a general duty to protect its local area from air pollution and produce a Local Air Quality Strategy. Air quality is measured at various sites in the district, most of which follow the route of the A14. The A14 is congested on a regular basis between Bar Hill (to the West of Cambridge) and Milton (to the North North-East of Cambridge). This has resulted in the declaration of an Air Quality Management Area for nitrogen dioxide (NO<sub>2</sub>) and PM10. There is also an AQMA in Cambridge City Centre.</p> <p>The Local Plan will need to ensure that relevant sensitive receptors such as residential development are not exposed to air quality that can have an adverse impact on health, and that mitigation measures are applied as necessary.</p> <p>Policies are also needed to consider the impact of development proposals on air quality, to prevent detriment to local amenity. Where significant increases in emissions covered by nationally prescribed air quality objectives are proposed, appropriate modelling should be required, to demonstrate air quality objectives will still be met.</p> <p><b>Potential for Reasonable Alternatives:</b> The Local Plan must include appropriate policies on air quality. Where development proposals would be subject to unacceptable air quality standards or would have an unacceptable impact on air quality standards, they should be refused.</p>
Which objectives	Objective B: To protect the character of South Cambridgeshire,

does this issue or policy address?	including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.
Final Issues and Options Approaches	<b>Question 95:</b> <b>A:</b> Should the Local Plan include a policy dealing with air quality? <b>B:</b> If not, why not? What alternative policies or approaches do you think should be included?
Initial Sustainability Appraisal Summary	Issue proposes a policy to address problems of air pollution, to ensure development is appropriately located, or would not have an unacceptable impact on air quality, therefore directly supporting the objectives to improve air quality and minimise or mitigate against sources of environmental pollution. Due to health impacts of air quality a significant positive impact on the 'maintain and enhance human health' objective is also identified.
Representations Received	Support: 47, Object: 0, Comment: 1
Key Issues from Representations	<b>SUPPORT:</b> <ul style="list-style-type: none"> <li>• Should take into account air quality issues arising from increased traffic movement associated with development</li> <li>• Support from 22 parish councils.</li> <li>• Air pollution should not be a problem in rural district</li> <li>• Histon and Impington Parish Council support policy – concern at delay on A14 upgrade. Need for site specific policies on particulate pollution.</li> <li>• Need tighter emission controls on old polluting buses</li> </ul>
Preferred Approach and Reasons	The Local Plan to include a policy dealing with air quality.  There was general support for policy including from 22 parish councils and no objections.  In response to specific issues: <ul style="list-style-type: none"> <li>• Histon and Impington Parish Council support the policy but expressed concern at delay on A14 upgrade and need for site specific policies on particulate pollution – however the A14 already has an AQMA Action Plan to consider such issues.</li> </ul>
Policy included in the draft Local Plan?	Policy SC/13: Air Quality

<b>Issues and Options 2012 Issue 96</b>	<b>Low Emissions Strategies</b>
Key evidence	<ul style="list-style-type: none"> <li>• South Cambridgeshire District Design Guide Supplementary Planning Document</li> <li>• South Cambridgeshire District Council Air Quality Strategy</li> </ul>
Existing policies	
Analysis	Clear links have been established between air quality and land-use planning, with transport identified as the main source of pollutants



	<p>in towns and cities.</p> <p>The Local Plan could require Low Emissions Strategies, a method of using the planning system to reduce emissions. Low emission strategies provide a package of measures to help mitigate the transport impacts of development. They complement other design and mitigation options, such as travel planning and the provision of public transport infrastructure. The main benefit of low emission strategies is to reduce transport emissions by accelerating the uptake of low emission fuels and technologies in and around a new development, and to promote modal shift away from car travel. Low emission strategies place the onus on developers to demonstrate how they can take all reasonable efforts to reduce the transport related emission impacts of a proposed development. Reducing emissions by a hierarchy of avoiding vehicle use, shifting to sustainable transport modes and improving emissions from the vehicle fleet.</p> <p>Further guidance is included in the current South Cambridgeshire District Design Guide SPD (<a href="http://www.scambs.gov.uk/ldf/spds">www.scambs.gov.uk/ldf/spds</a>) and good practice guidance has been produced by the Department for Environment, Food and Rural Affairs (DEFRA): <a href="http://www.defra.gov.uk/environment/quality/air/air-quality/laqm/guidance/policy/">http://www.defra.gov.uk/environment/quality/air/air-quality/laqm/guidance/policy/</a></p> <p><b>Potential for Reasonable Alternatives:</b></p> <p>The Local Plan could include a policy that requires proposals for development that have the potential to contribute significant emissions to the local area to prepare and implement a site-based Low Emissions Strategy (LES).</p>
Which objectives does this issue or policy address?	Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.
Final Issues and Options Approaches	<p><b>Question 96:</b></p> <p><b>A:</b> Should the Local Plan include a requirement for Low Emissions Strategies?</p> <p><b>B:</b> If not, why not? What alternative policy or approach do you think should be included?</p>
Initial Sustainability Appraisal Summary	Low emissions strategies seek to address air quality issues in major developments or other areas with significant air quality issues. Air quality was identified as a significant issue in the Scoping Report, particularly related to the Air Quality Management Areas on the A14 north of Cambridge, and in Cambridge City Centre. The option therefore has potential for significant positive impacts on the objective to improve air quality, and as a result objectives to health human health. Most of the measures in the low emissions strategy relate to transport, therefore having a positive impact on the sustainable transport objective.

Representations Received	Support: 38, Object: 0, Comment: 3
Key Issues from Representations	<p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Support including 20 parish councils</li> <li>• 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.</li> <li>• Cottenham Parish Council supports but questions inclusion of dust emissions. Can be created in actual construction process affecting soil and in these conditions development should be stopped.</li> <li>• Support policy but in order to limit growth in travel need to limit total population of region and employment population.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> </ul>
Preferred Approach and Reasons	<p>The Local Plan to include a requirement for Low Emissions Strategies to be incorporated into the air quality policy.</p> <p>There was general support for the policy including from 20 parish councils.</p> <p>In response to specific issues:</p> <ul style="list-style-type: none"> <li>• Conservators of the River Cam request that River Cam corridor should be designated as an Air Quality Management Area (AQMA) given the number of people that use waterway for recreation. However to qualify as an AQMA an area must have had experienced health based issues and to date this is not the case.</li> <li>• Cottenham Parish Council supports the policy but concerned that dust created in actual construction process would not result in need for a strategy. This issue is however would be covered in controls available during the construction process.</li> </ul>
Policy included in the draft Local Plan?	Policy SC/13: Air Quality

	<b>Hazardous Installations</b>
Key evidence	
Existing policies	Development Control Policies DPD: Policy NE/13 Hazardous Installations
Analysis	<p>Sites that use and store large quantities of hazardous substances pose risks to the surrounding population.</p> <p>The Seveso II Directive requires EC Member States to take account</p>

	<p>of the objective of limiting the consequences of major accidents in their land-use and other relevant policies. This is done through controls on new developments around existing major hazard establishments and pipelines, and on the siting of new major hazard establishments. A number of the obligations of the Directive already existed within domestic legislation and others were implemented into existing legislation through amendments.</p> <p>The aim of the Directive is to prevent major accidents which involve dangerous substances and to limit their consequences for man and the environment. The regulations require local authorities to consult the Health and Safety Executive (HSE) on certain proposed developments in the vicinity of major hazard establishments and to take into account advice from HSE when making planning decisions.</p> <p>Within South Cambridgeshire there are 9 installations handling hazardous substances and 11 high-pressure natural gas transmission pipelines.</p> <p><b>Potential for Reasonable Alternatives:</b> None. The policy should be carried forward into the new Local Plan. The current policy has been sustainability appraised and found sound at examination by an independent Planning Inspector.</p>
Which objectives does this issue or policy address?	Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.
Preferred Approach and Reasons	Carry forward the existing policy into the new Local Plan. The current policy has been sustainability appraised and found sound at examination by an independent Planning Inspector.
Policy included in the draft Local Plan?	Policy SC/14: Hazardous Installations

<b>Issues and Options 2013 (Part 2) Issue 8</b>	<b>Hospice Provision</b>
Key evidence	
Existing policies	None.
Analysis	A representation was made to the Council's 2012 Issues and Options consultation in relation to hospice provision. Hospices provide palliative care for the terminally and seriously ill. They form an important part of community infrastructure and include the Arthur Rank Hospice on Mill Road, Cambridge and the East Anglia Children's Hospices at Milton. Along with Cambridge City Council, the Council is continuing to investigate site options as part of the preparation of the draft Local Plan.
Which objectives	Objective B: To protect the character of South Cambridgeshire,

does this issue or policy address?	<p>including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p> <p>Objective E: To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure.</p>
Final Issues and Options Approaches	<p><b>Question 8:</b> Are there any sites which might be suitable for allocation for new hospice provision?</p>
Initial Sustainability Appraisal Summary	<p>Primary goal of policy would be to seek to re-use previously developed land, it would therefore have potential to contribute significantly to the achievement of the land objective, although it is noted in the Scoping Report that previously developed land opportunities in the district are relatively limited. References to sustainable locations indicate a positive impact on the sustainable transport objective, and accessibility to services. Reference to 'not of high environmental value' also indicates biodiversity issue would be taken into account. Whether such principles are in a standalone policy, or a general sustainable development policy is largely a procedural matter.</p>
Representations Received	<p>Support: 1 Object: 0 Comment: 3</p>
Key Issues from Representations	<p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Northstowe;</li> <li>• Trustees of the Arthur Rank Hospice - It is important that any new site is within a reasonable travel distance of Addenbrooke's Hospital and is easily accessible by public transport and the private car. To meet operational standards and the optimum environmental conditions for a new 16 bed hospice, a site of some 1.34 Ha is likely to be required. Most appropriate approach to dealing with identification of a new site for Arthur Rank Hospice is through the inclusion of a 'Development Management' policy, rather than identifying a specific site.</li> </ul>
Preferred Approach and Reasons	<p>Include a criteria based policy in the Successful Communities chapter.</p> <p>A suitable site has not been identified through the plan making process, therefore a criteria based policy is a suitable way for the plan to address this issue. Many issues that would impact on the design and location of a hospice would be addressed by other policies in the plan, therefore the policy does not need to be extensive.</p>

	The draft policy supports development within village frameworks. It is noted in the representation by Arthur Rank Hospice that they are seeking a site near to Addenbrooke's Hospital. South of Cambridge land outside development frameworks forms part of the Green Belt. It would not be appropriate for the policy to support development in the Green Belt, but supporting text outlines that proposals in the Green Belt would have to demonstrate exceptional circumstances, including a lack of available sites elsewhere.
Policy included in the draft Local Plan?	Policy SC/5: Hospice Provision

<b>Issues and Options 2013 (Part 2) Issue 10</b>	<b>Provision of New Burial Grounds</b>
Key evidence	
Existing policies	None.
Analysis	Gamlingay Parish Council sought to secure a site for a burial ground in the last plan but was not able to convince the Local Plan Inspectors of the need for provision of a new burial ground in the short term or the suitability of the site then under consideration. Gamlingay Parish Council has made representations seeking advice in the new Local Plan on how to provide a new burial ground. Hauxton Parish Council has made representations seeking a burial site for the village but has not provided a particular site.
Which objectives does this issue or policy address?	Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.
Final Issues and Options Approaches	<b>Question 10:</b> Do you own land that could provide suitable new burial ground facilities to meet needs over the next 20 years for: A: Gamlingay B: Hauxton
Initial Sustainability Appraisal Summary	Green Belt functions and purposes of the Green Belt are primarily focused on landscape and townscape setting.
Representations Received	6 comments.
Key Issues from Representations	<b>A:</b> Gamlingay No suggestions received.  <b>B:</b> Hauxton Hauxton Parish Council - It is possible that Hauxton church yard will be full in 10 years time. Hauxton parish does not own suitable land

	for a burial ground apart from the Willow Way Recreation ground which is used as an informal play area for local children.
Preferred Approach and Reasons	<p>Do not include specific allocations in the local plan.</p> <p>Subsequently to the consultation a site has been found and obtained by Gamlingay Parish Council.</p> <p>The Hauxton site suggested by the parish is identified informal open space in the Council's Open space study. It is not ideally located, given the lack of road access, and it not considered suitable for allocation. On the basis that suitable sites have not been identified, it is not possible to make an allocation in the plan. However, the Council can continue to work with Parishes to support their search for a suitable site.</p>
Policy included in the draft Local Plan?	No policy.

<b>Issues and Options 2013 (Part 2) Issue 11</b>	<b>Recreation and Open Space</b>
Key evidence	
Existing policies	None.
Analysis	A number of sites for new public open space have been suggested by Parish Councils. In all cases the options are in villages where there is a shortfall in provision against the Council's adopted (and proposed) standards for sport and play provision. Whilst the plan can allocate open space, delivery will be a matter for the Parish Council or other bodies.
Which objectives does this issue or policy address?	<p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p> <p>Objective E: To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure.</p>
Final Issues and Options Approaches	<b>Question 11:</b> Which of the site options for open space do you support or object to and why?
Initial Sustainability Appraisal Summary	In order to provide comparison two options have been appraised, one considering general impacts or a review (yes), an another considering the impacts of not reviewing the green belt (no). The impacts of a Green Belt review are similar to those described in the development strategy options above. Development, depending on

	<p>the scale and location, has potential for significant negative impact on the landscape and townscape. There could also be impact on biodiversity objectives. However, given the best access to services and facilities will be on the edge of Cambridge, or in rural centres located in the green belt, this has the most potential to address sustainable travel objectives.</p>
Representations Received	<p>R1: Land known as Bypass Farm, West of Cottenham Road, Histon Support: 48 Object: 2 Comment: 14</p> <p>R2: East of Railway Line, South of Granhams Road, Great Shelford Support: 54 Object: 0 Comment: 8</p> <p>R3: Grange Field, Church Street, Great Shelford Support: 55 Object: 0 Comment: 8</p> <p>R4: North of former EDF site, Ely Road, Milton Support: 39 Object: 0 Comment: 7</p>
Key Issues from Representations	<p><b>R1: Land known as Bypass Farm, West of Cottenham Road, Histon</b></p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Important to deliver recreation spaces;</li> <li>• Village currently under provided, particularly in northern part of village;</li> <li>• <b>Histon and Impington Parish Council</b> – Support allocation. Other alternatives undeliverable.</li> <li>• <b>Histon and Impington Village Action Group</b> – Need outdoor spaces for the community.</li> <li>• <b>Natural England</b> – Potential for site to also enhance biodiversity.</li> <li>• <b>Sport England</b> – support in principle.</li> </ul> <p><b>OBJECTION:</b></p> <ul style="list-style-type: none"> <li>• Cottenham Road is busy 40mph road.</li> <li>• Impact on countryside views of adjoining property.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• There are good existing facilities near football club;</li> <li>• Could be better used for housing;</li> <li>• Needs appropriate ancillary facilities.</li> </ul> <p><b>R2: East of Railway Line, South of Granhams Road, Great Shelford</b></p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Important to have protected green spaces, which deliver opportunities for recreation;</li> <li>• 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</li> </ul>

	<p>providing on-site parking;</p> <ul style="list-style-type: none"> <li>• Encourage creation of nature reserves, not only for wildlife but for the pleasure of residents too;</li> <li>• Needs a 'green link' from Stapleford to the Magog Downs;</li> <li>• <b>Natural England</b> – Potential for site to also enhance biodiversity.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• 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?</li> <li>• Parking is already very well used-where would there be more parking?</li> <li>• <b>Sport England</b> – support in principle. Accept that this site may not be suitable for formal sport given its parkland setting.</li> </ul> <p><b>R3: Grange Field, Church Street, Great Shelford</b></p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• The existing playing field is an excellent community facility and well used to the point of overcrowding on occasions.</li> <li>• 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.</li> <li>• 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 expanding.</li> <li>• <b>Natural England</b> – Potential for site to also enhance biodiversity.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• <b>Sport England</b> – support in principle. Assessment needed of impact on ancillary facilities.</li> </ul> <p><b>R4: North of former EDF site, Ely Road, Milton</b></p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Important to provide more recreation / green space;</li> <li>• Excellent to hear Parish Councils talking about such amenities;</li> <li>• <b>Natural England</b> – Potential for site to also enhance biodiversity.</li> <li>• <b>Milton Parish Council</b> - Support proposal for recreation land at former EDF site.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Milton already has good facilities;</li> <li>• <b>Sport England</b> – support in principle. Assessment needed of impact on ancillary facilities.</li> </ul> <p><b>General Comments:</b></p> <ul style="list-style-type: none"> <li>• 9 general supports for the options.</li> </ul>
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	<ul style="list-style-type: none"> <li>• Delivery must be considered prior to any formal allocation. It is not acceptable for allocations to be made where delivery is not achievable.</li> <li>• Should be guided by the villages involved, and what the community wants;</li> <li>• Need to protect and enhance biodiversity;</li> <li>• Need new facilities in Fulbourn;</li> <li>• <b>Girton Parish Council:</b> It was questioned whether this would facilitate subsequent housing development on land thus removed from green belt.</li> <li>• <b>Dry Drayton Parish Council</b> – Dry Drayton also has a shortage of open space.</li> </ul>
Preferred Approach and Reasons	<p>Include allocations in the Local Plan.</p> <p>Sites are suitable for open space uses. South of Graham's Road Great Shelford would only be suitable for informal recreation, and has limited potential for road access.</p> <p>It is not necessary to remove land from the Green Belt to deliver open space and recreation uses.</p> <p>Proposals were specifically put forward by Parish councils, and they will be responsible for delivery.</p>
Policy included in the draft Local Plan?	Policy SC/1: Allocations for Open Space

<b>Additional Single Issue Consultation 2013</b>	<b>Sawston Stadium Proposal</b>
Key evidence	
Existing policies	None
Analysis	<p>A site north of the Dales Manor Business Park Sawston was put forward to the Council by the promoters Cambridge City FC relatively late in the Local Plan process. Due to local interest in the issue, the Council decided to carry out a focussed consultation on this single issue. An additional single issue consultation was held between 25 March and 6 May 2013.</p> <p>The consultation documents can be viewed here: <a href="http://scambbs.idi-consult.net/ldf/readdoc.php?docid=223">http://scambbs.idi-consult.net/ldf/readdoc.php?docid=223</a></p> <p>It should be highlighted that this is not a site option for the Community Stadium for the Cambridge Sub-Region.</p>
Which objectives does this issue or policy address?	Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area,

	<p>and protect and enhance biodiversity.</p> <p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p> <p>Objective E: To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure.</p> <p>Objective F: To maximise potential for journeys to be undertaken by sustainable modes of transport including walking, cycling, bus and train.</p>
Final Issues and Options Approaches	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?
Initial Sustainability Appraisal Summary	The Sustainability appraisal of the site highlighted the benefits in terms of additional open space, but also potential negative impacts on landscape, biodiversity, and transport.
Representations Received	Support: 80 Object: 150 Comment: 41
Key Issues from Representations	<p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Provide a recreation hub for this large village, where there is an existing shortage;</li> <li>• To stay in existence many clubs have had to relocate; Club have explored alternative locations;</li> <li>• Transform a derelict site;</li> <li>• Visitors generally outside peak traffic times;</li> </ul> <p><b>OBJECT:</b></p> <ul style="list-style-type: none"> <li>• Conflict with Green Belt policies, no case made for Green Belt review;</li> <li>• Wider landscape impacts, and impact on village character;</li> <li>• Too far from Cambridge;</li> <li>• Traffic impact, on Babraham Road and wider area;</li> <li>• Poor access to public transport;</li> <li>• Although typical crowds small, concern if there is a big game or club gain promotion;</li> <li>• Impacts of floodlighting and noise on a residential area;</li> <li>• Compatibility with residential development, including if land to south is allocated for residential;</li> <li>• Biodiversity impact – woodland site, home to variety of species;</li> <li>• Babraham, Stapleford, Haslingfield Parish Councils – object.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Not enough detail for informed comments to be made;</li> </ul>

	<ul style="list-style-type: none"> <li>• <b>Sawston Parish Council</b> - 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;</li> <li>• <b>Police Architectural Liaison Officer</b> – Few city matches require a police presence, but still need to resolve a range of issues.</li> <li>• <b>Wildlife Trust, Natural England</b> – Need for more detailed biodiversity surveys.</li> </ul>
<p>Preferred Approach and Reasons</p>	<p>Do not include an allocation in the Local Plan.</p> <p>The Council needs to determine whether there are exceptional circumstances to justify a Green Belt review to accommodate the stadium proposal. In a similar vein to the community stadium, need can be considered subjective. Sawston would benefit from additional recreation facilities, but it must be considered whether this is justification for a substantial development in the Green Belt. The consultation did not indicate significant support for the proposal. The club have provided details of the alternative options they have explored, and consider no other site that meets their needs is available, although Cambridge City Football Club have now reached agreement for temporary sharing of Histon Football clubs ground.</p> <p>A number of environmental concerns were raised by respondents. The club have submitted surveys of biodiversity and additional information on traffic.</p> <p>In terms of biodiversity, the Council’s Ecology Officer has reviewed the evidence submitted by the promoters. The officer is concerned about the completeness of this evidence, as it is based on only one visit, and does not consider impacts on the whole site. Given the potential importance of a woodland area to bats this is not sufficient. Ponds have also not been surveyed. The area needed for the stadium and the proposals are still evolving and it has not yet been demonstrated that the site and surrounding area are suitable for the development.</p> <p>Additional evidence submitted on contamination indicates that the site is likely to be capable of appropriate remediation. Clean up of the site would be a beneficial.</p> <p>The County Council is still in discussion with the football club on car parking and traffic.</p>

	<p>Compatibility with proposed residential development of Dales Manor Business Park is a particular issue. Whilst the proposal includes car parking, there could be overspill for significant matches. If the site remained employment, it could accommodate on street parking, but it would be less compatible with streets designed for residential use. There are particular concerns if a larger than average crowd were to attend or the club was to achieve its long term aim of league promotion.</p> <p>Whilst the site already benefits from significant natural screening, landscape impact of a floodlit stadium would be significant. Indicative masterplans indicate that a number of trees would have to be removed. It is likely impact on the Green Belt would be significant.</p> <p>There is not currently sufficient certainty that environmental impacts of the site can be satisfactorily addressed. In addition it is not considered that the need is sufficient to warrant its removal from the Green Belt, and development that would harm the purposes of the Green Belt and access through adjoining local residential roads would not be desirable.</p>
Policy included in the draft Local Plan?	No policy.

## Chapter 10: Promoting and Delivering Sustainable Transport and Infrastructure

The audit trail for **Policy TI/1: Chesterton Rail Station and Interchange** is included in Chapter 3 (Strategic Sites).

<b>Issues and Options 2012 Issue 65</b>	<b>Broadband</b>
Key evidence	<ul style="list-style-type: none"> <li>• South Cambridgeshire Economic Development Strategy 2010</li> <li>• Cambridge Cluster at 50 Study</li> </ul>
Existing policies	N/a
Analysis	<p>The Council's Economic Development Strategy highlighted uneven delivery of broadband across the district as an issue affecting business competitiveness and economic productivity in the district. Provision of quality broadband is particularly important for rural areas, for community integration to help ensure a vibrant rural economy and assist with farm diversification and for home working. The Strategy includes the objective to improve utilities and infrastructure (e.g. Broadband and ICT) in the District for residents and employers, including those located in the new communities and rural locations. The Northstowe Area Action Plan seeks broadband provision for the new town but currently the same approach is not applied across the rural parts of the district.</p> <p><b>Potential for Reasonable Alternatives:</b></p> <p>The Plan could require provision for broadband (such as ducting for cables) should be designed and installed as an integral part of development, which minimises visual impact and future disturbance during maintenance. All telecommunications infrastructure should be capable of responding to changes in technology requirements over the period of the development.</p>
Which objectives does this issue or policy address?	Objective A: To support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and supporting the rural economy.
Final Issues and Options Approaches	<b>Question 65:</b> Do you think that the Local Plan should include a policy seeking provision for broadband infrastructure in new developments?
Initial Sustainability Appraisal Summary	Ensuring developments can accommodate broadband, would have a positive impact on economic objectives. It could also support home working, which could have a positive impact on sustainable travel by reducing the need to travel to work.
Representations Received	Support:48 Object: 1 Comment: 4
Key Issues from Representations	<p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Needs to be high-speed e.g. 100mbs</li> <li>• Should require fibre optic connection, not just ducting.</li> <li>• High tech companies rely on high speed broadband to remain</li> </ul>

	<p>competitive and in the forefront of their chosen field.</p> <ul style="list-style-type: none"> <li>• This is essential to avoid communities with poor broadband speed becoming blighted because working from home is not an option.</li> <li>• Supports working from home and reduces need to travel.</li> <li>• The policy should be very specific and request that all new build must have fibre connected</li> <li>• Support from 21 Parish Councils and Cambridgeshire County Council.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• No need for a policy.</li> </ul>
Preferred Approach and Reasons	<p>Include a policy requiring new development to contribute towards the provision of infrastructure suitable to enable the delivery of high speed broadband services across the district. As a minimum, this would include suitable ducting to the public highway that can accept fibre optic cabling.</p> <p>Broadband is considered an important infrastructure element in the District, highlighted by the Council's Economic Development Strategy, and the issues and options consultation responses. It is important that the plan facilitates provision. A number of representors considered the policy should require specific forms of provision, but it is considered this would be unreasonable. The policy is therefore focused on facilitating its provision by ensuring infrastructure is available to avoid expensive and disruptive retrofitting.</p>
Policy included in the draft Local Plan?	Policy TI/10: Broadband

<b>Issues and Options 2012 Issue 97</b>	<b>Planning for more Sustainable Travel</b>
Key evidence	Cambridgeshire Local Transport Plan
Existing policies	<ul style="list-style-type: none"> <li>• Development Control Policies DPD: Planning for More Sustainable Travel (TR/1)</li> <li>• Development Control Policies DPD: Mitigating Travel Impact (TR/3)</li> <li>• Development Control Policies DPD: Non-motorised Modes (TR/4)</li> </ul>
Analysis	The National Planning Policy Framework (paragraph 30) states 'Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. 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.'

‘Plans and decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. However this needs to take account of policies set out elsewhere in this Framework, particularly in rural areas.’ (paragraph 34)

‘Plans should protect and exploit opportunities for the use of sustainable modes for the movement of goods or people. Therefore, developments should be located and designed where practical to

- Accommodate the efficient delivery of goods and supplies;
- Give priority to pedestrian and cycle movements, and have access to high quality public transport facilities;
- Create safe and secure layouts which minimize conflicts between traffic and cyclists or pedestrians, avoiding street clutter and where appropriate establishing home zones;
- Incorporate facilities for charging plug-in and other ultra low emission vehicles; and
- Consider the needs of people with disabilities by all modes of transport.’ (paragraph 35)

‘Planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimize journey lengths...’ (paragraph 37)

The rural nature of the district means that many people need to travel long distances to meet their day to day needs. South Cambs has a high rate of car ownership and many are using their cars, as distances are often too great to walk and cycle, and public transport services are often limited or inaccessible. However, short trips of less than two miles make up over 25% of trips, therefore there is an opportunity to target some of these to be made on foot or on bicycle. Even for longer trips there is the opportunity to make part of the journey by a sustainable mode, for example, cycling from Park & Ride sites.

The Local Plan Strategy should ensure development is located in the most appropriate locations, minimizing, wherever possible, the need to travel to meet day to day needs.

The current policy seeks to maximize potential for modal choice, both within and outside the development. Other policy (TR/3) also requires development to mitigate its impact and this can be addressed, at least in part, by a Travel Plan which can include a number of measures for increasing modal choice, including addressing behavioural choices as well as through provision of new and/or improved infrastructure.

**Potential for Reasonable Alternatives:**

	<p>Current policy adheres to Government guidance which requires the Council to protect and exploit opportunities for the use of sustainable modes for the movement of goods or people.</p> <p>Issue 97 sets out a number of principles for sustainable travel including improving and maximising opportunities for modal choice, fully addressing impacts of travel, with particular emphasis on non-car modes:</p> <ul style="list-style-type: none"> <li>• Developments should not be approved that are likely to give a significant increase in travel demands, unless the site has or can provide sufficient standard of accessibility, offers an appropriate level of travel choice by walking, cycling or public transport.</li> <li>• Developments should be expected to address the transport issues they generate, such as through improvements to provide safe road access, improvements to the road, footway or cycleway network, or to address environmental impacts such as noise or air quality. This could be through the direct provision of transport infrastructure through the development, or financial contributions through planning obligations or the Community Infrastructure Levy (CIL), to address transport infrastructure in the wider area.</li> <li>• Development can provide opportunities to encourage sustainable travel, and, in particular, increase the use of non-car modes (public transport, walking and cycling), by providing safe, direct routes that offer people real travel choice for some or all of their journey. Developers should be expected to demonstrate they have maximised opportunities to integrate travel modes, and access by non-motorised modes.</li> <li>• New cycle and walking routes should connect to existing networks, strengthening connections between clusters of villages, and Northstowe, Cambridge, and market towns.</li> <li>• In a rural area like South Cambridgeshire, the wider Rights of Way network provides an important resource for walkers, and in some cases, for cyclists and horse riders. As well as providing links between villages, they offer leisure and recreation routes improving access to the surrounding countryside as part of a healthy lifestyle. Developments should protect such routes, and may provide opportunities for improvement to the network.</li> </ul>
Which objectives does this issue or policy address?	Objective F: To maximise potential for journeys to be undertaken by sustainable modes of transport including walking, cycling, bus and train.
Final Issues and Options Approaches	<p><b>Question 97:</b></p> <p>Should the Local Plan include the principles regarding sustainable travel in outlined in Issue 97, and are there any additional issues that should be included?</p>



Initial Sustainability Appraisal Summary	The principles established in this option would be a key element in achieving sustainable travel and transport infrastructure objectives, by seeking to ensure development that would harm these objectives would not be permitted. It would promote modal shift away from the private car, ensuring that infrastructure for sustainable modes is integral with development. As such its significant positive impacts will be on securing transport infrastructure and enabling travel by sustainable modes. There are also benefits for accessing services and facilities, and redressing inequalities. There is also potential to reduce the dominance of the private car on the streetscape, therefore contributing to spaces which work well and look good. It also refers to the mitigation of other impacts related to transport, which could support achievement of air quality and health objectives.
Representations Received	Support: 85, Object: 2, Comment: 25
Key Issues from Representations	<p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Not enough provision of transport between villages.</li> <li>• Bus services are poor, expensive – people can't/won't use them. Promote school buses.</li> <li>• Developments should be expected to address the transport issues they generate, including traffic congestion, and meet the demands sustainably.</li> <li>• Developments should not be located in areas that increase travel demands.</li> <li>• 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 effect of increased traffic (motor or cycle) on existing cycle routes.</li> <li>• All provisions for sustainable travel should link up with existing routes. Important to have a comprehensive sustainable travel network linked to surrounding employment and transport hubs.</li> <li>• Discourage car use and greater emphasis on reducing need to travel, by car.</li> <li>• Existing rights of way network should be protected and enhanced.</li> <li>• Appeal to Government for funding to reduce congestion from through-traffic on A14.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Support principles but must oblige developers to fund transport infrastructure and must pressure central government to support rural areas - funding for public transport.</li> <li>• Sustainable transport just an empty phrase. Realistically, most people will drive for the foreseeable future.</li> <li>• Must be rigorously applied for all new developments.</li> </ul>

	<p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Policy will need to be very clearly defined - "significant" and "appropriate" will be need to be formalized.</li> <li>• Assessments of impact should be based on existing patterns of travel - take account of variety of factors such as journey time, cost, frequency and convenience rather than mere presence of a transport link.</li> <li>• Broader issue of cross county boundary development 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.</li> <li>• Routes need to be improved for any increase in use before the development inhabited. Sustainable travel unviable in rural areas.</li> <li>• Cars will be "sustainable" in 10-20 years - largely ignored – will result in negative economic impact.</li> <li>• Increases in traffic congestion could be problem if modelling is insufficient to provide appropriate capacity before building commences.</li> <li>• Loss of facilities in villages making residents dependant on transport.</li> <li>• 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.</li> <li>• Specific proposals – Provision of Park and Ride south of Harston, River Cam towpath improvements, improve National Cycle Network route 11, encourage food shops around transport hubs, build rapid transit from Waterbeach to Cambourne via Cambridge, 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.</li> </ul>
<p>Preferred Approach and Reasons</p>	<p>Include a policy on Planning for Sustainable Travel in the Local Plan encompassing the principles in Issue 97 and incorporating the overall aim of reducing the need to travel. The policy will also incorporate the need for development to mitigate its travel impacts, including cumulative impacts, and require larger developments with significant traffic impact to provide a Transport Assessment and Travel Plan, with smaller developments providing a Transport Statement. The wording of the policy needs to be flexible enough to allow for the introduction of a Community Infrastructure Levy and/or use of Section 106 agreements to secure necessary transport infrastructure and address cross boundary issues.</p> <p>Widespread support for the policy approach, including from 15 Parish Councils, Cambridge City Council and Cambridgeshire County Council. Comments suggest links between villages are poor and the loss of facilities and services are making residents dependent on transport. Suggestions were made for improvements</p>

	<p>to bus and cycle infrastructure, including the need for better connectivity with the existing network to the main centres, and also a need to consider cross-boundary issues.</p> <p>The development strategy in the Local Plan should ensure development is located in the most appropriate locations, minimising, wherever possible, the need to travel to meet day to day needs. Whilst travel options may be more limited for rural areas, often due to greater distances to travel and/or less infrastructure and availability, the objective should remain as providing travel choice to the nearest centres with facilities and services, and evidence shows people are increasingly using sustainable modes. The policy is flexible enough to allow a range of measures to be sought from developers to encourage sustainable travel, including infrastructure for walking, cycling and public transport, which should address comments received. The policy brings together and consolidates existing LDF policies TR/1 Planning for Sustainable Travel, TR/3 Mitigating Travel Impacts and TR/4 Non-motorised modes as they are closely interrelated. The policy also incorporates cumulative impacts and addresses cross boundary issues, in response to comments received.</p>
Policy included in the draft Local Plan?	Policy TI/2: Planning for Sustainable Travel

<b>Issues and Options 2012 Issue 98</b>	<b>Transport Assessments and Travel Plans</b>
Key evidence	<ul style="list-style-type: none"> <li>• Cambridgeshire Local Transport Plan</li> <li>• Cambridge Corridor Area Transport Plans</li> </ul>
Existing policies	Development Control Policies DPD: Mitigating Travel Impact (TR/3)
Analysis	<p>The National Planning Policy Framework (paragraph 30) states ‘Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. 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.’</p> <p>‘Local authorities should work with neighbouring authorities and transport providers to develop strategies for the provision of viable infrastructure necessary to support sustainable development...’ (paragraph 31)</p> <p>‘All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment.’ (paragraph 32)</p> <p>The current policy threshold for requiring a Transport Assessment</p>

	<p>and Travel Plan conforms with PPG13. The NPPF does not define 'significant amounts of movement'.</p> <p>South Cambs has high levels of through traffic and long distance commuting, both on the trunk road and the county's primary road network. High house prices, results in substantial amounts of travel from elsewhere in the county or beyond into Cambridge. Radial routes into the city are regularly congested, particularly during peak periods, and traffic queues often back up into South Cambs with resultant impacts on air quality, safety, noise etc. for local communities living nearby. The level of growth planned for South Cambs and Cambridge will put further pressure on existing transport infrastructure and will require a proportionate investment to develop the transport network. There are capacity issues on some routes which could impact on the ability to accommodate further development without investment to resolve congestion issues.</p> <p>Given the existing constraints on parts of the transport network even small levels of additional traffic may be considered to have a significant impact, therefore it may be appropriate to set a local threshold for when a Transport Assessment and Travel Plan will be required.</p> <p><b>Potential for Reasonable Alternatives:</b> Given the existing constraints on parts of the transport network it is proposed to maintain the current policy threshold for the requirement of a Transport Assessment and Travel Plan. Smaller developments may still be required to submit them when there are particular transport issues.</p> <p>(The level of detail required (i.e. Transport Assessment or Statement) will depend on the development proposal, location and existing conditions. Where appropriate, a Travel Plan will be required to demonstrate potential to achieve a sustainable modal split).</p>
Which objectives does this issue or policy address?	Objective F: To maximise potential for journeys to be undertaken by sustainable modes of transport including walking, cycling, bus and train.
Final Issues and Options Approaches	<p><b>Question 98:</b></p> <p><b>A:</b> 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><b>B:</b> Should an alternative threshold be used, if so what, and why?</p>
Initial Sustainability Appraisal Summary	The assessment of travel impacts, and the longer term measures to support sustainable travel offered by Travel Plans, again have potential to contribute significantly to achievement of the transport objectives. Continued use of sustainable modes could also contribute to health objectives.

Representations Received	<p><b>Question 98A:</b> Support: 57, Object: 0, Comment: 4</p> <p><b>Question 98B:</b> Support: 2, Object: 4, Comment: 6</p>
Key Issues from Representations	<p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• 15 Parish Councils and Cambridgeshire County Council support current approach.</li> <li>• Impact of any development should be taken into account and meet the demands sustainably.</li> <li>• Developments should not be located in areas that increase travel demands.</li> <li>• Given the constraints on the network, even small developments may have significant impact – consider very localised impacts.</li> <li>• Assess impact on existing settlements and capacity of roads.</li> <li>• Essential that Transport Assessment is examined carefully to check realistic - critical factor in determining whether development is allowed.</li> <li>• 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&amp;R).</li> <li>• Consider cumulative impacts of smaller developments and utilising area wide Travel Plans. Require monitoring and enforcement.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Need to define ‘particular transport implications’.</li> <li>• 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.</li> <li>• More speed limits and traffic calming in villages.</li> <li>• 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.</li> <li>• 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.</li> <li>• Suggest that thresholds for residential and commercial developments should double.</li> <li>• 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.</li> </ul>
Preferred Approach and Reasons	<p>Include within the planning for sustainable travel policy a requirement for development to mitigate its travel impacts, and require larger developments and developments with significant traffic impacts to provide a Transport Assessment and Travel Plan, with smaller developments providing a Transport Statement.</p> <p>There was widespread support for the current policy approach, which</p>

	<p>is working well.</p> <p>The policy will retain the current thresholds for requiring 'larger developments' and those with 'significant impacts' to provide Transport Assessments and Travel Plans, with smaller developments providing a less detailed Transport Statement, but take into consideration the cumulative impacts and allow greater flexibility to allow the provision of area-wide Travel Plans, in response to comments received.</p>
Policy included in the draft Local Plan?	Policy TI/2: Planning for Sustainable Travel

<b>Issues and Options 2012 Issue 99</b>	<b>How Car Parking is provided within Residential Developments</b>
Key evidence	<ul style="list-style-type: none"> <li>• South Cambridgeshire District Design Guide Supplementary Planning Document</li> <li>• Cambridgeshire Design Guide for Streets and the Public Realm</li> </ul>
Existing policies	Development Control Policies DPD: Car and Cycle Parking Standards (TR/2)
Analysis	<p>The National Planning Policy Framework (paragraph 39) states, 'If setting local parking standards for residential and non-residential development, local planning authorities should take into account:</p> <ul style="list-style-type: none"> <li>• the accessibility of the development;</li> <li>• the type, mix and use of development;</li> <li>• the availability of and opportunities for public transport;</li> <li>• local car ownership levels; and</li> <li>• an overall need to reduce the use of high-emission vehicles.' <p>This represents a change of policy from previous government guidance (PPG13), which specifically required maximum parking standards to be set.</p> <p>Car ownership and car use should not be confused as being the same. Where good convenient pedestrian or cycle routes, or public transport, facilities are provided, people may choose to use those in preference to driving for regular journeys. However they will very likely own a car for convenient use for other journeys.</p> <p>Dwelling size and type are major factors in determining car ownership levels. Larger dwellings are more likely to be inhabited by more people of driving age and/or households with larger incomes, whilst smaller dwellings tend to be occupied by single-person households. In rural areas such as South Cambs car ownership levels are comparable for both rented and owner-occupied households, as there is a greater dependence on using private cars to access facilities.</p> </li></ul>

Overall the average number of vehicles per household identified in the 2001 census falls within the policy requirement; with average vehicle ownership levels per household in all the Rural Centres and Minor Rural Centres, except one, being 1.5 or less; and average vehicle ownership levels per household in Group Villages and Infill Villages being between 1.6 and 2.0, except for seventeen villages which have lower levels due generally to having good access to facilities.

The Council's current plan reflects previous national policy and includes a set of maximum standards, indicating the maximum number of spaces per house allowed in a development. The Council could continue this approach, which could help promote more sustainable travel choice, but it could also mean insufficient parking where ownership is high, particularly in more remote parts of the district. This can result in spill-over parking in inappropriate and sometimes dangerous locations, causing nuisance and/or hazard to other road users. In particular, comments made to the Council about new developments are often that the road widths are too narrow and yet on-street parking takes place anyway and causes problems for other road users.

The use of the car may be becoming both more restricted and expensive but ownership of cars is expected to grow until 2021. This would suggest levels of car parking need to rise to accommodate the extra vehicles. The 2001 census showed average vehicle ownership levels per household in South Cambridgeshire's larger villages as typically 1.5 or less; and smaller villages typically between 1.6 and 2.0. The 2011 census figures are not yet available. In response, the local plan could raise the current maximum standards in the new Local Plan to allow for current and future levels of demand.

A further option would be to include no standard. This would allow for a design-led approach whereby car parking provision could be tailored to reflect the specific development in terms of its location (whether there are local services available which may reduce the need to travel long distances by car), the density of development, the residential properties proposed (whether flats or large houses), together with consideration of any 'smart' measures being incorporated into the development, (such as car clubs), which may reduce the level of need for private car parking.

This third approach could potentially lead to better quality of built design, with potentially less land required for car parking if it is provided in innovative way, for example on appropriately designed streets and/or in small communal car parking areas which can be designed into the 'street scene'. It would allow greater flexibility for some developments, in appropriate locations, to reduce overall

	<p>levels of car parking. Disadvantages are that it would provide less clarity to developers.</p> <p><b>Potential for Reasonable Alternatives:</b> A range of alternative approaches has been identified:</p> <ul style="list-style-type: none"> <li>i. Current policy sets a maximum standard of an average of <u>1.5 spaces per dwelling, up to a maximum of 2 spaces per 3 or more bedrooms in poorly accessible areas</u> (garages count as parking spaces). Lower parking levels may be sought in areas with good accessibility to services, facilities, and public transport in appropriate circumstances.</li> <li>ii. An alternative option is that the level of provision could be raised slightly to take into account rising levels of car ownership. This could retain an average of <u>1.5 spaces per dwelling for developments on the edge of Cambridge</u>, but increase to an average of <u>2 spaces per dwelling across the remainder of district</u>, with an average of <u>2.5 spaces per 3 or more bedrooms in less accessible areas</u>.</li> <li>iii. A further option could be to remove all car parking standards and make developers determine a suitable level of car parking provision through a comprehensive design-led approach, reflecting the location, (whether there are local services available which may reduce the need to travel long distances by car), the density of development, the residential properties proposed (whether flats or large houses), together with consideration of any ‘smart’ measures being incorporated into the development, (such as car clubs), which may reduce the level of need for private car parking. The developer would need to demonstrate that they have provided enough car parking to ensure highway safety. Further guidance could be provided in the District Deign Guide SPD.</li> </ul>
Which objectives does this issue or policy address?	Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.
Final Issues and Options Approaches	<p><b>Question 99:</b> <b>A:</b> What approach should the Local Plan take towards residential car parking standards? (note – all options are subject to achieving appropriate highway safety)</p> <ul style="list-style-type: none"> <li>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.</li> <li>ii. Maximum parking standards - an average of 1.5 spaces per dwelling for developments on the edge of Cambridge, but increase to an average of 2 spaces per dwelling across the</li> </ul>



	<p>remainder of district, with an average of 2.5 spaces per 3 or more bedrooms in poorly accessible areas.</p> <p>iii. Remove all car parking standards and adopt a design-led approach to car parking provision in new developments.</p> <p><b>B:</b> Are there any alternative polices or approaches you think should be included?</p>
<p>Initial Sustainability Appraisal Summary</p>	<p>The impact on objectives such as achieving sustainable transport depends on whether parking standards actually curb car use or discourage car ownership, balanced with the negative impact on creating places which work well if there is inadequate provision. This uncertainty is reflected in the scoring. Options setting maximum standards have positive impact on land objective, as they reduce the land taken up potentially by parking. The option proposing higher levels would require additional land, but it would still be subject to a specific limit. A design led approach (option iii) would deliver less certainty, although it could actually use land more efficiently by adding flexibility to reflect site specific circumstances.</p> <p>Setting a slightly higher standard could have a positive impact on creating good spaces, as it could lead to better management of the car. The same is true of the design led approach. It would give less certainty given the greater flexibility, but it would allow parking to be tailored to the location and the opportunities of the site.</p>
<p>Representations Received</p>	<p><b>Question 99Ai:</b> Support: 1, Object: 6, Comment: 1</p> <p><b>Question 99Aii:</b> Support: 16, Object: 1, Comment: 4</p> <p><b>Question 99Aiii:</b> Support: 19, Object: 2, Comment: 3</p> <p><b>Question 99B:</b> Support: 1, Object: 0, Comment: 16</p> <p><b>Other comments:</b> Support: 1, Object: 3, Comment: 10</p>
<p>Key Issues from Representations</p>	<p><b>Question 99Ai</b></p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Maximum standards should not preclude design-led approach.</li> <li>• Most realistic option.</li> <li>• Enough if there is good public transport e.g. at Northstowe and Waterbeach and close to guided busway stops.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Too restrictive.</li> <li>• Current policy having negative impacts, but no impact on car usage.</li> </ul> <p><b>COMMENTS:</b></p>

- 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.

**Question 99Aii**

**SUPPORT:**

- 11 Parish Councils support a higher maximum standard.
- Must be enough parking for residents and visitors where public transport is not adequate, to stop car unsightly parking. Unrealistic to expect rely on public transport, cycling or walking.
- Provision currently too low - results in dangerous parking putting pedestrians and other road users at risk.

**OBJECTIONS:**

- Too restrictive.

**COMMENTS:**

- Policy must be worked through together with design guidelines for room sizes, street widths and design etc.
- If inadequate off road parking is supplied, road width and design must take into consideration cars will be parked on streets (safety).
- 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.

**Question 99Aiii**

**SUPPORT:**

- 9 Parish Councils support design-led approach – could encourage innovation but warned developers could use it to reduce costs.
- 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.
- The other two options have caused conflict in the past with planners accused of a lack of realism.
- 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.

**OBJECTIONS:**

- This would be a disaster.
- Would lead to additional burden for every scheme to justify approach, uncertainty, and possibly reason for refusal.

**COMMENTS:**

- Guidance should be dependent on site characteristics and proximity to public transport nodes.

**Question 99B**

**COMMENTS:**

- Return to minimum standards – 2 Parish Councils support view, one suggests 2 spaces.
- Remove 'maximum' and include 'target' provision. Avoids being prescriptive - precludes innovative design / results in extensive negotiations. Can deal with site specific issues.
- Research shows car ownership is much reduced where car clubs are available.
- Consider impact of more older people driving and whilst not 'disabled' might have restricted mobility and consequently may require wider spaces.
- 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.
- Needs to be considered with Issue 100.
- Forcing people to use public transport by limiting parking does not work.
- 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.

**Other comments:**

- 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.
- 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.
- Encourage developments close to guideway route with less parking than developments more than 1.5km from guideway stops.

Preferred Approach and Reasons	<p>Include a parking provision policy setting out car and cycle parking standards in new developments. The policy will include indicative car parking standards and minimum cycle parking standards, with developers required to demonstrate appropriate provision through a design-led approach, taking into consideration the site location, type and mix of uses, car ownership levels, availability of local services, facilities and public transport, and highway and user safety issues, as well as ensuring appropriate parking for people with impaired mobility.</p> <p>There was more support for increasing the maximum standards, to reflect the increasing levels of car ownership and the existing problems caused by insufficient car parking, or for adopting a design-led approach. It was also suggested that the standards could be used as a target rather than an absolute requirement.</p> <p>To reflect the comments received, the residential car parking standard has been raised to 2 spaces and the policy provides guidance whilst maximising flexibility through a design-led approach, allowing different approaches for different locations and types of development. In conjunction with the Design Principles policy, it should allow for innovative design solutions where the car can be accommodated within developments instead of dominating them. The policy continues to provide flexibility to reduce the amount of car parking through the use of shared parking and other smart measures, such as car clubs.</p>
Policy included in the draft Local Plan?	Policy TI/3: Parking Provision

<b>Issues and Options 2012 Issue 100</b>	<b>Allocation of Car Parking within Residential Developments</b>
Key evidence	<ul style="list-style-type: none"> <li>• South Cambridgeshire District Design Guide Supplementary Planning Document</li> <li>• Cambridgeshire Design Guide for Streets and the Public Realm</li> </ul>
Existing policies	Development Control Policies DPD: Car and Cycle Parking Standards (TR/2)
Analysis	<p>The CLG's publication Residential Car Parking Research (May 2007) highlights that allocating car parking spaces to specific properties reduces the efficiency of car parking provision as not all households own a car. Car parking spaces will be provided but not used, especially where this provision is on-plot, whilst some other households may have more cars than allocated spaces, requiring additional spaces to be provided to accommodate these vehicles. Maximum flexibility and therefore efficient use of car parking spaces is attained through providing unallocated parking spaces. To maximise the efficiency of car parking provision the allocation of</p>

	<p>more than half of parking spaces is discouraged. The developer should propose a design-led approach to the incorporation of car parking within the development, appropriate to the site location and the residential typologies proposed, that addresses the need for allocated and / or unallocated spaces for residents and visitor parking. Some scales and locations of development may enable provision of alternatives such as car clubs to be provided.</p> <p>Provision of unallocated parking also allows for provision of electric charging points for cars in locations accessible to the whole development and provision of car sharing schemes.</p> <p><b>Potential for Reasonable Alternatives:</b></p> <ul style="list-style-type: none"> <li>i. In order to maximise the efficiency of car parking provision across the whole development, it could require parking spaces to not be allocated to individual properties. This would reduce the overall levels of car parking needed to serve the development as a whole.</li> <li>ii. An alternative option would be to only allocate a proportion of car parking spaces needed to serve the whole development to individual properties, for example one space per dwelling. The design of the development could incorporate safe areas on-street or in designated areas to ensure additional cars can be parked without nuisance or hazard to other road users. This could ensure that on-street parking is properly designed into a development and help avoid the concerns often raised about new developments.</li> <li>iii. Alternately the Local Plan could not set a specific requirement, and the issue could be left to the design of individual developments to consider.</li> </ul>
Which objectives does this issue or policy address?	Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.
Final Issues and Options Approaches	<p><b>Question 100</b></p> <p><b>A:</b> What approach should the Local Plan take to the allocation of car parking spaces in residential developments?</p> <ul style="list-style-type: none"> <li>i. The Local Plan should maximise the efficiency of car parking provision by not allocating any residential car parking to individual properties.</li> <li>ii. The Local Plan should only allocate a proportion of the car parking spaces to individual properties.</li> <li>iii. The Local Plan should not address the allocation of parking spaces, and it should be left to the design of individual</li> </ul>

	<p>developments.</p> <p><b>B:</b> Are there any alternative polices or approaches you think should be included?</p>
Initial Sustainability Appraisal Summary	<p>The non-allocation of parking spaces would support the land objective, as it would deliver the most efficient use of land. It could contribute to objectives regarding townscape and creating good spaces, as it could lead to environments which manage parking well, integrated with the design of the development, but this would depend on implementation. There is also uncertainty over the crime objective, as it could result in cars parked away from properties, but again this could be addressed by effective design.</p>
Representations Received	<p><b>Question 100Ai:</b> Support: 1, Object: 6, Comment: 1</p> <p><b>Question 100Aii:</b> Support: 10, Object: 1, Comment: 2</p> <p><b>Question 100Aiii:</b> Support: 18, Object: 1, Comment: 1</p> <p><b>Question 100B:</b> Support: 3, Object: 0, Comment: 8</p> <p><b>Other comments:</b> Support: 0, Object: 1, Comment: 7</p>
Key Issues from Representations	<p><b>Question 100Ai</b></p> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 3 Parish Councils consider all parking should be provided on-plot not communal / on-street.</li> <li>• Develops potential for overspill or commuter parking and for introduction of parking fees such as "resident parking permits".</li> <li>• More dangerous having to walk any distance, with children and bags, particularly if you have to cross the road.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Should be left to design of individual developments but with minimum standards.</li> </ul> <p><b>Question 100Aii</b></p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• 5 Parish Councils support allocating a proportion - one suggests minimum of 2 spaces.</li> <li>• Anything else will likely result in unwanted friction between neighbours as car ownership increases.</li> <li>• Works in Switzerland - informal network ensuring allocated</li> </ul>

	<p>spaces are used, not necessarily by the residents of the dwelling owning the allocation.</p> <ul style="list-style-type: none"> <li>• At least one space provided per dwelling. Many people would be loath to leave vehicles in communal parking bays, possibly out of sight.</li> <li>• In rural communities, driveway parking should be allocated with a minimum allocation of 2 spaces per property.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> </ul> <p><b>Question 100Aiii</b></p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Cambridgeshire County Council and 10 Parish Councils support a design-led approach - allows different approaches for different target groups and for different locations.</li> <li>• Developers and Planners need to agree a suitable provision for each development.</li> <li>• At least one car space plus parking for visitors as minimum.</li> <li>• Gives the flexibility for innovative design, ideas, and provision based on need, demand. Most likely to provide what is needed.</li> <li>• Aim for higher on-site parking in more rural areas where car ownership is a necessity and land prices are less.</li> <li>• Attention should be given to ensuring any on street parking/visitor spaces are well integrated.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Developer will have no vested interest in serving needs of community as purely profit-motivated.</li> </ul> <p><b>Question 100B</b></p> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• All residences should have garage space, or easy access to charging points.</li> <li>• Parking should be adequate for family vehicles, people who need extra space for mobility etc.</li> </ul> <p><b>Other comments</b></p> <ul style="list-style-type: none"> <li>• Road widths in new developments are too narrow and on-street parking takes place anyway, causes problems for other road users.</li> <li>• 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</li> </ul>
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	<p>by one occupant may well be used by the next occupant.</p> <ul style="list-style-type: none"> <li>• What about underground parking allocation?</li> <li>• Avoid being overly prescriptive - preclude innovative design, impede new solutions and result in extensive negotiations. Need discretion and ability to deal with site specific circumstances.</li> <li>• Car ownership is increasing - should have appropriate parking. If unallocated, adequate on road parking should be provided with wide enough roads and good visibility to ensure safety.</li> </ul>
Preferred Approach and Reasons	<p>Include within the parking provision policy a requirement that within residential developments at least one car parking space is allocated per property within the curtilage.</p> <p>There was a mixed response, with more support for allocating a proportion of car parking spaces or leaving it to a design-led approach. Concerns were raised that roads need to be suitable to accommodate parked cars safely if there was not sufficient provision made on-plot. A comment was made that parking provision should enable the charging of electric plug-in vehicles.</p> <p>The policy provides flexibility to allow developers to demonstrate through a design-led approach, in conjunction with the overall level of provision, how best to accommodate car parking within the development. This will be delivered in conjunction with the Design Principles policy. There is however, a requirement that in residential developments at least one car can be parked within the curtilage, which would allow for charging of an electric vehicle, in response to comments received.</p>
Policy included in the draft Local Plan?	Policy TI/3: Parking Provision

<b>Issues and Options 2012 Issue 101</b>	<b>Residential Garages</b>
Key evidence	<ul style="list-style-type: none"> <li>• South Cambridgeshire District Design Guide Supplementary Planning Document</li> <li>• Cambridgeshire Design Guide for Streets and the Public Realm</li> </ul>
Existing policies	
Analysis	<p>Current policy counts garages towards parking provision. However, where developers provide garages they are often of a size standard that relates to older cars of smaller size than their modern counterparts and residents find it difficult to garage their vehicles, resulting in garages being under used. Also residents frequently use garages as storage, due to the inadequate levels of storage provided within homes, which also displaces parking. For garages to count towards parking provision they should be of a minimum size to address the required purposes.</p>



	<p><b>Potential for Reasonable Alternatives:</b> The Local Plan could specify minimum dimensions for residential garages that are able to accommodate modern cars, cycles and other storage needs before they can be counted towards car parking provision.</p>
Which objectives does this issue or policy address?	Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.
Final Issues and Options Approaches	<p><b>Question 101:</b> What approach should the Local Plan take to residential garages?</p> <ul style="list-style-type: none"> <li>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; or</li> <li>ii) Not address the issue of residential garage sizes.</li> </ul>
Initial Sustainability Appraisal Summary	There are clear benefits to ensuring garages can accommodate cars, for the efficient use of land, and for townscape and creating places, as it could reduce the need for cars to be parked elsewhere.
Representations Received	<p><b>Question 101i:</b> Support: 42, Object: 0, Comment: 2  <b>Question 101ii:</b> Support: 7, Object: 1, Comment: 0  <b>Other comments:</b> Support: 0, Object: 1, Comment: 3</p>
Key Issues from Representations	<p><b>Question 101i</b></p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Cambridge City Council, Cambridgeshire County Council and 21 Parish Councils support approach.</li> <li>• Do not allow developers to build any more estates where people are forced to park on narrow roads as garages are not big enough.</li> <li>• Garages should be large enough for family vehicles and for the driver to get in/out, whatever their level of mobility/size.</li> <li>• In conjunction with issues 99 &amp;100 ensuring adequate and safe parking is allocated for each dwelling.</li> <li>• If cycle storage is shared with car parking the garage should be enlarged to suit both.</li> <li>• Consideration should be given to double garages. Learn from difficulties in provision of car parking in urban extensions.</li> <li>• Without, there is a risk that developers will cut the provision of this most useful space.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Do not specify bigger garages for ever larger cars - current fad for 4x4s will not last as fuel prices rise and more people take CO<sub>2</sub> emission seriously.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Most new garages are so small that although a car can be driven</li> </ul>

	<p>into one, it is impossible to open the door and get out!</p> <p><b>Question 101ii</b></p> <p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• 2 Parish Councils support approach.</li> <li>• Overkill for such detail.</li> <li>• 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.</li> </ul> <p><b>Other comments</b></p> <ul style="list-style-type: none"> <li>• Avoid being overly prescriptive - preclude innovative design, impede new solutions and result in extensive negotiations. Need discretion and an ability to deal with site specific circumstances.</li> <li>• Policy to restrict conversion of domestic garages to additional rooms should be considered.</li> <li>• Provision of other storage options (e.g. sheds) could release garages for car use, at lower cost.</li> </ul>
<p>Preferred Approach and Reasons</p>	<p>Include within the parking provision policy the specification that only garages over the minimum size can count towards car parking provision - the minimum size should be 3.3m x 6m. Where garages are also to provide for secure storage of cycles (to meet cycle parking standards), the minimum size should be increased by 1m at the end and/or 650-750mm at the side.</p> <p>There is considerable support for only counting garages towards car parking provision where they meet a minimum size threshold, with comments that modern garages are not fit for purpose with larger modern cars and the need for storage, including for cycles. This has created parking problems in some areas where garages have been counted but not used.</p> <p>The Building Regulations do not specify minimum sizes, there are no British Standards and there is no legal minimum. However, the District Design Guide SPD recommends internal dimensions of 3.3m x 6m, and could include additional flexibility of 1m at the end and/or 650-750mm at the side to allow for cycle storage. Concern was also raised that garages have been converted resulting in inappropriate parking.</p> <p>The parking provision policy provides flexibility to developers to provide appropriate car and cycle parking in developments, which can include cycle parking in garages or other secure locations such as a shed. Garages need not count towards car parking provision, but where they are counted the policy ensures they are a suitable size to be fit for purpose, particularly if they are being used for cycle parking as well. In addition, planning conditions may be required to prevent the conversion of the garage where it provides the only</p>

	parking space within the curtilage, in response to a concern raised.
Policy included in the draft Local Plan?	Policy TI/3: Parking Provision

<b>Issues and Options 2012 Issue 102</b>	<b>Car Parking Standards for Other Types of Developments</b>
Key evidence	<ul style="list-style-type: none"> <li>• South Cambridgeshire District Design Guide Supplementary Planning Document</li> <li>• Cambridgeshire Design Guide for Streets and the Public Realm</li> </ul>
Existing policies	Development Control Policies DPD: Car and Cycle Parking Standards (TR/2)
Analysis	<p>The Council's existing plan includes maximum parking standards for non-residential development, providing a range of different thresholds for different uses including employment, retail and community uses. Whilst these are maximum standards, the Council may still require a certain level of parking from individual developments on a case by case basis, in order to secure highway safety.</p> <p>Current parking standards for non-residential uses seek to maximize opportunities to share car parking where uses permit; for example where uses require parking at different times of day.</p> <p>The provision of disabled car parking bays will need to comply with the Disability Discrimination Act and Part M of the Building Regulations.</p> <p><b>Potential for Reasonable Alternatives:</b> The Council's current plan sets maximum parking standards for a range of non-residential uses. It also encourages shared use of car parking, particularly in mixed-use developments where there is a mixture of day time and night time uses. These could be carried forward into the new Local Plan.</p>
Which objectives does this issue or policy address?	Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.
Final Issues and Options Approaches	<b>Question 102:</b> Should the Local Plan carry forward the maximum parking standards for non-residential development included in its existing plan?
Initial Sustainability Appraisal Summary	Controlling parking at the destination could encourage use of sustainable modes. It also supports efficient use of land, and the creation of environments less dominated by the car.
Representations Received	Support: 19, Object: 4, Comment: 13
Key Issues from	<b>SUPPORT:</b>

<p>Representations</p>	<ul style="list-style-type: none"> <li>• 11 Parish Councils support.</li> <li>• 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?</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Avoid being overly prescriptive - preclude innovative design, impede new solutions and result in extensive negotiations. Need element of discretion and an ability to deal with site specific circumstances.</li> <li>• 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.</li> <li>• Should be specific to South Cambridgeshire – bring forward new standards that take local circumstances into account.</li> <li>• Risks getting out of date quite quickly not to mention appearing to sail against the stream.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Should ensure provision is adequate and does not result in overflow parking on neighbouring roads.</li> <li>• 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.</li> <li>• 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.</li> <li>• Should reflect the location of the development and be sufficient to avoid problems of on-street parking.</li> <li>• 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.</li> <li>• If carry forward current maximum car parking standards, policy should allow for the application of issues in NPPF (para 39).</li> </ul>
<p>Preferred Approach and Reasons</p>	<p>Include a parking provision policy setting out car and cycle parking standards in new developments. The policy will include indicative car parking standards and minimum cycle parking standards, with developers required to demonstrate appropriate provision through a design-led approach, taking into consideration the site location, type and mix of uses, availability of public transport, and highway and user safety issues, as well as ensuring appropriate parking for people with impaired mobility.</p> <p>There was broad support for the current approach, although comments were made about avoiding wasteful expanses of parking</p>

	<p>but also ensuring sufficient provision to avoid spill-over into adjoining streets. Non-residential car parking is also an important ‘tool’ in encouraging sustainable travel as part of the Travel Plan. A comment was made about charging of electric cars in respect of the residential parking standards, but is also relevant for other uses if they are to be a practical option in the future.</p> <p>The policy provides flexibility to allow developers to demonstrate through a design-led approach, in conjunction with the overall level of provision, how best to accommodate car parking within the development. The parking provision policy includes a requirement that at least one residential car parking space is allocated to the property and provided on-plot to enable the home owner to charge an electric plug-in vehicle. Other developments will be required to address the issue of electric charging points through the Travel Plan.</p>
Policy included in the draft Local Plan?	Policy TI/3: Parking Provision

<b>Issues and Options 2012 Issue 103</b>	<b>Cycle Parking Standards</b>
Key evidence	<ul style="list-style-type: none"> <li>• South Cambridgeshire District Design Guide Supplementary Planning Document</li> </ul>
Existing policies	Development Control Policies DPD: Car and Cycle Parking Standards (TR/2)
Analysis	<p>The National Planning Policy Framework (paragraph 30) states ‘Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. 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.’</p> <p>Nearly all of South Cambs is within 10km of Cambridge or a market town, which is a reasonable cycling distance.</p> <p>The current district-wide approach to cycle parking is a minimum of 1 secure cycle space per dwelling, although higher standards apply to developments on the edge of Cambridge and Northstowe. Given the emphasis on encouraging more sustainable travel this is very low and the plan could include higher standards.</p> <p>One approach would be to require one space per bedroom, similar to the Cambridge City standards.</p> <p><b>Potential for Reasonable Alternatives:</b></p> <p>Retain existing minimum cycle parking standards.</p>

	<p>Retain minimum cycle parking standards but set new higher levels of provision.</p> <p>Do not set any cycle parking standards and use a design-led approach where developers justify their parking provision through the Transport Assessment / Transport Statement / Travel Plan.</p>
Which objectives does this issue or policy address?	<p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p> <p>Objective F: To maximise potential for journeys to be undertaken by sustainable modes of transport including walking, cycling, bus and train.</p>
Final Issues and Options Approaches	<p><b>Question 103:</b></p> <p><b>A:</b> What approach should the Local Plan take towards cycle parking standards?</p> <ul style="list-style-type: none"> <li>i) Retain the current minimum cycle parking standards for different types of development.</li> <li>ii) Continue to set minimum cycle parking standards for different types of development, but develop new higher levels of provision.</li> <li>iii) Remove cycle parking standards, but include a policy requiring cycle parking provision, adopting a design-led approach</li> </ul> <p><b>B:</b> Are there any alternative polices or approaches you think should be included?</p>
Initial Sustainability Appraisal Summary	<p>Requiring cycle parking clearly contributes to sustainable transport, and objectives for improving health. The design led approach (option Aiii) introduces a greater level of uncertainty, but provides the opportunity to tailor the provision to the circumstances and opportunities of the individual development. It is not clear whether the higher standards (option Aii) would significantly improve achievement of the objectives, but they would reflect the more significant opportunities available where shorter travelling distances are required.</p>
Representations Received	<p><b>Question 103Ai:</b> Support: 3, Object: 0, Comment: 2</p> <p><b>Question 103Aii:</b> Support: 22, Object: 1, Comment: 3</p> <p><b>Question 103Aiii:</b> Support: 11, Object: 2, Comment: 0</p> <p><b>Question 103B:</b> Support: 0, Object: 0, Comment: 3</p>
Key Issues from Representations	<p><b>Question 103Ai</b></p> <p><b>COMMENT:</b></p> <ul style="list-style-type: none"> <li>• Support principle but level of provision should be proportionate. One space per bedroom is too much and leads to over provision.</li> </ul> <p><b>Question 103Aii</b></p>

**SUPPORT:**

- 9 Parish Councils and Cambridge City Council support.
- Including standards should not preclude design-led approach.
- High quality provision of appropriate levels is important in ensuring success of new developments. Be proactive 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 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.
- Adopt all measures that might lead to increase in cycle ownership and security if number of miles cycled is to increase.
- Support combination of design-led and minimum standards. Use of 'visitor parking' sheffield stands for secure locking, as part of residential/street infrastructure encourages local cycle trips.
- Standard should be 1 space per bedroom, undercover and lockable – e.g. garage / shed.
- 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 to work. Travel plans need to be implemented, monitored and enforced to ensure this provision is taken up.

**OBJECTIONS:**

- Support principle but the level of provision should be proportionate. One space per bedroom is far too much and leads to over provision.

**Question 103Aiii****SUPPORT:**

- 6 Parish Councils support.
- Encourages planners to follow current trends.

**OBJECTIONS:**

- Minimum levels should continue to be applied.

**COMMENTS:**

- 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.

**Question 103B**

	<p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>Secure cycle space should also be considered at bus stops, given some stops are some distance from housing.</li> <li>Cycle parking standards should be reviewed and updated to reflect local circumstances.</li> <li>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.</li> </ul> <p><b>Other comments</b></p> <ul style="list-style-type: none"> <li>Promoting cycling is commendable - note that cycling can be seasonal and many cyclists own and use cars - cannot be relied upon for modal shift.</li> <li>Avoid being overly prescriptive - preclude innovative design, impede new solutions and result in extensive negotiations. Need element of discretion and an ability to deal with site specific circumstances.</li> <li>It is astonishing that current standards are for 1.5 cars per dwelling but only 1 bike!</li> <li>It is not clear why this is necessary.</li> </ul>
<p>Preferred Approach and Reasons</p>	<p>Include a parking provision policy setting out car and cycle parking standards in new developments. The policy will include indicative car parking standards and minimum cycle parking standards, with developers required to demonstrate appropriate provision through a design-led approach, taking into consideration the site location, type and mix of uses, availability of public transport, and highway and user safety issues.</p> <p>Clear support for including higher cycle parking standards for residential developments, including in conjunction with a design-led approach.</p> <p>The policy raises the residential cycle parking standard to one space per bedroom and allows flexibility for how cycle parking can be accommodated within developments. For example within residential developments cycle parking may be provided within garages and/or alternative secure facilities, taking into consideration the type and location of development. However, where garages are counted towards car parking provision (see Issue 101) and storage of cycles, the minimum size should be increased by 1m at the end and/or 650-750mm at the side.</p>
<p>Policy included in the draft Local Plan?</p>	<p>Policy TI/3: Parking Provision</p>

<p><b>Issues and Options 2012</b></p>	<p><b>Rail Freight Interchanges</b></p>
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<b>Issue 104</b>	
Key evidence	Cambridgeshire Local Transport Plan
Existing policies	<ul style="list-style-type: none"> <li>• Development Control Policies DPD: Rail Freight Interchanges (TR/5)</li> <li>• Site Specific Policies DPD: Rail Freight (SP/18)</li> </ul>
Analysis	<p>The National Planning Policy Framework (paragraph 31) states ‘Local authorities should work with neighbouring authorities and transport providers to develop strategies for the provision of viable infrastructure necessary to support sustainable development, including large scale facilities such as rail freight interchanges...’</p> <p>‘Plans and decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised.’ (paragraph 34)</p> <p>Cambridgeshire’s roads have higher than the national average heavy commercial vehicle traffic and the use of inappropriate routes can have considerable impacts on villages. Freight traffic is predicted to quadruple by 2030. It is important freight generating uses are located in suitable locations and freight operators are using the most appropriate routes for their journeys, both of which should minimise environmental impacts on local communities. In addition, removing freight from roads onto rail will improve road traffic congestion and environmental impacts.</p> <p>Given the importance of supporting the economic prosperity of the Cambridge area and the forecast growth in freight traffic is untenable the Local Plan will need to facilitate and encourage the sustainable movement of freight, including a shift to rail wherever possible.</p> <p>Current policy permits the development of rail freight interchanges and safeguards existing sites.</p> <p><b>Potential for Reasonable Alternatives:</b></p> <p>Government guidance is to develop strategies for the provision of viable infrastructure necessary to support sustainable development, including large scale facilities such as rail freight interchanges, and current policies safeguard land to facilitate this approach.</p>
Which objectives does this issue or policy address?	Objective A: To support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and supporting the rural economy.
Final Issues and Options Approaches	<p><b>Question 104:</b> Should the Local Plan continue to protect rail freight interchange sites?</p> <p>Are there any alternative policies or approaches you think should be included?</p>

Initial Sustainability Appraisal Summary	Retains infrastructure with potential to get freight off the roads, which could benefit a number of objectives as a result of reduced road traffic, although no specific development is proposed.
Representations Received	Support: 31, Object: 0, Comment: 6
Key Issues from Representations	<p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• 12 Parish Councils support.</li> <li>• 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.</li> <li>• Only include those sites where it can be demonstrated that there will be no adverse effects on the natural environment.</li> <li>• 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.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Efforts should be made to encourage transit freight to use rail and not cause congestion on road infrastructure.</li> <li>• Work with others to encourage freight transfer from road to rail.</li> <li>• A freight equivalent of "park and ride" should be considered.</li> </ul>
Preferred Approach and Reasons	<p>Include a policy in the Local Plan to permit the development of rail freight interchanges where they accord with other policies in the Plan and safeguarding existing freight sites for this purpose.</p> <p>Clear support for continuing to protect rail freight interchange sites to encourage the modal shift of freight from road to rail and reduce the number of heavy lorries on the roads, reduce congestion, improve safety and cut emissions.</p> <p>Cambridgeshire's roads have higher than the national average heavy commercial vehicle traffic and freight traffic is predicted to quadruple by 2030. Use of inappropriate routes can have considerable impacts on villages. Given the importance of supporting the economic prosperity of the Cambridge area and that the forecast growth in freight traffic is untenable, the Local Plan will need to facilitate and encourage the sustainable movement of freight, including a shift to rail wherever possible.</p> <p>Government guidance is to develop strategies for the provision of viable infrastructure necessary to support sustainable development, including large scale facilities such as rail freight interchanges, and the policy safeguards land to facilitate this approach.</p>

Policy included in the draft Local Plan?	Policy TI/4: Rail Freight and Interchanges
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<b>Issues and Options 2012 Issue 105</b>	<b>Airfields and public safety zones</b>
Key evidence	South Cambridgeshire District Design Guide Supplementary Planning Document
Existing policies	Development Control Policies DPD: Aviation Related Development Proposals (TR/6)
Analysis	<p>The National Planning Policy Framework (paragraph 33) states ‘When planning for ports, airports and airfields that are not subject to a separate national policy statement, plans should take account of their growth and role in serving business, leisure, training and emergency service needs. Plans should take account of this Framework as well as the principles set out in the relevant national policy statements and the Government Framework for UK Aviation.’</p> <p>South Cambs has a long association with flying and there are a number of established aerodromes and smaller airfields in the district. Aviation contributes to national, regional and local economies and there are a number of industries established on local airfields. Airfields can raise environmental issues, which need careful consideration to balance the different interests that can be in conflict. In particular, noise resulting from flying activities has been a source of complaints in the past and is still a very sensitive issue in some areas of the district.</p> <p><b>Potential for Reasonable Alternatives:</b> There are a number of established aerodromes and smaller airfields in the district.</p> <p>The current policy provides a number of criteria for assessing new airfields or flying sites, to ensure all the impacts are fully considered and, where necessary, appropriate conditions are applied, to ensure they remain compatible with surrounding land uses.</p>
Which objectives does this issue or policy address?	<p>Objective A: To support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and supporting the rural economy.</p> <p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p>
Final Issues and Options	<p><b>Question 105:</b> <b>A:</b> Should the Local Plan continue to include a criteria-based policy</p>

Approaches	<p>for assessing and mitigating the impact of aviation related development proposals?</p> <p><b>B:</b> Are there any alternative polices or approaches do you think should be included?</p>
Initial Sustainability Appraisal Summary	<p>Aim of the option is to address noise and environmental issues, and therefore impacts on health.</p>
Representations Received	<p>Support: 25, Object: 0, Comment: 12</p>
Key Issues from Representations	<p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• 11 Parish Councils support.</li> <li>• 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.</li> <li>• Contribution of aviation operations to the prosperity of Cambridge area should be accepted and not obstructed.</li> <li>• 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.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Criteria for new airfields should be much stricter - consider not just current land use but also current sky use. Already lots of aviation activity.</li> <li>• 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.</li> <li>• 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 meet those requirements.</li> </ul>
Preferred Approach and Reasons	<p>Include an aviation related development policy in the Local Plan setting out the criteria for assessing the potential impacts of new aviation proposals and ensure, where necessary, appropriate conditions are applied.</p> <p>Clear support for a policy for assessing and mitigating the impacts of aviation related development proposals, with concern expressed about noise impacts and suggestion that the criteria should be stricter.</p> <p>There are a number of established aerodromes and smaller airfields in the district. Aviation contributes to national, regional and local economies and there are a number of industries established on local airfields. However, airfields can raise environmental issues, which need careful consideration to balance the different interests that can be in conflict. In particular, noise resulting from flying activities has</p>

	<p>been a source of complaints in the past and is still a very sensitive issue in some areas of the district.</p> <p>The current LDF policy approach to aviation-related development is 'sound' and consistent with the NPPF. This policy is rolled forward into the new Local Plan with minor amendments to update it.</p>
Policy included in the draft Local Plan?	Policy TI/5: Aviation-Related Development Proposals

<b>Issues and Options 2012 Issue 106</b>	<b>Cambridge Airport – Aviation Development</b>
Key evidence	
Existing policies	
Analysis	<p>Whilst Cambridge Airport remains in operation, consideration needs to be given to airport activity and the approach that would apply to any future aviation development proposals coming forward at Cambridge Airport in order to ensure that any development would not have a significant adverse effect on the environment and residential amenity. Whilst airports have permitted development rights which mean that some types of development in connection with the provision of services and facilities do not need planning permission, other proposals such as the construction or extension of a runway, or new passenger terminal above 500 square metres or increasing the size of the existing building by 15% or more would need planning permission and a policy to deal with any such proposals would be appropriate reasonable option for consultation.</p> <p><b>Potential for Reasonable Alternatives:</b> This option is to include a policy that would only permit aviation development at Cambridge Airport where it would not have a significant adverse effect on the environment and residential amenity. Whilst this approach will only apply where certain types of airport development need planning permission, it would allow for due consideration of the impact of any proposals on the surrounding environment and residential amenity.</p>
Which objectives does this issue or policy address?	Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.
Final Issues and Options Approaches	<p><b>Issue 106:</b> <b>A:</b> Should the Local Plan include a policy that would only permit aviation development at Cambridge Airport where it would not have a significant adverse effect on the environment and residential amenity?</p> <p><b>B:</b> Are there any alternative policies or approaches do you think</p>

	should be included?
Initial Sustainability Appraisal Summary	Primary goals of a policy would be to protect amenity and health, it would therefore have a positive benefit compared with having no policy.
Representations Received	Support: 25, Object: 5, Comment: 9
Key Issues from Representations	<p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• 9 Parish Councils support.</li> <li>• Required to maintain the character and limit noise pollution.</li> <li>• Importance in underpinning the economic vitality of South Cambs and Cambridge City should also be a consideration.</li> <li>• Links strongly to major site selection criteria.</li> <li>• Cambridge City Council – Both Councils are consulting on options and will continue to work together to develop appropriate policies.</li> <li>• 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.</li> <li>• 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.</li> </ul> <p><b>OBJECTIONS:</b></p> <ul style="list-style-type: none"> <li>• Marshalls of Cambridge - A policy supportive of employment and aviation will help enhance the economic growth of Cambridge area.</li> <li>• Commercial and employment potential of Cambridge Airport ought not to be jeopardised.</li> <li>• Airport should be developed for housing.</li> <li>• Too restrictive - any adverse effect on environment and residential amenity should be balanced against economic and wider benefits.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• I suppose it is not within the council's powers to limit further aviation development to encourage Marshalls to re-locate?</li> <li>• 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.</li> <li>• Aviation development at the airport should not be opposed purely on environmental and amenity grounds.</li> <li>• 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.</li> <li>• Government advice in Circulars 1/2003 and 1/2010 offer clear</li> </ul>

	and relevant advice dealing with public safety and safeguarding flying operations of airports. Policy should meet those requirements.
Preferred Approach and Reasons	<p>Include a policy for Cambridge Airport to restrict development within the Public Safety Zone in order to minimise the number of people at risk in the event of an aircraft crash on take-off or landing. The inclusion of a criteria-based Aviation Related Development policy in the Local Plan will provide a sufficiently robust framework for considering any other issues around future development at Cambridge Airport.</p> <p>Clear support for a policy to protect residential amenity, but a balance needs to be struck so the commercial and economic potential of the site would not be jeopardised.</p> <p>Issue 105 considers the inclusion of an Aviation Related Development policy, applicable to all airfields and sites. There are no site specific issues relating to the operation and use of Cambridge Airport that would not be covered by the Aviation Related Development policy and other policies in the Local Plan.</p> <p>Government policy identifies a Public Safety Zone at Cambridge Airport, which should be identified and safeguarded in the Local Plan. Whilst the airport is operational development will be restricted within the Public Safety Zone in order to minimise the number of people at risk of death or injury in the event of an aircraft crash on take-off or landing, to accord with national policy.</p>
Policy included in the draft Local Plan?	Policy TI/6: Cambridge Airport Public Safety Zone

<b>Issues and Options 2012 Issue 107</b>	<b>Provision of Infrastructure and Services</b>
Key evidence	<ul style="list-style-type: none"> <li>• Cambridgeshire Local Transport Plan</li> <li>• Infrastructure Delivery Study</li> </ul>
Existing policies	<ul style="list-style-type: none"> <li>• Development Control Policies DPD: Infrastructure and New Developments (DP/4)</li> <li>• Cambridge East Area Action Plan: Infrastructure Provision (CE/33).</li> </ul>
Analysis	<p>The National Planning Policy Framework requires Local Plans to consider a wide variety of infrastructure needs, including transport. Local authorities should work with neighbouring authorities and transport providers to develop strategies for the provision of viable infrastructure necessary to support sustainable development, including large scale facilities (Paragraph 31).</p> <p>Local planning authorities should work with other authorities and</p>

	<p>providers to:</p> <ul style="list-style-type: none"> <li>• assess the quality and capacity of infrastructure for transport, water supply, wastewater and its treatment, energy (including heat), telecommunications, utilities, waste, health, social care, education, flood risk and coastal change management, and its ability to meet forecast demands; and</li> <li>• take account of the need for strategic infrastructure including nationally significant infrastructure within their areas. (paragraph 162)</li> </ul> <p>Current policy requires suitable arrangements for the improvement or provision of infrastructure necessary to make development acceptable in planning terms, including a requirement for future maintenance and upkeep of facilities. This is related to the nature and scale of the development and its potential impact.</p> <p>The Council has commissioned an infrastructure Delivery Study (IDS), in partnership with Cambridge City Council to explore infrastructure needs and costs, when and where infrastructure will need to be provided, the scale of funding needed to achieve this, and potential sources of funding. It will also identify infrastructure critical to the delivery of the Local Plan.</p> <p>Infrastructure provision will be funded through a number of sources. Mainstream funding, such as the County Council’s capital programmes, service providers’ investment programmes, and Government grant, together with developer funding through planning obligations (section 106 agreements) and the Community Infrastructure Levy.</p> <p><b>Potential for Reasonable Alternatives:</b> The Local Plan needs to include a policy regarding infrastructure provision, to require that development has made appropriate arrangements for the improvement or provision of infrastructure necessary to make the development acceptable in planning terms.</p> <p>The nature, scale and phasing of any infrastructure or funding sought will be related to the form of the development and its potential impact. Contributions could also be used to secure future upkeep or maintenance where this is deemed appropriate. This will be by means of either planning obligations and/or a future CIL.</p>
<p>Which objectives does this issue or policy address?</p>	<p>Objective D: To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.</p> <p>Objective E: To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space,</p>



	and green infrastructure.
Final Issues and Options Approaches	<p><b>Question 107:</b></p> <p><b>A:</b> Should the Local Plan include a policy to require development to provide appropriate infrastructure?</p> <p><b>B:</b> Are there any alternative polices or approaches do you think should be included?</p>
Initial Sustainability Appraisal Summary	A policy would seek to mitigate the impact of development by ensuring appropriate investment in infrastructure. Infrastructure could address a wide variety of issues, potentially most of the issues addressed by the sustainability objectives.
Representations Received	Support: 77, Object: 0, Comment: 18
Key Issues from Representations	<p><b>SUPPORT:</b></p> <ul style="list-style-type: none"> <li>• Cambridge City Council - assess viability - range of requirements and infrastructure plans likely to impact on the cost of development. Collaboration and consistency of approach important, particular with cross-boundary delivery.</li> <li>• Cambridgeshire County Council - important to ensure development provides appropriate infrastructure.</li> <li>• 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 (including M11, A14, A428, A1307), cycleways, footpaths, green infrastructure, traffic calming and other safety measures, P&amp;R, waste, health, high speed broadband (min 20Mbps), mitigate impact on countryside / villages.</li> <li>• Timely and sustained (i.e. years) provision is important – in place before development. No more major development until delivered infrastructure for currently planned development.</li> <li>• Section 106 agreements provided useful facilities in past. Whatever form this obligation takes in future, e.g. CIL, principle is very sound.</li> <li>• Economy impacted by limitations of A14 and A428.</li> <li>• Parish Councils should be consulted more closely - ensure service providers demonstrate sufficient capacity, verified by parish councils.</li> <li>• Vital appropriate infrastructure provided to support development.</li> <li>• Nature, scale and phasing of infrastructure / funding should be related to form of development and potential impact - secure future upkeep or maintenance.</li> </ul> <p><b>COMMENTS:</b></p> <ul style="list-style-type: none"> <li>• Greater Cambridgeshire &amp; Peterborough Partnership - provide realistic, robust and deliverable strategy, identify key infrastructure constraints and highlight how constraints will be overcome - use as a lobbying tool to secure funding from Government.</li> </ul>

	<ul style="list-style-type: none"> <li>• 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.</li> <li>• Suffolk County Council - Some pupils likely to attend schools in Suffolk - include consideration of demand for school places upon Suffolk schools - contributions may be required.</li> <li>• Additional residential allocations should be made in Longstanton to deliver new infrastructure and support the existing facilities.</li> <li>• No reference to key support infrastructure. Consider modern building techniques (to reach economic and sustainability targets).</li> <li>• Infrastructure in Caldecote (electricity / internet / water) already poor - do not need more development. Need better transport, waste management at limit.</li> <li>• 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.</li> <li>• Specific proposals - P&amp;R at new towns such as Bourn Airfield and Cambourne, build a new road from Huntingdon across to Newmarket, include projects along River Cam.</li> </ul>
<p>Preferred Approach and Reasons</p>	<p>Include a comprehensive policy in the Local Plan requiring development to improve or make provision for infrastructure and services, including provision for their future maintenance and upkeep, compatible with the nature and scale of development. The policy wording needs to be able to accommodate the future introduction of a Community Infrastructure Levy and allow for cross-boundary issues to be addressed.</p> <p>Clear support for inclusion of a policy to require development to provide appropriate infrastructure, with recognition that there is an existing shortfall of provision which needs to be addressed. Also suggestions made to lobby Government for national investment and/or a period of consolidation is required before further development.</p> <p>Current policy requires suitable arrangements for the improvement or provision of infrastructure necessary to make development acceptable in planning terms, including a requirement for future maintenance and upkeep of facilities. This is related to the nature and scale of the development and its potential impact. This approach is ‘sound’ and consistent with the NPPF. Development should provide the necessary infrastructure to ensure it mitigates its own impacts and is acceptable in planning terms. The wording of the policy needs to be flexible enough to allow for the introduction of a Community Infrastructure Levy and/or use of Section 106 agreements to secure necessary infrastructure.</p>

	<p>Include a policy on education facilities requiring the pressures on school places to be taken into account and, where appropriate, provision of new or enhanced facilities. The Council will work closely with the Children's Services Authority to ensure development mitigates any impact on school provision appropriately.</p> <p>Cambridgeshire County Council has raised specific concerns relating to pressures on school places and would like the inclusion of an education policy in the Local Plan, to ensure appropriate mechanisms are in place to mitigate the impact of housing on schools provision, which goes beyond merely providing capital funding due to the constraints on some existing schools sites.</p>
Policy included in the draft Local Plan?	<p>Policy TI/8: Infrastructure and New Developments</p> <p>Policy TI/9: Education Facilities</p>

<b>Issues and Options 2012 Chapter 13 – Lords Bridge Radio Telescope</b>	<b>Lords Bridge Radio Telescope</b>
Key evidence	
Existing policies	Development Control Policies DPD: Policy SF/8 Lords Bridge Radio Telescope
Analysis	<p>The international importance of the Mullard Radio Astronomy Observatory at Lord's Bridge must be safeguarded. The Observatory contains unique radio and optical telescopes operated by the Universities of Cambridge and Manchester / Jodrell Bank. The telescopes measure signals that are very weak, and hence highly susceptible to many forms of interference, specifically electrical interference, light pollution and mechanical vibration from domestic, industrial plant and other sources such as vehicles and aircraft. Arrangements are made to consult the University of Cambridge about the technical consequences for the Observatory of proposed development. Harm caused to the Observatory will be overcome with the use of conditions or planning obligations to regulate the installation and use of equipment likely to interfere with the operation of the Observatory.</p> <p><b>Potential for Reasonable Alternatives:</b> None. The policy should be carried forward into the new Local Plan. The current policy has been sustainability appraised and found sound at examination by an independent Planning Inspector.</p>
Which objectives does this issue or policy address?	Objective A: To support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and

	<p>supporting the rural economy.</p> <p>Objective B: To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.</p>
Preferred Approach and Reasons	Carry forward the existing policy into the new Local Plan. The current policy has been sustainability appraised and found sound at examination by an independent Planning Inspector.
Policy included in the draft Local Plan?	Policy TI/7: Lords Bridge Radio Telescope