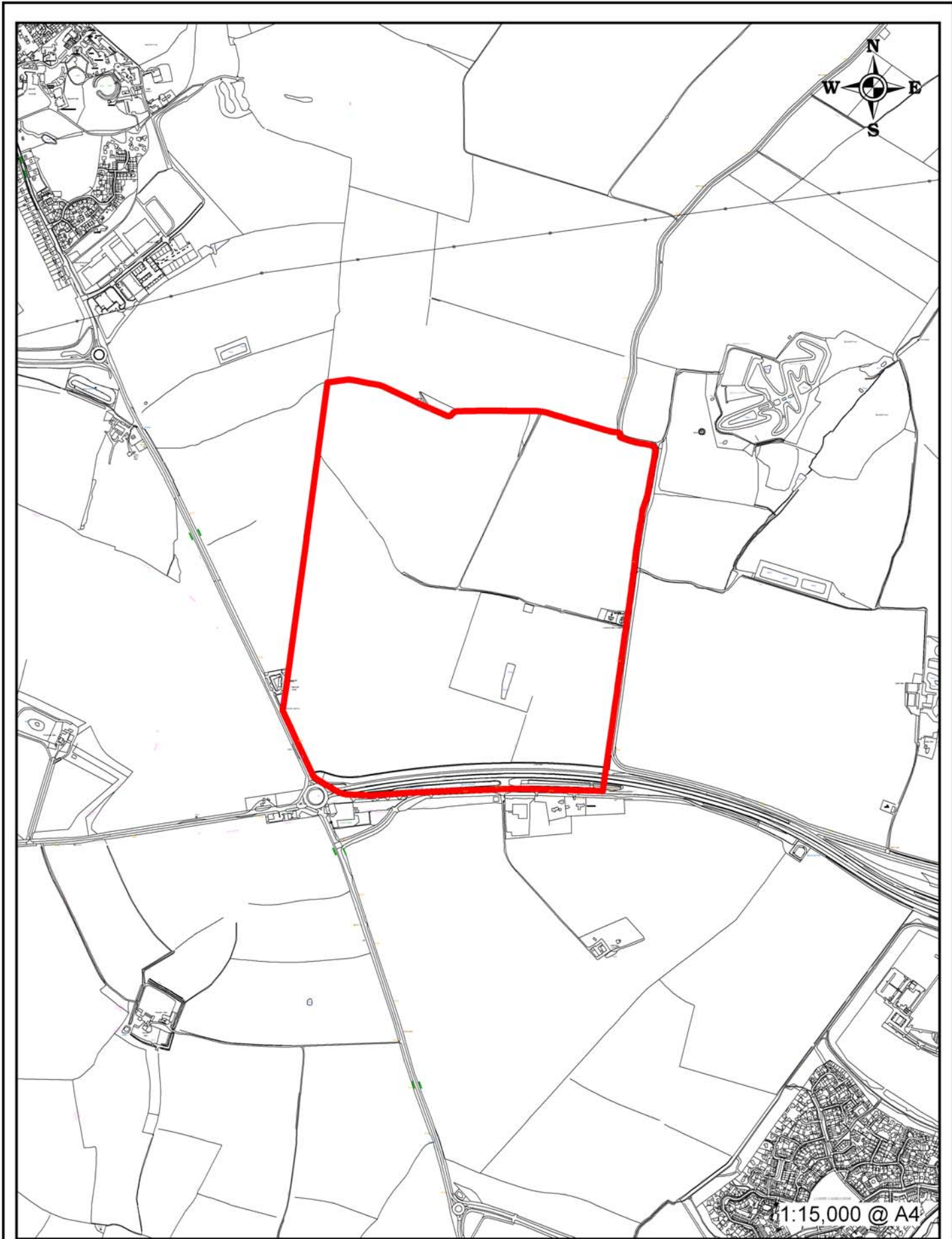


Site Number	35			
Location	Cambourne			
Site Name / Address	Land to the North of the A428 and East of the A1198			
Objector [ref no]	Mr E Davison [3198]	Rep No.	13298	Objection site ref 6 (06.07)
Objector's Proposal	Allocation of land north of the A428 for a distinct village linked by footpath/cycle ways to Cambourne.			
Site Size	111.4 ha.			
Housing Capacity	3342 (at 30 dwellings per hectare), although capacity would depend on mix of land uses.			
Site Description	Large open area of countryside, bound by the A428 to the south, the A1198 to the west, and the Ellsworth Road to the east. Largely an agricultural field, there are 4 cottages on the east of the site. Whilst there are extensive views from the Ellsworth Road, views from the A1198 are restricted by existing landscaping.			
Site Context	Largely surrounded by other agricultural land.			
Stage in development sequence	Rural Centre			
Is the location identified in Structure Plan Policy P9/2c?	N/A			
Allocated for housing in an existing plan?	No			

Tier 1					
	Y/N	Note		Y/N	Note
Green Belt	No		Flood Risk	No	
European Nature Conservation Sites	No		SSSI	No	
Scheduled Monument	No		Listed Buildings	No	
Historic Park & Garden	No		Suitable scale for housing allocation	Yes	
Could site form an extension to an existing settlement?	No, around 1km from the existing built up area of Cambourne or Papworth Everard.				
Tier 1 conclusion:	The site is separated from the built up area of the village, and would create an unacceptable isolated form of development.				

Section 6
Partial Site Assessments
Site Number 35, Sawston
Land to the North of the A428 and East of the A1198

Does the site warrant further assessment?	No
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Site 35 - Land to the north of the A428 and east of the A1198, Cambourne

Section 6
Partial Site Assessments
Site Number 35, Sawston
Land to the North of the A428 and East of the A1198

Testing for Reasonable Alternative Site Options

A - Edge of Cambridge assessment for potential non-strategic Green Belt sites

Government Policy for Green Belts in PPG2 proposes that the general extent of any Green Belt is to be established at a strategic level (now through the RSS). The review of the Green Belt to which the Council is giving effect in this round of DPDs is the completion of a process begun with RPG6 and the Cambridgeshire Structure Plan 2003. The East of England Plan does not propose a further strategic review but confirms the strategic locations for Green Belt boundary revisions listed in the Cambridgeshire Structure Plan 2003.

The RSS and relevant 'saved' policies in the Cambridgeshire Structure Plan 2003 propose that the Cambridge Green Belt boundaries be revised to provide for strategic levels of development at:

- North of Newmarket Road
- North of Cherry Hinton
- Cambridge Airport
- South and West of Addenbrookes Hospital
- East and south-east of Trumpington
- Between Huntingdon Road and Histon Road
- Between Madingley Road and Huntingdon Road

The SSPDPD process at the local level cannot identify new strategic locations for release from the Green Belt. It is the detail of boundary changes that are a matter for local plans (now DPDs). PPG2 does however allow for other boundary changes of a non-strategic nature where exceptional circumstances necessitate such a revision. These would be in locations other than those identified in policies 9/2(b) and (c) of the CSP 2003 where the Green Belt has not already been reviewed in DPDs provided that either individually or cumulatively such release would not affect the general extent of the Green Belt and provided that it is justified by exceptional circumstances.

The assessment of potential alternative locations for meeting the housing shortfall could therefore include locations on the edge of Cambridge not identified by the Structure Plan which are of a non-strategic scale where exceptional circumstances exist. - and why not villages?

PPG2 does not provide any guidance on what might constitute exceptional circumstances but they are likely to include material changes in circumstances on the ground such as new boundary features (e.g. a new road) and could include providing for sustainable development at a time of Green Belt review in non-strategic locations compatible with the purposes of the Green Belt provided that the same tests for the strategic review are met, i.e. small sites defined by strong boundaries on the ground which could be released without significant detriment to the purposes of the Cambridge Green Belt.

In order for the Council to consider other revisions of the inner boundary of the Green Belt around Cambridge, it is necessary for the existing built up area of Cambridge to extend into South Cambridgeshire in a location other than those identified in the East of England Plan/Structure Plan. These parts of the inner Green Belt boundary are located at (referenced GBx):

- GB1 - Chesterton Fen (Milton Parish)
- GB2 - Gazelle Way (Teversham Parish)
- GB3 - Yarrow Road (Fulbourn Parish)
- GB4 - Fulbourn Road (Fulbourn Parish)
- GB5 - South of Addenbrooke’s Hospital (Gt Shelford Parish)
- GB6 - East of Cambridge Road (Gt Shelford)
- GB7 - West of Fulbrooke Road (Newnham, Cambridge)
- GB8 - A14 Cambridge Northern Bypass – Impington to Liverpool St railway line.

Where a site was subject to objection at submission, seeking allocation of land, sites in these locations have already been assessed.

GB1 - Chesterton Fen (Milton)

This is an objection site which has already been addressed.

Cambridge Green Belt Study 2002	Partially visually detracting townscape/landscape and partially supportive townscape/landscape. (Townscape and Landscape Role and Function – DWG No. 1641LP/08, page 67)	Visually detracting: these are areas or elements which detract from the distinctive and special character of the city and its setting. Supportive: these are areas of townscape/landscape which support the character of the historic core and areas distinctive to the city. They provide the backdrop and ambience, and bolster the sense of place of the city and its approaches. (Page 62 or DWG No. 1641LP/08)
Inner Green Belt Boundary Study 2002	Not included in the study area.	

GB2 - Gazelle Way (Teversham)

Gazelle Way together with Airport Way provides a clear physical boundary to the built-up area of Cambridge and affords views across the Green Belt to the east of the city. The landscaping associated with Gazelle Way provides a soft urban edge to the city. The countryside beyond both Gazelle Way and Airport Way comprises large arable fields which do not provide a basis for a small non-strategic release from the Green Belt. These fields are part of a larger area which was considered and rejected for release from the Green Belt during the course of the preparation of the Cambridgeshire Structure Plan 2003.

Cambridge Green Belt Study 2002	Supportive townscape/landscape. (Townscape and Landscape Role and Function – DWG No. 1641LP/08, page 67)	These are areas of townscape/landscape which support the character of the historic core and areas distinctive to the city. They provide the backdrop and ambience, and bolster the sense of place of the city and its approaches. (Page 62 or DWG No. 1641LP/08)
Inner Green Belt Boundary Study 2002	Medium to Negligible importance to the Green Belt. (Sector 13, table on pages 88-89 and map 4: conclusion of significance – page 93)	Consider removal from the Green Belt. (Sector 13, table on pages 88-89)

No Green Belt boundary change.

GB3 - Yarrow Road (Fulbourn)

As a continuation southwards of Gazelle Road, Yarrow Road provides clear physical boundary to the edge of Cambridge which has also been landscaped to provide a soft urban edge to the city. The land to the east of Yarrow Road comprises Fulbourn Hospital, Capital Park (business park) and the Ida Darwin Hospital – it is designated as a Major Developed Site in the Green Belt in the Development Control Policies DPD. The land adjoining Yarrow Road would not be available for residential development as it is occupied by Fulbourn Hospital where the Mental Health Foundation Trust has proposals for further mental healthcare development. The only land which could be considered for residential development (at the Ida Darwin Hospital) is already being considered residential development under the provisions of the Major Developed Sites policy.

Cambridge Green Belt Study 2002	Supportive townscape/landscape. (Townscape and Landscape Role and Function – DWG No. 1641LP/08, page 67)	These are areas of townscape/landscape which support the character of the historic core and areas distinctive to the city. They provide the backdrop and ambience, and bolster the sense of place of the city and its approaches. (Page 62 or DWG No. 1641LP/08)
Inner Green Belt Boundary Study 2002	Not included in the study area.	

No Green Belt boundary change.

GB4 - Fulbourn Road (Fulbourn)

Fulbourn Road provides a clear physical boundary to the edge of Cambridge. To the south large arable fields rise up to the Gog Magog hills. Frontage land to the west within Cambridge City administrative area was removed from the Green Belt during the 1990s to permit employment development following a planning appeal where the Secretary of State concluded that the special circumstances of the appellant constituted sufficient exceptional circumstances that planning permission should be granted in the national interest at a time when employment land was in short supply. This is a large scale landscape with no boundaries providing opportunities for non-strategic releases from the Green Belt and which plays an important role in providing the immediate setting for Cambridge.

Cambridge Green Belt Study 2002	Supportive townscape/landscape. (Townscape and Landscape Role and Function – DWG No. 1641LP/08, page 67)	These are areas of townscape/landscape which support the character of the historic core and areas distinctive to the city. They provide the backdrop and ambience, and bolster the sense of place of the city and its approaches. (Page 62 or DWG No. 1641LP/08)
Inner Green Belt Boundary Study 2002	Not included in the study area.	

No Green Belt boundary change.

GB5 - South of Addenbrooke's Hospital (Gt Shelford)

The Cambridge Green Belt Local Plan has revised the inner Green Belt boundary in the vicinity of Addenbrooke's Hospital to provide for the development of the hospital, a medical research park and to provide a long term reserve of land to allow for future development of Addenbrooke's. The new Green Belt boundary follows the District boundary.

The land to the south within South Cambridgeshire comprises large scale arable fields rising to the Gog Magog Hills. To follow significant features on the ground, any further green belt boundary changes would be strategic in scale. The land to the south of Addenbrooke's provides an important part of the setting of Cambridge and is identified in the Cambridge Southern Fringe as a Countryside Enhancement Area.

Cambridge Green Belt Study 2002	Supportive townscape/landscape. (Townscape and Landscape Role and Function – DWG No. 1641LP/08, page 67)	These are areas of townscape/landscape which support the character of the historic core and areas distinctive to the city. They provide the backdrop and ambience. And bolster the sense of place of the city
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		and its approaches. (Page 62 or DWG No. 1641LP/08)
Inner Green Belt Boundary Study 2002	High. (Sector 6, table on pages 44-47 and map 4: conclusion of significance – page 51)	High importance to the setting of Cambridge where development would have a high impact on the openness of the Green Belt. (Sector 6, table on pages 44-47)

No Green Belt boundary change.

GB6 - East of Cambridge Road (Gt Shelford)

An area of relatively small fields between Hobson’s Brook and the ribbon of development fronting Cambridge Road extending as far south as Scotsdale’s Garden Centre. If the Green Belt boundary were being revised in this locality, the most significant boundary would be Hobson’s Brook, i.e. an extension of the development within Cambridge City which makes Hobson’s Brook (within the city) the new inner green belt boundary.

Development in this locality would harm the purposes of the Cambridge Green Belt by consolidating the ribbon of development over a substantial length of Cambridge Road contributing to the coalescence of Cambridge with Gt Shelford village. Individually, development of any of the fields would not be strategic in nature, but cumulatively development would provide the same order of housing as provided in the Cambridge Southern Fringe Area Action Plan at Trumpington Meadows and would be a strategic release. Development would be remote from Gt Shelford village centre.

The new embanked Addenbrooke’s Access Road will provide a clear urban edge to the built-up area of Cambridge. The Showground site includes a small area of housing on the outside of the Addenbrooke’s Access Road leftover where the new road turns the corner to follow the outer edge of the new development. The Showground development and the Addenbrooke’s Access Road would change the character of this area countryside by enclosing it on three sides. This new boundary feature does change of nature of the adjoining land within South Cambridgeshire.

Cambridge Green Belt Study 2002	Connective townscape/landscape. (Townscape and Landscape Role and Function – DWG No. 1641LP/08, page 67)	These are areas of townscape/landscape which are an integral part of the city and its environs, but lack individual distinction, or do not play a significant contribution to the setting of the city. (Page 62 or DWG No. 1641LP/08)
Inner Green Belt Boundary Study 2002	Not included in the study area.	

The Cambridge Local Plan has revised the inner Green Belt boundary to follow the District boundary to provide for the development of Clay Farm and the Showground

site, a location proposed in the Cambridge Structure Plan 2003. The Green Belt boundaries on the northern side of Gt Shelford and Stapleford were reviewed during the course of the preparation and adoption of the Cambridge Southern Fringe AAP which was adopted in February 2008.

No further Green Belt boundary change.

GB7 - West of Fulbrooke Road (Newnham)

This is an objection site which has already been addressed.

Cambridge Green Belt Study 2002	Supportive townscape/landscape. (Townscape and Landscape Role and Function – DWG No. 1641LP/08, page 67)	These are areas of townscape/landscape which support the character of the historic core and areas distinctive to the city. They provide the backdrop and ambience, and bolster the sense of place of the city and its approaches. (Page 62 or DWG No. 1641LP/08)
Inner Green Belt Boundary Study 2002	Not included in the study area.	

No Green Belt boundary change.

GB8 - A14 Cambridge Northern Bypass – Impington to Liverpool St railway line

The A14 Cambridge Northern Bypass which is embanked for much of its length from Impington to the River Cam provides a clear physical boundary to the built-up area of Cambridge. North of the A14, the landscape is one of large open fields to the east and smaller fields enclosed by tree belts to the west bounded by Mere Way. These smaller fields comprise an identifiable landscape area which cumulatively would comprise a large scale release from the Cambridge Green Belt. They do not in any event adjoin the built-up area of Cambridge being separated from the A14 by a large balancing pond and a hotel standing in large grounds. Development north of the A14 would amount to a strategic change to the Cambridge Green Belt.

Cambridge Green Belt Study 2002	Outer rural area of the Green Belt. (Townscape and Landscape Role and Function – DWG No. 1641LP/08, page 67)	These are areas of landscape from which distinct views of the city are scarce or absent. The function of this landscape is in providing a backdrop to views of the city, and in providing a setting for approaches to connective, supportive and distinctive areas of townscape and landscape. (Page 62 or DWG No. 1641LP/08)
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Inner Green Belt Boundary Study 2002	Not included in the study area.	

No Green Belt boundary change.

CONCLUSION

Having evaluated all land on the edge of Cambridge within South Cambridgeshire that is not identified for strategic release from the Green Belt in the Cambridgeshire Plan 2003 'saved' policies, the Council concludes that there are no exceptional circumstances to support non-strategic releases of land from the Green Belt.

B - White Land at Rural Centres

The following section details an appraisal that was carried out to identify whether any white land at Rural Centres could be considered a reasonable option for residential development that warranted further assessment. White Land is defined as land outside a development framework, but not included in the Green Belt. Each assessment is a simplified version of the main assessment process.

Two areas of white land have been assessed elsewhere in this document, as they were put forward as objection sites seeking an allocation made on the SSP DPD; these sites are:

- Land between Teversham Road & Cow Lane, Fulbourn;
- Land at 41 Mill Lane, Sawston.

The objection sites tested at Cambourne are considered to represent all the possible alternatives for sites at Cambourne. Therefore no further options are assessed in this section of the report.

This assessment considered the following sites:

WL1	Histon & Impington	Land at between Clay Close Lane & Burgoynes Farm Close, Impington
WL2	Histon & Impington	Land south of Manor Park / Somerset Road
WL3	Great Shelford & Stapleford	Land at Caravan & Camping Site, off Cabbage Moor, Great Shelford
WL4	Great Shelford & Stapleford	Land at 6-8 Cabbage Moor, Great Shelford
WL5	Great Shelford & Stapleford	Land at 166c Cambridge Road, Great Shelford
WL6	Great Shelford & Stapleford	Land north of Rectory Farm House, Church Street, Great Shelford
WL7	Great Shelford & Stapleford	Land at 63-75 Gog Magog Way & 11-15 Haverhill Road, Stapleford
WL8	Fulbourn	Land to east of Units 1-6 Ash House, Breckenwood Road
WL9	Fulbourn	Land off Cox's Drove
WL10	Fulbourn	Land rear of 36-42 Apthorpe Street
WL11	Fulbourn	Land at 7 Wilbraham Road
WL12	Fulbourn	Land behind 3-7 Dogget Lane
WL13	Fulbourn	Land at 9 Dogget Lane
WL14	Fulbourn	Land at corner of Dogget Lane & Babraham Road
WL15	Sawston	Land between Common Lane & Mill Lane

Section 7 – B
White Land at Rural Centres

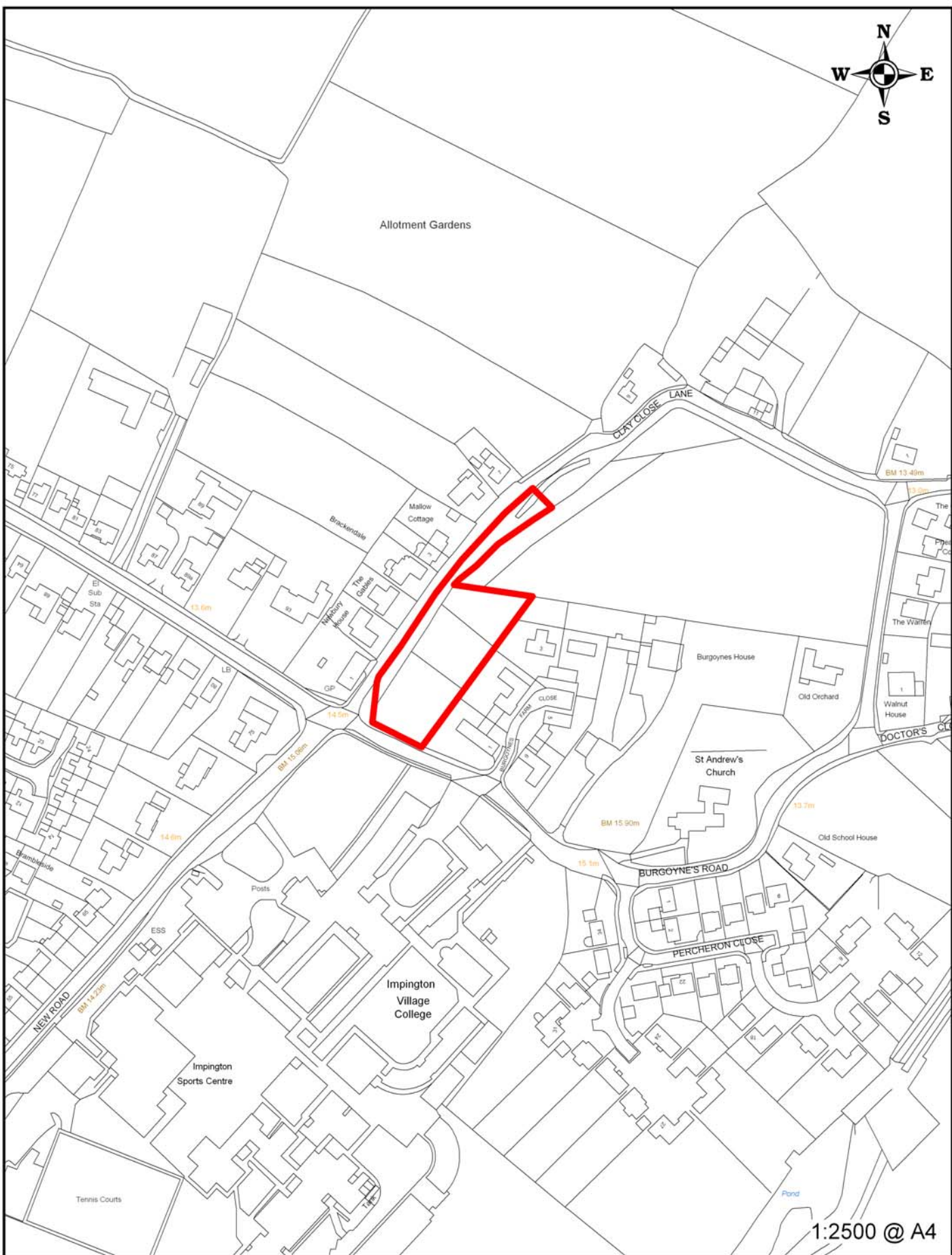
WL16	Sawston	Land at Tudor House, Catleys Walk
WL17	Sawston	Land off South Terrace, Sawston

Only WL14 (Land south of Manor Park, Histon) is considered to warrant further assessment

Site Number	WL1				
Location	Histon & Impington				
Site Name / Address	Land at between Clay Close Lane & Burgoynes Farm Close, Impington				
Objector [ref no]	n/a	Rep No.	n/a	Objection site ref	n/a
Site Size	0.3582 ha				
Site Description	Grassed land with number of trees in the centre and along the northern half of the western boundary. The southern half of the western boundary is an Important Countryside Frontage.				
Site Context	The site has direct access to Clay Close Lane. The site adjoins large detached properties to south-east and north-west of the site. The site is within the Impington Conservation Area				
	Y/N	Note		Y/N	Note
Green Belt	No		Flood Risk	No	
European Nature Conservation Sites	No		SSSI	No	
Scheduled Monument	No		Listed Buildings	No	Impington Village College is a grade I listed building – within 25m of the site.
Historic Park & Garden	No		Suitable scale for housing allocation	Yes	
Could site form an extension to an existing settlement?	Yes				
Conclusion:	The site has been designated an Important Countryside Frontage, which recognises the importance of the site of bringing the countryside into the village. It lies within a Conservation Area, and retains an open and rural character. The site is also largely covered with clusters of trees. The site is not suitable for residential development.				
Does the site warrant further assessment?	No				



Allotment Gardens



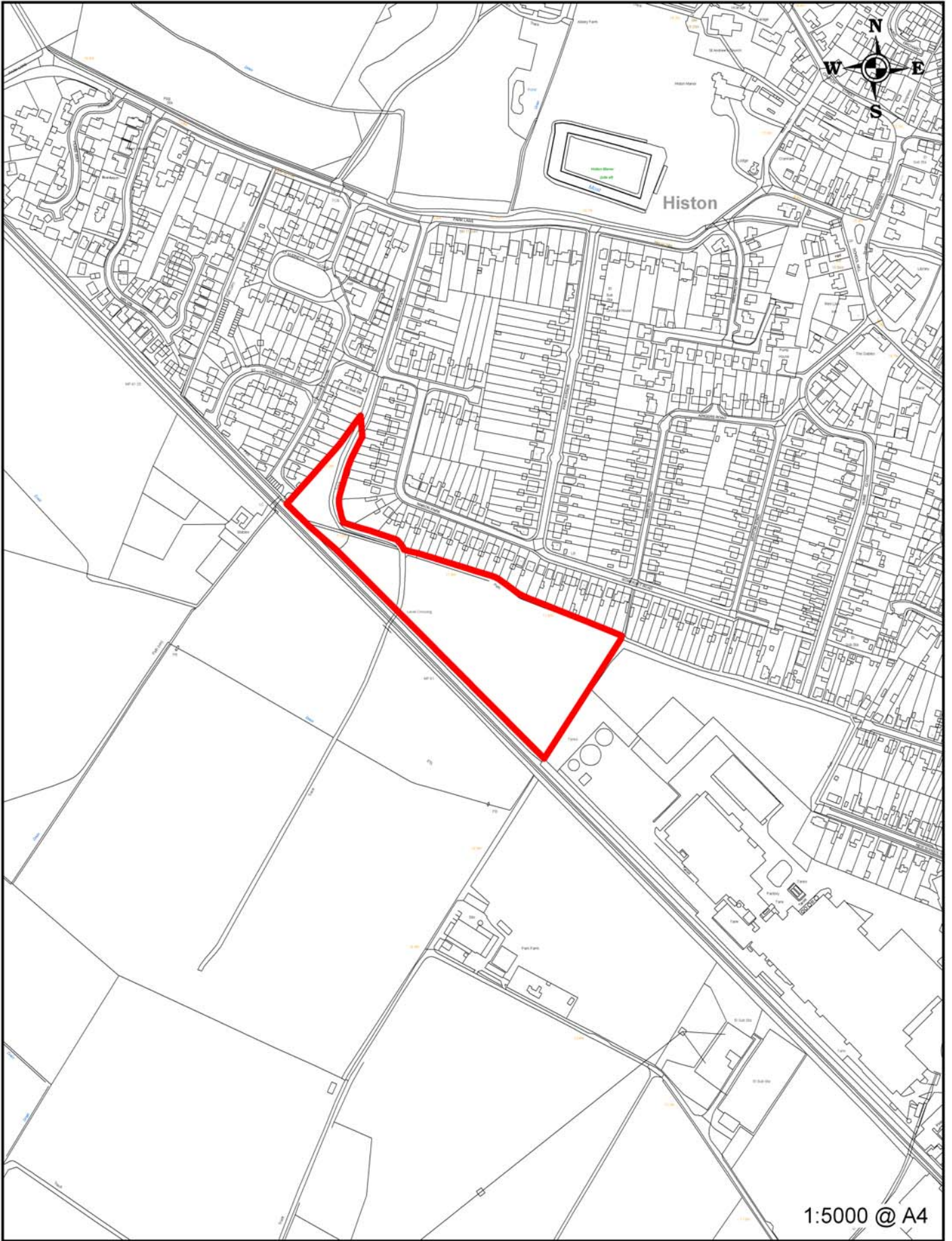
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WL1 - Land between Clay Close Lane & Burgoyne's Farm Close, Impington

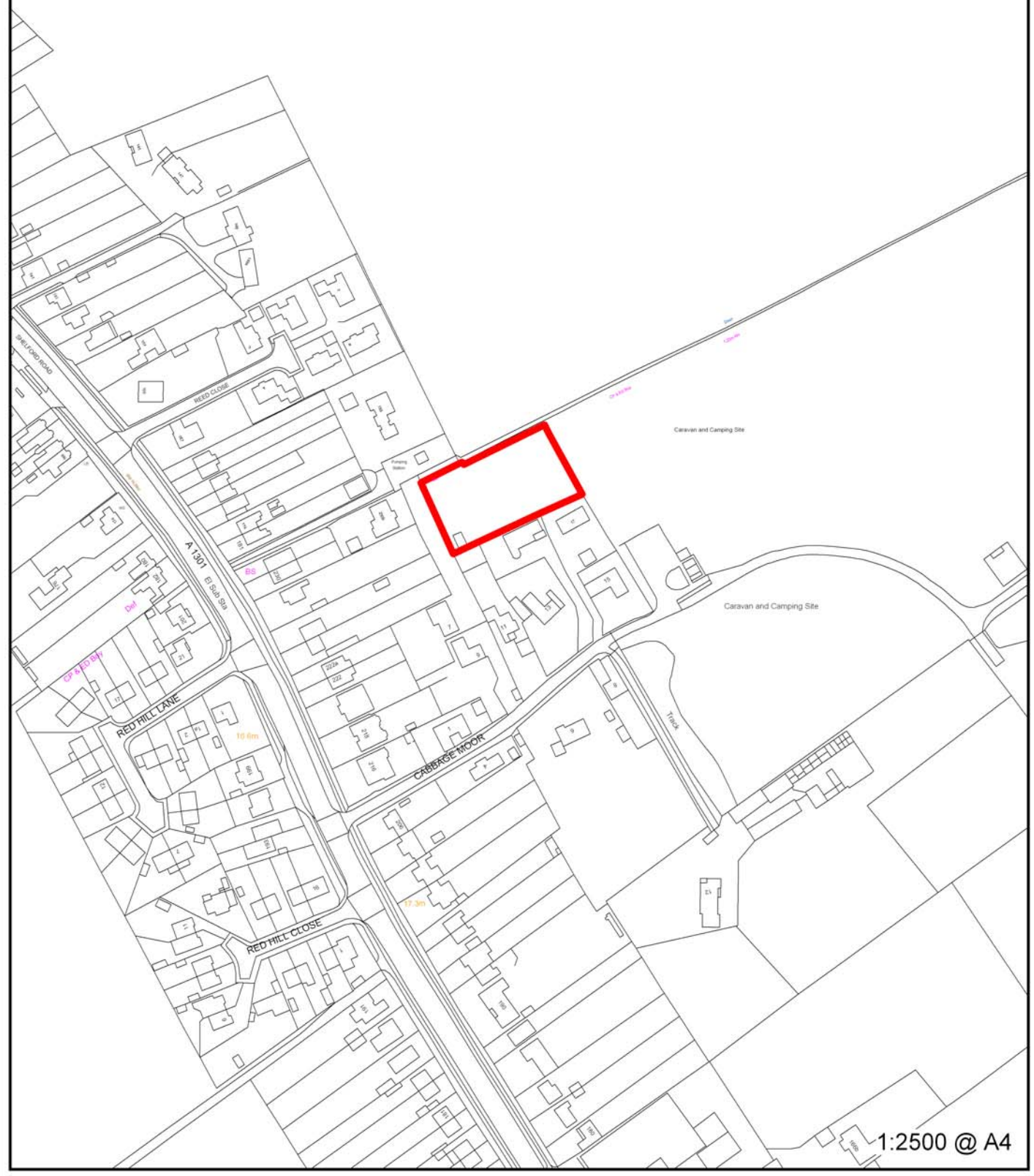
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Site Number	WL2				
Location	Histon				
Site Name / Address	Land south of Manor Park / Somerset Road				
Objector [ref no]	1318	Rep No.	13941	Objection site ref	N/A
Objector's Proposal	The LDF representation sought for the land to be included within the village framework for Histon. It did not propose an allocation on the site.				
Site Size	2.8 ha				
Site Description	Site mainly comprises open grassland. The northwest third of the site is woodland, crossed by a number of footpaths. It can be accessed via a footpath running through a gap between houses from Manor Park. A Public Right of Way runs along the rear of the dwellings along Manor Park, separated from main area of this site in some places by a hedge.				
Site Context	The site adjoins the developed area of Histon, with the housing of Manor Park to the north. The guided bus runs along the southwest boundary of the site, beyond which lies a significant tree belt, and then open agricultural fields. The Chivers Way factory complex lies to the south east of the site, separated from the site by a significant hedge.				
	Y/N	Note		Y/N	Note
Green Belt	No	Adjacent	Flood Risk	No	
European Nature Conservation Sites	No		SSSI	No	
Scheduled Monument	No		Listed Buildings	No	
Historic Park & Garden	No		Suitable scale for housing allocation	Yes	
Could site form an extension to an existing settlement?	Yes				
Conclusion:	The site has been allocated for Open Space in the Submission Site Specific Policies DPD (Policy SP/14). However, it warrants further testing.				
Does the site warrant further assessment?	Yes, include in main assessment.				



WL2 - Land south of Manor Park / Somerset Road, Histon

Site Number	WL3				
Location	Great Shelford & Stapleford				
Site Name / Address	Land at Caravan & Camping Site, off Cabbage Moor, Great Shelford				
Objector [ref no]	n/a	Rep No.	n/a	Objection site ref	n/a
Site Size	0.2208 ha				
Site Description	The site is within the curtilage of the Cabbage Moor Caravan and Camping Site. The site is separated from the residential properties to the west and south of the site by a screen of trees.				
Site Context	The site is only accessible via the Cabbage Moor Caravan and Camping Site.				
	Y/N	Note		Y/N	Note
Green Belt	No	Adjacent to the green belt – eastern boundary.	Flood Risk	No	
European Nature Conservation Sites	No		SSSI	No	
Scheduled Monument	No	Scheduled Monument (CB57) is approx 290m to east of site.	Listed Buildings	No	
Historic Park & Garden	No		Suitable scale for housing allocation	No	
Could site form an extension to an existing settlement?	Yes				
Conclusion:	The site has no existing access, other than through the caravan park which is in the Green Belt. It is too small for allocation purposes and is currently in use as part of a caravan and camping site.				
Does the site warrant further assessment?	No				



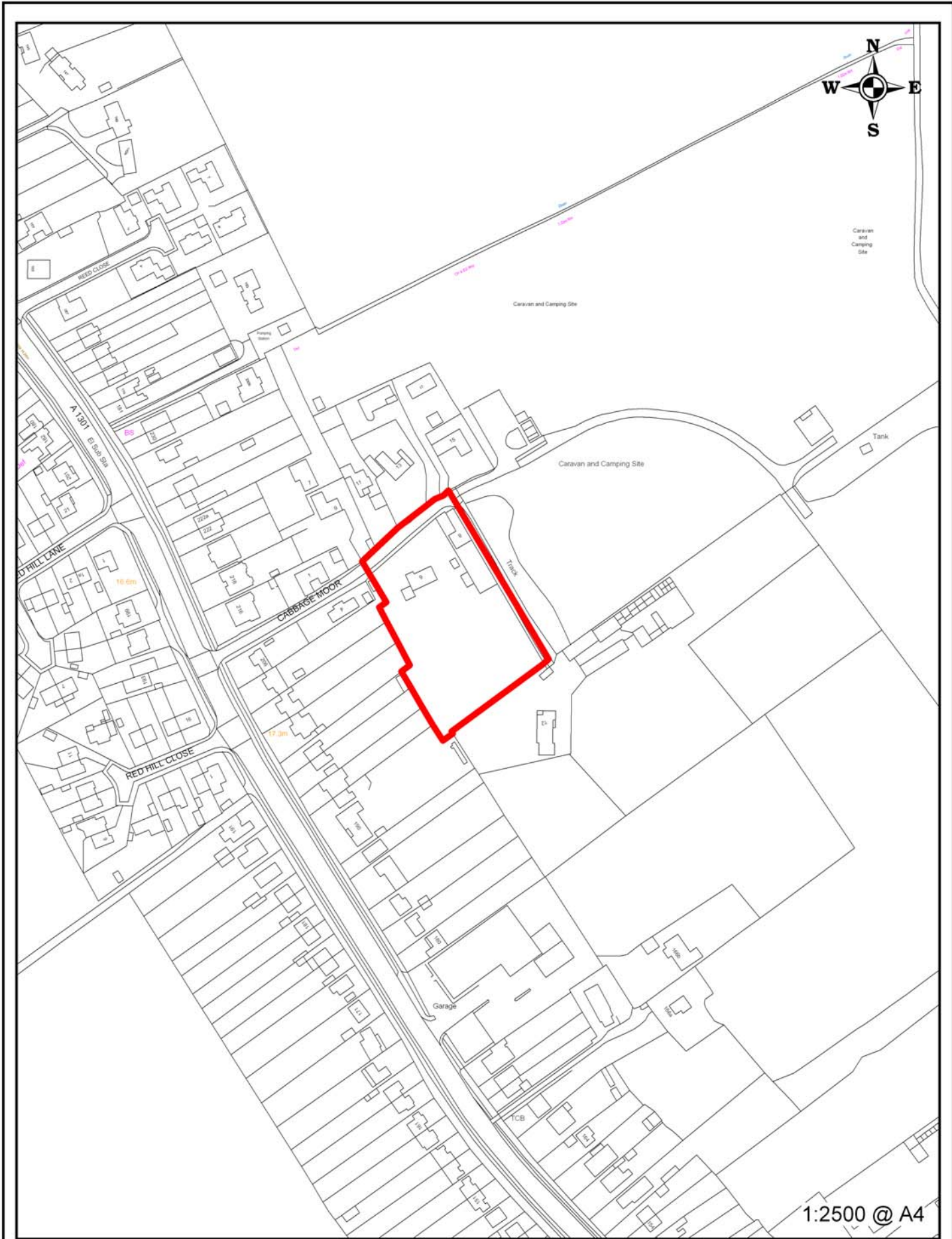
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WL3 - Land at Caravan & Camping Site, off Cabbage Moor, Great Shelford

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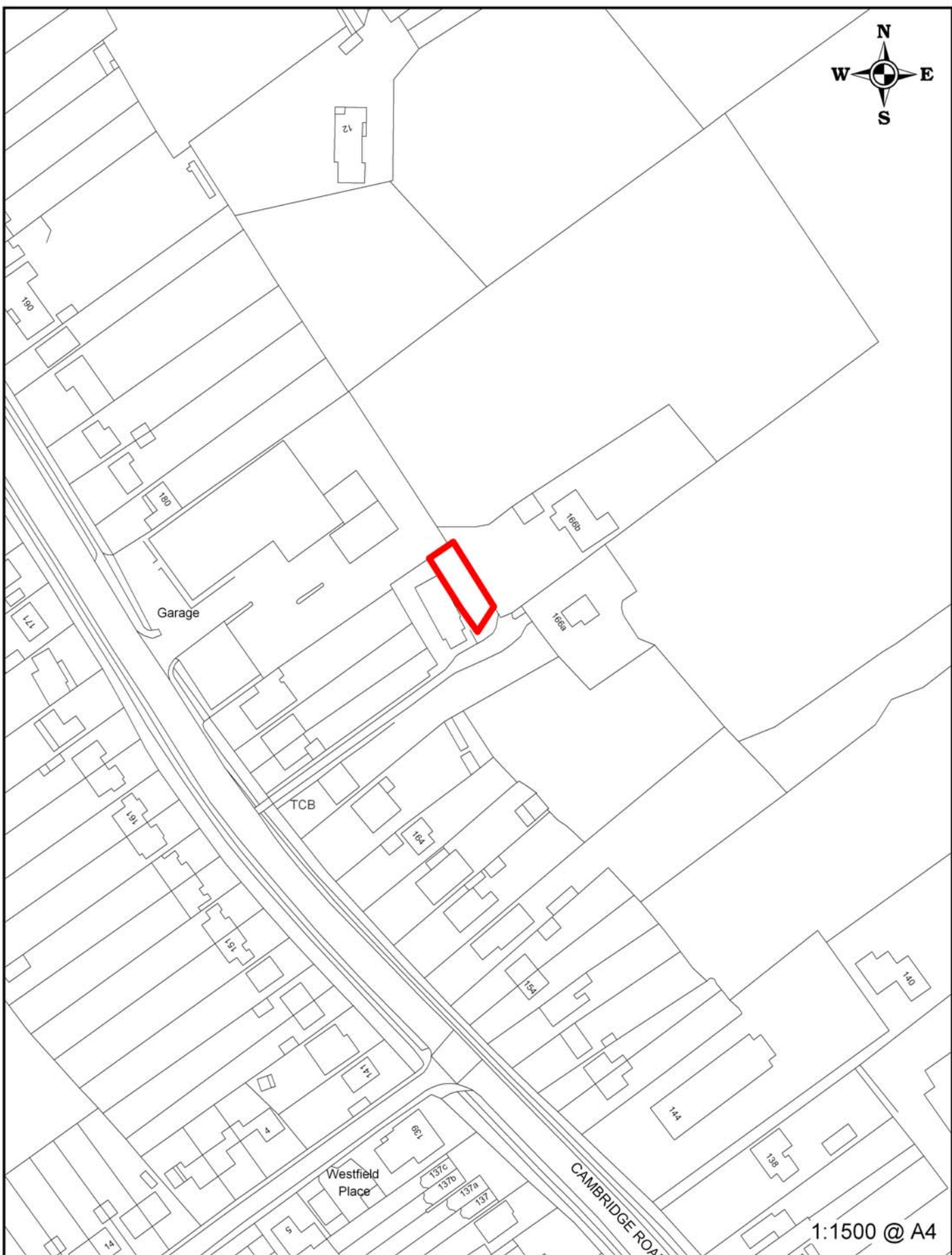
Site Number	WL4				
Location	Great Shelford & Stapleford				
Site Name / Address	Land at 6-8 Cabbage Moor, Great Shelford				
Objector [ref no]	n/a	Rep No.	n/a	Objection site ref	n/a
Site Size	0.5992 ha				
Site Description	The site is occupied by two residential properties and gardens, which are screened by trees / hedges along all boundaries. The gardens of both properties are heavily wooded.				
Site Context	The properties have direct access to Cabbage Moor, and the site adjoins the rear boundaries of the properties along Cambridge Road. The site also adjoins 12 Cabbage Moor (south-east), which is accessed via a track to the north-east of the site, and the caravan and camping site (to the north-east).				
	Y/N	Note		Y/N	Note
Green Belt	No		Flood Risk	No	
European Nature Conservation Sites	No		SSSI	No	
Scheduled Monument	No	Scheduled Monument (CB57) is approx 220m to east of site.	Listed Buildings	No	
Historic Park & Garden	No		Suitable scale for housing allocation	Yes	
Could site form an extension to an existing settlement?	Yes				
Conclusion:	The site is occupied by two residential properties and gardens, and a considerable number of trees. Development would create further backland development in the Cambridge Road area where the character is predominantly linear. It is therefore not suitable and available for allocation.				
Does the site warrant further assessment?	No				



WL4 - Land at 6-8 Cabbage Moor Great Shelford

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Site Number	WL5				
Location	Great Shelford & Stapleford				
Site Name / Address	Land at 166c Cambridge Road, Great Shelford				
Objector [ref no]	n/a	Rep No.	n/a	Objection site ref	n/a
Site Size	0.02 ha				
Site Description	The site is part of the garden of 166c Cambridge Road, which was permitted in 1998 (S/1242/98 F) and completed by June 2001.				
Site Context	Large detached properties and a commercial garage surround the site, which can only be accessed via a private road between 166a and 168 Cambridge Road.				
	Y/N	Note		Y/N	Note
Green Belt	No		Flood Risk	No	
European Nature Conservation Sites	No		SSSI	No	
Scheduled Monument	No	Scheduled Monument (CB57) is approx 180m to north-east of site.	Listed Buildings	No	
Historic Park & Garden	No		Suitable scale for housing allocation	No	
Could site form an extension to an existing settlement?	Yes				
Conclusion:	The site is too small for allocation purposes and is part of the garden of 166c Cambridge Road.				
Does the site warrant further assessment?	No				



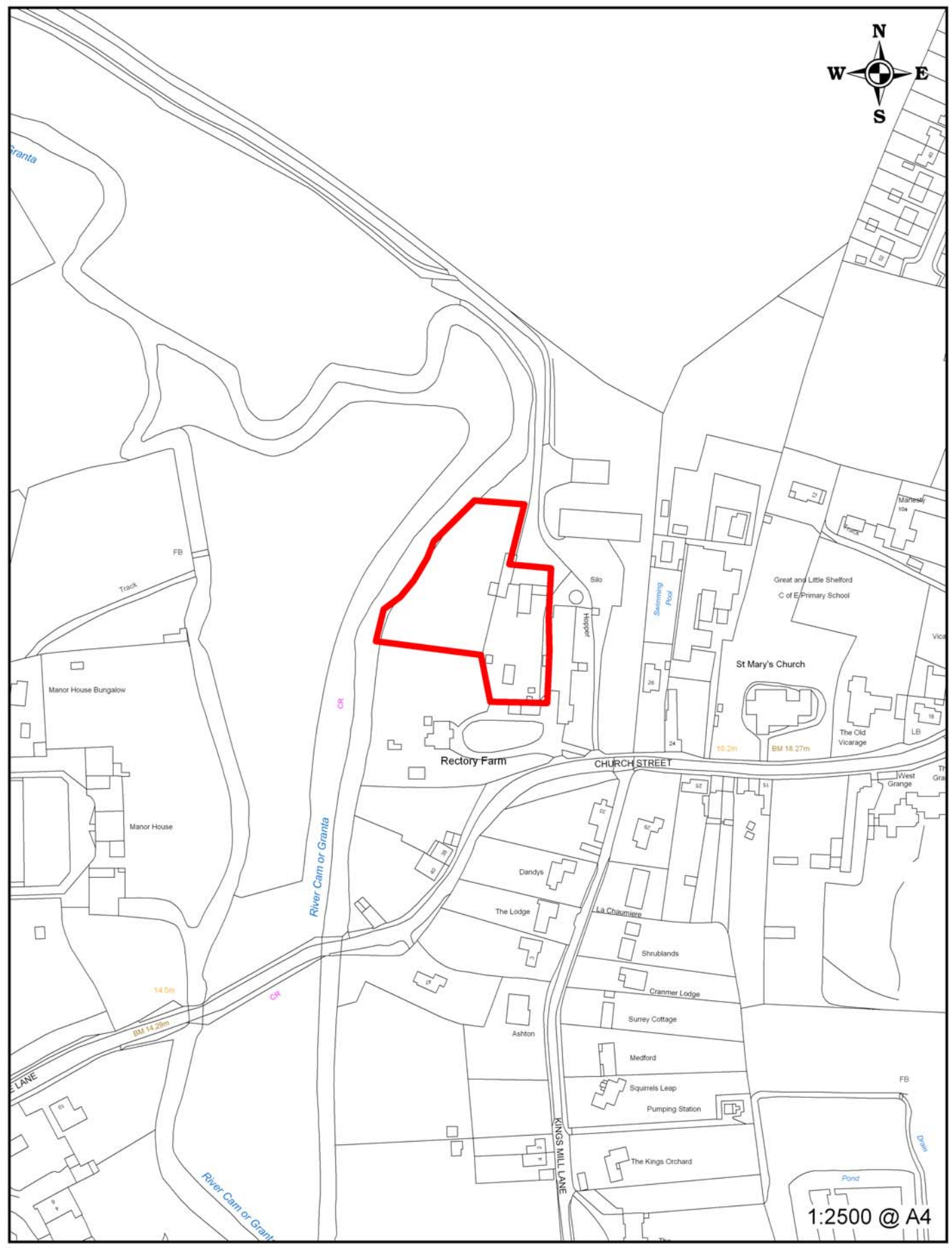
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WL5 - Land at 166c Cambridge Road Great Shelford

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Site Number	WL6				
Location	Great Shelford & Stapleford				
Site Name / Address	Land north of Rectory Farm House, Church Street, Great Shelford				
Objector [ref no]	n/a	Rep No.	n/a	Objection site ref	n/a
Site Size	0.5034 ha				
Site Description	The western half of site is heavily wooded. The eastern half of the site is in agricultural use and includes agricultural buildings.				
Site Context	There is no direct access to Church Street. The site adjoins the River Cam / Granta along the western boundary and is bounded by agricultural buildings along the eastern edge. The eastern half of the site is within Great Shelford Conservation Area.				
	Y/N	Note		Y/N	Note
Green Belt	No		Flood Risk	Yes	Whole site is within flood zones 2 & 3; approx quarter of the site is in flood zone 3.
European Nature Conservation Sites	No		SSSI	No	
Scheduled Monument	No		Listed Buildings	No	Rectory Farm is a grade II* listed building – within 25m of the site.
Historic Park & Garden	No		Suitable scale for housing allocation	Yes	
Could site form an extension to an existing settlement?	Yes				
Conclusion:	The site is heavily wooded, the remainder is in agricultural use. The site is wholly within flood zones 2 and 3 and therefore following the flood risk sequential test set out in PPS25, this site should only be considered if there are no reasonably available sites in flood zone 1.				
Does the site warrant further assessment?	No				



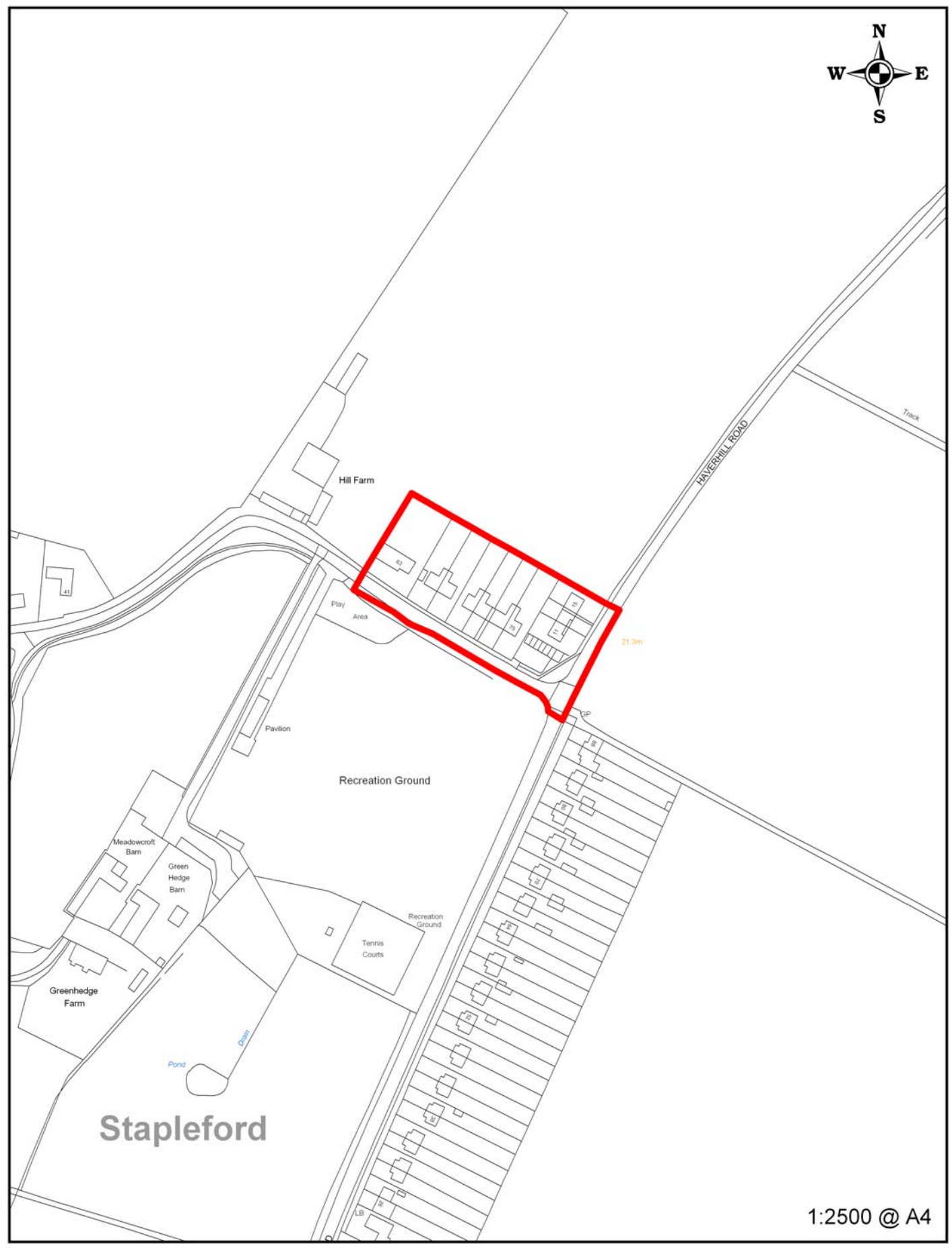
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WL6 - Land north of Rectory Farm House, Church Street, Great Shelford

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Site Number	WL7				
Location	Great Shelford & Stapleford				
Site Name / Address	Land at 63-75 Gog Magog Way & 11-15 Haverhill Road, Stapleford				
Objector [ref no]	n/a	Rep No.	n/a	Objection site ref	n/a
Site Size	0.6603 ha				
Site Description	10 residential properties, their gardens and a garage block currently occupy the site.				
Site Context	The site has direct access to Gog Magog Way and Haverhill Road. Agricultural fields surround the site and separate it from the rest of the village. The site is within the Countryside Enhancement Strategy area.				
	Y/N	Note		Y/N	Note
Green Belt	No	Adjacent, site is surrounded by green belt.	Flood Risk	No	
European Nature Conservation Sites	No		SSSI	No	
Scheduled Monument	No		Listed Buildings	No	
Historic Park & Garden	No		Suitable scale for housing allocation	Yes	
Could site form an extension to an existing settlement?	Yes				
Conclusion:	The site is currently occupied by 10 properties, and is therefore not suitable and available for allocation.				
Does the site warrant further assessment?	No				



Stapleford

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WL7 - Land at 63-75 Gog Magog Way & 11-15 Haverhill Road, Stapleford

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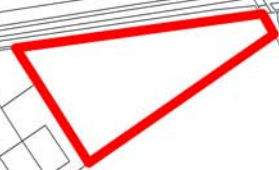
Site Number	WL8				
Location	Fulbourn				
Site Name / Address	Land to east of Units 1-6 Ash House, Breckenwood Road				
Objector [ref no]	n/a	Rep No.	n/a	Objection site ref	n/a
Site Size	0.1972 ha				
Site Description	Small triangular area of woodland.				
Site Context	The site is located on the northern edge of Fulbourn but south of the railway line (Cambridge to Norwich / Cambridge to Ipswich). The western boundary of the site adjoins Ash House Builders Yard, which provides the only existing vehicular access to the site.				
	Y/N	Note		Y/N	Note
Green Belt	No	Adjacent to the green belt - northern boundary.	Flood Risk	No	
European Nature Conservation Sites	No		SSSI	No	
Scheduled Monument	No		Listed Buildings	No	
Historic Park & Garden	No		Suitable scale for housing allocation	No	
Could site form an extension to an existing settlement?	Yes				
Conclusion:	The site is heavily wooded and is too small for allocation purposes.				
Does the site warrant further assessment?	No				



Fulbourn Fen

MP 3.75

SP



BRECKENWOOD ROAD

THOMAS ROAD

TEVERSHAM ROAD

BRUNSWICK CT

Brook House

Ash House

Builder's Yard

El Sub Sta

Supplementary Bore Hole

Shelter

PH

Pond

Poorwell Water

The Horse Pond

THE PINES

Gate Gov

TCB

LB

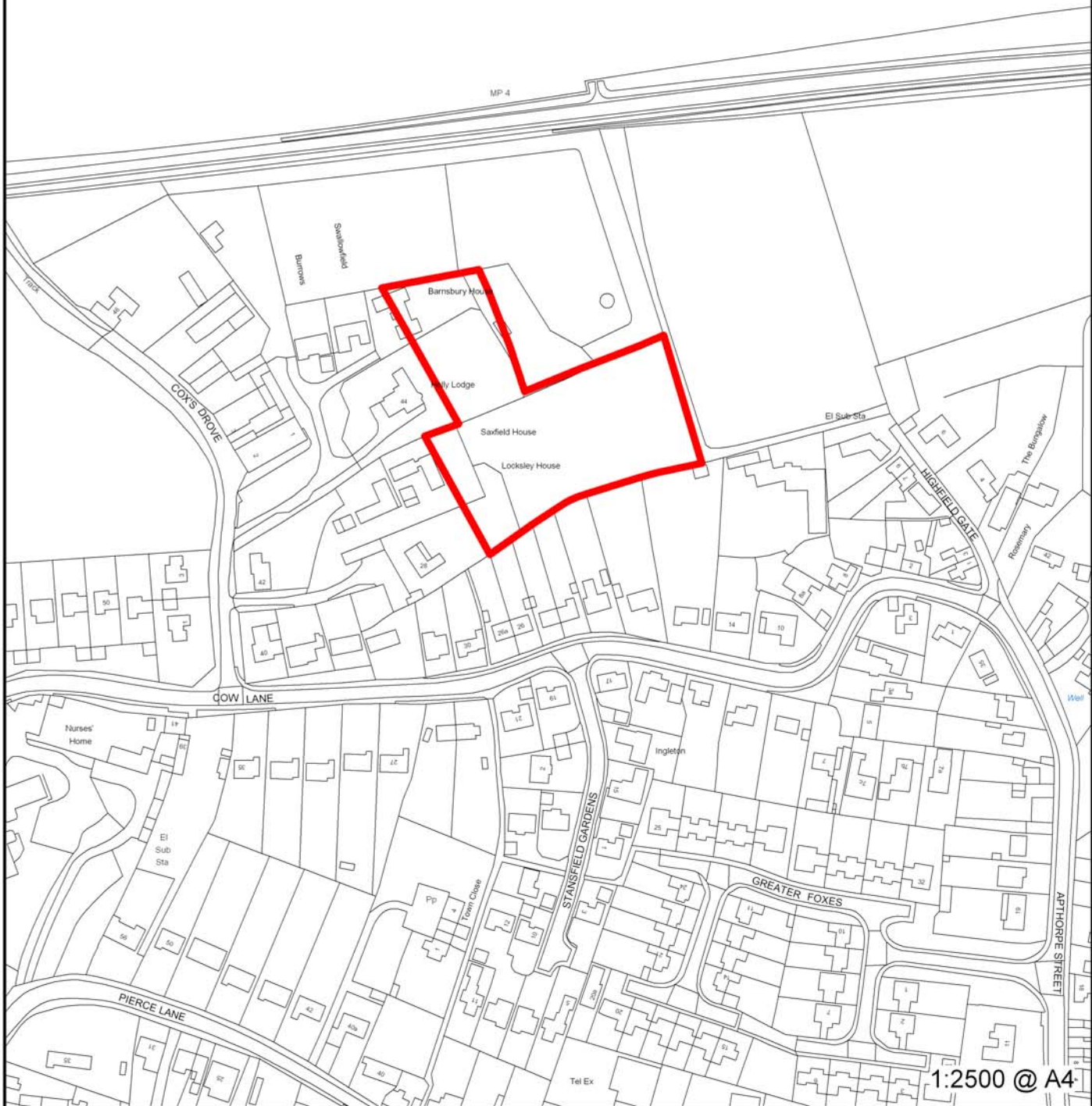
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WL8 - Land east of Units 1-6 Ash House, Breckenwood Road, Fulbourn

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Site Number	WL9				
Location	Fulbourn				
Site Name / Address	Land off Cox's Drove				
Objector [ref no]	n/a	Rep No.	n/a	Objection site ref	n/a
Site Size	0.7637 ha				
Site Description	The northern part of the site is the gardens for two properties (Barnsbury House and Holly Lodge) constructed during the 1990s. The southern part of the site is vacant land screened along the northern, eastern and southern boundaries with row of trees / hedge. The southern area of land (approx 0.45 ha) has planning permission for the storage and cutting of wood (S/0792/91 F), granted permanent consent in July 1991 after a series of temporary consents during the 1980s. The southern area of land includes a considerable number of trees.				
Site Context	The southern part of the site does not have existing vehicular access following the construction of two properties (Locksley House and Saxfield House) permitted in 2004 (S/0445/03 F) and completed by March 2006. The site is adjacent to large detached properties to west and south of the site.				
	Y/N	Note		Y/N	Note
Green Belt	No	Adjacent to the green belt – northern and eastern boundaries.	Flood Risk	No	
European Nature Conservation Sites	No		SSSI	No	
Scheduled Monument	No		Listed Buildings	No	28 & 34 Cow Lane are grade II listed buildings – within 20m of the site.
Historic Park & Garden	No		Suitable scale for housing allocation	Yes	
Could site form an extension to an existing settlement?	Yes				
Conclusion:	Access to the site has been removed with the construction of two new residential properties. The site includes a number of newly created residential gardens. There is no obvious access to the remaining area of land (approx 0.45 ha), and development would create an undesirable form of backland development.				
Does the site warrant further assessment?	No				



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WL9 - Land off Cox's Drove Fulbourn

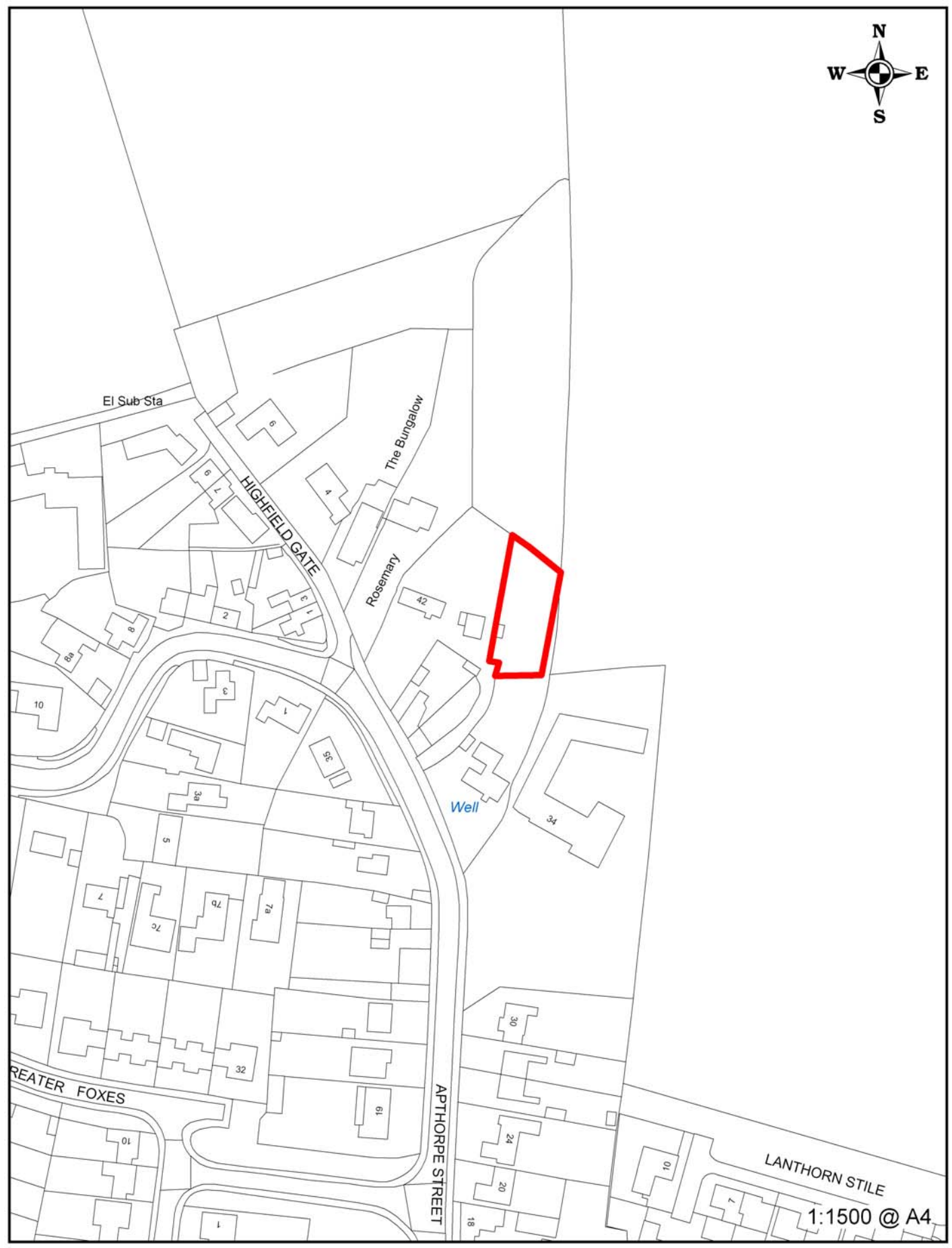
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Site Number	WL10				
Location	Fulbourn				
Site Name / Address	Land rear of 36-42 Apthorpe Street				
Objector [ref no]	n/a	Rep No.	n/a	Objection site ref	n/a
Site Size	0.0574 ha				
Site Description	The site is part of the garden of 36 Apthorpe Street.				
Site Context	The site adjoins residential properties and their gardens along the northern, western and southern boundary. The eastern boundary adjoins agricultural fields. There is no existing vehicular access to the site. The site is within the Fulbourn Conservation Area.				
Stage in development sequence	Rural Centre				
Is the location identified in Structure Plan Policy P9/2c?	No				
Allocated for housing in an existing plan?	No				

Tier 1					
	Y/N	Note		Y/N	Note
Green Belt	No	Adjacent to the green belt – northern and eastern boundaries.	Flood Risk	No	
European Nature Conservation Sites	No		SSSI	No	
Scheduled Monument	No		Listed Buildings	No	36, 38 & 40 Apthorpe Street are grade II listed buildings – within 30m of the site.
Historic Park & Garden	No		Suitable scale for housing allocation	No	
Could site form an extension to an existing settlement?	Yes				

Section 7 – B
White Land at Rural Centres
Site Number WL10, Fulbourn
Land rear of 36-42 Apthorpe Street

Tier 1 conclusion:	The site is too small for allocation purposes and is part of the garden of 36 Apthorpe Street.
Does the site warrant further assessment?	No



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WL10 - Land rear of 36-42 Apthorpe Street Fulbourn

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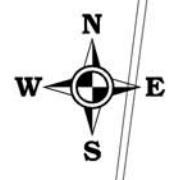
Section 7 – B
White Land at Rural Centres
Site Number WL10, Fulbourn
Land rear of 36-42 Apthorpe Street

Site Number	WL11				
Location	Fulbourn				
Site Name / Address	Land at 7 Wilbraham Road				
Objector [ref no]	n/a	Rep No.	n/a	Objection site ref	n/a
Site Size	0.0939 ha				
Site Description	The site is the residential property and garden at 7 Wilbraham Road.				
Site Context	The site is bounded by the Fielding Industrial Estate access road, Wilbraham Road and agricultural fields.				
Stage in development sequence	Rural Centre				
Is the location identified in Structure Plan Policy P9/2c?	No				
Allocated for housing in an existing plan?	No				

Tier 1					
	Y/N	Note		Y/N	Note
Green Belt	No	Adjacent to the green belt – northern and western boundaries.	Flood Risk	No	
European Nature Conservation Sites	No		SSSI	No	
Scheduled Monument	No		Listed Buildings	No	
Historic Park & Garden	No		Suitable scale for housing allocation	No	
Could site form an extension to an existing settlement?	Yes				
Tier 1 conclusion:	The site is currently in residential use and is too small for allocation purposes.				

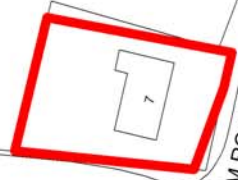
Section 7 – B
White Land at Rural Centres
Site Number WL11, Fulbourn
Land at 7 Wilbraham Road

Does the site warrant further assessment?	No
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Queens Lodge

Fielding Industrial Estate



WILBRAHAM ROAD

26

16

9

El Sub Sta

Ppg Sta

WB

Garage

LB

Level Crossing

92

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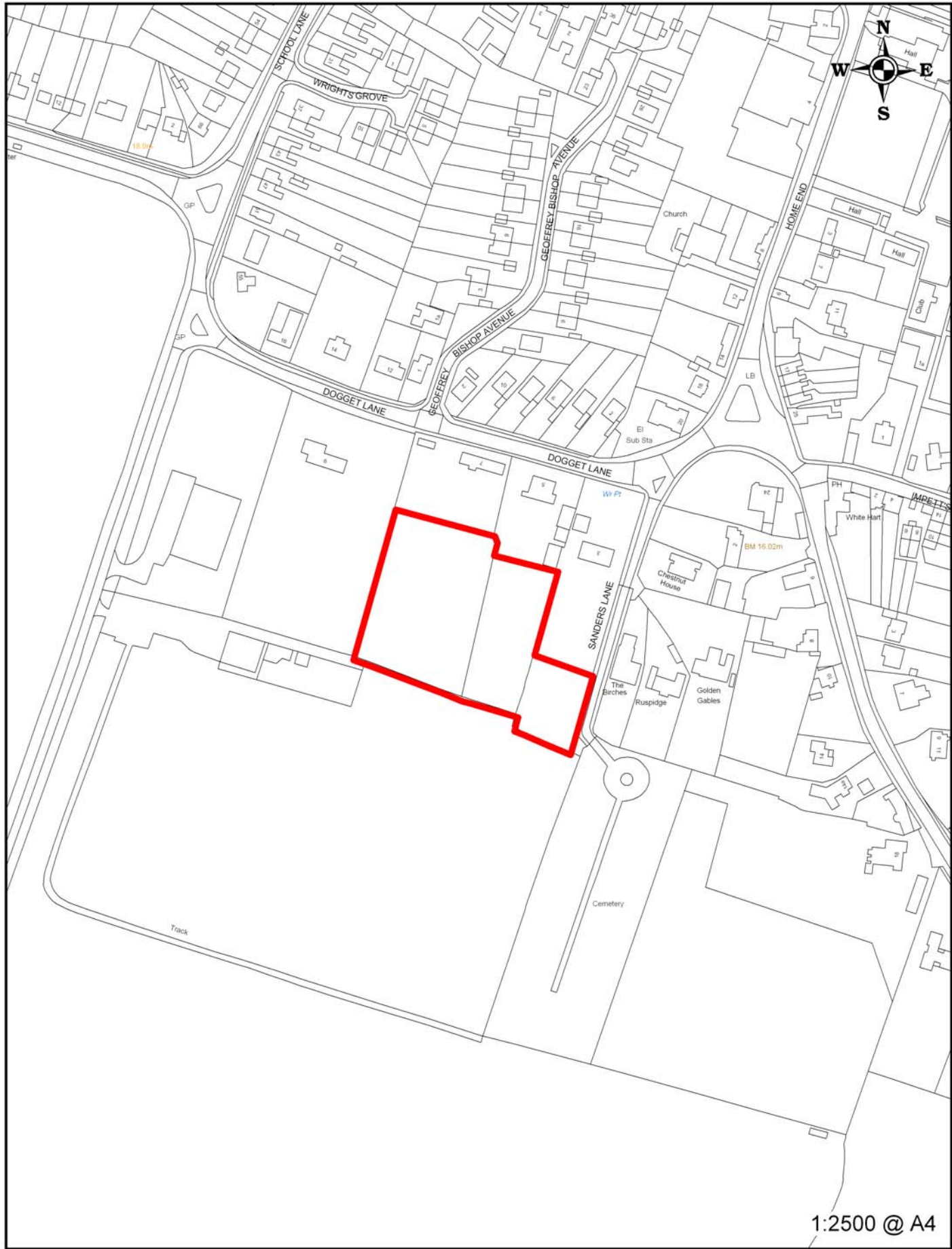
WL11 - Land at 7 Wilbraham Road Fulbourn

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Section 7 – B
White Land at Rural Centres
Site Number WL11, Fulbourn
Land at 7 Wilbraham Road

Site Number	WL12				
Location	Fulbourn				
Site Name / Address	Land behind 3-7 Dogget Lane				
Objector [ref no]	Mr J Main [1444]; Mrs P Champion [1445]; Mr T Halls [1446]; Mrs Halls [1447]	Rep No.	14720; 14721; 14722; 14723	Objection site ref	34 (06/06)
Site Size	0.7594 ha				
Site Description	The site forms the gardens of 3, 5 & 7 Dogget Lane. There are trees / hedges along the southern, western and eastern boundaries of each garden.				
Site Context	The site is surrounded by agricultural fields to the south, dwellings to the north, and open grassland used as a caravan site to the west.				
	Y/N	Note		Y/N	Note
Green Belt	No	Adjacent to the green belt – southern boundary.	Flood Risk	No	
European Nature Conservation Sites	No		SSSI	No	
Scheduled Monument	No		Listed Buildings	No	
Historic Park & Garden	No		Suitable scale for housing allocation	Yes	
Could site form an extension to an existing settlement?	Yes				

<p>Conclusion:</p>	<p>The representor has clarified that the purpose of representations to the SSP DPD was to amend the development framework boundary rather than a desire to have the whole of this site formally allocated for residential development.</p> <p>A residential allocation would create backland development, which would extend the built up area of the village to the south. There is poor access to the site. The Dogget Lane / Sanders Lane junction is on a blind corner where the road bends around a high brick wall to the east, and Dogget Lane is a busy route through Fulbourn where traffic travels at some speed. Sanders Lane itself is a no through road that becomes a footpath after the main access to a small number of properties. This narrow lane already serves four dwellings and a cemetery, and is not suitable for additional development. It is identified in the Conservation Area Appraisal as once a field track serving the backs of the farmsteads along Balsham Road. The site lies within Fulbourn Conservation Area. The recent draft Conservation Area Appraisal (RD/Env/140) identifies 3 & 5 Dogget Lane as “positive buildings”. This part of the village has a historic, rural character, with generally linear development fronting onto the road and where the properties have long gardens which blend into the countryside. There is no footpath on the south side of Dogget Lane at these properties and they maintain a strong historic rural character.</p>
<p>Does the site warrant further assessment?</p>	<p>No.</p>



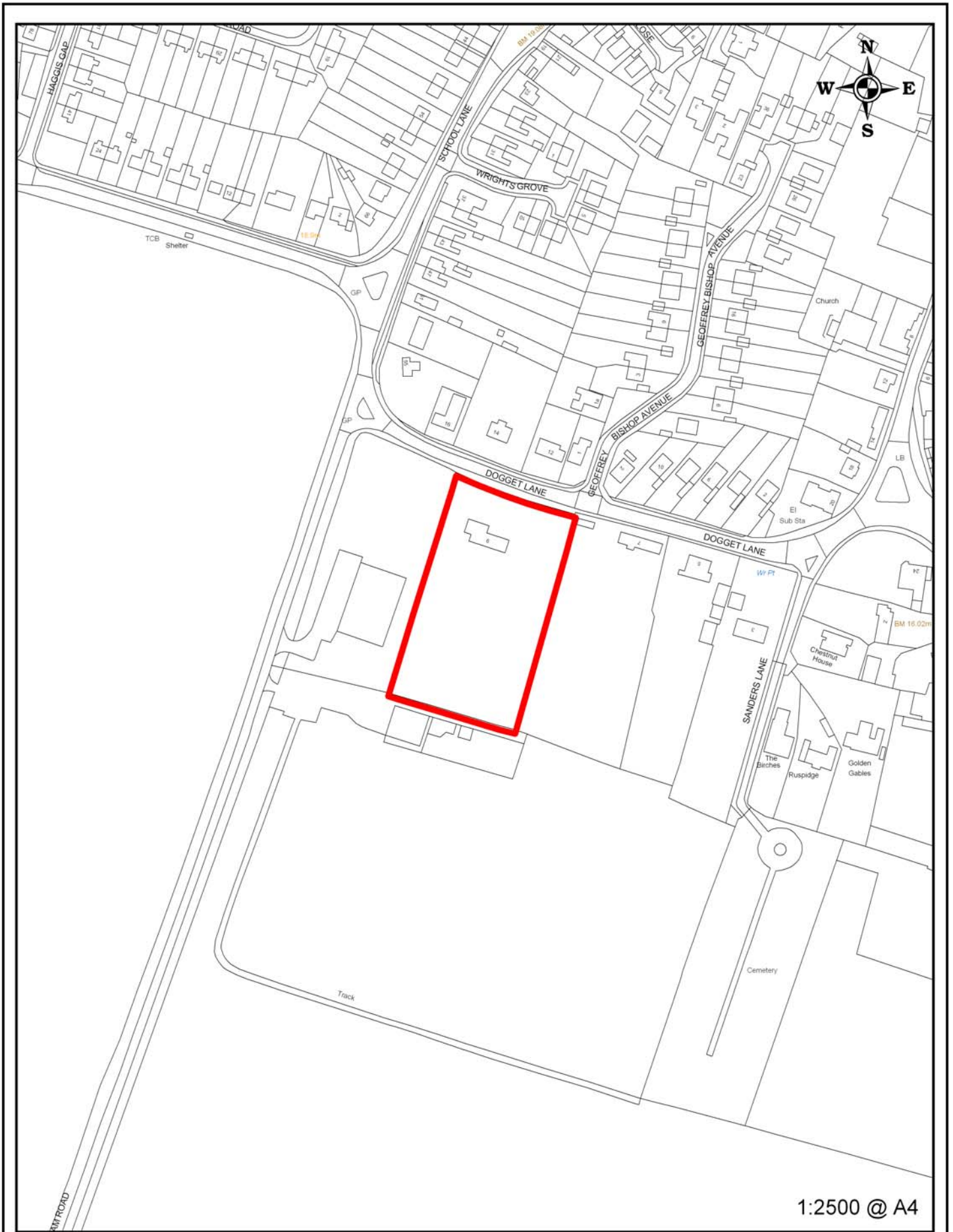
WL12 - Land behind 3-7 Dogget Lane Fulbourn

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Site Number	WL13				
Location	Fulbourn				
Site Name / Address	Land at 9 Dogget Lane				
Objector [ref no]	Mr A Chaplin [1440]	Rep No.	14724	Objection site ref	34 (06/06)
Site Size	0.7376 ha				
Site Description	The site is the residential property and garden of 9 Dogget Lane. The site also includes land set aside for use as a caravan and camping site associated with the neighbouring children's activity centre. There are trees / hedges along all the boundaries of the property and diagonally (south-west – north-east) across the site.				
Site Context	The site can be accessed from Dogget Lane and from Babraham Road (via the children's activity centre). The site is adjacent to large detached properties to the north and east, and a children's activity centre to the west and south. The eastern site boundary adjoins the Fulbourn Conservation Area.				
	Y/N	Note		Y/N	Note
Green Belt	No	Adjacent to the green belt – southern boundary.	Flood Risk	No	
European Nature Conservation Sites	No		SSSI	No	
Scheduled Monument	No		Listed Buildings	No	
Historic Park & Garden	No		Suitable scale for housing allocation	Yes	
Could site form an extension to an existing settlement?	Yes				
Conclusion:	<p>The site is already in use as a residential property and garden, and a caravan and camping site. The representor has clarified that the purpose of the representations to the SSP DPD was to amend the development framework boundary rather than a desire to have the whole of this site formally allocated for residential development.</p> <p>The land is rural in character, relating more closely to the surrounding open countryside than the built-up area of the village. There is a clear edge to the village. Allocation for housing development would result in development detrimental to the rural character of the location, and impact on the setting of the adjoining Conservation Area. In addition, access is very poor, with poor visibility onto a fast, busy, road between two bends. Located to the south of the village, the footpath is on the opposite side of the road.</p>				

Section 7 – B
White Land at Ru1al Centres
Site Number WL13, Fulbourn
Land at 9 Dogget Lane

Does the site warrant further assessment?	No.
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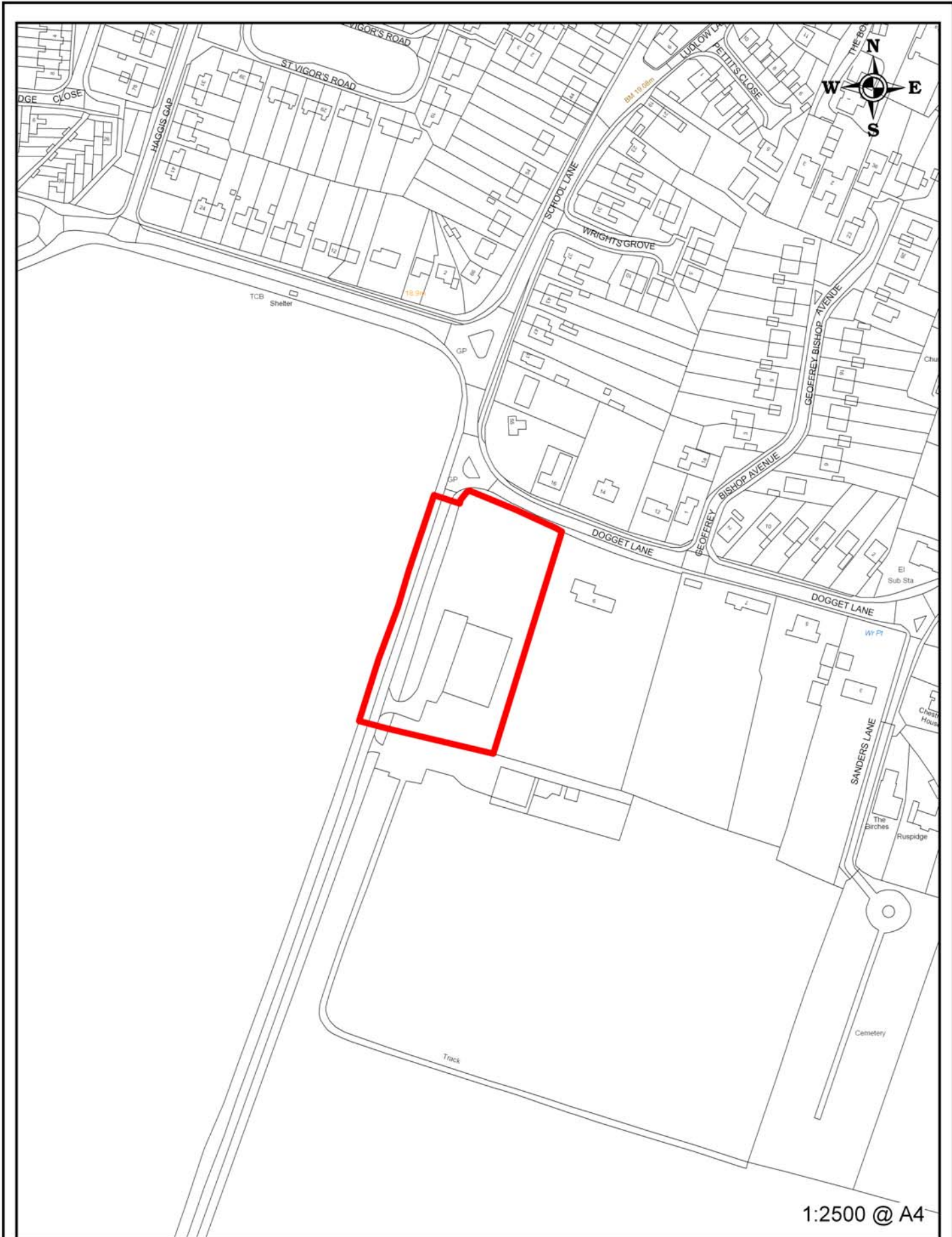
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WL13 - Land at 9 Dogget Lane Fulbourn

Section 7 – B
White Land at Rural Centres
Site Number WL13, Fulbourn
Land at 9 Dogget Lane

Site Number	WL14				
Location	Fulbourn				
Site Name / Address	Land at corner of Dogget Lane & Babraham Road				
Objector [ref no]	n/a	Rep No.	n/a	Objection site ref	n/a
Site Size	0.8138 ha				
Site Description	The site is partially occupied by a large agricultural building used as a children's activity centre; the rest of the site is used as outdoor play space. There is some non-continuous screening of the site by trees / hedges along all four site boundaries.				
Site Context	Dogget Lane, Babraham Road and the access track to the caravan and camping site (associated with the children's activity centre) bound the site to the north, west and south. The site currently has access from Babraham Road.				
	Y/N	Note		Y/N	Note
Green Belt	No	Adjacent to the green belt – southern and western boundaries.	Flood Risk	No	
European Nature Conservation Sites	No		SSSI	No	
Scheduled Monument	No		Listed Buildings	No	
Historic Park & Garden	No		Suitable scale for housing allocation	Yes	
Could site form an extension to an existing settlement?	Yes				
Conclusion:	The site is currently in active use as a children's activity centre and is therefore not available for residential development. Development on this site would have a detrimental impact on the rural character of this part of the village. The use of the site as a children's activity centre continues to provide a rural link to the open countryside as the business has developed within the existing former agricultural buildings on the site.				
Does the site warrant further assessment?	No				



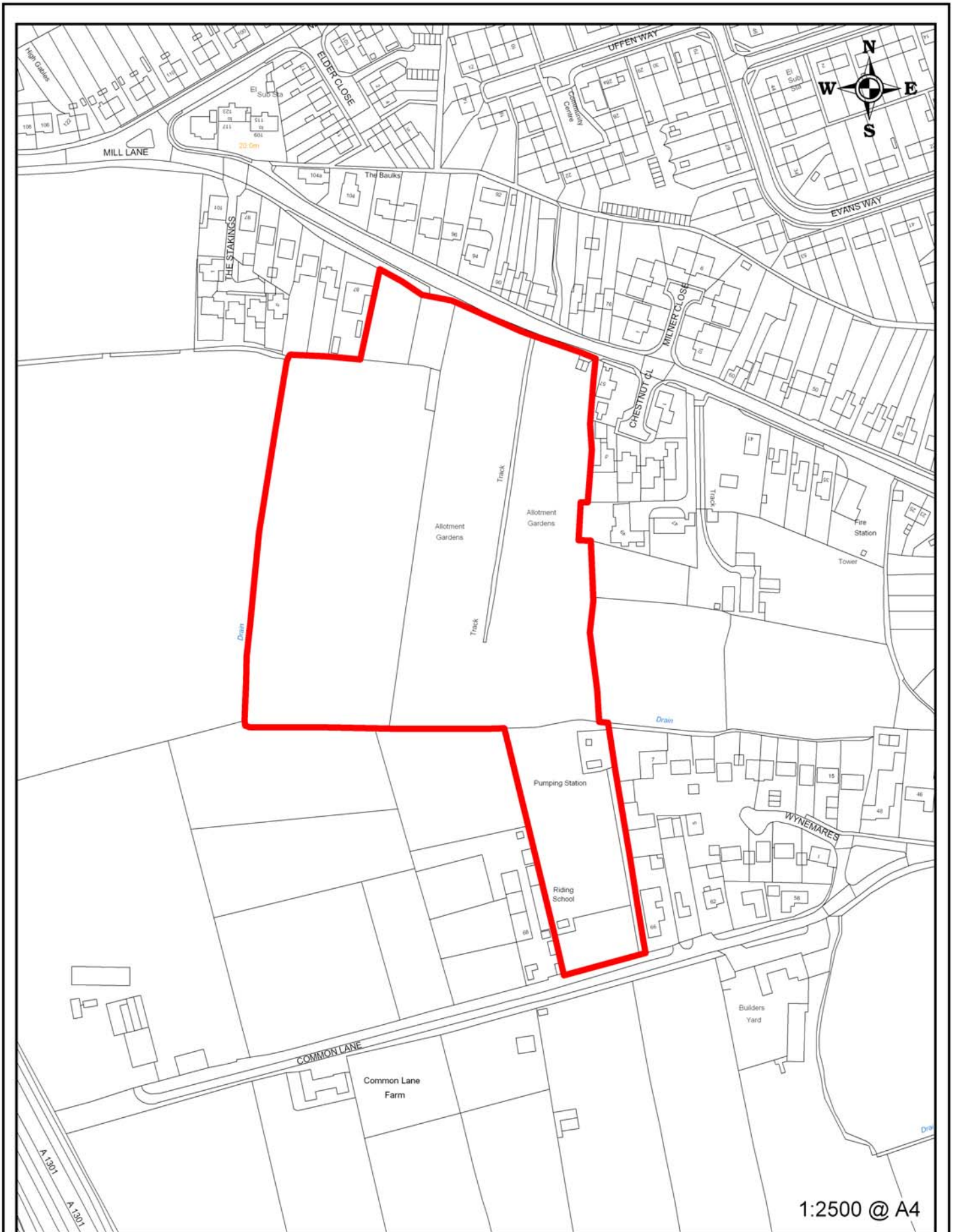
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WL14 - Land at corner of Dogget Lane & Babraham Road, Fulbourn

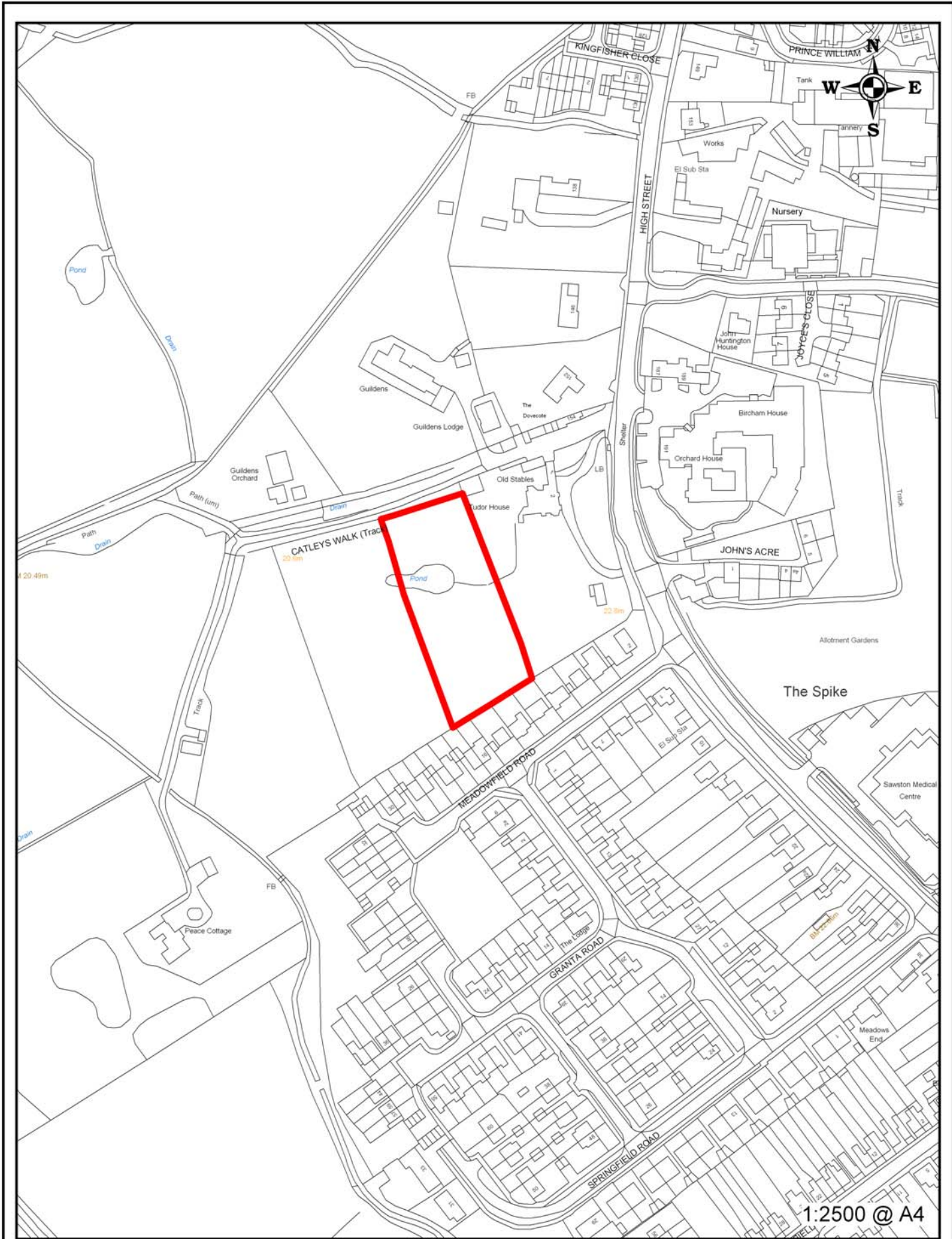
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Site Number	WL15				
Location	Sawston				
Site Name / Address	Land between Common Lane & Mill Lane				
Objector [ref no]	n/a	Rep No.	n/a	Objection site ref	n/a
Site Size	3.8802 ha				
Site Description	The site consists of land currently in use for allotments (approx 1.75 ha), land currently in use as a pumping station (approx 0.03 ha) and vacant grassed land (approx 2.10 ha). The site is screened along the western and southern boundaries by trees / hedges; and the allotments are separated from the rest of the site by trees / hedges.				
Site Context	The site has direct access to Common Lane and Mill Lane. The north-western and north-eastern boundaries of the site adjoin the boundaries of a number of properties fronting Mill Lane and Chestnut Close. The south-eastern boundary of the site adjoins the boundaries of a number of properties fronting Common Lane and Wynemares. The site also adjoins the Sawston Riding School (on Common Lane). The remaining boundaries adjoin grassed open land.				
	Y/N	Note		Y/N	Note
Green Belt	No		Flood Risk	Yes	Whole site is within flood zones 2 & 3; approx third of the site is in flood zone 3.
European Nature Conservation Sites	No		SSSI	No	
Scheduled Monument	No		Listed Buildings	No	82 Mill Lane is a grade II listed building - within 20m of the site.
Historic Park & Garden	No		Suitable scale for housing allocation	Yes	
Could site form an extension to an existing settlement?	Yes				
Tier 1 conclusion:	The whole of the site is within flood zones 2 and 3. Following the flood risk sequential test set out in PPS25, this site should only be considered if there are no reasonably available sites in flood zone 1.				
Does the site warrant further assessment?	No				



WL15 - Land between Common Lane & Mill Lane, Sawston

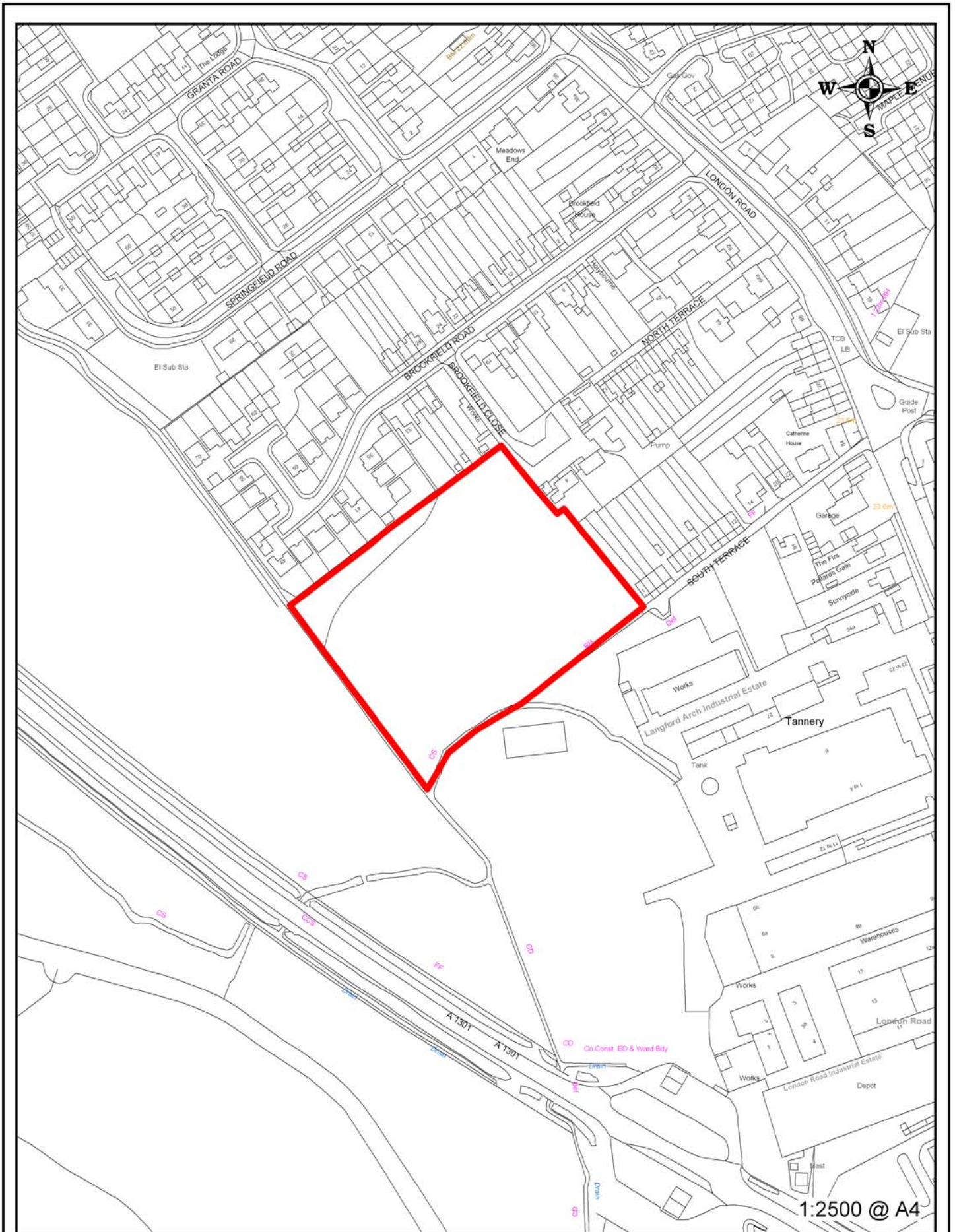
Site Number	WL16				
Location	Sawston				
Site Name / Address	Land at Tudor House, Catleys Walk				
Objector [ref no]	n/a	Rep No.	n/a	Objection site ref	n/a
Site Size	0.4708 ha				
Site Description	The site is part of the grounds of Tudor House, and contains a pond in the centre of the site. Much of the site is covered with trees.				
Site Context	The grounds of Tudor House extend beyond the western and eastern boundaries of this site. The site can be accessed off Catleys Walk, which is a private road / track for approx 6 properties. The site adjoins large detached properties to the north and smaller detached properties to the south. The northern and eastern boundaries of the site adjoin the Sawston Conservation Area.				
	Y/N	Note		Y/N	Note
Green Belt	No		Flood Risk	No	
European Nature Conservation Sites	No		SSSI	No	
Scheduled Monument	No		Listed Buildings	No	
Historic Park & Garden	No		Suitable scale for housing allocation	Yes	
Could site form an extension to an existing settlement?	Yes				
Conclusion:	The site includes a pond and is largely covered with trees. The site is also within the grounds of Tudor House, which extend beyond both the eastern and western boundaries of the site. Access to the site is only via a private road / track. The site adjoins the Conservation Area. Development would create an unsuitable form of backland development that would have a negative impact on the character of the area.				
Does the site warrant further assessment?	No				



WL16 - Land at Tudor House, Catleys Walk Sawston

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Site Number	WL17				
Location	Sawston				
Site Name / Address	Land off South Terrace, Sawston				
Objector [ref no]	n/a	Rep No.	n/a	Objection site ref	n/a
Site Size	1.4922 ha				
Site Description	Grassed open land, screened from adjacent residential properties and industrial site by existing row of trees / hedge.				
Site Context	The site is adjacent to land allocated for B1 employment uses (Policy SP/10: Pampisford 1). The site is accessible via South Terrace. The site is partially bounded along the south-eastern and south-western edges by an drainage ditches. The site adjoins a new housing estate permitted in 1998 (S/1729/98 RM) and completed by June 2001.				
	Y/N	Note		Y/N	Note
Green Belt	No	Adjacent to the green belt - western boundary.	Flood Risk	Yes	Whole site is within flood zones 2 & 3; approx 40% of the site is in flood zone 3.
European Nature Conservation Sites	No		SSSI	No	
Scheduled Monument	No		Listed Buildings	No	
Historic Park & Garden	No		Suitable scale for housing allocation	Yes	
Could site form an extension to an existing settlement?	Yes				
Conclusion:	The site is an area of grassed open land large enough to accommodate 44 dwellings (at 30 dph) however the site is wholly within flood zones 2 and 3. Following the flood risk sequential test set out in PPS25, this site should only be considered if there are no reasonably available sites in flood zone 1.				
Does the site warrant further assessment?	No				



WL17 - Land off South Terrace Sawston



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